

HESTIA JOINT STOCK COMPANY

Audited Financial Statements
For the fiscal year ended as at 31st December 2025



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

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

REPORT OF THE MANAGEMENT BOARD

For the fiscal year ended as at 31st December 2025

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, 2025, 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)

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>Họ và tên:</u>	<u>Chức vụ:</u>
- Mr. Tran Anh Tuan	Head of the Board (Appointed on August 11 th , 2025)
- Mr. Nguyen Tom (Thomas) Thanh	Head of the Board (Dismissed on August 11 th , 2025)
- Mr. Nguyen Dinh Chieu	Member

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)

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 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, 2025.

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 December 31st, 2025, 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

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 2025

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, 2025, 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, 2025, 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.

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.:  /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, 2025, of Hestia Joint Stock Company prepared on March 30th, 2026, which comprise: the Statement of Financial position as of December 31st, 2025, 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 07 to page 23 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, 2025; the Company's Other short-term receivables were VND 235,563,000,000. In which, Advances for production and business activities with the amount of VND 9,381,300,000; Receivables from advances for capital transfer to individuals Mr. Nguyen Phat Tai, Mr. Le Quang and Mr. Do Nguyen Thanh Duy were VND 27 billion; VND 28 billion and VND 25 billion respectively; Receivables from the capital divestment contract with Ms. Nguyen Thi Thanh Thao with the amount of VND 103,500,000,000 and Receivables from the business cooperation contract with Great Food Co., Ltd. with the amount of VND 43,000,000,000. At the same time, As of December 31st, 2025; the Company recorded a provision for doubtful debts with the amount of VND 88,203,580,550. The Company has not yet assessed the recoverability of the aforementioned receivables. We were also unable to perform any other alternative procedures, therefore we cannot assess the recoverability of the aforementioned other short-term receivables with the amount of VND 235,563,000,000. Therefore, We do not provide the accuracy of the provision for doubtful debts presented in the Statement of Financial position and the impact of the above-mentioned issue on other indicators (if any) presented in the Statement of Income.

AUDITED FINANCIAL STATEMENTS (CONTINUED)

Basis for Disclaimer of Opinion (Continued)

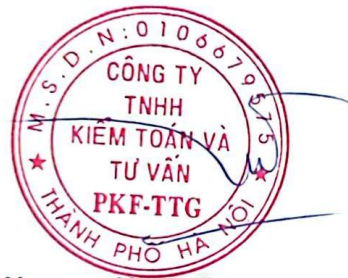
In addition, In 2024 and 2025, the Company did not generate revenue from its main production and business activities. Revenue in 2025 was not sufficient to cover expenses incurred during the year, resulting in a loss incurred during the year of VND 85,950,821,938.

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.

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 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam**STATEMENT OF FINANCIAL POSITION**As of December 31st, 2025**Form B01 - DN**As of December 31st, 2024

ASSETS	Code	Note	31/12/2025 VND	01/01/2025 VND
CURRENT ASSETS	100		147,697,265,740	233,815,466,702
CASH AND CASH EQUIVALENTS	110	5.1	23,702,976	22,439,038
Cash	111		23,702,976	22,439,038
Short-term receivables	130		147,369,100,000	233,490,300,000
Other short-term receivables	136	5.2	235,572,680,550	235,890,980,550
Provision for short-term doubtful debts	137		(88,203,580,550)	(2,400,680,550)
Other short-term assets	150		304,462,764	302,727,664
Deductible VAT	152		31,614,084	29,878,984
Taxes and other receivables from State budget	153	5.3	272,848,680	272,848,680
NON-CURRENT ASSETS	200		55,008,495,541	55,007,277,082
Long-term receivables	210		55,000,000,000	55,000,000,000
Other long-term receivables	216	5.2	55,000,000,000	55,000,000,000
Other long-term assets	260		8,495,541	7,277,082
Long-term prepaid expenses	261	5.4	8,495,541	7,277,082
TOTAL ASSETS	270		202,705,761,281	288,822,743,784

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, 2025

Unit: VND

CAPITAL	Code	Note	31/12/2025 VND	01/01/2025 VND
LIABILITIES	300		78,000,000	244,160,565
Current liabilities	310		78,000,000	244,160,565
Short-term trade payables	311	5.5	-	7,073,187
Taxes and other payables to State budget	313	5.3	-	125,086,374
Payables to employees	314		-	57,281,004
Other short-term payables	319	5.6	78,000,000	54,720,000
OWNER'S EQUITY	400	5.7	202,627,761,281	288,578,583,219
Owner's equity	410		202,627,761,281	288,578,583,219
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		(56,703,628,326)	29,247,193,612
- Retained earnings accumulated till the end of the previous year	421a		29,247,193,612	28,148,318,283
- Retained earnings of the current year	421b		(85,950,821,938)	1,098,875,329
TOTAL CAPITAL	440		202,705,761,281	288,822,743,784

Hanoi, March 30th, 2026

PREPARER



Nguyen Thi Canh

CHIEF ACCOUNTANT



Nguyen Thi Canh

CHAIRMAN



M.S.D.N: 010645
CÔNG TY
CỔ PHẦN
HESTIA
THÀNH PHỐ HÀ NỘI

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, 2025

Unit: VND

ITEMS	Code	Note	Year 2025	Year 2024
			VND	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	19,965	6,435,148,440
Financial expense	22		-	-
<i>In which: Interest expense</i>	23		-	-
Selling expense	25		-	-
General and administrative expense	26	6.2	85,946,038,641	2,984,880,702
Net profit from operating activities	30		(85,946,018,676)	3,450,267,738
Other income	31		-	-
Other expense	32	6.3	4,803,262	628,850,016
Other profit	40		(4,803,262)	(628,850,016)
Total net profit before tax	50		(85,950,821,938)	2,821,417,722
Current corporate income tax expense	51	6.4	-	1,722,542,393
Deferred corporate income tax expense	52		-	-
Profit after corporate income tax	60		(85,950,821,938)	1,098,875,329
Basic earnings per share	70	6.5	(10,918)	140
Diluted earnings per share	71	6.6	(10,918)	140

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 CASH FLOWS
(Indirect method)**

Form B03a-DN

For the fiscal year ended December 31st, 2025

Unit: VND

Items	Code	Note	Year 2025 VND	Year 2024 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	01		(85,950,821,938)	2,821,417,722
Adjustment for				
Provisions	03		85,802,900,000	2,400,680,550
Gains / losses from investment	05		(19,965)	(6,435,148,440)
Operating profit before changes in working capital	08		(147,941,903)	(1,213,050,168)
Increase or decrease in receivables	09		316,564,900	96,859,876,803
Increase or decrease in payables (excluding interest payable/ corporate income tax payable)	11		(166,160,565)	242,714,675
Increase or decrease in prepaid expenses	12		(1,218,459)	(343,749)
Net cash flow from operating activities	20		1,243,973	95,889,197,561
Equity investments in other entities	25		-	(97,500,000,000)
Interest and dividend received	27		19,965	435,148,440
Net cash flow from investing activities	30		19,965	(97,064,851,560)
Net cash flows in the year	50		1,263,938	(1,175,653,999)
Cash and cash equivalents at the beginning of the year	60	5.1	22,439,038	1,198,093,037
Cash and cash equivalents at the end of the year	70	5.1	23,702,976	22,439,038

Hanoi, March 30th, 2026

PREPARER

CHIEF ACCOUNTANT

CHAIRMAN



Nguyen Thi Canh



Nguyen Thi Canh



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 2025

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. 0108459724 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, 2025, the total number of employees was 6 (as of December 31st, 2024: 6),

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 2024 and 2025, the Company did not generate revenue from its main production and business activities. Revenue in 2025 was not sufficient to cover expenses incurred during the year, resulting in a loss incurred during the year of VND 85,950,821,938.

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 2025

The above factors lead to doubts about the Company's ability to continue as a going concern in the future. However, the Company's Management Board is focusing on restructuring and operating the Company under a new model, traditional production and business activities have temporarily not generated revenue. Accordingly, the accompanying financial statements have been prepared on the assumption that the Company will continue as a going concern.

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, 2025, of the Company.

4.1 Accounting estimates

The preparation and presentation of the financial statements for the fiscal year ended December 31st, 2025, 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.

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 2025

4.4 Prepayments

Prepayments include short-term and long-term prepayments on the Company's Statement of Financial position. 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.

Accrued expenses include: interest expenses and other expenses.

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 Taxation

Value Added Tax (VAT):

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

Corporate Income Tax (CIT):

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 2025

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.

Pursuant to Article 11 of Decree No. 320/2025/ND-CP dated December 15, 2025 guiding the implementation of the Law on Corporate Income Tax, the corporate income tax rate is 20% except for the following cases:

- + The tax rate of 15% applies to enterprises with total annual revenue not exceeding VND 03 billion.
- + The tax rate of 17% applies to enterprises with total annual revenue from over VND 03 billion to not exceeding VND 50 billion.
- + The tax rates of 15% and 17% do not apply to enterprises established under the provisions of Vietnamese law that are subsidiaries or enterprises with related party relationships where the enterprise in the related party relationship is not an enterprise that meets the conditions to apply the 15% and 17% tax rates.

Therefore, the Corporate income tax rate of the Company applies the 20% rate.

Other taxes: In accordance with current regulations in Vietnam.

4.10 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.

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 2025

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

	31/12/2025	01/01/2025
	VND	VND
- Cash	17,183,996	9,000,000
- Demand deposits	6,518,980	13,439,038
Total	23,702,976	22,439,038

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 2025**5.2 Other receivables**

	31/12/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	235,572,680,550	(88,203,580,550)	235,890,980,550	(2,400,680,550)
- Advances	9,063,000,000	(4,243,900,000)	9,381,300,000	(2,391,000,000)
- Receivables from advances for capital transfer (1):	80,000,000,000	(40,000,000,000)	80,000,000,000	-
+ Mr. Nguyen Phat Tai	27,000,000,000	(13,500,000,000)	27,000,000,000	-
+ Mr. Le Quang	28,000,000,000	(14,000,000,000)	28,000,000,000	-
+ Mr. Do Nguyen Thanh Duy	25,000,000,000	(12,500,000,000)	25,000,000,000	-
- Receivables from the capital divestment contract with Ms. Nguyen Thi Thanh Thao (2)	103,500,000,000	(31,050,000,000)	103,500,000,000	-
- Receivables from the business cooperation contract with Tuyet Voi Food Co., Ltd. (3)	43,000,000,000	(12,900,000,000)	43,000,000,000	-
- Other receivables:	9,680,550	(9,680,550)	9,680,550	(9,680,550)
+ Others	9,680,550	(9,680,550)	9,680,550	(9,680,550)
Long-term	55,000,000,000	-	55,000,000,000	-
- Receivables from the business cooperation contract	55,000,000,000	-	55,000,000,000	-
+ Quang Anh Food Company Limited (4)	55,000,000,000	-	55,000,000,000	-
Total	290,572,680,550	(88,203,580,550)	290,890,980,550	(2,400,680,550)

HESTIA JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2025

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

- Pursuant to the Agreement dated September 20th, 2024, Hestia Joint Stock Company made an advance to Mr. Le Quang with the amount of VND 28,000,000,000 to negotiate the signing of the transfer of 50% of the charter capital of Tam Loi Minh Seafood Co., Ltd. with the transfer price of VND 80,000,000,000. The execution period of the contract is before November 29, 2024. Pursuant to the Meeting Minutes on the progress of work performance according to the agreement signed on November 29th, 2024, as of November 29th, 2024, the above-mentioned transfer work was not completed. Therefore, Mr. Le Quang committed to refund the advance amount of VND 28,000,000,000 to Hestia JSC.

As of the current time, Mr. Nguyen Phat Tai has not yet refunded the amount of VND 28,000,000,000 to Hestia JSC.

- Pursuant to the Agreement dated September 29th, 2024, Hestia Joint Stock Company made an advance to Mr. Do Nguyen Thanh Duy with the amount of VND 25,000,000,000 to negotiate the signing of the transfer of 51% of the charter capital of Vietnam Industrial Commercial Real Estate Co., Ltd. with the transfer price of VND 96,900,000,000. The execution period of the contract is before November 20th, 2024. Pursuant to the Meeting Minutes on the progress of work performance according to the agreement signed on November 20th, 2024, as of November 20th, 2024, the above-mentioned transfer work was not completed. Therefore, Mr. Do Nguyen Thanh Duy committed to refund the advance amount of VND 25,000,000,000 to Hestia JSC.

As of the current time, Mr. Nguyen Phat Tai has not yet refunded the amount of VND 25,000,000,000 to Hestia JSC.

- (2) Pursuant to the Board of Directors Resolution No. 12/2024/NQ-HDQT dated December 31st, 2024 and the Capital Transfer Contract No. 01/HDDCN/HSA-KAN dated December 31st, 2024 regarding the transfer of 95.12% of the charter capital corresponding to the contributed capital of VND 97,500,000,000 that Hestia JSC is holding at Khoi An Nguyen Co., Ltd. to Ms. Nguyen Thi Thanh Thao. The transfer price is VND 103,500,000,000. Payment terms: Payment before April 01st, 2025; Late payment interest: 15% on the late payment amount.

However, As of the current time, Ms. Nguyen Thi Thanh Thao has not yet refunded the amount of VND 103,500,000,000 to Hestia JSC.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2025

5.2 Other receivables (Continued)

- (3) Pursuant to the Board of Directors Resolution No. 05/2024/NQ-HĐQT dated March 14th, 2024; business cooperation contract No. 0332AHEUHTA-AW signed on March 16th, 2024 and contract appendix dated March 17th, 2024 with Great Food Co., Ltd. regarding Hestia JSC transferring entrusted funds to Great Food Co., Ltd. to perform business activities. Cooperation amount: VND 43,000,000,000; Cooperation period: From March 16th, 2024 to December 31st, 2024; Profit distribution: Profit is distributed at the end of the year on December 31st; ratio: Hestia JSC 30% of profit; Great Food Co., Ltd. 70% of profit.

Pursuant to the Contract Liquidation Minutes dated December 31st, 2024; the two parties proceeded to liquidate the contract because the contract expired and the business cooperation results had not reached efficiency. Accordingly, Great Food Co., Ltd. has the obligation to refund the amount of VND 43,000,000,000 to Hestia JSC and bear all losses on the Statement of Income.

As of the current time, Great Food Co., Ltd. has not yet refunded the amount of VND 43,000,000,000 to Hestia JSC.

- (4) Board of Directors Resolution No. 04/2024/NQ-HĐQT dated March 13th, 2024 and Business Cooperation Contract No. 0312AHEUHTA-QA dated March 19th, 2024 regarding Hestia JSC entrusting funds for Quang Anh Food Co., Ltd. to perform business activities. Cooperation amount: VND 55,000,000,000; Cooperation period: 2 years from March 19th, 2024 to March 19th, 2026; Profit distribution: Profit is distributed at the end of the year on December 31st; ratio: Hestia JSC 30% of profit; Quang Anh Food Co., Ltd. 70% of profit.

Pursuant to the Contract Liquidation Minute dated January 09th, 2026; the two parties proceeded to liquidate the contract because the business cooperation results were not effective. Accordingly, Quang Anh Food Co., Ltd. has the obligation to refund the amount of VND 55,000,000,000 to Hestia JSC and bear all losses on the Statement of Income with the amount of VND 65,235,753.

As of March 19th, 2026; Quang Anh Food Co., Ltd. has fully refunded the amount of VND 55,000,000,000 to Hestia JSC.



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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2025

5.3 Taxes and other payables to State budget

	Opening receivable VND	Opening payables VND	Payables in the year VND	Actual payment in the year VND	Closing receivables VND	Tax payable at the end of the year VND
Tax and other payables						
- Corporate income tax	272,504,159	-	-	-	272,504,159	-
- Personal income tax	344,521	-	-	-	344,521	-
- Others	-	125,086,374	7,444,849	132,531,223	-	-
Total	272,848,680	125,086,374	7,444,849	132,531,223	272,848,680	-

5.4 Prepaid expenses

	31/12/2025 VND	01/01/2025 VND
Long-term	8,495,541	7,277,082
- Tools and supplies	-	4,343,753
- Others	8,495,541	2,933,329
Total	8,495,541	7,277,082

5.5 Trade payables

	31/12/2025		01/01/2025	
	Outstanding balance VND	Amount can be paid VND	Outstanding balance VND	Amount can be paid VND
Short-term	-	-	7,073,187	7,073,187
- 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	-	-	-	-
- Others	-	-	460,000	460,000
Total	-	-	7,073,187	7,073,187

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2025**5.6 Other short-term payables**

	31/12/2025 VND	01/01/2025 VND
Short-term	78,000,000	54,720,000
- Social insurance	-	6,720,000
- Others	78,000,000	48,000,000
Total	78,000,000	54,720,000

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

Items	Contributed capital	Share premium	Retained earnings	Total
	VND	VND	VND	VND
01/01/2024	78,727,270,000	180,604,119,607	28,148,318,283	287,479,707,890
- Profit for previous 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
01/01/2025	78,727,270,000	180,604,119,607	29,247,193,612	288,578,583,219
- Profit for this year	-	-	(85,950,821,938)	(85,950,821,938)
31/12/2025	78,727,270,000	180,604,119,607	(56,703,628,326)	202,627,761,281

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2025**5.7 Owner's equity (Continued)***Details of Contributed capital*

	31/12/2025	01/01/2025
	VND	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 2025	Year 2024
	VND	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 2025	Year 2024
	VND	VND
- Interest income from deposits and loans	19,965	148,440
- Gain from disposal of investments	-	6,000,000,000
- Profits from business cooperation	-	435,000,000
Total	19,965	6,435,148,440

6.2 General and administrative expense

	Year 2025	Year 2024
	VND	VND
- Staff expense	110,565,000	217,840,441
- Provision expense	85,802,900,000	2,400,680,550
- Taxes, fees, and charges	3,000,000	3,000,000
- Outside services	-	325,607,500
- Other expenses	29,573,641	37,752,211
Total	85,946,038,641	2,984,880,702

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2025**6.3 Other expense**

	Year 2025 VND	Year 2024 VND
- Tax and Social Insurance penalties	4,803,262	628,850,016
Total	4,803,262	628,850,016

6.4 Current corporate income tax expense

	Year 2025 VND	Year 2024 VND
Total profit before tax	(85,950,821,938)	2,821,417,722
Non-deductible expenses	85,807,703,262	3,029,530,566
- Expenses not deductible for CIT purposes	4,803,262	628,850,016
- Provision for doubtful debts	85,802,900,000	2,400,680,550
Non-taxable income for CIT purposes	-	-
Total taxable income for the year	(143,118,676)	5,850,948,288
Current Corporate Income Tax (CIT) rate	17%	20%
Estimated CIT payable	-	1,170,189,658
Corporate Income Tax from previous years	-	552,352,735
Total current Corporate Income Tax (CIT) expenses	-	1,722,542,393

6.5 Basic earnings per share

	Year 2025 VND	Year 2024 VND
Profit or loss attributable to ordinary shareholders (VND)	(85,950,821,938)	1,098,875,329
Weighted average number of ordinary shares outstanding during the year (Shares)	7,872,727	7,872,727
Basic earnings per share (VND/Share)	(10,918)	140

6.6 Diluted earnings per share

	Year 2025 VND	Year 2024 VND
Profit or loss attributable to ordinary shareholders (VND)	(85,950,821,938)	1,098,875,329
Profit or loss attributable to ordinary shareholders after adjusting for dilutive factors	(85,950,821,938)	1,098,875,329
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) (*)	(10,918)	140

(*) There were no dilutive potential ordinary shares as of December 31st, 2025.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2025**7. OTHER INFORMATION****7.1 Related party information**Balances as of December 31st, 2025, 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 (Resigned on November 17 th , 2025)

Related party transactions

Related parties	Transaction details	Year 2025 VND	Year 2024 VND
Mr. La Giang Trung	Recovery of business cooperation funds	-	250,516,378,102
	Collection of business cooperation interest	-	435,000,000

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, 2025, are as follows:

	Year 2025 VND	Year 2024 VND
- Income of the Board of Directors and the Board of Management	56,000,000	
Mr. Tran Duc Dinh	56,000,000	
Total	56,000,000	

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 informationThe comparative figures are those from the financial statements for the fiscal year ended December 31st, 2024, which were audited by the auditors and PKF-TTG Auditing and Consulting Company Limited.Hanoi, March 30th, 2026

PREPARER



Nguyen Thi Canh

CHIEF ACCOUNTANT



Nguyen Thi Canh

CHAIRMAN



Tran Duc Dinh