| CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY | THE SOCIALIST REPUBLIC OF VIETNAM<br>Independence - Freedom – Happiness |
|---|---|
| No: 163/CBTT-BCTC-CMD | *Ho Chi Minh city, August,14th, 2026* |

# *REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS*

*To: Hanoi Stock Exchange (HNX)*

*Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market*, Construction Material & Interior Decoration Joint Stock Company *would like to disclose the Audited Financial Statements in semi-annual 2026 with Hanoi Stock Exchange as follows:*

1. *Name of Organization*: Construction Material & Interior Decoration Joint Stock Company
2. *Stock code:* CMD

- *Address*: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City
- *Tel*: (028) 39 205 104 Fax: (028) 38 369 434
- Email: cmidvlxd@gmail.com . Website: www.cmid.com.vn

2. *Content of information disclosure*:

- *Audited Financial Statements in semi-annual 2026*

[x] *Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units)*;

[ ] *Consolidated Financial Statements (Listed organizations have subsidiaries)*;

[ ] *General Financial Statements (Listed organizations has an accounting units directly under its own accounting system*

*Cases in which the cause must be explained*:

*+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2025)*):

[ ] Yes [x] No

*Explanatory documents in case of integration*:

[ ] Yes [ ] No

*+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2025*):

[ ] Yes [x] No

*Explanatory documents in case of integration*:

[ ] Yes [ ] No

*+ The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year*:

[ ] Yes [x] No

Người ký: CÔNG TY CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ TRANG TRÍ NỘI THẤT TP. HỒ CHÍ MINH
Thời gian ký: 14.08.2026 14:06:32 +07:00

*Explanatory documents in case of integration*:

☐ Yes ☐ No

*+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa*:

☐ Yes ☒ No

*Explanatory documents in case of integration*:

☐ Yes ☐ No

*This information was published on the Company's website on August 14th , 2026 at the link* www.cmid.com.vn

*We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.*

***Attachments:***

*- Financial Statements in semi-annual 2026.*

**CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY**

*Authorized person for information disclosure*

M.S.D.N: 0302495140-C.T.C.P
CÔNG TY CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ TRANG TRÍ NỘI THẤT TP. HỒ CHÍ MINH
THÀNH PHỐ HỒ CHÍ MINH

**NGUYEN THE VINH**

# CONSTRUCTION MATERIAL &
# INTERIOR DECORATION JOINT STOCK COMPANY

**Financial Statements**

**For the accounting period from 01 January 2026 to 30 June 2026**

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# REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Construction Material & Interior Decoration Joint Stock Company (the "Company") presents this statement and the accompanying Financial statements for the period from 01 January 2026 to 30 June 2026 of the Company.

**Overview of the Company**

Construction Material & Interior Decoration Joint Stock Company was converted from a State-owned enterprise into a joint stock company according to Decision No. 1286/QD-TTG dated September 28, 2001 of the Prime Minister, the first Business Registration Certificate No. 4103000762 dated December 31, 2001 and the changed Business Registration Certificates No. 0302495140 from the first to the 16th time. The latest change in Business Registration Certificate is No. 16 dated January 08, 2026 issued by the Department of Planning and Investment of Ho Chi Minh City.

The principal activities of the Company are:

- Trading in construction materials. Repairing and decorating interiors. Civil and industrial construction and site leveling. Warehouse, factory, office for rent.
- Investing in creating houses and construction works for sale, rent, or hire purchase. Buying houses and construction works for sale, rent, or hire purchase. Renting houses and construction works for sub-lease. Investing in land improvement and investing in infrastructure works on leased land to lease land with infrastructure.

The Company's head office: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City.

**Board of Directors; Board of Management and Supervisory Board**

*during the period and as at the date of this report are:*

***Board of Directors***

| | |
|---|---|
| Mr. Truong Minh Tuyen | Chairman |
| Mr. Le Van Phai | Vice Chairman |
| Mr. Huynh Ngoc Khanh | Member |
| Ms. Le Kim Trinh | Member |

***Board of Management***

| | |
|---|---|
| Mr. Le Van Phai | General Director |
| Mr. Huynh Ngoc Khanh | Deputy General Director |

***Supervisory Board***

| | |
|---|---|
| Mr. Nguyen Van Chau | Head of the board |
| Ms. Vo Thi Anh Loan | Member |
| Ms. Chau Thuy My | Member |

**Legal Representative**

The legal representative of the Company during the year and as at the date of this report are:

| | |
|---|---|
| Mr. Le Van Phai | General Director |

# REPORT OF THE BOARD OF MANAGEMENT (Continued)

**Auditors**

NVA Auditing Company Limited has reviewed on the Company's Financial statements for the accounting period from 01 January 2026 to 30 June 2026 of the Company.

**Statement of the Board of Management's responsibility in respect of the accounts**

The Board of Management is responsible for the Interim financial statements which give a true and fair view of the financial positions of the Company as at 30 June 2026 and of its operation results and cash flows for the six-month period then ended. In preparing those Interim financial statements, the Board of Management is required to:

- Establish and implement an effective internal control system to mitigate the risks of material misstatement, whether due to fraud or error, in the preparation and presentation of the financial statements;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Indicate whether the accounting standards applied to the Company have been complied with and all material misstatements (if any) have been disclosed and explained in the Interim financial statements;
- Prepare and present the Interim financial statements in accordance with Vietnamese Accounting Standards, Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of the Interim financial statements;
- Prepare the Interim financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Company and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other violations.

The Board of Management of the Company approves and commit that the attached financial statements give a true and fair view of the Company's financial position as at 30 June 2026, as well as the results of its operations and cash flows for the accounting period from 01 January 2026 to 30 June 2026, in accordance with Vietnamese accounting standards, accounting regime for enterprises, and compliance with relevant legal regulations.

*Ho Chi Minh City, Date: 13 August 2026*

**On behalf of the board of Management**

M.S.D.N: 0302... C.T.C.P.
CÔNG TY CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ TRANG TRÍ NỘI THẤT TP. HỒ CHÍ MINH
THÀNH PHỐ HỒ CHÍ MINH

**Le Van Phai**
General Director

NVA AUDIT AND ASSURANCE

**CÔNG TY TNHH KIỂM TOÁN NVA**
**NVA AUDITING COMPANY LIMITED**
Số 196 Vũ Tông Phan, Phường Bình Trưng, TP. HCM

**Tel** : (028) 3910 3908 - (028) 3910 6162
**Email**: nva@nva.com.vn
**Web** : www.nva.com.vn

**No.: 15.06.1.1/26/BCTC/NVA**

# INTERIM FINANCIAL INFORMATION REVIEW REPORT

**To:** **The Shareholders, The Board of Directors and The Board of Management Of Construction Material & Interior Decoration Joint Stock Company**

We have reviewed the accompanying Interim Financial Statements of Construction Material & Interior Decoration Joint Stock Company ("the Company"), prepared on 13 August 2026, as set out on pages 05 to 35, including the Statement of financial position as at 30 June 2026, the Income Statement, and the Cash flows statement for the accounting period from 01 January 2026 to 30 June 2026 together with the appended notes.

## The Board of Management's responsibilities

The Board of Management of the company is responsible for the preparation and fair presentation of these Interim Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and applicable regulations in SR Vietnam. This responsibilities includes: designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of Interim financial statements that are free from material misstatement, whether due to fraud or error.

## Auditor's responsibilities

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of Construction Material & Interior Decoration Joint Stock Company as at 30 June 2026, the results of its operations and its cash flows for the accounting period from 01 January 2026 to 30 June 2026 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.

**NVA AUDITING COMPANY LIMITED**
**Deputy General Director**

M.S.D.N: 0305621388 C.T.N.H.H CÔNG TY TNHH KIỂM TOÁN NVA THÀNH PHỐ HỒ CHÍ MINH

**Nguyen Thi Cuc**
Practicing Auditor Registration
Certificate No: 0700-2023-152-1
*Ho Chi Minh City, Date: 13 August 2026*

# STATEMENT OF FINANCIAL POSITION

**As at 30 June 2026**

*Unit: VND*

| Items | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|
| **A. CURRENT ASSETS** | **100** | | **357.131.041.985** | **373.075.751.311** |
| **I. Cash and cash equivalents** | **110** | **V.01** | **24.666.220.099** | **55.945.096.053** |
| 1. Cash | 111 | | 24.666.220.099 | 55.945.096.053 |
| **II. Short-term financial investments** | **120** | | - | - |
| **III. Short-term receivables** | **130** | | **329.969.931.872** | **315.106.631.603** |
| 1. Short-term trade receivables | 131 | V.03 | 348.487.175.740 | 320.199.872.597 |
| 2. Short-term advances to suppliers | 132 | V.04 | 8.405.309.695 | 19.857.232.071 |
| 3. Other short-term receivables | 135 | V.05a | 578.222.105 | 1.434.974.287 |
| 4. Provision for short-term recevables | 136 | V.06 | (27.500.775.668) | (26.385.447.352) |
| **IV. Inventories** | **140** | **V.07** | **2.430.190.935** | **1.995.105.860** |
| 1. Inventories | 141 | | 2.430.190.935 | 1.995.105.860 |
| **V. Short-term biological assets** | **150** | | - | - |
| **VI. Other current assets** | **160** | | **64.699.079** | **28.917.795** |
| 1. Short-term Deferred Expenses | 161 | | 58.472.982 | 22.691.698 |
| 2. Taxes and other receivables from the State budget | 163 | V.14b | 6.226.097 | 6.226.097 |
| **B - NON- CURRENT ASSETS** | **200** | | **60.478.322.219** | **63.769.420.710** |
| **I. Long-term receivables** | **210** | | **300.000.000** | **300.000.000** |
| 1. Other long-term receivables | 215 | V.05b | 300.000.000 | 300.000.000 |
| **II. Fixed assets** | **220** | | **14.442.700.514** | **14.893.076.981** |
| 1. Tangible fixed assets | 221 | V.09 | 6.904.300.514 | 7.354.676.981 |
| *- Cost* | *222* | | *21.876.166.515* | *21.696.073.922* |
| *- Accumulated depreciation* | *223* | | *(14.971.866.001)* | *(14.341.396.941)* |
| 2. Intangible fixed assets | 227 | V.10 | 7.538.400.000 | 7.538.400.000 |
| *- Cost* | *228* | | *7.538.400.000* | *7.538.400.000* |
| *- Accumulated depreciation* | *229* | | - | - |
| **III. Long-term biological assets** | **230** | | - | - |
| **IV. Investmentproperties** | **240** | **V.11** | **9.033.973.791** | **9.285.655.290** |
| - Cost | 241 | | 14.182.634.200 | 14.182.634.200 |
| - Accumulated depreciation | 242 | | (5.148.660.409) | (4.896.978.910) |
| **V. Long-term assets in progress** | **250** | | **36.585.300.000** | **36.585.300.000** |
| 1. Construction in progress | 252 | V.08 | 36.585.300.000 | 36.585.300.000 |
| **VI. Long-term investments** | **260** | **V.02** | **-** | **2.494.800.000** |
| 1. Other long-term investments | 263 | | - | 2.888.000.000 |
| 2. Provision for long-term investments | 264 | | - | (393.200.000) |
| **VII. Other long-term assets** | **270** | | **116.347.914** | **210.588.439** |
| 1. Long-term Deferred Expenses | 271 | | 116.347.914 | 210.588.439 |
| **TOTAL ASSETS** | **280** | | **417.609.364.204** | **436.845.172.021** |

## STATEMENT OF FINANCIAL POSITION (Continued)

**As at 30 June 2026**

*Unit: VND*

| Items | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|
| **C - LIABILITIES** | **300** | | **178.003.139.012** | **200.529.992.878** |
| **I. Current liabilities** | **310** | | **174.885.749.012** | **197.412.602.878** |
| 1. Short-term trade payables | 311 | V.12 | 8.747.559.517 | 11.714.714.332 |
| 2. Short-term advances from customers | 312 | | 564.222.569 | 890.920.000 |
| 3. Dividends and profit payable | 313 | V.13 | 12.171.556.040 | 18.535.010.000 |
| 4. Short-term taxes and amounts payable to State budget | 314 | V.14a | 2.187.434.809 | 4.883.249.929 |
| 5. Payables to employees | 315 | | 2.529.078.793 | 1.582.986.206 |
| 6. Short-term accrued expenses | 316 | V.15 | 630.610.763 | 772.011.587 |
| 7. Other short-term payables | 320 | V.16a | 281.384.540 | 319.286.240 |
| 8. Short-term loans and finance lease liabilities | 321 | V.17 | 147.455.558.758 | 157.631.774.950 |
| 9. Bonus and welfare fund | 323 | | 318.343.223 | 1.082.649.634 |
| **II. Long-term liabilities** | **330** | | **3.117.390.000** | **3.117.390.000** |
| 1. Other long-term payables | 337 | V.16b | 3.117.390.000 | 3.117.390.000 |
| **D - EQUITY** | **400** | **V.18** | **239.606.225.192** | **236.315.179.143** |
| 1. Owners' contributed capital | 411 | | 150.000.000.000 | 150.000.000.000 |
| *- Ordinary shares with voting rights* | *411a* | | *150.000.000.000* | *150.000.000.000* |
| 2. Share premium | 412 | | 42.088.848.102 | 42.088.848.102 |
| 3. Treasury shares | 415 | | (55.823.611.800) | (55.823.611.800) |
| 4. Investment and development funds | 418 | | 27.056.769.579 | 25.807.335.594 |
| 5. Undistributed post-tax profits | 420 | | 76.284.219.311 | 74.242.607.247 |
| *- Undistributed post-tax profits accumulated by the end of the previous period* | *420a* | | *60.836.097.773* | *43.006.757.609* |
| *- Undistributed post-tax profits of current period* | *420b* | | *15.448.121.538* | *31.235.849.638* |
| **TOTAL RESOURCES** | **440** | | **417.609.364.204** | **436.845.172.021** |

*Note: The opening balances of the items with codes 313 and 320 presented in the Statement of Financial Position have been reclassified – Refer to Note VII.4 of these Financial Statements for further details.*

*Ho Chi Minh City, Date: 13 August 2026*

| **Prepared by/ Chief Accountant** | **General Director** |
|---|---|
| **Le Thi Nguyet Hang** | **Le Van Phai** |

M.S.D.N:0302495140-C.T.C.P. CÔNG TY CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ TRANG TRÍ NỘI THẤT TP. HỒ CHÍ MINH THÀNH PHỐ HỒ CHÍ MINH

# STATEMENT OF INCOME

**For the accounting period from 01 January 2026 to 30 June 2026**

*Unit: VND*

| Items | Code | Note | Current period | Previous period |
|---|---|---|---|---|
| **1. Revenue from sale of goods and rendering of services** | **01** | VI.01 | **504.630.079.310** | **371.586.929.786** |
| 2. Deductible items | 02 | | - | - |
| **3. Net revenue from sale of goods and rendering of services** | **10** | | **504.630.079.310** | **371.586.929.786** |
| 4. Cost of goods sold | 11 | VI.02 | 458.237.691.628 | 333.107.375.509 |
| **5. Gross profit from sale of goods and rendering of services** | **20** | | **46.392.387.682** | **38.479.554.277** |
| 6. Gain/(loss) from disposal of investment property | 21 | | - | - |
| 7. Revenue from financial activities | 22 | VI.03 | 4.309.143.198 | 3.902.934.077 |
| 8. Financial expenses | 23 | VI.04 | 5.545.241.203 | 2.564.149.670 |
| *In which: Interest expense* | 24 | | *5.116.651.535* | *2.609.509.670* |
| 9. Selling expenses | 25 | VI.07a | 17.177.458.333 | 15.907.827.623 |
| 10. Administrative expenses | 26 | VI.07b | 8.606.141.188 | 6.683.962.882 |
| **11. Net profit from operating activities** | **30** | | **19.372.690.156** | **17.226.548.179** |
| 12. Other income | 31 | VI.05 | 101.576.186 | 742.603.964 |
| 13. Other expenses | 32 | VI.06 | 91.984.031 | 340.342.221 |
| **14. Other profit** | **40** | | **9.592.155** | **402.261.743** |
| **15. Total profit before tax** | **50** | | **19.382.282.311** | **17.628.809.922** |
| 16. Current corporate income tax expenses | 51 | VI.9 | 3.934.160.773 | 3.559.221.485 |
| 17. Deferred corporate income tax expenses | 52 | | - | - |
| **18. Profit after tax** | **60** | | **15.448.121.538** | **14.069.588.437** |
| **19. Basic earnings per Share** | **70** | VI.10 | **1.322** | **1.204** |
| **20. Diluted earnings per share** | **71** | VI.10 | **1.322** | **1.204** |

*Ho Chi Minh City, Date: 13 August 2026*

**Prepared by/ Chief Accountant**

**Le Thi Nguyet Hang**

**General Director**

M.S.D.N: 0302495140 - C.T.C.P. CÔNG TY CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ TRANG TRÍ NỘI THẤT TP. HỒ CHÍ MINH * THÀNH PHỐ HỒ CHÍ MINH *

**Le Van Phai**

# CASH FLOWS STATEMENT

*(Indirect method)*

**For the accounting period from 01 January 2026 to 30 June 2026**

*Unit: VND*

| Items | Code | Note | Current period | Previous period |
|---|---|---|---|---|
| **I. Cash flows from operating activities** | | | | |
| ***1. Profit before tax*** | ***01*** | | ***19.382.282.311*** | ***17.628.809.922*** |
| ***2. Adjustments for*** | | | | |
| - Depreciation | 02 | | 882.150.559 | 877.410.097 |
| - Provisions | 03 | | 722.128.316 | (360.380.968) |
| - Gains/losses from investing activities | 05 | | (157.337.459) | (2.341.239.078) |
| - Interest expenses | 06 | | 5.116.651.535 | 2.609.509.670 |
| ***3. Profit from operating activities before changes in working capital*** | ***08*** | | ***25.945.875.262*** | ***18.414.109.643*** |
| - Increase/Decrease in receivables | 09 | | (15.978.628.585) | (11.065.874.397) |
| - Increase/Decrease in inventory | 10 | | (435.085.075) | (1.761.368.862) |
| - Increase/Decrease in payables (excluding interest payables, business income tax payables) | 11 | | (3.277.100.219) | 6.051.456.944 |
| - Increase, decrease in allocation pending cost | 12 | | 58.459.241 | 494.305.700 |
| - Interest paid | 14 | | (5.212.158.384) | (2.578.452.135) |
| - Business income tax paid | 15 | | (5.784.431.008) | (4.578.975.195) |
| - Other payments for operating activities | 17 | | (1.701.381.900) | (1.469.582.100) |
| ***Net cash flows from operating activities*** | **20** | | **(6.384.450.668)** | **3.505.619.598** |
| **II. Cash flow from investing activities** | | | | |
| 1. Payments for additions to fixed assets | 21 | | (180.092.593) | - |
| 2. Proceeds from disposals of fixed assets and other long-term assets | 22 | | - | 1.018.518.518 |
| 3. Loans to other entities and purchase of debt instruments of other entities | 23 | | (20.000.000.000) | (57.000.000.000) |
| 4. Repayment from borrowers and proceeds from sales of debt instruments of other entities | 24 | | 20.000.000.000 | 280.000.000 |
| 5. Investment returns from other entities | 26 | | 2.066.210.332 | - |
| 6. Interest, dividends and profit received | 27 | | 979.127.127 | 1.795.220.560 |
| ***Net cash flows from investing activities*** | **30** | | **2.865.244.866** | **(53.906.260.922)** |

# CASH FLOWS STATEMENT (Continued)

*(Indirect method)*

**For the accounting period from 01 January 2026 to 30 June 2026**

*Unit: VND*

| Items | Code | Note | Current period | Previous period |
|---|---|---|---|---|
| **III. Cash flows from financing activities** | | | | |
| 1. Long-term and short-term borrowings received | 33 | | 176.517.625.786 | 117.677.278.393 |
| 2. Loan repayment | 34 | | (186.693.841.978) | (65.396.044.384) |
| 3. Dividends, profit paid to equity owners | 36 | | (17.583.453.960) | (20.098.012.500) |
| ***Net cash from financing activities*** | **40** | | **(27.759.670.152)** | **32.183.221.509** |
| **Net cash during the year** | **50** | | **(31.278.875.954)** | **(18.217.419.815)** |
| **Cash and cash equivalents at the beginning of year** | **60** | | **55.945.096.053** | **31.617.865.202** |
| Impact of foreign exchange fluctuation | 61 | | - | - |
| **Cash and cash equivalents at the end of year** | **70** | | **24.666.220.099** | **13.400.445.387** |

*Ho Chi Minh City, Date: 13 August 2026*

| Prepared by/ Chief Accountant | General Director |
|---|---|
| Le Thi Nguyet Hang | Le Van Phai |

CÔNG TY CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ TRANG TRÍ NỘI THẤT TP. HỒ CHÍ MINH
M.S.D.N: 0302495140 - C.T.C.P - THÀNH PHỐ HỒ CHÍ MINH

# NOTES TO THE FINANCIAL STATEMENTS

**For the accounting period from 01 January 2026 to 30 June 2026**

## I. BACKGROUND OF THE COMPANY

### 1. Investment form

Construction Material & Interior Decoration Joint Stock Company was converted from a State-owned enterprise into a joint stock company according to Decision No. 1286/QD-TTG dated September 28, 2001 of the Prime Minister, the first Business Registration Certificate No. 4103000762 dated December 31, 2001 and the changed Business Registration Certificates No. 0302495140 from the first to the 16th time. The latest change in Business Registration Certificate is No. 16 dated January 08, 2026 issued by the Department of Planning and Investment of Ho Chi Minh City.

The Company's head office: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City.

### 2. **Business field:** Trading and Services.

### 3. Principal activities:

The principal activities of the Company are:

- Trading in construction materials. Repairing and decorating interiors. Civil and industrial construction and site leveling. Warehouse, factory, office for rent.
- Investing in creating houses and construction works for sale, rent, or hire purchase. Buying houses and construction works for sale, rent, or hire purchase. Renting houses and construction works for sub-lease. Investing in land improvement and investing in infrastructure works on leased land to lease land with infrastructure.

### 4. Normal operating cycle

The business cycle of the Company is carried out within a period of 12 months.

### 5. Corporate Structure

Number of employees of the Company at as 30 June 2026 was 54 people (at as 01 January 2026 was 54 people)

During the period and until the date of this report, the branchs of the company are:

| Name | Address |
|---|---|
| Binh Duong Branch | 19 Đông Sơn, Tan Son Nhat Ward, HCM City |
| Long An Branch | Hamlet 1, Tan An ward, Tay Ninh Province |
| No.1st Construction Materials and Interior Decoration Business Center | 397 Ly Thuong Kiet, Tan Hoa Ward, HCM City |
| No.7th Construction Materials and Fuel Busin Center | 28 Tan Phuoc, Tan Hoa Ward, HCM City |
| No.9th Construction Materials and Interior Decoration Business Center (*) | 19 Đông Sơn, Tan Son Nhat Ward, HCM City |
| No.10th Construction Materials and Fuel Business Center (*) | 28 Tan Phuoc, Tan Hoa Ward, HCM City |

*(*): In the period, No. 9th Construction Materials and Interior Decoration Trading Center had been merged into No. 1st Construction Materials and Interior Decoration Trading Center, and No. 10th Construction Materials and Fuel Trading Center had been merged into No. 7th Construction Materials and Fuel Trading Center.*

### 6. Declaration on the comparability of information on the financial statements

During the period, the Company made no changes to its accounting policies in compared to the previous period, therefor there is no impact on the comparability of the information in the financial statements.

## II. ACCOUNTING PERIOD, ACCOUNTING AND PRESENTATION CURRENCY

### 1. Annual Accounting Period

Annual Accounting period of the company is from 1st January and ends on 31st December.

### 2. Accounting and presentation currency

The Company maintains its accounting records and presentations its financial statements in VND.

## III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

### 1. Accounting System

Start from the 1st January 2026, The Company applies the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC ("Circular 99"), which provides guidance on Accounting System for enterprises issued by the Ministry of Finance on October 27, 2025.

Before the 1st January 2026, The Company had been applying Vietnamese Accounting System issued under the Circular No, 200/2014/TT-BTC dated 22 December 2014, Circular No, 53/2016/TT-BTC amending and supplementing Circular No. 200/2014/TT-BTC issued by the Ministry of Finance.

### 2. Announcement on compliance with Vietnamese accounting standards and System

The Company has applied the Vietnamese Accounting Standards and the related guiding documents issued by the Goverment. The financial statements have been prepared and presented in full compliance with all provisions of each standard, the circulars guiding the implementation of the standards, and the current Vietnamese Accounting System.

## IV. ACCOUNTING PRINCIPLES

### 1. Recognition of cash and cash equivalents

Cash includes cash on hand, cash in bank, monetary gold used with value storage functions, excluding gold classified as inventory used for the purpose of raw materials. materials to manufacture products or goods for sale.

Cash equivalents comprise short-term, highly liquid investments with an original maturity of not more than 3 months, that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

### 2. Recognition of Financial investments

*Investment in equity instruments of other entities*

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

Investments in equity instruments of other entities are stated at cost less provisions for impairment of investments in other entities. Provision for investment losses in capital instruments of other units is set up according to current regulations.

### 3. Recognition of Trade receivables and Other receivables

Receivables are recognized and presented at their carrying value minus the provisions for doubtful debts.

The classification of receivables as trade receivables or other receivables is based on the following principles:

- Trade receivables represent amounts arising from commercial transactions, including amounts receivable from consigned export sales on behalf of other entities.

- Other receivables refer to non-commercial amounts that are not related to purchase and sale transactions.

Provisions for doubtful debts are made for each doubtful debt based on the overdue age of the debts or the estimated potential loss at the end of the accounting period. Increase or decrease in the Provisions for doubtful debts are recorded as administrative expenses in the income statement.

Receivables are classified as Short-term and Long-term on the Financial Position based on the remaining term of the receivables at the date of the Financial Statements.

### 4. Principles for inventory recognition

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

• Raw materials and merchandise: Includes purchase costs and other direct costs incurred to bring the inventories to their current location and condition.

• Products: Includes the main raw material costs, direct labor costs, and related general manufacturing costs allocated based on normal operating levels.

• Work in progress: Includes main raw material costs, direct labor costs, and general manufacturing costs.

Net realizable value is the estimated selling price of inventories at the end of the period minus the estimated costs to complete and sell them.

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

Provisions for inventory devaluation are made for each inventory item whose original cost exceeds its net realizable value. For unfinished services, provisions are calculated for each type of service with distinct pricing. Any increase or decrease in the balance of the provision for inventory devaluation that needs to be made as of the end of the financial year is recognized in the cost of goods sold

### 5. Recognition of Tangible fixed assets

Fixed assets are presented at historical cost less accumulated depreciation. The historical cost of fixed assets includes all costs incurred by the enterprise to acquire the fixed assets until they are in a condition ready for use. Subsequent expenditures are only added to the historical cost of fixed assets if these expenditures certainly increase the future economic benefits from using the asset. Expenditures that do not meet this condition are recognized as production and business expenses in the period.

When fixed assets are sold or disposed, the historical cost and accumulated depreciation are written off, and any gains or losses arising from the disposal are recognized in income or expenses for the period. Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets.

The period of depreciation applied are as follow:

| Type of asset | Depreciation period (years) | |
|---|---|---|
| | Current period | Previous period |
| Buildings and structures | 20 - 30 years | 20 - 30 years |
| Machine, equipments | 06 years | 06 years |
| Transportation equipments | 06 years | 06 years |

The historical cost of fixed assets and the depreciation period are determined in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, providing guidance on the management, use, and depreciation of fixed assets, and other relevant regulations.

The intangible fixed asset is the land use right. As the land use right is granted for an indefinite period, no depreciation is recognized.

## 6. Recognition and depreciation of investment property

Investment property is recognised at historical cost.
Depreciation is provided on a straight-line basis. Annual rates calculated to write off the cost of each asset evenly over its expected useful life as follows:

| | | |
|---|---|---|
| Buildings and structures | 20 - 30 years | 20 - 30 years |
| Machine, equipments | 06 years | 06 years |

Investment real estate held for appreciation is not depreciated. In cases where there is clear evidence that the investment property held for capital appreciation has declined relative to its market value and the decline can be reliably determined, the investment property held for capital appreciation is written down and the loss is recognized in cost of goods sold.

## 7. Principles for the recognition of deferred expenses

Deferred expenses only related to present year are recognised as short-term deferred expenses and are recorded into operating costs.

The calculation and allocation of long-term deferred expenses to profit and loss account in the period should be based on nature of those expenses to choose reasonable method and allocated factors. Deferred expenses are allocated partly into operating expenses on a straight-line basis.

## 8. Recognition of Payables and accured expenses

Payables and accrued expenses are recognized for future amounts payable in respect of goods and services already received. Accrued expenses are recognized based on reasonable estimates on the payable amount.
Payables are classified as commercial payables, accrued expenses, and other payables according to the following principles:

- Trade payables represent commercial payables arising from purchases of goods, services or assets and the seller is independent from the Company, including payables when import through authorized receivers.
- Other payables represent the amounts payable that are not of a commercial nature, not related to the transactions of buying, selling, or providing goods and services.
- Accrued expenses represent payables for goods or services received from seller or provided to a buyer but not paid due to lack of invoices or insufficient accounting documents and payables to employees on vacation pay, accrued production and business expenses.

## 9. Recognition of Borrowings and finance lease liabilities

The loans and finance lease liabilities at the time of report:

- If the term of loans is lower 01 year or 01 operating period classified to be short-term;
- If the term of loans is upper 01 year or 01 operating period classified to be long-term.

In case of loans in foreign currency, at the end of the period, loans with foreign currency origin are converted at the selling exchange rate of the Commercial Bank where the enterprise opens an account announced on the closing date of the accounting period.

## 10. Principles for the recognition of dividends and profit payables

Dividends and profit payables are recognized for the future obligations to pay dividends or distribute profits (in the form of cash or non-monetary assets) and reflect the settlement status of cash dividends or profit distributions to the Corporation's shareholders and capital contributors.

The time when the Company recognizes the liability for dividends and profits is the time when the enterprise no longer has the right to refuse the obligation to pay dividends and profits to its shareholders and capital contributors, as stipulated by relevant laws.

The timing for recognizing dividends payable is as follows:

- For entities subject to securities law (listed and public companies), the time when the investee no longer has the right to refuse the dividend payment is determined in accordance with the prevailing securities laws.
- For other businesse entities, the time when the investee no longer has the right to refuse dividend payment is based on the provisions of the Enterprise Law and the company's charter.

### 11. Recognition of owner's equity

***Owner's contributed capital***

Owner's contributed capital is recognized based on the actual contributed capital of the shareholders.

***Share premium***

Share premium is recognized as the difference between the issue price and par value of shares upon initial issuance, supplementary issuance, the difference between the re-issuance price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to supplementary share issuance and re-issuance of treasury shares are recorded as a reduction in Share premium.

***Profit distribution***

Profit after corporate income tax is distributed to shareholders after appropriations to funds as per the Corporation Charter and legal regulations, and as approved by the General Meeting of Shareholders.

The distribution of profits to shareholders considers non-monetary items within undistributed post-tax profits that may affect cash flows and the ability to pay dividends, such as gains from revaluation of contributed assets, revaluation gains from monetary items, financial instruments, and other non-monetary items.

Following the resolution of the Annual General Meeting of Shareholders and the resolution of the Board of Directors, dividends payable to shareholders are recorded as a liability in the Company's Statement of financial Position on the record date as announced by the Vietnam Securities Depository and Clearing Corporation (VSDC).

***Other Funds***

Other funds are established and utilized in accordance with the Company's Charter and the resolutions approved annually by the General Meeting of Shareholders.

### 12. Recognition of revenue, Income

Revenue is recognized when the Ccompany is likely to receive economic benefits that can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received, after deducting trade discounts, sales returns, and allowances. The following specific conditions must also be satisfied before revenue is recognized as follows:

***Revenue from sale of goods and products***

Revenue from sale of goods and products should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as an owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;

- The costs incurred or to be incurred in respect of the transaction of goods or products sold can be measured reliably.

***Revenue from Properties leasing***

Operating lease revenue must be recognized on a straight-line basis over the lease term, regardless of the payment method.

Payments for Future operating leases are monitored details by the paid periods.

***Revenue from rendering of services***

Revenue from rendering of services is recognised when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognised by reference to the stage of completion at the Statement of financial position date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;

- It is probable that the economic benefits associated with the transaction will flow to the Company;

- The stage of completion of the transaction at the Statement of financial position date can be measured reliably;

- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

***Interest income***

Interest income is recognized on an accrual basis and is determined based on the balance of deposit accounts and the actual interest rates for each period.

***Revenue deductions***

Revenue deductions include: Trade discounts, sales discounts, and returned sales.

Revenue reduction adjustment is made as follows:

- Trade discounts, discounts on goods sold and returned goods arising in the same period of consumption of products and goods and services shall be adjusted to reduce the revenue of the arising period;

- In case products, goods and services have been consumed from the previous period, until the next period when trade discounts, discounts on goods sold or goods sold are returned, the company shall be entitled to write down revenue according to the principle:

+ If products, goods and services consumed from previous periods to the next period must be discounted, subject to trade discounts, returned but arising before the time of issuance of financial statements, accountants must consider this as an event requiring adjustment arising after the Statement of financial position date and writing down revenue on the financial statements of the reporting period (the previous period).

+ In case products, goods and services must be discounted, have trade discounts, or are returned after the issuance of the financial statements, the enterprise shall record a reduction in revenue of the period in which they arise (the following period).

## 13. Principles for the recognition of cost of goods sold

Cost of goods sold reflects the book value of goods and services sold during the period. In addition, it also reflects expenses related to investment real estate business activities such as: Depreciation expenses; repair expenses; operating lease expenses for investment real estate (in case of small occurrence); ...

Provision for devaluation of inventories is charged to cost of goods sold on the basis of inventories and the difference between the net realizable value and the cost of inventories.

## 14. Recognition of financial expenses

Financial expenses include costs or losses related to financial activities, such as: Costs or losses from financial investments, borrowing and lending costs, expenses from contributions to joint ventures or associates, losses from the transfer of short-term securities, expenses incurred from securities trading transactions, allowancess for devaluation of trading securities, allowancess for losses from investments in other entities, losses from foreign currency sales, and exchange rate losses.

The above items are recorded according to the total amount arising in the period, not offset against financial Income.

## 15. Recognition of selling expenses and administration expenses

Selling expenses represent expenses that are incurred in process of selling products, goods, providing services, which mainly include publicity, display, promotions, advertising expenses, sale commissions, warranty charges of goods and products (excluding construction activity), maintenance charges, packaging, and transportation, etc...

General administration expenses represent expenses for administrative purposes which mainly including salary expenses of administrative staffs (salaries, wages, allowances,...); social insurance, medical insurance, labor union fees, unemployment insurance of administrative staff, expenses of office materials, tools and supplies, depreciation of fixed assets used for administration, land rental, licence tax, provision for bad debts, utilities (electricity, water, telephone, fax, assets warranty, fire and explosive accidents insurance,...) other cash expenses (entertainment, customer conference...).

## 16. Recognition of corporate income tax expenses

Corporate income tax expenses recognized in the income statement. include current corporate income tax expenses and deferred corporate income tax expenses. Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate in the current period.

Deferred corporate income tax expense is determined based on the deductible temporary differences, taxable temporary differences and the corporate income tax rates that are expected to apply to the period when the asset is recovered or the liability is settled, based on tax laws that have been enacted or substantively enacted at the Period ended date.

## 17. Segment reporting

Segment reporting includes a business segment or a geographical segment.

Business segment: A distinguishable component of an entity that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

Geographical segment: A distinguishable component of an entity that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

## 18. Financial instruments

### Initial recognition

*Financial assets*

Financial Assets: At the initial recognition date, financial assets are recorded at cost, including directly attributable transaction costs related to the acquisition of the financial assets. The Company's financial assets include cash and cash equivalents, short-term receivables, other receivables, and held-to-maturity investments.

*Financial liabilities*

Financial Liabilities: On the initial recognition date, financial liabilities are recorded at cost, net of directly attributable transaction costs related to the issuance of those financial liabilities. The Corporation's financial liabilities include payables to suppliers, other payables, accrued expenses, and borrowings.

*Offsetting of financial instruments*

Financial assets and financial liabilities are offset and the net amount reported in the Financial Position if and only if:

- There is a currently enforceable legal right to offset the recognised amounts; and
- There is an intention to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

**Reassessment after initial recognition**

Currently, there are no regulation on the revaluation of financial instruments after initial recognition.

## 19. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operating policy decisions.

Parties are also considered related if they are under common control or common significant influence.

In considering related party relationships, the substance of the relationship is more important than its legal form.

Transactions with related parties are presented in explanatory note number VII.2.

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

### 1. Cash and cash equivalents

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| Cash on hand | 993.851.617 | 350.777.432 |
| Cash at bank | 23.672.368.482 | 55.594.318.621 |
| Trong đó: | | |
| *- BIDV - Ho Chi Minh City Branch* | *16.059.211.542* | *16.100.193.460* |
| *- Saigon Treasure Commercial Joint Stock Bank* | *2.802.233.536* | *35.732.125.693* |
| *- Vietcombank- Sai Thanh Branch* | *2.327.175.580* | *1.106.397.169* |
| *- Other banks* | *2.483.747.824* | *2.655.602.299* |
| **Total** | **24.666.220.099** | **55.945.096.053** |

### 2. Financial investments

| **Investments in other entities** | **Ending balance** | | **Beginning balance** | |
|---|---|---|---|---|
| | **Quantity (shares)** | **Value (VND)** | **Quantity (shares)** | **Value (VND)** |
| *- Investing in shares of Ha Tien VICEM Cement JSC (HT1)* | - | - | 151.200 | 2.888.000.000 |
| **Total** | **-** | **-** | **151.200** | **2.888.000.000** |
| Provision for investments in other entities | | - | | *(393.200.000)* |
| **Net value** | | **-** | | **2.494.800.000** |

**3. Short-term Trade receivables**

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Hoang So Concrete Company Limited | 16.378.720.869 | 16.337.742.665 |
| Hoang So Construction - Trading - Service Company Limited | 7.874.771.619 | 7.479.051.624 |
| Long An International Port Management and Exploitation Joint Stock Company | 29.905.684.900 | 28.747.706.007 |
| Thu Duc 1 Centrifugal Concrete Joint Stock Company | 15.323.434.612 | 19.342.523.520 |
| Dong Nai Centrifugal Concrete Joint Stock Company | 18.889.624.824 | 17.914.679.988 |
| Hung Thanh Construction Services Trading Co.,Ltd | 43.668.043.370 | 21.113.340.270 |
| Others | 216.446.895.546 | 209.264.828.523 |
| **Total** | **348.487.175.740** | **320.199.872.597** |

*Short-term trade receivables from related parties are disclosed in detail in Note VII.02 to these financial statements.*

**4. Short-term advances from customers**

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Nghi Son Cement Company - Ho Chi Minh City Brancl | 2.633.599.447 | 4.722.729.186 |
| FICO-YTL Cement Marketing and Trading Company Lin | 815.071.227 | 2.921.563.998 |
| Branch of Thang Long Cement Joint Stock Company | 91.300.056 | 6.473.889.173 |
| Ha Tien 1 Cement Joint Stock Company | 880.604.842 | 2.312.892.258 |
| Siam City Cement (Vietnam) Limited | 2.524.699.112 | 1.631.300.513 |
| Others | 1.460.035.011 | 1.794.856.943 |
| **Total** | **8.405.309.695** | **19.857.232.071** |

**5. Other receivables**

**a/ Other short-term receivables**

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Advance | 448.606.000 | 277.012.148 |
| Short-term deposits, mortgages and collateral | - | 30.000.000 |
| Other receivables | 129.616.105 | 1.127.962.139 |
| **Total** | **578.222.105** | **1.434.974.287** |

**b/ Other long-term receivables**

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Long-term deposits, mortgages and collateral | 300.000.000 | 300.000.000 |
| **Total** | **300.000.000** | **300.000.000** |

## 6. Provision for short-term recevables

*Unit: VND*

| | Ending balance | | | Beginning balance | | |
|---|---|---|---|---|---|---|
| | Cost | Recoverable amount | Provisions | Cost | Recoverable amount | Provisions |
| Nguyen Thanh Tuan | 1.150.411.459 | - | 1.150.411.459 | 1.363.047.187 | - | 1.363.047.187 |
| Hai An Company Limited | 2.298.185.620 | - | 2.298.185.620 | 2.298.185.620 | - | 2.298.185.620 |
| Tan Hoan Cau Joint Stock Company | 2.560.262.997 | - | 2.560.262.997 | 2.560.262.997 | - | 2.560.262.997 |
| HONGHAEIC.,JSC | 2.505.010.400 | - | 2.505.010.400 | 2.505.010.400 | - | 2.505.010.400 |
| Hai Dang Joint Stock Company | 2.888.197.500 | - | 2.888.197.500 | 2.888.197.500 | - | 2.888.197.500 |
| Long An International Port Operation & Ma | 29.905.684.900 | 26.251.550.802 | 3.654.134.098 | 13.029.181.368 | 8.396.027.278 | 4.633.154.090 |
| Others | 16.312.750.395 | 3.868.176.801 | 12.444.573.594 | 23.959.132.928 | 13.821.543.370 | 10.137.589.558 |
| **Total** | **57.620.503.271** | **30.119.727.603** | **27.500.775.668** | **48.603.018.000** | **22.217.570.648** | **26.385.447.352** |

*(*) The Company has made provisions based on the debt age of bad debts as prescribed in Circular No. 48/2019/TT-BTC.*

*Unit: VND*

## 7. Inventory

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Cost | Provisions | Cost | Provisions |
| Goods | 2.430.190.935 | - | 1.995.105.860 | - |
| **Total** | **2.430.190.935** | **-** | **1.995.105.860** | **-** |

## 8. Long-term assets in progress

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Ba Nho - Can Duoc - Long An Warehouse Project (Land Use Right) | 2.401.500.000 | 2.401.500.000 |
| Warehouse and logistics port Project in My Le Commune, Tay Ninh Province (Land use rights) | 34.183.800.000 | 34.183.800.000 |
| **Total** | **36.585.300.000** | **36.585.300.000** |

(*) This is the amount of money to buy land to build a warehouse to store the Company's goods. Currently, due to legal procedures, the transfer of ownership to the Company cannot be carried out. Therefore, the Company has a Resolution of the Board of Directors appointing Mr. Le Van Phai as the representative to stand in the name of the above land use rights.

## 9. Increase and decrease in tangible fixed assets

*Unit: VND*

| | Buildings and structures | Machinery and equipment | Motor vehicles | Total |
|---|---|---|---|---|
| **Cost** | | | | |
| Opening balance | 13.866.892.973 | 913.075.496 | 6.916.105.453 | 21.696.073.922 |
| Additions | - | 180.092.593 | - | 180.092.593 |
| Decreases | - | - | - | - |
| **Closing balance** | **13.866.892.973** | **1.093.168.089** | **6.916.105.453** | **21.876.166.515** |
| **Accumulated depreciations** | | | | |
| Opening balance | 8.804.820.898 | 913.075.496 | 4.623.500.547 | 14.341.396.941 |
| Increases (Depreciation) | 278.660.700 | 6.003.088 | 345.805.272 | 630.469.060 |
| Decreases | - | - | - | - |
| **Closing balance** | **9.083.481.598** | **919.078.584** | **4.969.305.819** | **14.971.866.001** |
| **Net book value** | | | | |
| Opening balance | **5.062.072.075** | - | **2.292.604.906** | **7.354.676.981** |
| Closing balance | **4.783.411.375** | **174.089.505** | **1.946.799.634** | **6.904.300.514** |

| | *Ending balance* | *Beginning balance* |
|---|---|---|
| - *Netbook value of tangible fixed assets pledged as loan securities:* | *4.916.911.502* | *5.254.189.697* |
| - *Cost of fully depreciated tangible fixed assets but still in use:* | *913.075.496* | *913.075.496* |

## 10. Intangible fixed assets

Intangible fixed asset is the book value of land use rights at 219B Tran Hung Dao Street with an area of 34,9 m2 and original price of VND 7.538.400.000. Land use right has indefinite in duration so It is not depreciated.

The above land use rights value has been mortgaged to the Bank to secure loans.

## 11. Increase and decrease in investment properties

*Unit: VND*

| | Buildings and structures | Total |
|---|---|---|
| **Cost** | | |
| Opening balance | 14.182.634.200 | 14.182.634.200 |
| Additions | - | - |
| Decreases | - | - |
| **Closing balance** | **14.182.634.200** | **14.182.634.200** |
| **Accumulated depreciation** | | |
| Opening balance | 4.896.978.910 | 4.896.978.910 |
| Charge for the year | 251.681.499 | 251.681.499 |
| Decreases | - | - |
| **Closing balance** | **5.148.660.409** | **5.148.660.409** |
| **Net book value** | | |
| Opening balance | **9.285.655.290** | **9.285.655.290** |
| Closing balance | **9.033.973.791** | **9.033.973.791** |

| | *Ending balance* | *Beginning balance* |
|---|---|---|
| *Netbook value of investment properties pledged as loan securities:* | 9.030.320.094 | 9.277.617.156 |

*(*) Investment properties: Are assets on land that the Company is holding for lease.*
*According to the provisions of Vietnamese Accounting Standard No. 05 Investment Real Estate, the fair value of investment real estate as at June 30, 2026 must be presented. However, the Company has not yet determined the fair value of these properties as of June 30, 2026 because it has not found a suitable consulting unit. The Company has not presented the fair value of these investment properties in the Notes to the Financial Statements.*

## 12. Short-term supplier payables

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Logistics Hoang Huy Holdings Co., Ltd | - | 103.172.599 |
| Ha Long Cement Company Limited | 7.594.783.018 | 6.705.338.905 |
| Nam Viet Service Trading Transport Corporation | 153.529.600 | 1.920.274.350 |
| TMC Minh Hung Concrete Company Limited | 918.587.500 | 871.340.000 |
| Other suppliers | 80.659.399 | 2.114.588.478 |
| **Total** | **8.747.559.517** | **11.714.714.332** |

**13. Dividends and profit payable**

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Dividends payable | 12.171.556.040 | 18.535.010.000 |
| | **12.171.556.040** | **18.535.010.000** |

*Dividends payable to related parties are disclosed in detail in Note VII.02 to these financial statements.*

**14. Tax payables and statutory obligations**

*Unit: VND*

**a/ Payable**

| | Beginning balance | Payable | Paid | Ending balance |
|---|---|---|---|---|
| Value-added tax (VAT) | 907.182.226 | 2.199.882.724 | 2.756.578.163 | 350.486.787 |
| Corporate income tax | 3.571.216.008 | 3.934.160.773 | 5.784.431.008 | 1.720.945.773 |
| Personal income tax | 404.851.695 | 1.087.609.493 | 1.376.458.939 | 116.002.249 |
| Land &housing taxes, land rent: | - | 2.103.466.593 | 2.103.466.593 | - |
| **Total** | **4.883.249.929** | **9.325.119.583** | **12.020.934.703** | **2.187.434.809** |

**b/ Receivable**

| | Beginning balance | Payable | Paid | Ending balance |
|---|---|---|---|---|
| Land &housing taxes, land rent: | 6.226.097 | - | - | 6.226.097 |
| | **6.226.097** | **-** | **-** | **6.226.097** |

**15. Short-term accrued expenses**

| | Ending balance VND | Beginning balance VND |
|---|---|---|
| Accrual of construction costs for the project at 400 Le Van Tho | 544.608.000 | 544.608.000 |
| Accrual of transportation expenses | 50.000.000 | 131.896.738 |
| Accrued interest expense | - | 95.506.849 |
| Other accrued expenses | 36.002.763 | - |
| **Total** | **630.610.763** | **772.011.587** |

**16. Other payables**

**a/ Other short-term payables**

| | Ending balance | Beginning balance |
|---|---|---|
| Trade Union fees | 45.384.540 | 81.822.240 |
| Short-term deposits, collateral received | 107.000.000 | 107.000.000 |
| Other short-term payables | 129.000.000 | 130.464.000 |
| **Total** | **281.384.540** | **319.286.240** |

**b/ Other long-term payables**

| | Ending balance | Beginning balance |
|---|---|---|
| Long-term deposits, collateral received | 3.117.390.000 | 3.117.390.000 |
| **Total** | **3.117.390.000** | **3.117.390.000** |

*Unit: VND*

| **17. Loans and finance lease liabilities** | **Ending balance** | | **Movements during the period** | | **Beginning balance** | |
|---|---|---|---|---|---|---|
| | **Carrying amount** | **Amount within repayment capacity** | **Additions** | **Decreases** | **Carrying amount** | **Amount within repayment capacity** |
| Bank short-term loan | 126.000.000.000 | 126.000.000.000 | 141.000.000.000 | 152.000.000.000 | 137.000.000.000 | 137.000.000.000 |
| *- BIDV - Ho Chi Minh Branch (a1)* | *86.000.000.000* | *86.000.000.000* | *91.000.000.000* | *102.000.000.000* | *97.000.000.000* | *97.000.000.000* |
| *- Saigon Treasure Commercial Joint Stock Bank (a2)* | *40.000.000.000* | *40.000.000.000* | *50.000.000.000* | *50.000.000.000* | *40.000.000.000* | *40.000.000.000* |
| Short-term personal loan (b) | 21.455.558.758 | 21.455.558.758 | *35.517.625.786* | *34.693.841.978* | 20.631.774.950 | 20.631.774.950 |
| **Total** | **147.455.558.758** | **147.455.558.758** | **176.517.625.786** | **186.693.841.978** | **157.631.774.950** | **157.631.774.950** |

*(a1) Short-term loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch under the revolving credit agreement No. 01/2026/96756/HĐTD dated 27/01/2026,with a loan term of maximum 12 months from the Loan receiving date, with interest rates applied to each drawdown. The outstanding principal balance is VND 86,000,000,000. The loan is secured by pledges of fixed assets, investment properties, and trade receivables.*

*(a1) Short-term loan from Saigon Treasure Commercial Joint Stock Bank under credit facility agreement No. 202528262629 dated 22/08/2025,with a loan term of maximum 12 months from the Loan receiving date. The interest rate is applied according to each debt acknowledgment note. The outstanding principal balance is VND 40,000,000,000. The loan is secured by a mortgage of land use rights and ownership of construction works.*

*(b) Short-term personal loan, interest rate from 0.6%/month to 0,7%/month. This loan is unsecured.*

## 18. Owner's equity

### a/ Changes in owner's equity

*Unit: VND*

| | Share capital | Share premium | Treasury shares | Investment and development fund | Retained profits | Total |
|---|---|---|---|---|---|---|
| **Balance as at 01 January 2025** | **150.000.000.000** | **42.088.848.102** | **(55.823.611.800)** | **24.907.742.820** | **73.977.943.158** | **235.150.922.280** |
| Profit increased in the prior year | | | | | 31.235.849.638 | 31.235.849.638 |
| Distribution of profit in prior year | | | | 899.592.774 | (30.971.185.549) | (30.071.592.775) |
| *- Investment and development fund* | | | | *899.592.774* | *(899.592.774)* | - |
| *- Bonus and welfare fund* | | | | | *(899.592.775)* | *(899.592.775)* |
| *- Dividend paid in prior year* | | | | | *(29.172.000.000)* | *(29.172.000.000)* |
| **Balance as at 31 December 2025** | **150.000.000.000** | **42.088.848.102** | **(55.823.611.800)** | **25.807.335.594** | **74.242.607.247** | **236.315.179.143** |
| **Balance as at 01 January 2026** | **150.000.000.000** | **42.088.848.102** | **(55.823.611.800)** | **25.807.335.594** | **74.242.607.247** | **236.315.179.143** |
| Profit increase in the year | | | | | 15.448.121.538 | 15.448.121.538 |
| Distribution of profit - current year (*) | | | | 1.249.433.985 | (13.406.509.474) | (12.157.075.489) |
| *- Investment and development fund* | | | | *1.249.433.985* | *(1.249.433.985)* | - |
| *- Bonus and welfare fund* | | | | | *(937.075.489)* | *(937.075.489)* |
| *- Dividend paid in current year* | | | | | *(11.220.000.000)* | *(11.220.000.000)* |
| **Balance as at 30 June 2026** | **150.000.000.000** | **42.088.848.102** | **(55.823.611.800)** | **27.056.769.579** | **76.284.219.311** | **239.606.225.192** |

*(*): During the period, the Company distributed profits from the 2026 profit in accordance with Resolution No. 186/NQ-ĐHĐCĐ of the Annual General Meeting of Shareholders dated June 9, 2026. This included cash dividends at the rate of 10% of share capital, with the record date being June 30, 2026, pursuant to Resolution No. 191/NQ-HĐQT dated June 17, 2026 of the Company's Board of Directors.*

**b/ Details of owner's invested capital**

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | **Rate** | **VND** | **Rate** | **VND** |
| Mr. Le Van Phai | 15,43% | 23.146.870.000 | 17,56% | 26.346.870.000 |
| CMID ( Treasury shares) | 25,20% | 37.800.000.000 | 25,20% | 37.800.000.000 |
| Other shareholders | 59,37% | 89.053.130.000 | 57,24% | 85.853.130.000 |
| **Total** | **100%** | **150.000.000.000** | **100%** | **150.000.000.000** |

**c/ Movements in share capital and distribution of dividends**

| | **Current period VND** | **Previous period VND** |
|---|---|---|
| Owner's share capital | | |
| + Share Capital - Opening balance | 150.000.000.000 | 150.000.000.000 |
| + Share Capital - increased | - | - |
| + Share Capital - decreased | - | - |
| + Share Capital - Closing balance | 150.000.000.000 | 150.000.000.000 |
| + Dividends paid (*) | 11.220.000.000 | 11.220.000.000 |

*(*): Cash dividends at the rate of 10% of share capital, with the record date being June 30, 2026, pursuant to Resolution No. 191/NQ-HĐQT dated June 17, 2026 of the Company's Board of Directors.*

| **d/ Shares** | **Ending balance** | **Beginning balance** |
|---|---|---|
| - Number of share authorized for issue | 15.000.000 | 15.000.000 |
| - Number of shares issued and fully contributed | 15.000.000 | 15.000.000 |
| *+ Ordinary shares* | *15.000.000* | *15.000.000* |
| - Number of repurchased shares | 3.780.000 | 3.780.000 |
| *+ Ordinary shares* | *3.780.000* | *3.780.000* |
| - Number of shares outstanding | 11.220.000 | 11.220.000 |
| *+ Ordinary shares* | *11.220.000* | *11.220.000* |

** Par value per stock: 10.000 VND*

| **e/ Company's funds** | **Ending balance** | **Beginning balance** |
|---|---|---|
| Investment and development funds | 27.056.769.579 | 25.807.335.594 |
| **Total** | **27.056.769.579** | **25.807.335.594** |

| **19. Off-Balance Sheet Acounts** | **Ending balance** | **Beginning balance** |
|---|---|---|
| 1. Bad debts written off | 11.235.483.813 | 11.235.483.813 |

## VI. SUPPLIMENTARY INFORMATION TO THE INCOME STATEMENT

| 1. Revenue from sale of goods and rendering of services | Current period<br>VND | Previous period<br>VND |
|---|---|---|
| Revenue from sale of Goods | 499.481.248.867 | 366.444.516.317 |
| Revenue from rendering of services | 3.577.284.988 | 3.810.413.469 |
| Revenue from investment properties leasing | 1.571.545.455 | 1.332.000.000 |
| **Total** | **504.630.079.310** | **371.586.929.786** |

| 2. Costs of Sales | Current period<br>VND | Previous period<br>VND |
|---|---|---|
| Costs of Goods sold | 457.185.893.263 | 332.121.070.256 |
| Costs of investment properties leasing | 1.051.798.365 | 986.305.253 |
| **Total** | **458.237.691.628** | **333.107.375.509** |

| 3. Financial income | Current period<br>VND | Previous period<br>VND |
|---|---|---|
| Interest income | 979.127.127 | 1.795.220.560 |
| Payment discount | 2.346.355.786 | 1.825.235.110 |
| Late payment interest | 983.660.285 | 282.478.407 |
| **Total** | **4.309.143.198** | **3.902.934.077** |

| 4. Financial expenses | Current period<br>VND | Previous period<br>VND |
|---|---|---|
| Interest expenses | 5.116.651.535 | 2.609.509.670 |
| Provision/(Reversal) for long-term investments | (393.200.000) | (45.360.000) |
| Loss from the sale of an investment in another entity | 821.789.668 | - |
| **Total** | **5.545.241.203** | **2.564.149.670** |

| 5. Other income | Current period<br>VND | Previous period<br>VND |
|---|---|---|
| Profit from Disposal of fixed assets | - | 546.018.518 |
| Other incomes | 101.576.186 | 196.585.446 |
| **Total** | **101.576.186** | **742.603.964** |

**6. Other expenses**

| | Current period VND | Previous period VND |
|---|---|---|
| Additional land rent from previous years | - | 199.697.661 |
| Administrative and tax's penalties | 18.987.041 | 11.637.864 |
| Other expenses | 72.996.990 | 129.006.696 |
| **Total** | **91.984.031** | **340.342.221** |

**7. Selling expenses and Administration expenses**

**a) Selling expenses**

| | Current period VND | Previous period VND |
|---|---|---|
| Labour Costs | 4.777.721.007 | 3.913.201.837 |
| Depreciation expenses | 302.123.980 | 297.383.518 |
| Outside Services Expenses | 11.938.631.228 | 11.516.411.282 |
| Other expenses by cash | 158.982.118 | 180.830.986 |
| **Total** | **17.177.458.333** | **15.907.827.623** |

**b) Administrative expenses**

| | Current period VND | Previous period VND |
|---|---|---|
| Labour cost | 3.258.947.338 | 2.649.134.558 |
| Depreciation expenses | 328.345.080 | 328.345.080 |
| Taxes, fees and charges | 1.303.349.727 | 1.645.239.351 |
| Provision/(Reversal) of bad debt | 1.115.328.316 | (315.020.968) |
| Expenses from external services | 513.194.086 | 839.843.167 |
| Other expenses by cash | 2.086.976.641 | 1.536.421.694 |
| **Total** | **8.606.141.188** | **6.683.962.882** |

**8. Productions cost by items**

| | Current period VND | Previous period VND |
|---|---|---|
| Raw materials | 98.491.889 | 182.243.812 |
| Labour cost | 8.036.668.345 | 6.562.336.395 |
| Depreciation expenses | 882.150.559 | 877.410.097 |
| Provision/(Reversal) of bad debt | 1.115.328.316 | (315.020.968) |
| Expenses from external services | 12.451.825.314 | 12.356.254.449 |
| Other expenses by cash | 4.250.933.463 | 3.914.871.973 |
| **Total** | **26.835.397.886** | **23.578.095.758** |

## 9. Corporate income tax

The Company is obliged to pay corporate income tax at the rate of 20% on taxable income.

The corporate income tax expense is determined as follow:

| | Current period | Previous period |
|---|---|---|
| | VND | VND |
| Total profit before tax | 19.382.282.311 | 17.628.809.922 |
| Adjustments for | 288.521.556 | 167.297.502 |
| - Increases (Nondeductible expenses) | 288.521.556 | 167.297.502 |
| - Decreases | - | - |
| Total taxable income | 19.670.803.867 | 17.796.107.424 |
| CIT tax rate | 20% | 20% |
| **Current corporate income tax expenses** | **3.934.160.773** | **3.559.221.485** |

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

## 10. Earnings per Share

| | Current period | Previous period |
|---|---|---|
| | VND | VND |
| Profit after tax | 15.448.121.538 | 14.069.588.437 |
| Adjustment to accounting profits to determine profit or loss attributable to ordinary equity holders of the Company | (617.924.862) | (562.783.537) |
| *- Decreases (*)* | *617.924.862* | *562.783.537* |
| Profit attributable to ordinary equity holders of the Company | 14.830.196.676 | 13.506.804.900 |
| Number of shares outstanding at the Beginning year | 11.220.000 | 11.220.000 |
| Number of shares outstanding at the closing period | 11.220.000 | 11.220.000 |
| Weighted average of outstanding ordinary shares | 11.220.000 | 11.220.000 |
| **Basic earnings per Share** | **1.322** | **1.204** |
| **Diluted earnings per share (**)** | **1.322** | **1.204** |

*(*): The reduction in accounting profit current year is provisional amounts that will be allocated to the reward and welfare fund for employees at a rate of 4% after-tax profit according to the Company's 2026 Financial Plan.*
*(**) The Company has no potential ordinary shares to dilute during the period and up to the date of this interim financial statements.*

## VII. OTHER INFORMATION

### 1. Events since the balance sheet date

There are no significant events occurring after the date of the financial statements that require adjustment or disclosure in the financial statements for the accounting period from 01 January 2026 to 30 June 2026 of the company.

### 2. Transactions with related parties

*Unit: VND*

During the period, except for the information disclosed above, the Company has incurred important transactions with Related Parties as follows:

| Related Parties | Relationship | Contents | Value of transaction (Excluding VAT) |
|---|---|---|---|
| Hung Thanh Construction Services Trading Co.,Ltd | Related party | Sale of cement | 66.346.947.302 |
| | | Purchase of cement | 5.117.038.027 |
| | | Repayment from borrowers | 30.000.000.000 |
| | | Interest Income from Loan | 963.287.000 |
| Kien Thanh Construction Trading Service Co., Ltd | Related party | Rent port & warehouse | 180.000.000 |
| Mr Le Van Phai | General Director and Vice | Dividends received | 2.314.687.000 |
| Ms Chau Thi Kim Xoan | Related party | Dividends received | 800.000.000 |
| Ms Le Kim Trinh | Board Member | Dividends received | 396.985.000 |
| Ms Bui Thi Binh Minh | Related party | Dividends received | 320.000.000 |
| Mr Le Quang Chanh | Related party | Dividends received | 400.000.000 |
| Mr Le Quang Nghia | Related party | Dividends received | 400.000.000 |
| Mr Huynh Ngoc Khanh | Board Member | Dividends received | 618.080.000 |
| Mr Huynh Thanh Quang | Related party | Dividends received | 320.000.000 |
| Ms Tran Thi Tuong | Related party | Dividends received | 518.079.000 |

As of June 30, 2026, the outstanding balances with related parties were as follows:

| Related Parties | Relationship | Contents | Amount receivable/(payable) |
|---|---|---|---|
| Hung Thanh Construction Services Trading Co.,Ltd | Related party | Receivables from cement sales | 43.668.043.370 |
| | | Payable for cement purchase | (79.498.796) |
| Mr Le Van Phai | General Director and Vice | Dividends payable | (2.314.687.000) |
| Ms Chau Thi Kim Xoan | Related party | Dividends payable | (800.000.000) |
| Ms Le Kim Trinh | Board Member | Dividends payable | (396.985.000) |
| Ms Bui Thi Binh Minh | Related party | Dividends payable | (320.000.000) |
| Mr Le Quang Chanh | Related party | Dividends payable | (400.000.000) |
| Mr Le Quang Nghia | Related party | Dividends payable | (400.000.000) |
| Mr Huynh Ngoc Khanh | Board Member | Dividends payable | (618.080.000) |
| Mr Huynh Thanh Quang | Related party | Dividends payable | (320.000.000) |
| Ms Tran Thi Tuong | Related party | Dividends payable | (518.079.000) |

**Compensation for Key management personnel during the year are as follows:**

| **Board of Directors** | | **Current period** | **Previous period** |
|---|---|---|---|
| Renumeration | | VND | VND |
| Mr. Truong Minh Tuyen | Chairman | 34.698.000 | 20.209.000 |
| Mr. Le Van Phai | Vice Chairman | 27.758.000 | 16.169.000 |
| Mr. Huynh Ngoc Khanh | Member | 23.132.000 | 13.474.000 |
| Ms. Le Kim Trinh | Member | 23.132.000 | 13.474.000 |
| **Total** | | **108.720.000** | **63.326.000** |

| **Supervisory Board** | | **Current period** | **Previous period** |
|---|---|---|---|
| Salaries, renumeration, bonus and other benefits | | VND | VND |
| Mr. Nguyen Van Chau | Head of the board | 214.834.169 | 136.361.000 |
| Ms. Vo Thi Anh Loan | Member | 234.252.900 | 176.483.300 |
| Ms. Chạu Thuy My | Member | 145.112.530 | 67.737.000 |
| **Total** | | **594.199.599** | **380.581.300** |

| **Board of Managements and the Chief Accountant** | | **Current period** | **Previous period** |
|---|---|---|---|
| Salaries, bonus and other benefits | | VND | VND |
| Mr. Le Van Phai | General Director | 498.348.000 | 391.500.000 |
| Mr. Huynh Ngoc Khanh | Deputy General Director | 365.329.297 | 284.152.500 |
| Ms. Le Thi Nguyet Hang | Chief Accountant-From 28/04/2026 | 99.623.000 | - |
| Ms. Pham Thi Bac Giang | Chief Accountant-Up to 29/04/2026 | 288.265.000 | 233.500.000 |
| **Total** | | **1.251.565.297** | **909.152.500** |

## 3. Information about the segment

### a) Segment reporting by business line

The Company's principal business activity is mainly trading in construction materials; therefore, the Company does not prepare segment financial statements by business line.

### b) Segment reporting by geographical area

The company operates solely within the geographical territory of Vietnam; therefore, geographical segment reporting is not presented.

## 4. Financial instruments

*Unit: VND*

### a) Fair value of Financial Asset and Liability

| Financial assets | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Book value | Provision | Book value | Provision |
| | VND | VND | VND | VND |
| Cash and cash equivalent | 24.666.220.099 | - | 55.945.096.053 | - |
| Trade receivables and other receivables, lending | 348.765.397.845 | (27.500.775.668) | 321.327.834.736 | (26.385.447.352) |
| Short-term/ Long-term deposits, mortgages and collateral | 300.000.000 | - | 330.000.000 | - |
| Short-term/ Long-term financial investments | - | - | 2.888.000.000 | (393.200.000) |
| **Total** | **373.731.617.944** | **(27.500.775.668)** | **380.490.930.789** | **(26.778.647.352)** |

| Financial liabilities | Book value | |
|---|---|---|
| | Ending balance | Beginning balance |
| Trade payable and other payable | 8.921.944.057 | 30.380.188.332 |
| Accrued expenses | 630.610.763 | 772.011.587 |
| Short-term/ Long-term deposits, collateral received | 3.224.390.000 | 3.224.390.000 |
| Loans and debts | 147.455.558.758 | 157.631.774.950 |
| **Total** | **160.232.503.578** | **192.008.364.869** |

The Company has not determined the fair value of financial assets and financial liabilities as at the end of the period due to No. 210/2009/TT-BTC circular issued by the Ministry of Finance dated 06 November 2009 as well as the current regulations do not provide specific guidance on determining the fair value of financial assets and financial liabilities. Circular No. 210/2009/TT-BTC requirements applicable Financial Reporting Standards International presentation of financial statements and disclosures for financial instruments but not provide guidance for the equivalent assessment and recognition of financial instruments, including the application of fair value in line with the financial reporting Standards International.

**b) Guaranteed assets** *Unit: VND*

The remaining value of collateral mortgaged to other entities at the beginning and end of the period is as follows:

| | Ending balance | Beginning balance |
|---|---:|---:|
| Tangible fixed assets - Buildings | 4.916.911.502 | 5.254.189.697 |
| Intangible fixed assets - land use rights | 7.538.400.000 | 7.538.400.000 |
| IPs - Value of properties on land | 9.030.320.094 | 9.277.617.156 |
| Trade receivables | 348.487.175.740 | 320.199.872.597 |
| **Total** | **369.972.807.336** | **342.270.079.450** |

**c) Financial Risk Management**

Overview: The Company is exposed to the following types of financial risks from its use of financial instruments:
- Credit risk
- Liquidity risk
- Market risk

**c.1) Credit risk**

Credit risk is the risk that partners will not perform its obligations under the provisions of a financial instrument or contract leading to financial losses. The Company has credit risk from its business activities (primarily accounts receivable for customers) and from its own financial operations, including bank deposits and other financial instruments.

**Bank deposits**

Most bank deposits of the Company shall be deposited at the prestigious banks in Vietnam. The Company found that concentrations of credit risk for bank deposits are low.

**Account receivable**

The management of customer credit risk based on company policies, procedures and process control of the Company relating to the management of customers credit risk.

Customer receivables which are unpaid are regularly monitored. The analysis of the ability to be made redundant at the reporting date on the basis of each large customer.
Bad debts (if any) have been fully controlled and provisioned.

**c.2)** ***Liquidity risk***

Liquidity risk is the risk that Company has difficulty in complete the financial obligations due to lack of capital. Liquidity risk of the Company arises mainly due to mismatch in the maturities of financial assets and financial liabilities.

The Company manage liquidity risk through maintaining the ratio of cash and cash equivalents at the level that Board of Management thought its sufficient to provide financial support for the business of Company and to minimize impact of changing cash flows.

Information maturities of financial liabilities of the Company based on the value without discounting payments under the contract as follows:

*Unit: VND*

| | Under 01 year | Over 01 year | Total |
|---|---|---|---|
| **Ending balance** | **157.069.729.038** | **3.117.390.000** | **160.187.119.038** |
| Loans and debts | 147.455.558.758 | - | 147.455.558.758 |
| Trade payable | 8.747.559.517 | - | 8.747.559.517 |
| Other payable | 236.000.000 | 3.117.390.000 | 3.353.390.000 |
| Accrued expenses | 630.610.763 | - | 630.610.763 |
| **Beginning balance** | **170.355.964.869** | **3.117.390.000** | **173.473.354.869** |
| Loans and debts | 157.631.774.950 | - | 157.631.774.950 |
| Trade payable | 11.714.714.332 | - | 11.714.714.332 |
| Other payable | 237.464.000 | 3.117.390.000 | 3.354.854.000 |
| Accrued expenses | 772.011.587 | - | 772.011.587 |

The Company considers that the risk concentration for debt repayment is low. The Company has the ability to pay its due debts from cash flows from operating activities and proceeds from maturing

**c.3)** ***Market risk***

Market risk is the risk that fair value or future value of cash flows from financial instruments will fluctuate with changing of market prices. Market risk includes three types: foreign currency risk, interest rate risk and other price risk.

**Foreign currency risk**

Foreign currency risk is the risk that fair value or future cash flows of financial instruments will fluctuate with changes in the exchange rate.

The Company manages foreign currency risk by considering the current and expected market when planning for the future transaction in foreign currency. Company supervises the risk for financial assets and liabilities in foreign currencies.

**Interest rate risk**

Interest rate risk is the risk that fair value or future cash flows of a financial instrument will fluctuate due to changes of market interest rates. The risk of changes in market interest rates of the Company primarily related to short-term deposits and loans.

The Company manages interest rate risk by closely monitoring market conditions relevant, by that Company will determine the appropriate interest rate policy for risk limited purpose Company.

**Other price risk**

Other price risk is the risk that fair value or future cash flows of a financial instrument will fluctuate according to changes in external market prices of interest rate changes and exchange rate.

## 5. Comparative figures

The comparative figures are those presented in the Financial Statements for the financial year ended 31 December 2025 and the Interim Financial Statements for the six-month period ended 30 June 2025, which were audited and reviewed by NVA Auditing Company Limited.

These figures are reclassified in accordance with Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025, providing guidance on the accounting regime for enterprises, effective from 01 January 2026, as follows:

**STATEMENT OF FINANCIAL POSITION**

| Items | Code | Balance at 01/01/2026 | | |
|---|---|---|---|---|
| | | (As previously reported) | (As reclassified) | Difference |
| **C - LIABILITIES** | 300 | 200.529.992.878 | 200.529.992.878 | - |
| **I. Current liabilities** | 310 | 197.412.602.878 | 197.412.602.878 | - |
| 3. Dividends and profit payable | 313 | - | 18.535.010.000 | 18.535.010.000 |
| 7. Other short-term payables | 320 | 18.854.296.240 | 319.286.240 | (18.535.010.000) |

## 6. Information about going concern

During the period and up to now, there have been no financial events occurring that has significantly affected the ability the going concern of the Company, therefore the financial statements of the Company are prepared on the assumption of going concern basic.

*Ho Chi Minh City, Date: 13 August 2026*

| Prepared by/ Chief Accountant | General Director |
|---|---|
| Le Thi Nguyet Hang | Le Van Phai |

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