



No:114/BCTN-TGD

Ho Chi Minh City, April 14th, 2025

ANNUAL REPORT 2024

To:

- THE STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE
- SHAREHOLDERS

I. GENERAL INFORMATION

1. General information:

- Trading name: CÔNG TY CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ TRANG TRÍ NỘI THẤT TP. HỒ CHÍ MINH
- TÊN TIẾNG ANH: CONSTRUCTION MATERIAL AND INTERIOR DECORATION JOINT STOCK COMPANY
- Abbreviated name: CMID
- Business registration certificate No.: 0302495140 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on 31/12/2001 (15th registration for change, Date: 15/04/2022).
- Charter capital: 150,000,000,000 VND
- Owner's equity: 235,150,922,280 VND
- Address: 215 – 217 Tran Hung Dao – Co Giang Ward – District 1 – Ho Chi Minh City
- Telephone: (028) 38 367 969 – 38 368 531 – 38 368 406
- Fax: (028) 38 369 434
- E-mail: cmidvldx@gmail.com
- Website : <https://www.cmid.com.vn>
- Stock code: CMD registered for trading on the UPCoM Trading System in Hanoi Stock Exchange.

❖ Establishment and development process:

- Construction Material & Interior Decoration Joint Stock Company, formerly the construction materials division of the Construction Materials and Fuel Company. Due to the needs of economic development, according to Decision No. 135/TCCQ on 16/03/1976 of the People's Committee of Ho Chi Minh City, this division was separated and became an independent company also named Construction Materials and Interior Decoration Company, under the Department of Commerce of Ho Chi Minh City.

1976: The company is a State-owned enterprise, so the main source of capital is from the State budget. When it was first established, the company's initial capital was 840,189,320 VND. Of which, fixed capital was 138,360,720 VND, working capital was 701,828,600 VND. With the task of organizing the collection, processing, self-production, and centralized processing of goods sources to perform the role of wholesale, supplying goods to commercial units in districts and ensuring the construction needs of Ho Chi Minh City and some neighboring provinces.



1992: After a long period of effective business, the Company was allowed by the State to re-establish under Decree 388/HDBT of the Council of Ministers on 29/09/1992. In which the business capital is 4,513 million VND (State budget capital: 3,034 million VND, enterprise's self-supplemented capital: 1,479 million VND), fixed capital is 2,225 million VND, working capital is 2,288 million VND. With the business lines being construction materials and interior decoration.

1994: On 15/11/1994, the Company was supplemented with the function of repairing and interior decoration - producing construction materials, civil and industrial construction (on 01/01/1999, the Company removed this function due to the difficulty in applying VAT to settlement), producing construction materials. The company has focused on quickly investing in key construction materials to contribute to dominating the market.

1999: The Company's business capital reached 6,936 million VND. In which: fixed capital is 3,649 million VND (budget source: 1,118 million VND, self-supplemented source: 2,531 million VND), working capital is 3,287 million VND.

2002: According to Decision No. 1286/QĐ-TTg on 28/09/2002 of the Prime Minister, the Company has transformed from Construction Material & Interior Decoration Joint Stock Company (State-owned enterprise) to Construction Material & Interior Decoration Joint Stock Company (abbreviated as CMID). The charter capital is 20,000,000,000 VND. In which: The State contributed capital of 4,000,000,000 VND, accounting for 20%. The remaining 80% is shareholders' capital contribution.

After nearly 50 years of operation, the Company has continuously developed in terms of scale, capital assets, business lines, service quality, and competitiveness, from an initial amount of over VND 840 million in 1976, to VND 20 billion by the time of equitization in 2002, and VND 150 billion by the end of 2008.

2. Business lines and locations of the business:

- Business lines according to the Business Registration Certificate:

No.	Business lines	Business code
1	Wholesale of computers, peripherals and software Details: Trading in hardware, electronics, computers and components.	4651
2	Wholesale of other household goods Details: Trading in sports equipment and supplies (excluding trading in sports ammunition and rudimentary weapons).	4649
3	Construction of houses for habitation Details: Civil and industrial construction.	4101
4	Nursery education	8511
5	Production of primary forms of plastics and synthetic rubber Details: Processing raw rubber (not operating at the headquarters).	2013

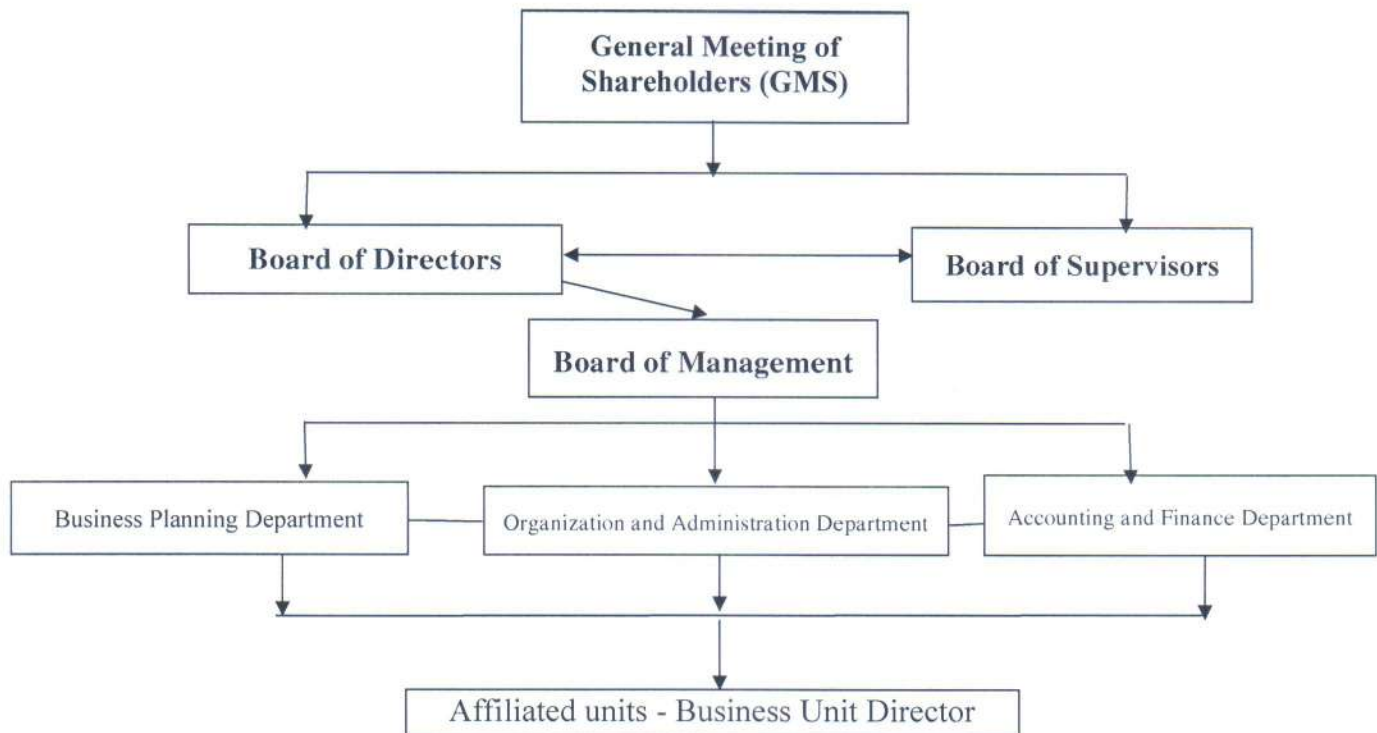
6	Cultivation of other perennial crops Details: Cultivating agricultural and forestry plants.	0129
7	Preschool education	8512
8	High school education	8523
9	Travel agency Details: Domestic and international travel business.	7911
10	Intermediate level training Details: Vocational training (not operating at the headquarters).	8532
11	Reservation services and related support services for the promotion and organization of tours Details: Transportation Services	7990
12	Other specialized wholesale not elsewhere classified Details: Trading in rubber latex.	4669
13	Quarrying of stone, sand, gravel and clay Details: Gravel exploitation. Clay exploitation.	0810
14	Other support Services activities related to transportation Details: Passenger transportation business under contract.	5229
15	Other telecommunications Operations Details: Agent for postal and telecommunications Services (excluding Internet access agents).	6190
16	Production of other products from wood; Production of products from bamboo, reed, straw, rush and plaiting materials Details: processing of wood (not processed at headquarters).	1629
17	Activities of sports clubs Details: swimming pool, tennis court.	9312
18	Extraction, treatment and supply of water Details: Exploitation of underground water, sand, stone (not exploited at the place of residence).	3600
19	Production of other non-metallic mineral products not elsewhere classified Details: Production of all kinds of building materials.	2399

20	Specialized design Operations Details: Repair and interior decoration.	7410
21	Site preparation Details: leveling of works.	4312
22	Wholesale of solid, liquid, gaseous fuels and related products Details: Trading in gasoline, oil, fuel (for gasoline, oil and gas, it only operates when a certificate of eligibility for business is granted according to the provisions of law), lubricant.	4661
23	Maintenance, repair of automobiles and other motor vehicles Details: Car wash Services.	4520
24	Real estate business, land use rights of the owner, user or lessee. Details: Housing business. Apartment for rent. Leasing warehouses, factories, offices. Invest in creating houses and construction works for sale, lease, and lease-purchase. Buying houses and construction works for sale, lease, and lease-purchase. Lease of houses and construction works for sublease. Investing in land improvement and investing in infrastructure works on leased land for leasing land with infrastructure. Receiving the transfer of land use rights, investing in infrastructure works for transfer, lease; lease land use rights with infrastructure for sublease.	6810
25	Short-term accommodation Services Details: Restaurant and hotel business (not doing business at the place of residence).	5510
26	Wholesale of other machinery, equipment and machine parts Details: Trading in machinery, equipment and spare parts for agricultural, forestry and fishery machinery.	4659
27	Wholesale of raw agricultural and forestry products (excluding wood, bamboo and bamboo) and live animals Details: Trading in agricultural products.	4620
28	Wholesale of food Details: Trading in seafood, food, food and food technology.	4632
29	Wholesale of other construction materials, equipment and installation Details: Trading in building materials, wood.	4663 - Main

- Location of business: Ho Chi Minh City area, some neighboring provinces such as Long An, Tien Giang, Tay Ninh, Dong Nai, Binh Duong, Binh Phuoc, Ba Ria - Vung Tau.

3. Information on the governance model, business organization, and management structure:

- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, and General Director.



- Management structure:
 - + The Board of Directors consists of 05 members: 01 Chairman who is a non-executive member, 01 Vice Chairman, and 03 members.
 - + The Board of Supervisors consists of 03 members: 01 Head of the board and 02 members
 - + The Board of Management: 01 General Director and 02 Deputy General Directors
 - + Functional Departments:
 - Organization and Administration Department: 10 people
 - Accounting and Finance Department: 05 people
 - Business Planning Department: 11 people
 - Affiliated units: 26 people
- Company's subsidiaries, associated companies: none

4. Development orientations:

- a. The company's main objectives:
 - Building and developing the Company towards specializing in cement products and office leasing services, focusing on key products with large output demands and high

discounts and promotions to increase competitiveness in the market, contributing to building a strong and sustainable CMID brand.

b. Development strategies in medium and long term:

- Maintaining the existing business network and gradually developing new markets and customers in Ho Chi Minh City and neighboring provinces, with appropriate policies for each customer to increase competitiveness.

c. Corporate objectives with regard to Corporate environment, society and community Sustainability

- Accompanying partners who are cement manufacturers to supply environmentally friendly cement product lines, contributing to minimizing environmental impacts.

5. **Risks:**

- Macro risks: The impact of the Russia-Ukraine war leading to political and economic instability worldwide in general; in addition, the trade war between the US and China and tensions on the Israel-Palestine border have not ended. These risks are factors that increase inflation in raw material prices, production costs, and related supply activities of businesses in Vietnam. The government's economic management policies have not promptly removed the difficulties of the real estate and construction industries, leading to a slow market recovery and lack of liquidity, affecting the demand for construction materials.

- Micro risks: The cement manufacturing industry faces the problem of increased production costs and excess supply, while low market demand leads to fierce competition among manufacturers in all segments. Sales policies mainly focus on price competition, causing difficulties for distributors. In addition, the supply of natural materials such as stone and construction sand is severely lacking, and steel prices are continuously increasing... these are risks that directly affect the consumption volume of the enterprise.

- Financial risks:

- o Credit risk: is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including bank deposits and other financial instruments.
- o Liquidity risk: is the risk that the Company will encounter difficulty in meeting obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's liquidity risk arises primarily from mismatches in the maturities of financial assets and liabilities. The Company monitors its liquidity risk by maintaining a level of cash and cash equivalents deemed adequate by the Board of Management to finance the Company's operations and mitigate the effects of fluctuations in cash flows.

II. **OPERATING PERFORMANCE IN 2024**

1. ***Situation of affecting the production and business operations:***

- Total revenue and income: 771,459,885,921 VND, reaching 72.7% of the plan.
- Total output of all types of cement: 561,359 tons, reaching 78.18% of the plan.
- 2024 is a particularly difficult year for the entire cement industry, with cement plants failing to achieve expected profits. Some plants had to close production facilities and

shipping points to cut costs, while others had to process cheap cement to maintain production and boost consumption. The cement consumption market in 2024 decreased by an average of about 15-20% compared to 2023. Amidst many remaining difficulties, CMID company's total consumption output in 2024 decreased by 13.97% compared to 2023, and paid a cash dividend of 28%.

2. Organization and human resource:

* List of the Board of Management:

- Mr. Le Van Phai: General Director
- Mr. Thai Thanh Son: Deputy General Directors (resigned since 01/07/2024)
- Mr. Huynh Ngoc Khanh: Deputy General Directors
- Ms. Pham Thi Bac Giang: Chief Accountant

* Curriculum vitae of the Board of Management:

- General Director: **Mr. Le Van Phai**
- Year of birth: 1957
- Hometown: Can Duoc - Long An
- Ethnicity: Kinh
- Nationality: Vietnamese
- ID card number: 080057000108, issued on 23/08/2016 at the Police Department
- Current position: Deputy Chairman of the Board of Directors - General Director
- Permanent address: No. 7 Tan Hoa Dong - Ward 13 - District 6 - Ho Chi Minh City
- Owns 3,094,687 shares, accounting for 20.63%/chartered capital

- Deputy General Directors: **Mr. Thai Thanh Son**
- Year of birth: 1970
- Hometown: Ho Chi Minh City
- Ethnicity: Kinh
- Nationality: Vietnamese
- ID card number: 079070030133, issued on 30/08/2021 at the Police Department
- Current position: Member of the Board of Directors - Deputy General Director
- Permanent address: No. 41, Street 29, Phuoc Kien Nha Be Residential Area - Ho Chi Minh City
- Owns 0 shares, accounting for 0.0%/chartered capital
- Mr. Thai Thanh Son has resigned from the Board of Directors' members and no longer holds the Position of Deputy General Directors from 01/07/2024.

- Deputy General Directors: **Mr. Huynh Ngoc Khanh**
- Year of birth: 1985
- Hometown: Can Duoc - Long An
- Ethnicity: Kinh
- Nationality: Vietnamese
- ID card number: 079085026299, issued on 10/05/2021 at the Police Department
- Current Position: Board of Directors' members - Deputy General Director
- Permanent Address: No. 144-146 Dang Nguyen Can, Ward 13, District 6 - Ho Chi Minh City
- Owning 668,080 Shares, accounting for 4.45%/chartered capital

- Chief Accountant: **Ms. Pham Thi Bac Giang**
- Year of birth: 1964
- Hometown: Go Cong – Tien Giang
- Ethnicity: Kinh
- Nationality: Vietnamese
- ID card number: 079164013887, issued on 22/10/2024 at the Police Department
- Current Position: Chief Accountant
- Permanent Address: No. 52 Ton That Thuyet, Ward 3, District 4 – Ho Chi Minh City
- Owning 100,648 Shares, accounting for 0.67%/chartered capital

a) Total number of staff: 54 people

- Employees in the company all have labor contracts in accordance with the Labor Law and are entitled to all benefits in accordance with current regulations of the labor law. The company implements the regime on salary, social insurance, health insurance, unemployment insurance for employees fully. Working 44 hours/week, 8 hours/day.

- Stable labor due to the specific requirements of the job. For direct or indirect labor, the company always creates conditions for direct training suitable to the professional requirements of the job.

3. Investment situation and project implementation situation:

a) There have been no new investments in 2024, mainly renovation and repair to ensure safety and in accordance with fire protection regulations. The company continues to contact functional agencies to buy or lease a number of premises for long-term business investment such as:

- Premises No. 528 Nguyen Thi Minh Khai, District 3, Ho Chi Minh City.
- Premises No. 178 Ly Thuong Kiet, Tan Binh District, Ho Chi Minh City.
- Premises No. 400 Le Van Tho, Go Vap District, Ho Chi Minh City.
- Premises No. 97/5 Tan Phuoc, Ward 8, Tan Binh District, Ho Chi Minh City.
- Premises No. 19 Dong Son, Ward 7, Tan Binh District, Ho Chi Minh City.

b) Company's subsidiaries, affiliated companies: None

4. Financial situation

a) Financial situation

Basic Indicators	Year 2023	Year 2024	% increase decrease
- Total asset value	376,067,982,571	342,433,397,788	-8.94%
- Net revenue	959,746,996,343	771,459,885,921	-19.62%
- Other profits	-1,022,620,380	-84,888,868	91.70%
- Profit before tax	41,702,126,692	37,565,401,011	-9.92%
- Profit after tax	33,094,491,923	29,986,425,816	-9.39%
- Basic earnings per share	2,831	2,592	-8.44%

- Other figures: None

b) Major financial indicators:

Financial Indicators	Year 2023	Year 2024	Disparity
1. Solvency ratio			
* Current ratio = Short term Asset/Short term debt	2.31	2.98	0.67
* Quick ratio = (Short term Asset - Inventories)/ Short term Debt	2.30	2.96	0.66
2. Capital structure ratio			
* Debt/Total assets ratio	0.37	0.31	- 0.06
* Debt/Owner's Equity ratio	0.58	0.29	- 0.29
3. Operation capability ratio			
* Inventory turnover = Cost of Goods Sold/Average Inventory	789.97	375.07	- 414.90
* Total asset turnover = Net Revenue/Average Total Assets.	2.67	2.15	- 0.52
4. Profitability Indicators:			
* Profit after tax/Net revenue ratio	3.45%	3.89%	0.44%
* Profit after tax/Total capital ratio	13.86%	12.68%	- 1.18%
* Profit after tax/Total assets ratio	9.21%	8.35%	0.86%
* Profit from business activities/Net revenue ratio	4.45%	4.88%	0.43%

5. Shareholders structure, changes in owner's investment capital:

a) Shares:

- Total number of Shares: 15,000,000 shares
- Total number of outstanding shares: 11,220,000 shares
- Of which freely transferable shares: 11,220,000 shares

b) Shareholders structure: Total number of Shareholders: 475 Shareholders

Of which :

- Major shareholders: 02 Shareholders (over 5% of total shares)
- Minor shareholders: 473 Shareholders
- Individual Shareholders: 473 Shareholders
- Institutional Shareholders: 02 Shareholders
- Domestic Shareholders: 471 Shareholders
- Foreign Shareholders: 04 Shareholders
- Foreign shareholder's maximum percentages: 0%
- c) Status of changes in owner's investment capital: No change.
- d) Treasury share transactions: There were no transactions in 2024.
- e) Other securities: None

6. Environment-Social-Governance (ESG) Report of the Company:

6.1. Impact on the environment: The company mainly operates in commercial business and does not directly manufacture, so the total direct and indirect emissions are mainly from activities in the company's offices, which are negligible.

- a. Measures and initiatives to reduce GHG emission: None

- 6.2. Management of raw materials: The company mainly operates in the field of trading and distributing cement in the form of direct sales from the warehouse of the manufacturing plant, so it does not use raw materials that impact on the environment.
- 6.3. Direct energy consumption from electricity for daily life and fuel used for travel to serve business operations.
- 6.4. Water consumption: mainly using tap water for personal use
- 6.5. Compliance with the law on environmental protection: the company always complies with environmental protection regulations, so the company is not penalized for environmental issues.
- 6.6. Policies related to employees: At the end of 2024, the total number of employees in the company is 54 people, the labor force is always stable with few new employees. Including 12 managers and 42 direct workers. The company implements the labor regime according to the Labor Law and other regulations of the law. The total salary fund is built on the unit price of salary assigned by the Board of Directors. The distribution of salaries is carried out publicly and democratically to ensure reasonableness between job titles. In 2024, the average income of employees reached **VND 18.63 million/month**. The company fully implements social insurance regimes, trade union fees, health insurance... and other regimes as prescribed for employees. Annually, the Company organizes health check-ups for employees once a year with a general and in-depth examination package. In coordination with the trade union, the company always cares about its employees. In addition, the Board of Management always has a bonus regime on the occasion of holidays and New Year such as the Gregorian calendar New Year, Lunar New Year; April 30 - May 1; September 2; annually organizes a sightseeing vacation for employees once.
- 6.7. Report on responsibility to the local community: The company accompanies the local government where the company is headquartered to participate in contributing to support lonely elderly people and families in difficult circumstances after the Covid epidemic.
- 6.8. Report on green capital market activities according to the instructions of the State Securities Commission: The company is a commercial service enterprise with relatively stable capital and still has treasury shares. The company is implementing green finance and gradually participating in green shares.

III. REPORT ON ASSESSMENT OF BOARD OF MANAGEMENT

1. Assessment of operating results:

On business operations

- 1.1. Total revenue reached 72.7% compared to the plan.
- 1.2. The actual output reached approximately 78.2% compared to the plan.
- 1.3. Total profit after tax reached 94.3% compared to the plan.
- 1.4. Basic earnings per share reached 95.3% compared to the plan.
- 1.5. The company disbursed a total of 28% for the 2024 dividend advance.

The Board of Management has proposed policies and proactive measures in directing and managing business operations to adapt to the current competitive market. These include focusing on developing a synchronized sales network for both industrial and civil sectors through public investment projects, mixing stations, distribution hubs, construction material stores, and formulating sales price policies suitable for each customer segment to ensure the consumption volume of each type of cement according to the planned schedule, contributing

to increased revenue and profit. The reason for not completing the 2024 business plan is due to a sharp decline in overall market demand, with supply exceeding demand, leading to intense competition among factories and distributors to sell output, which has caused many difficulties for the company in implementing the production plan.

Progress the company has achieved: the company has actively implemented and signed contracts to supply a portion of cement to key national projects such as: the Ring Road 3 section through Ho Chi Minh City – Long An – Binh Duong, the Can Tho – Hau Giang – Soc Trang – Ca Mau highway, Phan Thiet airport, Long Thanh airport... In addition, the company continues to expand its market and increase customers in the Long An, Tay Ninh areas, and other projects in the Western.

2. Financial situation:

2.1. As of 31/12/2024, the company's Charter capital structure is as follows:

Charter capital: VND 150 billion, equivalent to 15,000,000 shares, of which:

- ☐ Treasury shares: 3,780,000 shares, accounting for 25.2% of the Charter capital.
- ☐ Shareholders' equity: 11,220,000 shares, accounting for 74.8% of the Charter capital.

2.2. *Financial investments: Invested in 151,200 shares of Ha Tien 1 cement, worth VND 2 billion 888 million. In 2024, Ha Tien cement company did not distribute dividends.*

2.3. The Company's total assets as of 31/12/2024 are: VND 342,433,397,788

Including:

- ☐ Debt payable: VND 107,282,475,508
 - Short term debt: VND 104,140,085,508
 - Long term debt: VND 3,142,390,000
- ☐ Owner's equity: VND 235,150,922,280
 - Owners' investment capital: VND 150,000,000,000
 - Treasury shares: (VND 55,823,611,800)
 - Share surplus: VND 42,088,848,102
 - Development investment fund: VND 24,907,742,820
 - Undistributed profit: VND 73,977,943,158

2.4. The Company's Financial situation in 2024 is relatively stable and fully meets payment obligations on time to related parties. However, the total assets in 2024 decreased by 8.9% compared to 2023, mainly because the company reduced the use of short term debt due to a decrease in consumption volume in 2024 compared to 2023. Although the overdue debt situation of some customers has been provisioned for as prescribed, affecting the overall efficiency, the company still actively implements debt recovery measures and controls capital turnover to ensure capital safety and increase the efficiency of capital use in the business process.

2.5. In 2024, the State Bank's monetary policies to regulate exchange rates and interest rates did not significantly affect the company's business operations because the company mainly makes payments and transactions in Vietnamese Dong. The policy of supporting interest rate stabilization for businesses also created favorable conditions in the company's business operations in 2024.

2.6. The Board of Management regularly enhances financial management to ensure safety, internal control is valued, promptly handles arising issues, and minimizes risks in handling debt recovery, limiting customers from occupying business capital.

- 2.7. Annually, an auditing firm is hired to inspect the financial statement data for information disclosure as per the regulations of the Enterprise Law, the State Securities Commission, and the company's charter.

3. Improvements in organizational structure and management policies:

- Functional departments and affiliated units have performed well within their functional scope, while also coordinating with each other in implementing the company's common goals and strategies, as well as effectively organizing the implementation of resolutions and decisions of the General Meeting of Shareholders and the Board of Directors in the company's business operations.
- Reorganizing the organizational structure - personnel towards streamlining, efficiency, and suitability with the company's operational scale.

4. Development plans in the future:

- Building and developing the company towards specializing in the cement industry, maximizing the advantages of financial resources to develop a distribution system, creating a solid foundation for developing the CMID brand.
- Actively seeking partners to further expand the cement consumption market, striving to increase the growth rate of revenue and output of cement products.
- Focusing on implementing investment projects, repairing, and upgrading facilities to put them into effective operation.

5. Explanation of The Board of Management regarding the audit opinion: None

6. Assessment report related to environmental and social responsibilities of the company.

- a. Assessment related to environmental indicators (water consumption, energy, emissions, etc.)
 - The Board of Management promotes and supports the policy of saving energy sources such as electricity, clean water, and protecting the environment, reducing emissions. Encouraging all officials - employees to implement the above policy at work and in the community.
- b. Assessment related to labor issues
 - The Board of Management always creates favorable conditions for employees not only in terms of material facilities in each unit but also pays attention to improving the income and life of each official - employee. Promoting a spirit of learning to meet increasingly high professional requirements in work. Fully implementing regimes and policies for employees in accordance with the law.
- c. Assessment related to Corporate responsibility for the local community
 - The company always cares and provides timely support for local policy programs to solve common problems of the community and society such as: sponsoring orphans after the Covid pandemic, annually supporting families of war invalids and martyrs, scholarship programs for children in difficult circumstances. Contributing to spreading the spirit of community to create a fair, civilized, and compassionate society.

IV. REPORT OF THE BOARD OF DIRECTORS ON THE COMPANY'S OPERATIONS

1. Assessment of the company's operations:

- The results of the targets for revenue and output of cement products did not reach due to the impact of economic recession and the frozen real estate market, but the Board of Directors always strives to ensure the stability of the company's business efficiency and implements many positive measures to promote growth.
- Closely coordinate and cooperate with cement companies to stabilize prices, discount policies, and promotions to increase competitiveness in the market. Simultaneously, implement flexible pricing policies for customers in different regions and areas to increase the supply of goods.
- Maintain good relationships with credit institutions and manufacturers to secure capital for business operations, focusing capital on high-volume, high-discount, and high-promotion items to increase profits for the unit.
- Revise the credit limit and payment terms for each customer, concrete mixing station, and construction material store to limit customers from occupying capital and use business capital more effectively.
- The company orients to distribute green and environmentally friendly cement products, promoting the consumption of product lines that meet green standard quality. Annually, the company still participates in activities to support families in need, sponsors orphans after the Covid pandemic, and other charitable activities at the call of organizations and local authorities.

2. Assessment of the activities of the Company's Board of Management:

- The Board of Management has organized the good implementation of the resolutions of the General Meeting of Shareholders, the Board of Directors on the implementation of the annual production and business plan, the short-term and long-term development plans of the Company, and the annual financial statements.
- Faced with difficulties in business operations, the Board of Management has proposed many solutions to well implement the resolutions of the General Meeting of Shareholders, the Board of Directors such as: consumption market, business capital, investment capital, operating the organizational structure,... in order to achieve the highest efficiency.
- The solidarity and unity within the Board of Management regarding all activities, management and operation of the Company with the common goal for the benefit of the enterprise, shareholders and employees.
- Comply well with regulations on information disclosure for public companies.
- Periodically hire an auditing company to check the finalization data before submitting it to the General Meeting of Shareholders in accordance with the Company's Charter and the Enterprise Law.

3. Plans and orientations of the Board of Directors:

- Always accompany and closely associate with cement manufacturing plant partners to ensure that preferential discounts and sales policies are always achieved in order to increase advantages and optimize efficiency in the business strategy.
- Select cement products with competitive advantages and high efficiency to build appropriate mechanisms and policies to encourage customers to consume products and promote the CMID brand.
- Use and manage the Company's capital source in a tight manner, ensuring the efficient use of capital sources and limiting capital occupation. Strengthen the inspection and

supervision of debts and the use of loan capital in the Company's business and investment activities.

- Develop and implement a human resource development program to meet the requirements of expanding the Company's production, business and investment activities.

V. ON CORPORATE GOVERNANCE

1. Board of Directors:

a) Members and structure of the Board of Directors:

- Mr. Truong Minh Tuyen - Chairman of the Board of Directors - owns voting shares: 20,375 shares, accounting for 0.14% / total number of shares. Non-executive member.
- Mr. Le Van Phai - Vice Chairman of the Board of Directors, General Director - owns voting shares: 3,094,687 shares, accounting for 20.63% / total number of shares.
- Mr. Thai Thanh Son – Board of Directors' members, Deputy General Director - owns voting shares: 0 shares, accounting for 0%. He submitted his resignation from the Board of Directors' members and requested to leave the position of Deputy General Director from 01/07/2024.
- Mr. Huynh Ngoc Khanh – Board of Directors' members, Deputy General Director - owns voting shares: 668,080 shares, accounting for 4.45%/ total shares
- Ms. Le Kim Trinh - Non-executive Board of Directors' members, owns voting shares: 233,750 shares, accounting for 1.56%/ total shares

b) Sub-committees of the Board of Directors: None

c) Activities of the Board of Directors

- In 2024, the Board of Directors held 14 Board of Directors' meetings.

❖ *Content of the meetings:*

No. of Minutes	Date of meeting	Content of meeting
01/BB-HDQT	03/01/2024	Summarizing and evaluating the business results of 2023
02/BB-HDQT	02/03/2024	Preparing for the organization of the 2024 Annual General Meeting of Shareholders (AGM)
03/BB-HDQT	28/03/2024	Adjusting the organization date of the 2024 AGM
04/BB-HDQT	23/04/2024	Evaluating the business situation of Quarter 1 of 2024
05/BB-HDQT	16/05/2024	Reviewing the preparation for the final organization of the AGM
06/BB-HDQT	11/06/2024	Receiving resignation letters from BOD members and implementing the first dividend advance of 2024
07/BB-HDQT	22/06/2024	Selecting an independent auditing firm, Nhan Tam Viet Auditing Company Limited
08/BB-HDQT	05/07/2024	Reassessing assets and making provisions at 30/06/2024 and approving the Company's salary unit price for 2024
09/BB-HDQT	30/09/2024	Opening the company's transaction account at Vietcombank Bank

No. of Minutes	Date of meeting	Content of meeting
10/BB-HDQT	08/10/2024	Borrowing capital and using assets as collateral at Bank for Investment and Development of Vietnam BIDV - Ho Chi Minh City Branch
11/BB-HDQT	12/11/2024	Removing the BOD Secretary and appointing the Head of Corporate Governance
12/BB-HDQT	09/12/2024	Implementing the second dividend advance of 2024
13/BB-HDQT	28/12/2024	Issuing the regulation on information disclosure and Announcement of foreign ownership ratio of 0%
14/BB-HDQT	31/12/2024	Approving the signing of a contract with Hung Thanh Construction-Service-Trading Co., Ltd.

- *Results of the meeting: Each Board of Directors' members participated in contributing opinions and there was a high consensus in the management and orientation of the company's Operations.*

- d) Operating activities of independent Board of Directors' members: The company does not have independent Board of Directors' members and sub-committees of the Board of Directors.
- e) List of Board of Directors' members with corporate governance training certificates. List of Board of Directors' members participating in corporate governance programs in 2024.
- The company appointed Mr. Nguyen The Vinh to take the position of Head of Corporate Governance from 22/11/2024. The company continues to support Mr. Nguyen The Vinh to complete corporate governance training certificates in the near future.
 - Seminar on Improving efficiency in corporate governance of public companies through internal regulations. FPT Securites in coordination with Ho Chi Minh City Stock Exchange (HOSE) organized in Ho Chi Minh City on 13/09/2024.
 - Workshop on Training on information disclosure obligations and guidance on corporate governance in the stock market. Hanoi Stock Exchange (HNX) organized in Ho Chi Minh City on 27/09/2024.

2. Board of Supervisors:

a) Members and structure of the Board of Supervisors:

❖ *Head of the Board:*

- Full name: Vu Phi Bang
- Gender : Female
- Shares owned : 1,000 CP
- Ms. Vu Phi Bang submitted her resignation and was dismissed by the GMS from 18/05/2024. In the 2024 Annual GMS, Mr. Nguyen Van Chau was additionally elected as a Member of the Board of Supervisors and in the Board of Supervisors meeting, the members also elected Mr. Nguyen Van Chau as the Head of the Board of Supervisors for the remaining term of 2022-2026. Information of the current Head of the Board of Supervisors is as follows:
- Name : Nguyen Van Chau

- Gender : Male
- Shares owned : 0 CP
- ❖ *Member :*
- Full name: Vo Thi Anh Loan
- Gender : Female
- Shares owned : 16,368 CP
- ❖ *Member :*
- Name : Chau Thuy My
- Gender : Female
- Shares owned : 30,000 CP

b) *Operations of the Board of Supervisors:*

No. of Minutes	Date of meeting	Content of meeting
01/BB-BKS	28/02/2024	Summarizing and evaluating the activities of the BOD and the Executive Board in 2023
02/BB-BKS	05/04/2024	Review and evaluate the documents of the 2024 General Meeting of Shareholders
03/BB-BKS	18/05/2024	Electing the Head of the Board of Supervisors for the term 2022-2026
04/BB-BKS	30/05/2024	Summarize and evaluate the performance of the Board of Directors and the Executive Board in the first 5 months of 2024
05/BB-BKS	16/05/2024	Summarize and evaluate the performance of the Board of Directors and the Executive Board in the last 6 months of 2024

- In 2024, the Board of Supervisors held 05 meetings, based on its functions and tasks, periodically every 6 months to check the reasonableness, legality, and truthfulness in the management, administration of business Operations, in the organization of accounting work and preparation of financial statements of the company to ensure the legitimate interests of shareholders.

3. Transactions, remunerations and benefits of the Board of Directors' members, Board of Supervisors and Board of Management:

a) Bonuses and remuneration for 2024 received:

☐ Member of the Board of Directors

Unit: VND

No.	Name	Position	Remuneration and bonuses for Board of Directors' members	Note
1	Truong Minh Tuyen	Chairman of the Board of Directors	134,689,000	
2	Le Van Phai	Vice Chairman of the Board of Directors	107,755,000	
3	Thai Thanh Son	Board of Directors' members	89,795,000	

No.	Name	Position	Remuneration and bonuses for Board of Directors' members	Note
4	Huynh Ngoc Khanh	Board of Directors' members	89,795,000	
5	Le Kim Trinh	Board of Directors' members	89,795,000	
Total			511,829,677	

☐ Member of the Board of Supervisors

No.	Name	Position	Remuneration, salary, and bonuses for BKS	Note
1	Vu Phi Bang	Head of the Board of Supervisors	15,241,000	Until 18/05/2024
2	Nguyen Van Chau	Head of the Board of Supervisors	334,526,000	From 18/05/2024
3	Vo Thi Anh Loan	Member of the Board of Supervisors	173,098,076	
4	Chau Thuy My	Member of the Board of Supervisors	468,024,500	
Total			990,889,576	

☐ General Director Board and Chief Accountant

No.	Name	Position	Remuneration, salary, bonus, other benefits	Note
1	Le Van Phai	General Director	1,073,280,000	
2	Thai Thanh Son	Deputy General Director	326,040,000	Resigned from 01/07/2024
3	Huynh Ngoc Khanh	Deputy General Director	787,188,000	
4	Pham Thi Bac Giang	Chief Accountant	655,280,000	
Total			2,841,788,000	

b) Stock Transactions of insider shareholders.

N o.	Transaction executor	Relationship with internal	Number of shares owned at the beginning of the period	Number of shares owned at the end of the period	Reasons for increase/decrease (buy/sell, transfer, bonus, etc.)

			Number of shares	Perce ntage	Number of shares	Perce ntage	
1	Thai Thanh Son	Board of Directors' members, Deputy General Director	33,400	0.3%	0	0.0%	Sold shares
2	Nguyen The Vinh	In charge of corporate governance, Assistant to General Director	230,821	2.1%	218,721	2.0%	Sold shares

c) Contracts or transactions with internal shareholders

- Signing a sales contract between CMID company and Kien Thanh Construction-Services-Trading Co., Ltd. according to Resolution No. 54/NQ-HDQT dated 18/12/2023. The total transaction value in 2024 is 4,880,329,327 VND.

d) Evaluation of the implementation of regulations on corporate governance

- The Company fully complies with regulations on corporate governance in accordance with general provisions of law and the Company's Charter. The Board of Directors also proposes measures to ensure honesty, transparency and limit issues affecting the common interests of the company and shareholders.

VI. FINANCIAL STATEMENTS:

1. Auditor's opinions

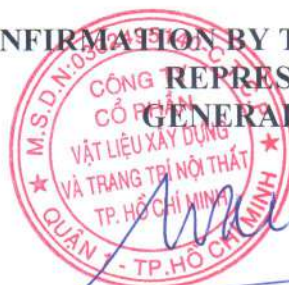
In our opinion, the financial statements have fairly and reasonably reflected, in all material respects, the financial situation of Construction Material & Interior Decoration Joint Stock Company as of 31/12/2024, as well as the results of business operations and cash flows for the financial year ended on the same date, in accordance with accounting standards, the Vietnamese enterprise accounting system and relevant legal regulations regarding the preparation and presentation of financial statements.

2. Audited financial statements

Nhan Tam Viet Auditing Company Limited has audited the financial statements for the financial year ended 31/12/2024 of Construction Material & Interior Decoration Joint Stock Company and fully approved the opinions. The full text of the 2024 audit report is attached to the company's 2024 annual report.

(Attached Audited financial statements for 2024)

**CONFIRMATION BY THE COMPANY'S LEGAL
REPRESENTATIVE
GENERAL DIRECTOR**



Lê Văn Phải

According to the form in Appendix IV issued with Circular 96/2020/TT-BTC

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

**For the fiscal year ended 31 December 2024 audited by
NHAN TAM VIET AUDITING COMPANY LIMITED**



Contents	Pages
REPORT OF THE BOARD OF MANAGEMENT	02 - 03
INDEPENDENT AUDITORS' REPORT	04 - 05
AUDITED FINANCIAL STATEMENTS	06 - 35
<i>Balance sheet</i>	<i>06 - 07</i>
<i>Income Statement</i>	<i>08</i>
<i>Cash Flows statement</i>	<i>09 - 10</i>
<i>Notes to the Financial Statements</i>	<i>11 - 35</i>

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Construction Material & Interior Decoration Joint Stock Company (the "Company") presents its report and the Company's financial statements for the year ended at 31 December 2024.

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/QĐ-TTĐ 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 15th time. The latest change in Business Registration Certificate is No. 15 dated April 15, 2022 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 is located at No. 215-217 Tran Hung Dao Street, Co Giang Ward, District 01, Ho Chi Minh City.

Financial position and business results

The financial position from 31 December 2024, the income statement and the cash flows for the fiscal year then ended of the Company have been expressed in the financial statements attached to this report (from page 06 to page 35).

Subsequent events

The Board of Management of the Company hereby ensures that there have been no events from 31 December 2024 to the date of this report which have not been considered to make adjustments on the figures or the disclosures in the financial statements.

Board of Directors and Executive Board, Management

The member of the Board of Directors, the Board of Management and the Board of Supervisors during the period and as at the date of this report are:

The Board of Directors

Mr. Truong Minh Tuyen	Chairman
Mr. Le Van Phai	Vice Chairman
Mr. Thai Thanh Son	Member
Mr. Huynh Ngoc Khanh	Member
Ms. Le Kim Trinh	Member

The Board of Management

Mr. Le Van Phai	General Director	
Mr. Thai Thanh Son	Vice General Director	resigned on 01/07/2024
Mr. Huynh Ngoc Khanh	Vice General Director	

The Board of Supervisors

Mr. Nguyen Van Chau	Head of the board	appointed on 18/05/2024
Ms. Vu Phi Bang	Head of the board	resigned on 18/05/2024
Ms. Vo Thi Anh Loan	Member	
Ms. Chau Thuy My	Member	

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY
REPORT OF THE BOARD OF MANAGEMENT (Continued)

Auditor

Nhan Tam Viet Auditing Company Limited has performed the audit on the financial statements for the fiscal year ended 31 December 2024.

Statement of the Board of Management responsibility in respect of the financial Statements

The Board of Management of the Company is responsible for the preparation of the financial statements to give a true and fair view on the financial position, the business results and the cash flows of the Company in each fiscal year. In order to prepare these financial statements, the Board of Management must:

- Establish and implement an effective internal control system to minimize the risk of material misstatement due to fraud or error in the preparation and presentation of the financial statements.
- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Announce the accounting standards to be followed for the material issues to be disclosed and explained in the financial statements;
- Prepare and present the financial statements in accordance with Vietnamese Accounting Standards, Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of the financial statements.
- Prepare the financial statements of the Company on the basis of the going-concern assumption.

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 irregularities.

The Board of Management of the Company has committed that the financial statements give a true and fair view of the Company's financial position as at 31 December 2024, as well as the results of its operations and cash flows for for the year then ended, in accordance with Vietnamese accounting standards, accounting regime for enterprises, and compliance with relevant legal regulations on the preparation and presentation of financial statements.

Other commitments

The Board of Management commit to follow Degree No. 155/2020/NĐ-CP issued on 31/12/2020 guide to corporate management use for public companies and disclosure duty unviolated companies according to Circular No 96/2020/TT-BTC issued on November 16, 2020 of the Ministry of Finance to guide for information disclosure on the stock market.

Ho Chi Minh City, dated March 22, 2025

On behalf of the Board of Management



Le Van Phai
General Director

No: 2606.01.02/2024/BCTC-NTV2

INDEPENDENT AUDITOR'S REPORT

on the financial statements for the year 2024

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

We have audited the financial statements of Construction Material & Interior Decoration Joint Stock Company on March 22, 2025 from page 06 to 35 including the balance sheet as at 31 December 2024, the Income statement, the Cash flow statement and the Notes to the Financial statements for the fiscal year then ended.

The Board of Management's responsibilities

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

Auditor's responsibilities

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit in order to obtain reasonable assurance as to whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including an assessment of the risks of material misstatement of the financial statements, whether due to fraud or an error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting estimates made by management, as well as evaluating the overall presentation of these financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provides a reasonable basis for our audit opinion.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Auditor's opinion

In our opinion, the accompanying financial statements give a true and fair view of, in all material respects, of the financial position of Construction Material & Interior Decoration Joint Stock Company as at 31 December 2024, and of the results of its operations and its cash flow for the year then ended in accordance with the Vietnamese Accounting Standards and system and comply with relevant statutory requirements.

Other Matters

The financial statements of Construction Material & Interior Decoration Joint Stock Company for the fiscal year ended 31 December 2023 were audited by another auditor and audit firm. The auditor expressed an unqualified opinion on these financial statements on 26 March 2024.

Ha Noi, dated March 24th, 2025

NHAN TAM VIET AUDITING COMPANY LIMITED

Vice General Director



Nguyễn Thị Hanh

Registered Auditor No: 1690-2023-124-1

Auditor

Le My Trang

Registered Auditor No: 3764-2021-124-1

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

BALANCE SHEET

As at 31 December, 2024

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A . CURRENT ASSETS	100		310,440,147,048	311,509,932,662
I. Cash and cash equivalents	110	V.01	31,617,865,202	22,682,367,949
1. Cash	111		31,617,865,202	22,682,367,949
2. Cash equivalents	112		-	-
II. Short-term investments	120		-	-
III. Short-term accounts receivable	130		276,886,022,792	287,095,864,251
1. Short-term trade receivables	131	V.03	279,385,131,709	293,446,025,287
2. Short-term advances to suppliers	132	V.04	22,194,609,537	15,251,970,081
3. Other short-term receivables	136	V.06a	1,226,431,488	1,816,981,486
4. Provisions for short-term bad debts	137	V.07	(25,920,149,942)	(23,419,112,603)
IV. Inventory	140	V.08	1,917,521,599	1,726,855,487
1. Inventory	141		1,917,521,599	1,726,855,487
2. Provision for devaluation of inventory	149		-	-
V. Other current assets	150		18,737,455	4,844,975
1. Short-term prepaid expenses	151		12,511,358	4,844,975
2. VAT deductibles	152		-	-
3. Taxes and other receivables from State	153	V.15b	6,226,097	-
B. NON- CURRENT ASSETS	200		31,993,250,740	64,558,049,909
I. Long-term receivables	210		580,000,000	30,714,000,000
1. Long-term lending	215	V.05	280,000,000	30,384,000,000
2. Other long-term receivables	216	V.06b	300,000,000	330,000,000
II. Fixed assets	220		16,615,771,551	18,149,855,011
1. Tangible fixed assets	221	V.10	9,077,371,551	10,611,455,011
- Cost	222		24,396,073,922	24,396,073,922
- Accumulated depreciation	223		(15,318,702,371)	(13,784,618,911)
2. Intangible fixed assets	227	V.11	7,538,400,000	7,538,400,000
- Cost	228		7,538,400,000	7,538,400,000
- Accumulated depreciation	229		-	-
III. Investment properties	230	V.12	9,789,018,288	10,292,381,286
- Cost	231		14,182,634,200	14,182,634,200
- Accumulated depreciation	232		(4,393,615,912)	(3,890,252,914)
IV. Long-term assets in progress	240		2,401,500,000	2,401,500,000
1. Construction in progress	242	V.09	2,401,500,000	2,401,500,000
V. Long-term investments	250		1,769,040,000	1,814,400,000
1. Investments in other entities	253	V.02	2,888,000,000	2,888,000,000
2. Provision for long-term investments	254	V.02	(1,118,960,000)	(1,073,600,000)
VI. Other long-term assets	260		837,920,901	1,185,913,612
1. Long-term prepaid expenses	261		837,920,901	1,185,913,612
TOTAL ASSETS	270		342,433,397,788	376,067,982,571

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Balance Sheet (Continued)

				Unit: VND	
RESOURCE	Code	Note	Ending balance	Beginning balance	
C. LIABILITIES	300		107,282,475,508	138,162,071,672	
I. Current liabilities	310		104,140,085,508	134,769,681,672	
1. Short-term trade payables	311	V.13	5,538,839,116	1,256,363,243	
2. Short-term advances from customers	312		552,588,350	415,577,847	
3. Tax payables and statutory obligations	313	V.15a	4,002,961,770	5,601,705,842	
4. Payables to employees	314		1,532,145,238	2,031,742,936	
5. Short-term accrued expenses	315	V.16	961,246,583	1,269,988,862	
6. Other short-term payables	319	V.17a	21,628,324,095	23,435,758,810	
7. Short-term loans and finance lease liabilities	320	V.14	67,424,771,397	97,428,603,400	
8. Bonus and welfare funds	322		2,499,208,959	3,329,940,732	
II. Long-term liabilities	330		3,142,390,000	3,392,390,000	
1. Other long-term payables	337	V.17b	3,142,390,000	3,392,390,000	
D. OWNER'S EQUITY	400		235,150,922,280	237,905,910,899	
I. Equity	410	V.18	235,150,922,280	237,905,910,899	
1. Owners' 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 capital surplus	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		24,907,742,820	23,583,963,143	
5. Profit after tax retained	421		73,977,943,158	78,056,711,454	
- Retained earnings accumulated by the end of the previous period	421a		43,991,517,342	44,962,219,531	
- Retained earnings of current period	421b		29,986,425,816	33,094,491,923	
II. Other capital and funds	430		-	-	
TOTAL RESOURCE	440		342,433,397,788	376,067,982,571	

Ho Chi Minh City, dated 22 March 2025

Prepared by/ Chief Accountant

Pham Thi Bac Giang

General Director



Le Van Phai

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

INCOME STATEMENT**Year 2024**

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01	VI.01	771,459,885,921	959,746,996,343
2. Deductible items	02		-	-
3. Net revenue from sale of goods and rendering of services	10		771,459,885,921	959,746,996,343
4. Cost of goods sold	11	VI.02	683,448,132,533	848,399,181,235
5. Gross profit from sale of goods and rendering of services	20		88,011,753,388	111,347,815,108
6. Revenue from financial activities	21	VI.03	5,780,447,923	10,173,505,918
7. Financial expenses	22	VI.04	4,605,677,383	7,554,881,477
<i>In which: Interest expense</i>	23		4,560,317,383	7,804,361,477
8. Selling expenses	25	VI.05	34,807,343,579	48,031,106,306
9. Administrative expenses	26	VI.06	16,728,890,470	23,210,586,171
10. Net profit from operating activities	30		37,650,289,879	42,724,747,072
11. Other income	31	VI.07	803,209,163	278,414,060
12. Other expense	32	VI.08	888,098,031	1,301,034,440
13. Other profit	40		(84,888,868)	(1,022,620,380)
14. Total profit before tax	50		37,565,401,011	41,702,126,692
15. Current business income tax expenses	51	VI.10	7,578,975,195	8,607,634,769
16. Deferred business income tax expenses	52		-	-
17. Profit after tax	60		29,986,425,816	33,094,491,923
18. Basic earnings per Share	70	VI.11	2,592	2,831
19. Diluted earnings per share	71	VI.11	2,592	2,831

Ho Chi Minh City, dated 22 March 2025

Prepared by/ Chief Accountant



Pham Thi Bac Giang



General Director



Le Van Phai

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

CASH FLOWS STATEMENT*(Under indirect method)***Year 2024***Unit: VND*

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		37,565,401,011	41,702,126,692
2. Adjustments for				
- Depreciation	02		2,037,446,458	2,037,446,453
- Provisions	03		2,546,397,339	9,766,328,658
- Gains/losses from investing activities	05		(1,571,518,777)	(6,619,770,885)
- Interest expenses	06		4,560,317,383	7,804,361,477
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	08		45,138,043,414	54,690,492,395
- Increase/Decrease in receivables	09		7,732,578,023	(61,951,343,211)
- Increase/Decrease in inventory	10		(190,666,112)	(1,305,772,052)
- Increase/Decrease in payables (excluding interest payables, business income tax payables)	11		2,567,925,273	(4,441,946,831)
- Increase/Decrease in prepaid expenses	12		340,326,328	(1,143,874,305)
- Interest paid	14		(4,590,454,370)	(7,807,205,312)
- Business income tax paid	15		(8,107,634,769)	(8,357,071,407)
- Other receipts from operating activities	16		-	-
- Other expenses on operating activities	17		(2,156,146,208)	(1,223,135,813)
Net cash flows from operating activities	20		40,733,971,579	(31,539,856,536)
II. Cash flow from investing activities				
1. Purchase of fixed assets and other long-term assets	21		-	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	27,272,727
3. Loans to other entities and purchase of debt instruments of other entities	23		(10,000,000,000)	(40,000,000,000)
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities	24		40,104,000,000	60,308,000,000
5. Interest, dividends and profit received	27		1,571,518,777	6,592,498,158
Net cash flows from investing activities	30		31,675,518,777	26,927,770,885

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Cash flow statement (Continued)

			Unit: VND	
ITEMS	Code	Note	Current year	Previous year
III. Cash flows from financing activities				
1. Receipts from stocks issuing and captial contribution from equity owners	31		-	-
2. Fund returned to equity owners, issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		125,510,450,405	284,856,048,399
4. Loan repayment	34		(155,514,282,408)	(268,093,882,499)
5. Dividends, profit paid to equity owners	36		(33,470,161,100)	(11,231,573,850)
Net cash flows from financing activities	40		(63,473,993,103)	5,530,592,050
Net cash flows within the period	50		8,935,497,253	918,506,399
Cash and cash equivalents at the beginning of year	60		22,682,367,949	21,763,861,550
Impact of foreign exchange fluctuation	61		-	-
Cash and cash equivalents at the end of year	70		31,617,865,202	22,682,367,949

Ho Chi Minh City, dated 22 March 2025

Prepared by/ Chief Accountant



Pham Thi Bac Giang



General Director



Le Van Phai

NOTES TO THE FINANCIAL STATEMENTS

Year 2024

I. OPERATION FEATURES

1. Form of ownership: 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/QĐ-TTĐ 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 15th time. The latest change in Business Registration Certificate is No. 15 dated April 15, 2022 issued by the Department of Planning and Investment of Ho Chi Minh City.

The Company's head office is located at No. 215-217 Tran Hung Dao Street, Co Giang Ward, District 01, Ho Chi Minh City.

2. Business field: trade, 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. Operating period

The usual production and business cycle of the Company is carried out within a period not exceeding 12 months.

5. Employees

The number of employees of the Company as of 31 December 2024 is 54 people (at the beginning of the year it was 55 people).

6. Company's structure

The company has affiliated units with dependent accounting at the end of the accounting period to prepare financial statements as follows:

Name	Address
Binh Duong Branch	163 Thich Quang Duc, Phu Cuong Ward, Binh Duong Province
Long An Branch	Hamlet 1, Tan An Commune, Can Duoc District, Long An Province
No. 1 Construction Materials and Interior Decoration Business Center	397 Ly Thuong Kiet, Ward 8, Tan Binh District, HCMC
No. 7 Construction Materials and Fuel Business Center	28 Tan Phuoc, Ward 8, Tan Binh District, HCMC
No. 9 Construction Materials and Interior Decoration Business Center	19 Dong Son, Ward 7, Tan Binh District, HCMC
No. 10 Construction Materials and Fuel Business Center	28 Tan Phuoc, Ward 8, Tan Binh District, HCMC

7. Statement on comparability of information on financial statements

The 2024 Financial Statement figures are completely consistent and comparable with the 2023 Financial Statement figures.

II. FINANCIAL YEAR AND ACCOUNTING MONETARY UNIT

1. Financial Year

Annual Financial Year commences from 1st January and ends on 31st December.

2. Accounting monetary unit

The Company maintains its accounting records in VND.

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting System

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC ("Circular 200") guiding the accounting regime for enterprises issued by the Ministry of Finance on December 22, 2014 and Circular 53/2016/TT-BTC dated March 21, 2016 on amending and supplementing Circular No. 200/2014/TT-BTC issued by the Ministry of Finance.

2. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system

IV. ACCOUNTING PRINCIPLE

1. Basis of preparing financial statements

Financial statements are prepared on the basis of accrual accounting (excluding information related to cash flows).

2. Recognition of cash and cash equivalents

Cash includes cash at the fund, demand deposits 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 are short-term investments with a maturity of no more than 3 months from the date of purchase, easily convertible into a specified amount of money and without much risk in conversion into money.

3. Exchange rate applied in accounting

Foreign currency transactions arising are converted at the exchange rate on the transaction date. The balances of monetary items with foreign currency origins at the end of the period are converted at the exchange rate on this date.

The exchange rate used to convert foreign currency transactions is the actual exchange rate at the time the transaction arises. The actual exchange rate for foreign currency transactions is determined as follows:

- The actual transaction rate for foreign currency purchases and sales (spot foreign exchange contracts, forward contracts, futures contracts, options contracts, swap contracts): The contract rate specified in the foreign currency purchase and sale contract between the Company and the bank.
- In case the contract does not specify the payment rate:

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

+ For receivables: The buying rate of the commercial bank where the enterprise designates the customer to make payment at the time the transaction arises.

+ For payables: The selling rate of the commercial bank where the enterprise plans to trade at the time the transaction arises.

+ For asset purchases or expenses paid immediately in foreign currency (not through accounts payable): The buying rate of the commercial bank where the enterprise makes the payment.

The exchange rate used to revalue the balances of items with foreign currency origins at the end of the period is determined based on the following principles:

+ For foreign currency deposits in the bank: The buying rate of the bank where the enterprise opens the foreign currency account.

+ For monetary items with foreign currency origins classified as other assets: The foreign currency buying rate of the commercial bank where the enterprise frequently transacts at the time of preparing the financial statements.

Foreign exchange differences arising in the year from foreign currency transactions are recognized in financial income or financial expenses. The exchange rate difference due to the revaluation of monetary item balances at the end of the year, after offsetting increases and decreases in differences, is accounted for in financial income or financial expenses.

4. Recognition of Financial investments

a) Trading securities

Trading securities are securities held by the Company for business purposes. Trading securities are recorded from the date the Company acquires ownership and are initially measured at fair value of the consideration paid at the time of transaction plus transaction costs associated with the purchase of trading securities.

In subsequent accounting periods, securities investments are determined at original cost minus trading securities discounts.

Provision for impairment of trading securities is made in accordance with current accounting regulations.

b) Held-to-maturity investments

Investments held to maturity include investments that the Company has the intent and ability to hold to maturity. Investments held to maturity include bank deposits with a term (including treasury bills, promissory notes), bonds, preferred stock, the issuer is required to repurchase at a certain point in the future and loans held-to-maturity for the purpose of collecting interest periodically and other investments held to maturity.

Investments held to maturity are recognized starting from the date of purchase and the initial valuation of the purchase price and the costs related to the purchase of investments. Interest income from investments held to maturity after the date of acquisition are recognized in the Income statement on an accrual basis. Rates received before the Company held is deducted from the cost of acquisition.

Investments held to maturity at the time of report:

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

Investments held to maturity are determined at cost deducting provision doubtful.

Provisions for bad debt of investment held to maturity is recognized under current accounting regulations.

c) 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.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

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

5. Principles of accounting receivables and other receivables

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

The classification of receivables as trade receivables and other receivables is done according to the following principles:

- Trade receivables reflect receivables of a commercial nature arising from transactions, including receivables from consignment export sales to other entities.

- Other receivables reflect non-commercial receivables unrelated to buying and selling transactions.

Provisions for doubtful debts are made for each doubtful debt based on the overdue age of the debts or the estimated potential loss, specifically as follows:

- For overdue receivables:

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

- 50% of the value for receivables overdue from 1 year to under 2 years.

- 70% of the value for receivables overdue from 2 years to under 3 years.

- 100% of the value for receivables overdue for 3 years or more.

- For receivables not yet overdue but unlikely to be collected: Provisions are made based on the estimated potential loss.

6. Recognition of inventory

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The cost of inventory at the year-end is calculated by first in - first out method.

The Company applies the perpetual method to record inventory.

Provisions for inventory obsolescence made at the end of the year are the excess of original cost of inventory over their net realizable value.

The method of provisions for inventory is established according to current accounting regulations.

7. Recognition and depreciation of fixed assets

Fixed assets (tangible and intangible) are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

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 year
- Machine, equipments	06 year
- Transportation equipments	06 year

Intangible fixed assets are land use rights. Land use rights are long-term so they are not depreciated.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

8. Recognition and depreciation of investment property

Investment property is recognised at historical cost. During the period of waiting for capital appreciation or of operating lease, investment property is recorded at cost, accumulated depreciation and net book value

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 year
----------------------------	--------------

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.

9. Recognition and allocation of prepaid expenses

Prepaid expenses only related to present fiscal year are recognised as short-term prepaid expenses and are recorded into operating costs. The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature of those expenses to choose reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis

10. Principles for recognizing liabilities and accrued expenses

Liabilities and accrued expenses are recognized for amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of liabilities into trade payables and other payables is performed according to the following principles:

- Trade payables reflect the amounts payable of a commercial nature arising from transactions of purchasing goods, services, assets, and the seller is an independent entity from the Company, including amounts payable upon import through a trustee.
- Accrued expenses reflect the amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to the absence of invoices or incomplete accounting documents, and amounts payable to employees for vacation wages, production, and business expenses to be accrued.
- Other payables reflect the amounts payable that are not of a commercial nature, not related to the transactions of buying, selling, or providing goods and services.

11. Principles for recognizing loans 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 year, 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.

12. Recognition and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in SAV No. 16 "Borrowing costs".

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset should be included (capitalized) in the cost of that asset, includes interest on borrowings, amortization of discounts or premiums relating to issuing bonds and ancillary costs incurred in connection with the arrangement of borrowings.

13. Recognition of owner's equity

Owner's equity is recognized by the real contributed capital.

Share capital surplus is recorded at the larger difference between the actual issuance price and the par value of shares when issuing shares for the first time, issuing additional shares or reissuing treasury shares.

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year

Dividends payable to shareholders are recorded as payable in the Company's Balance Sheet after the dividend announcement by the Company's Board of Directors.

14. Recognition of revenue

Revenue from sale of goods

Revenue from sale of goods 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 a neither 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 sold can be measured reliably.

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 balance sheet 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 balance sheet 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.

Financial income

Income from interest, royalties and dividends and other financial income earned by the Company should be recognised when these two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the income can be measured reliably.

Dividends should be recognised when the Company's right to receive payment is established.

Recognition of Revenue deductions

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

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

This account does not reflect taxes deducted from revenue such as output VAT payable calculated by the direct method.

The 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 date of making the balance sheet and writing down revenue, on the financial statements of the reporting period (previous period)

- + In case products, goods and services must be discounted, subject to commercial discounts, returned after the time of issuance of financial statements, the company shall write down the revenue of the arising period (next period).

15. Recognition of Cost of goods sold

Cost of goods sold reflects the capital value of products, goods, services, investment real estate; production cost of construction products (for construction enterprises) sold during the period. In addition, it also reflects expenses related to investment real estate business activities such as: Depreciation expenses; repair expenses; operating expenses for leasing investment real estate under the operating lease method (in case of small occurrence); expenses for transferring, selling and liquidating investment real estate, etc.

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. When determining the volume of inventory that is subject to a decline in value for which a provision is made, the accountant must exclude the volume of inventory that has been signed for sale (with a net realizable value not lower than the value of the contract). book) but has not yet been delivered to the customer if there is solid evidence that the customer will not abandon the performance of the contract

16. Recognition of financial expenses

Reflecting expenses for financial activities including expenses or losses related to financial investment activities, lending and borrowing expenses, joint venture and association capital contribution expenses, short-term securities transfer losses, securities sale transaction expenses; Provision for discounting business securities, provision for investment losses in other units, losses incurred when selling foreign currency, exchange rate losses....

The above amounts are recorded according to the total amount arising during the year, without offsetting against financial operating revenue

17. 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.

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...).

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

18. 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 expenses are determined based on temporary differences between tax and accounting, non-deductible expenses, and adjustments for non-taxable income and carried-forward losses.

19. 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.

20. Financial instruments

Initial recognition

Financial assets

At the date of initial recognition, financial assets are recognized at cost plus that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash and cash equivalents, short-term deposits, trade and other receivables, and investments.

Financial liabilities

At the date of initial recognition, financial liabilities are recognized at cost minus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise payable to suppliers, other payables and borrowings.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the balance sheet 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

There are currently no regulations on revaluation of financial instruments after initial recognition.

21. 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 Note VII.1.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

V. ADDITIONAL INFORMATION TO ITEMS IN BALANCE SHEET

	Ending balance	Beginning balance
Unit: VND		
1. Cash and cash equivalents		
Cash on hand	1,383,775,383	1,689,123,845
Cash at bank	30,234,089,819	20,993,244,104
Total	31,617,865,202	22,682,367,949

	Ending balance	Beginning balance
Unit: VND		
2. Financial investments		
Investments in other entities		
- Investing in shares of Ha Tien VICEM Cement JSC (HTI)		
Total	151,200	2,888,000,000
	151,200	2,888,000,000
		(1,073,600,000)
		1,814,400,000

Provision for investments in other entities (*)

Net value

(*) The Company has made provisions for long-term investment depreciation based on the closing price as of December 31, 2024 of HTI shares of VND 11.700/share..

3. Short-term Trade receivables

	Ending balance	Beginning balance
Hoang So Concrete Company Limited	9,002,409,780	9,520,309,600
Hoang So Construction - Trading - Service Company Limited	15,379,941,018	13,717,096,255
Long An International Port Management and Exploitation Joint Stock Company	24,132,773,220	33,294,492,440
Saigon Production and Trading Joint Stock Company	4,085,823,220	22,200,212,400
Thu Duc 1 Centrifugal Concrete Joint Stock Company	23,751,024,080	16,831,631,520
Phuoc Thanh Construction Joint Stock Company	10,894,029,643	4,592,924,121
Others	192,139,130,748	193,289,358,951
Total	279,385,131,709	293,446,025,287

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

4. Short-term advances from customers	Ending balance	Beginning balance
Nghi Son Cement Company - Ho Chi Minh City Branch	8,621,979,023	11,064,178,401
FICO-YTL Cement Marketing and Trading Company Limited	2,438,309,596	823,095,011
Branch of Thang Long Cement Joint Stock Company	1,138,302,644	1,428,307,171
Siam City Cement Company Limited (VN)	6,742,725,244	296,606,274
Ha Tien 1 Cement Joint Stock Company	1,499,918,979	639,048,311
Others	1,753,374,051	1,000,734,913
Total	22,194,609,537	15,251,970,081

5. Lending	Ending balance	Beginning balance
Long-term lending		
Hung Thanh Construction Service Trading Co., Ltd.	-	30,000,000,000
Mr. Nguyen Phuong Tuan (*)	107,000,000	136,000,000
Mr. Nguyen Tung Son (*)	173,000,000	248,000,000
Total	280,000,000	30,384,000,000

(*) Loans for individuals who are officers and employees under capital support contracts with a support period of 36 months, with an agreed interest rate based on the lending interest rate of commercial banks.

6. Other receivables	Ending balance	Beginning balance
a/ Short-term		
Advances	61,800,000	367,552,709
Short-term deposits, mortgages and collateral	-	-
Other receivables	1,164,631,488	1,449,428,777
Total	1,226,431,488	1,816,981,486
b/ Long-term		
Long-term deposits, mortgages and collateral	300,000,000	330,000,000
Total	300,000,000	330,000,000

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

7. Bad debts	Unit: VND			
	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Provision
Hai An Company Limited	2,298,185,620	-	2,298,185,620	1,832,365,120
Mr. Nguyen Thanh Tuan	2,315,195,677	-	2,534,367,523	2,534,367,523
Tan Hoan Cau Joint Stock Company	2,560,262,997	-	2,560,262,997	2,560,262,997
Long An International Port	9,534,658,160	6,674,260,712	13,896,711,240	4,169,013,372
Management and Exploitation JSC				
Others	31,730,895,413	15,844,787,213	26,249,515,842	12,323,103,591
Total	48,439,197,867	22,519,047,925	47,539,043,222	23,419,112,603

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

8. Inventories	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Merchandise	1,917,521,599	-	1,726,855,487	-
Total	1,917,521,599	-	1,726,855,487	-

9. Construction in progress	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Ba Nho warehouse project at Can Duoc - Long An province (*)	2,401,500,000	-	2,401,500,000	-
Total	2,401,500,000	-	2,401,500,000	-

(*) 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.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

				Unit: VND	
10. Increase and decrease in tangible fixed assets					
				Buildings	Machine, equipment
					Transportation equipments
					Total
Cost of tangible fixed assets					
Beginning balance				13,866,892,973	24,396,073,922
Increases				-	-
Decreases				-	-
Ending balance				13,866,892,973	24,396,073,922
Accumulated depreciations					
Beginning balance				7,690,178,099	13,784,618,911
Increases				557,321,399	1,534,083,460
- Depreciation within period				557,321,399	1,534,083,460
Decreases				-	-
Ending balance				8,247,499,498	15,318,702,371
Net book value of tangible fixed assets					
Beginning balance				6,176,714,874	10,611,455,011
Ending balance				5,619,393,475	9,077,371,551
				Ending balance	Beginning balance
- Ending netbook value of tangible fixed assets pledged as loan securities:				5,928,746,087	6,603,302,481
- Cost of fully depreciated tangible fixed assets but still in use:				822,166,405	822,166,405

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)**11. Intangible fixed assets**

Intangible fixed assets are 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 rights are long-term so there is no depreciation.

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

12. Increase and decrease in investment properties

Unit: VND

	Buildings	Total
Cost		
Beginning balance	14,182,634,200	14,182,634,200
Increases	-	-
Decreases	-	-
Ending balance	<u>14,182,634,200</u>	<u>14,182,634,200</u>
Accumulated depreciations		
Beginning balance	3,890,252,914	3,890,252,914
Depreciation within period	503,362,998	503,362,998
Decreases	-	-
Ending balance	<u>4,393,615,912</u>	<u>4,393,615,912</u>
Net book value		
Beginning balance	<u>10,292,381,286</u>	<u>10,292,381,286</u>
Ending balance	<u>9,789,018,288</u>	<u>9,789,018,288</u>
	<u><i>Ending balance</i></u>	<u><i>Beginning balance</i></u>
<i>Ending netbook value of investment properties pledged as loan securities:</i>	9,772,211,280	10,266,805,404

(*) *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 December 31, 2024 must be presented. However, the Company has not yet determined the fair value of these properties as of December 31, 2024 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.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

13. Trade payables

Short-term trade payables

	Ending balance		Beginning balance	
	Amount	Ability to pay liabilities	Amount	Ability to pay liabilities
Hoang Huy Holdings Logistics Company Limited	1,071,910,300	1,071,910,300	-	-
Branch of Thang Long Cement Joint Stock Company	4,070,823,398	4,070,823,398	-	-
Mai Phuong Transport and Logistics Company Limited	199,239,130	199,239,130	747,700,730	747,700,730
Mai Phuong Trading-Service-Construction and Transportation Company Limited	-	-	508,662,513	508,662,513
Other suppliers	196,866,288	196,866,288	-	-
Total	5,538,839,116	5,538,839,116	1,256,363,243	1,256,363,243

Unit: VND

14. Short-term loans and finance lease liabilities

	Ending balance		In year		Beginning balance	
	Amount	Ability to pay liabilities	Increase	Decrease	Amount	Ability to pay liabilities
Short term bank loans (a)	34,000,000,000	34,000,000,000	55,000,000,000	77,000,000,000	56,000,000,000	56,000,000,000
+ BIDV - Ho Chi Minh City Branch	34,000,000,000	34,000,000,000	55,000,000,000	77,000,000,000	56,000,000,000	56,000,000,000
Short term loan from individual (b)	33,424,771,397	33,424,771,397	70,510,450,405	78,514,282,408	41,428,603,400	41,428,603,400
Total	67,424,771,397	67,424,771,397	125,510,450,405	155,514,282,408	97,428,603,400	97,428,603,400

Unit: VND

(a) Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Ho Chi Minh City Branch under Credit limit contract No. 01/2024/96756/HDTD dated December 16, 2024, loan term is 12 months from the date of signing the contract, loan interest rate: according to every debenture. The principal balance at 31/12/2024 is 34,000,000,000 VND. Loan collateral is mortgaged fixed assets, investment real estate and customer receivables.

(b) Short-term personal loan, interest rate 0.6%/month. The principal balance at 31/12/2024 is 33,424,771,397 VND. This loan is unsecured.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

15. Tax payables and statutory obligations

a/ Payables	Beginning balance	Payable in year	Paid in year	Ending balance
VAT on domestic sales	1,053,664,761	2,944,192,184	3,416,891,971	580,964,974
Business income tax	3,607,634,769	7,578,975,195	8,107,634,769	3,078,975,195
Personal income tax	940,406,312	2,497,307,823	3,094,692,534	343,021,601
Fees and other obligations	-	15,000,000	15,000,000	-
Total	5,601,705,842	13,035,475,202	14,634,219,274	4,002,961,770
b/ Receivables	Beginning balance	Payable in year	Paid in year	Ending balance
Property tax and land rental	-	5,503,889,812	5,510,115,909	6,226,097
Total	-	5,503,889,812	5,510,115,909	6,226,097

16. Short-term accrued expenses

	Ending balance	Beginning balance
Cost of construction project at 400 Le Van Tho St.	544,608,000	544,608,000
Shipping costs	286,052,282	664,657,574
Interest expenses	30,586,301	60,723,288
Accrued other expenses	100,000,000	-
Total	961,246,583	1,269,988,862

17. Other payables

a/ Short-term	Ending balance	Beginning balance
Trade union fund	85,834,480	92,283,860
Dividends payable	20,975,073,850	23,029,234,950
Short-term deposits, collateral received	107,000,000	107,000,000
Other payables	460,415,765	207,240,000
Total	21,628,324,095	23,435,758,810
b/ Long-term	Ending balance	Beginning balance
Long-term deposits, collateral received	3,142,390,000	3,392,390,000
Total	3,142,390,000	3,392,390,000

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

							Unit: VND
18. Owner's equity							
a/ Increase and decrease in owner's equity							
	Contributed legal capital	Share capital surplus	Treasury shares	Investment and development funds	Undistributed after-tax profits	Total	
Beginning balance of the previous year	150,000,000,000	42,088,848,102	(55,823,611,800)	22,346,136,531	81,133,802,189	239,745,175,022	
Profit in the year					33,094,491,923	33,094,491,923	
Distribution of profit					(36,171,582,658)	(34,933,756,046)	
- Investment and development funds	-	-	-	1,237,826,612	(1,237,826,612)	-	
- Bonus and welfare fund	-	-	-	-	(928,369,734)	(928,369,734)	
- Executive Board Bonus Fund	-	-	-	-	(345,386,312)	(345,386,312)	
- Distributed dividends	-	-	-	-	(33,660,000,000)	(33,660,000,000)	
Ending balance of the previous year	150,000,000,000	42,088,848,102	(55,823,611,800)	23,583,963,143	78,056,711,454	237,905,910,899	
Beginning balance of the current year	150,000,000,000	42,088,848,102	(55,823,611,800)	23,583,963,143	78,056,711,454	237,905,910,899	
Profit in the year					29,986,425,816	29,986,425,816	
Distribution of profit 2023 (*)					(1,323,779,677)	-	
- Investment and development funds	-	-	-	1,323,779,677	(992,834,758)	(992,834,758)	
- Bonus and welfare fund	-	-	-	-	(332,579,677)	(332,579,677)	
- Executive Board Bonus Fund	-	-	-	-	(31,416,000,000)	(31,416,000,000)	
Provisional dividend for year 2024 (28%) (*)					(31,416,000,000)	(31,416,000,000)	
Ending balance of the current year	150,000,000,000	42,088,848,102	(55,823,611,800)	24,907,742,820	73,977,943,158	235,150,922,280	

(*) During the period, the Company distributed profits in 2023 according to Resolution No. 78/NQ-DHĐCĐ of the Annual General Meeting of Shareholders dated May 18, 2024, paid interim dividends in 2024 according to Resolution No. 83/NQ-HĐQT dated June 12, 2024 at a rate of 10% of share capital and Resolution No. 100/NQ-HĐQT dated December 10, 2024 at a rate of 18% of share capital. The official figures will be approved by the General Meeting of Shareholders.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

b/ Details of owner's invested capital	Ending balance		Beginning balance	
	Rate	Value	Rate	Value
Mr. Le Van Phai	20.63%	30,946,870,000	20.63%	30,946,870,000
Construction Material & Interior Decoration JSC	25.20%	37,800,000,000	25.20%	37,800,000,000
Other shareholders	54.17%	81,253,130,000	54.17%	81,253,130,000
Total	100%	150,000,000,000	100%	150,000,000,000

c/ Capital transactions with owners and distribution of dividends and profits

	Current year	Previous year
Owner's invested capital		
Beginning balance	150,000,000,000	150,000,000,000
Increases	-	-
Decreases	-	-
Ending balance	150,000,000,000	150,000,000,000
Distributed dividends and profit	31,416,000,000	33,660,000,000

d/ Stock	Ending balance	Beginning balance
Quantity of authorized issuing stocks	15,000,000	15,000,000
Quantity of issued and paid - up stocks	15,000,000	15,000,000
- Common stocks	15,000,000	15,000,000
Quantity of repurchased stocks	3,780,000	3,780,000
- Common stocks	3,780,000	3,780,000
Quantity of circulation stocks	11,220,000	11,220,000
- Common stocks	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	24,907,742,820	23,583,963,143
Total	24,907,742,820	23,583,963,143

19. Off-Balance Sheet Accounts	Ending balance	Beginning balance
1. Bad debts written off	11,235,483,813	11,235,483,813

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

	Current year	Previous year
1. Revenue from sale of goods and rendering of services		
Revenue from sale of merchandise	761,080,290,602	949,520,238,779
Revenue from rendering of services and property rental	10,379,595,319	10,226,757,564
Total	771,459,885,921	959,746,996,343
2. Cost of goods sold		
Costs of merchandise	681,241,038,818	846,195,332,272
Costs of services rendered and property rental	2,207,093,715	2,203,848,963
Total	683,448,132,533	848,399,181,235
3. Financial income		
Interest income	1,571,518,777	6,532,018,158
Dividends, profits earned	-	60,480,000
Payment discount	3,902,303,020	3,435,357,558
Late payment interest	306,626,126	145,650,202
Total	5,780,447,923	10,173,505,918
4. Financial expenses		
Interest expenses	4,560,317,383	7,804,361,477
Made/(Return) Provision for long-term investments	45,360,000	(249,480,000)
Total	4,605,677,383	7,554,881,477
5. Selling expenses		
Labour cost	8,438,980,630	9,208,058,623
Depreciation expenses	877,393,301	877,393,295
Expenses from external services	24,478,816,626	37,645,384,687
Other expenses by cash	1,012,153,022	300,269,701
Total	34,807,343,579	48,031,106,306

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

	Current year	Previous year
6. Administrative expenses		
Labour cost	5,918,911,597	6,292,065,748
Depreciation expenses	656,690,159	656,690,160
Taxes, fees and charges	3,689,737,585	3,063,449,559
Made/(Return) provisions for bad debts	2,501,037,339	10,015,808,658
Expenses from external services	1,768,602,616	827,067,038
Other expenses by cash	2,193,911,174	2,355,505,008
Total	16,728,890,470	23,210,586,171
7. Other income		
Land rents from previous years are reduced	544,254,770	-
Income from liquidating, disposing assets	-	27,272,727
Other income	258,954,393	251,141,333
Total	803,209,163	278,414,060
8. Other expense		
Additional land rent from previous years	669,676,280	-
Administrative penalty	36,367,610	194,624,017
Other expense	182,054,141	1,106,410,423
Total	888,098,031	1,301,034,440
9. Productions cost by items		
Raw materials	262,038,071	173,073,955
Labor	14,161,120,727	15,500,124,371
Depreciation expenses	2,037,446,458	2,037,446,453
Made/(Return) provisions for bad debts	2,501,037,339	10,015,808,658
Expenses from external services	26,247,419,242	37,962,607,485
Other expenses by cash	8,534,265,927	7,246,636,278
Total	53,743,327,764	72,935,697,200

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

10. Current business income tax expense

Business income tax payable is determined at the rate of 20% of taxable profit.

The business income tax expense is determined as follow:

	<u>Current year</u>	<u>Previous year</u>
Total profit before tax	37,565,401,011	41,702,126,692
Adjustments for	329,474,963	1,336,047,155
- Increases	329,474,963	1,396,527,155
+ <i>Nondeductible expenses</i>	329,474,963	1,396,527,155
- Decreases	-	60,480,000
+ <i>Dividends, profits earned</i>	-	60,480,000
Total taxable income	37,894,875,974	43,038,173,847
Business income tax rate	20%	20%
Current business income tax expenses	<u>7,578,975,195</u>	<u>8,607,634,769</u>

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.

11. Earnings per Share

	<u>Current year</u>	<u>Previous year</u>
Profit after tax	29,986,425,816	33,094,491,923
Adjustment to accounting profits to determine profit or loss attributable to ordinary equity holders of the Company	(899,592,774)	(1,325,414,435)
- <i>Decreases (*)</i>	899,592,774	1,325,414,435
+ <i>Bonus and welfare fund</i>	899,592,774	992,834,758
+ <i>Executive Board Bonus</i>	-	332,579,677
Profit attributable to ordinary equity holders of the Company	29,086,833,042	31,769,077,488
Weighted average of issued ordinary shares	11,220,000	11,220,000
Basic earnings per Share	2,592	2,831
Diluted earnings per share (**)	2,592	2,831

(*) The adjustments to reduce accounting profit this year are the provisional part that will be deducted from the bonus and welfare fund at a rate of 3% of the year's after-tax profit.

(**) The Company has no potential ordinary shares to dilute during the year and up to financial statements date of year 2024.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)**VII. OTHER INFORMATION****1. Related party disclosures**

Unit: VND

Remuneration, salary, bonus and other benefits of key managers during the year are as follows:

The Board of Directors		Current year	Previous year
Remuneration			
Mr. Truong Minh Tuyen	Chairman	134,689,000	119,675,352
Mr. Le Van Phai	Vice Chairman	107,755,000	147,550,628
Mr. Thai Thanh Son	Member	89,795,000	114,324,198
Mr. Huynh Ngoc Khanh	Member	89,795,000	79,785,567
Ms. Le Kim Trinh	Member	89,795,677	79,785,567
Total		511,829,677	541,121,312
The Board of Supervisors		Current year	Previous year
Remuneration, salary, bonus and other benefits			
Ms. Vu Phi Bang	Head of the board	15,241,000	303,028,000
Mr. Nguyen Van Chau	Head of the board	334,526,000	-
Ms. Vo Thi Anh Loan	Member	173,098,076	422,688,000
Ms. Chau Thuy My	Member	468,024,500	176,902,178
Total		990,889,576	902,618,178
The Board of Management and Chief Accountant		Current year	Previous year
Salary, bonus and other benefits			
Mr. Le Van Phai	General Director	1,073,280,000	1,074,200,000
Mr. Thai Thanh Son	Vice General Director	326,040,000	786,200,000
Mr. Huynh Ngoc Khanh	Vice General Director	787,188,000	789,222,000
Ms. Pham Thi Bac Giang	Chief Accountant	655,280,000	663,200,000
Total		2,841,788,000	3,312,822,000

During the year, there are a number of transactions between the company with related parties as follows:

Related parties	Relation	Transaction	Value of transaction
Kien Thanh Construction Service Trading Company Limited	Related parties	Sales (VAT included)	4,880,329,327
Mr. Le Van Phai	General Director	Distributed dividends	8,665,123,600
		Dividends paid	9,284,061,000

Up to 31/12/2024, payments which have not been made with related parties are as follows:

Related parties	Relation	Transaction	Value of receivables/ (payables)
Mr. Le Van Phai	General Director	Dividends payable	(5,570,436,600)

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)**2. Segment reporting**

Segment reporting is presented by Business Segment and Geographical Segment. The primary segment reporting is by business sector based on the Company's internal organizational and management structure and internal financial reporting system.

a) Business Segment

The Company's main business activity is construction materials business, so it does not present a segment report on Business Segment.

b) Geographical Segment

The Company's operation only takes in Vietnam. So the Company has not presented the segment reporting on Geographical Segment

Unit: VND

3. Financial instruments**a) Fair value of Financial Asset and Liability**

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
Financial assets				
Cash and cash equivalent	31,617,865,202	-	22,682,367,949	-
Trade receivables and other receivables, lending	280,829,763,197	(25,920,149,942)	325,279,454,064	(23,419,112,603)
Short-term/ Long-term deposits, mortgages and collateral	300,000,000	-	330,000,000	-
Short-term/ Long-term financial investments	2,888,000,000	(1,118,960,000)	2,888,000,000	(1,073,600,000)
Total	315,635,628,399	(27,039,109,942)	351,179,822,013	(24,492,712,603)
	Book value		Book value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial liabilities				
Trade payable and other payable			26,974,328,731	24,492,838,193
Accrued expenses			961,246,583	1,269,988,862
Short-term/ Long-term deposits, collateral received			3,249,390,000	3,499,390,000
Loans and debts			67,424,771,397	97,428,603,400
Total			98,609,736,711	126,690,820,455

The Company has not determined the fair value of financial assets and financial liabilities as at the end of the financial year due 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.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

b) Guaranteed assets

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

	<u>Ending balance</u>	<u>Beginning balance</u>
Tangible fixed assets - Buildings	5,928,746,087	6,603,302,481
Intangible fixed assets - land use rights	7,538,400,000	7,538,400,000
Investment properties	9,772,211,280	10,266,805,404
- Value of property on land		
Trade receivables	279,385,131,709	293,446,025,287
Total	<u>302,624,489,076</u>	<u>317,854,533,172</u>

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.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

Unit: VND

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

	Under 01 year	Over 01 year	Total
Ending balance	95,467,346,711	3,142,390,000	98,609,736,711
Loans and debts	67,424,771,397	-	67,424,771,397
Trade payable	5,538,839,116	-	5,538,839,116
Other payable	21,542,489,615	3,142,390,000	24,684,879,615
Accrued expenses	961,246,583	-	961,246,583
Beginning balance	123,298,430,455	3,392,390,000	126,690,820,455
Loans and debts	97,428,603,400	-	97,428,603,400
Trade payable	1,256,363,243	-	1,256,363,243
Other payable	23,343,474,950	3,392,390,000	26,735,864,950
Accrued expenses	1,269,988,862	-	1,269,988,862

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 financial assets.

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.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215 – 217 Tran Hung Dao Street, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (Continued)

4. Comparative figures


The comparative figures are those taken from the accounts for the year ended December 31, 2023 which were audited by Nam Viet Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCN) (now NVA Auditing Company Limited).

5. Information about going concern

During 2024, there have been no activities or significant events occurring which have generated significant impact to the ability of continuous operation of the Company. Therefore, financial statements of the Company still prepare to continue as going concern.

Ho Chi Minh City, dated 22 March 2025

Prepared by/ Chief Accountant


Pham Thi Bac Giang


General Director


Le Van Phai

