

No: 145/CBTT-HĐQT

Ho Chi Minh city, August, 14th, 2025

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

To: Hanoi Stock Exchange (HNX)

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Construction Material & Interior Decoration Joint Stock Company would like to disclose the Audited Financial Statements in semi-annual 2025 with Hanoi Stock Exchange as follows:

1. Name of Organization: Construction Material & Interior Decoration Joint Stock Company

2. Stock code: CMD

- Address: 215-217 Tran Hung Dao Street, Co Giang Ward, District 1, Ho Chi Minh City

- Tel: (028) 39 205 104

Fax: (028) 38 369 434

- Email: cmidvtxd@gmail.com.

Website: www.cmid.com.vn

2. Content of information disclosure:

- Audited Financial Statements in semi-annual 2025

☒ Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

☐ Consolidated Financial Statements (Listed organizations have subsidiaries);

☐ General Financial Statements (Listed organizations has an accounting units directly under its own accounting system

Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2024):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2024):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☐ No

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

☐ Yes

☒ No

Explanatory documents in case of integration:

☐☐

Yes

No

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

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☐ No

This information was published on the Company's website on August 14th, 2025 at the link www.cmid.com.vn

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

Attachments:

- Financial Statements in semi-annual 2025.

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

Authorized person for information disclosure



NGUYEN THE VINH



**CONSTRUCTION MATERIAL &
INTERIOR DECORATION JOINT STOCK COMPANY**
Interim Financial Statements
for the six-month period ended 30 June 2025
Audited



INDEX

Contents	Page
REPORT OF THE BOARD OF MANAGEMENT	02 – 03
INTERIM FINANCIAL STATEMENTS REVIEW REPORT	04 – 05
INTERIM FINANCIAL STATEMENTS	06 – 35
Balance sheet	06 – 07
Income Statement	08
Cash Flows statement	09 – 10
Notes to the Financial Statements	11 – 35

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Construction Material & Interior Decoration Joint Stock Company (the "Company") presents this statement and the accompanying Interim financial statements for the six-month period ended 30 June 2025 of the Company.

Overview of the Company

Construction Material & Interior Decoration Joint Stock Company was converted from a State-owned enterprise into a joint stock company according to Decision No. 1286/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: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City.

Events since the balance sheet date

There have been no significant financial events occurring after the balance sheet date which would require adjustments or disclosures to be made in the interim financial statements for the six-month period ended 30st June 2025.

Board of Directors; Board of Management and Supervisory Board

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

Board of Directors:

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

Board of Management:

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

Supervisory Board:

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

REPORT OF THE BOARD OF MANAGEMENT (Continued)

Auditor

NVA Auditing Company Limited has reviewed on the Company's Interim Financial statements for the six-month period ended 30 June 2025.

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

The Board of Management is responsible for the Interim financial statements which give a true and fair view of the financial positions of the Company as at 30 June 2025 and of its operation results and cash flows for the six-month period then ended. In preparing those Interim financial statements, the Board of Management is required to:

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

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

The Board of Management hereby approve the accompanying Interim financial statements set out on pages 06 to 35 and commits that the financial statements give true and fair view of the financial position of the Company as at June 30 2025, and of the results of operations and cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements related to the preparation and presentation of interim financial statements.

Ho Chi Minh City, Date: 14 August 2025

On behalf of the Board of Management



Le Van Phai
General Director

No.: 27.06.1.1/25/BCTC/NVA.VP

INTERIM FINANCIAL STATEMENTS REVIEW REPORT

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

We have reviewed the accompanying Interim Financial Statements of Construction Material & Interior Decoration Joint Stock Company ("the Company") for the six-month period ended 30 June 2025, including the Balance Sheet as at 30 June 2025, the Income Statement, and Cash flows for the six-month period then ended together with the appended notes prepared on 14 March 2025 as set out on pages 06 to 35.

The Board of Management's responsibilities

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

Auditor's responsibilities

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

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of Construction Material & Interior Decoration Joint Stock Company as at 30 June 2025, and of the interim financial results of its operations and its interim cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.



Other Matter

The Company's financial statements for the year ended 31 December 2024 and the interim financial statements for the six-month period ended 30 June 2024 were audited and reviewed by another auditor who expressed an unqualified opinion and conclusion on those financial statements in their audit report dated 24 March 2025 and review report dated 14 August 2024

Ho Chi Minh City, Date: 14 August 2025

NVA AUDITING COMPANY LIMITED

Deputy General Director



Nguyễn Thị Cúc

Auditor's Certificate No: 0700-2023-152-1

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

BALANCE SHEET

As at June 30, 2025

Unit: VND

ASSETS	Code	Note	30/06/2025	01/01/2025
A - CURRENT ASSETS	100		305.368.289.920	310.440.147.048
I. Cash and cash equivalents	110	V.01	13.400.445.387	31.617.865.202
1. Cash	111		13.400.445.387	31.617.865.202
2. Cash equivalents	112		-	-
II. Short-term investments	120		-	-
III. Short-term accounts receivable	130		288.266.918.157	276.886.022.792
1. Trade receivables	131	V.03	297.513.101.640	279.385.131.709
2. Advances to suppliers	132	V.04	15.251.923.129	22.194.609.537
3. Short-term term lending	135		-	-
4. Other short-term receivables	136	V.06a	1.107.022.362	1.226.431.488
5. Provision for short-term receivables	137	V.07	(25.605.128.974)	(25.920.149.942)
IV. Inventory	140	V.08	3.678.890.461	1.917.521.599
1. Inventory	141		3.678.890.461	1.917.521.599
V. Other current assets	150		22.035.915	18.737.455
1. Short-term prepaid expenses	151		15.809.818	12.511.358
2. Taxes and other receivables from State	153	V.15b	6.226.097	6.226.097
B. NON- CURRENT ASSETS	200		86.911.096.483	31.993.250.740
I. Long-term receivables	210		57.300.000.000	580.000.000
1. Long-term lending	215	V.05	57.000.000.000	280.000.000
2. Other long-term receivables	216	V.06b	300.000.000	300.000.000
II. Fixed assets	220		15.517.542.953	16.615.771.551
1. Tangible fixed assets	221	V.10	7.979.142.953	9.077.371.551
- Cost	222		21.696.073.922	24.396.073.922
- Accumulated depreciation	223		(13.716.930.969)	(15.318.702.371)
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	9.537.336.789	9.789.018.288
- Cost	231		14.182.634.200	14.182.634.200
- Accumulated depreciation	232		(4.645.297.411)	(4.393.615.912)
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		1.814.400.000	1.769.040.000
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	(1.073.600.000)	(1.118.960.000)
VI. Other long-term assets	260		340.316.741	837.920.901
1. Long-term prepaid expenses	261		340.316.741	837.920.901
2. Other long-term assets	268		-	-
TOTAL ASSETS	270		392.279.386.403	342.433.397.788

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

BALANCE SHEET (Continued)

As at June 30, 2025

Unit: VND

RESOURCE	Code	Note	30/06/2025	01/01/2025
C. LIABILITIES	300		155.178.468.461	107.282.475.508
I. Current liabilities	310		151.992.078.461	104.140.085.508
1. Short-term trade payables	311	V.14	11.100.219.343	5.538.839.116
2. Short-term advances from customers	312		226.798.477	552.588.350
3. Tax payables and statutory obligations	313	V.15	2.403.361.489	4.002.961.770
4. Payables to employees	314		3.055.509.047	1.532.145.238
5. Short-term accrued expenses	315	V.16	612.844.429	961.246.583
6. Other short-term payables	319	V.17a	12.958.120.636	21.628.324.095
7. Short-term loans and finance lease liabilities	320	V.13	119.706.005.406	67.424.771.397
8. Bonus and welfare funds	322		1.929.219.634	2.499.208.959
II. Long-term liabilities	330		3.186.390.000	3.142.390.000
1. Other long-term payables	337	V.17b	3.186.390.000	3.142.390.000
D. OWNER'S EQUITY	400		237.100.917.942	235.150.922.280
I. Equity	410	V.18	237.100.917.942	235.150.922.280
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		25.807.335.594	24.907.742.820
5. Profit after tax retained	421		75.028.346.046	73.977.943.158
- Retained earnings accumulated by the end of the previous period	421a		60.958.757.609	43.991.517.342
- Retained earnings of current period	421b		14.069.588.437	29.986.425.816
II. Other capital and funds	430		-	-
TOTAL RESOURCE	440		392.279.386.403	342.433.397.788

Ho Chi Minh City, Date: 14 August 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, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

STATEMENT OF INCOME

For the six-month period ended June 30, 2025

Unit: VND

ITEMS	Code	Note	Six-month period ended	
			30/06/2025	30/06/2024
1. Revenue from sale of goods and rendering of services	01	VI.01	371.586.929.786	345.407.533.987
2. Deductible items	02		-	-
3. Net revenue from sale of goods and rendering of services	10		371.586.929.786	345.407.533.987
4. Cost of goods sold	11	VI.02	333.107.375.509	307.250.927.181
5. Gross profit from sale of goods and rendering of services	20		38.479.554.277	38.156.606.806
6. Revenue from financial activities	21	VI.03	3.902.934.077	2.865.498.654
7. Financial expenses	22	VI.04	2.564.149.670	2.442.376.656
<i>In which: Interest expense</i>	23		2.609.509.670	2.563.336.656
8. Selling expenses	25	VI.07a	15.907.827.623	16.505.885.176
9. Administrative expenses	26	VI.07b	6.683.962.882	2.229.309.513
10. Net profit from operating activities	30		17.226.548.179	19.844.534.115
11. Other income	31	VI.05	742.603.964	148.015.139
12. Other expense	32	VI.06	340.342.221	789.423.958
13. Other profit	40		402.261.743	(641.408.819)
14. Total profit before tax	50		17.628.809.922	19.203.125.296
15. Current business income tax expenses	51	VI.9	3.559.221.485	3.866.205.295
16. Deferred business income tax expenses	52		-	-
17. Profit after tax	60		14.069.588.437	15.336.920.001
18. Basic earnings per Share	70	VI.10	1.204	1.312
19. Diluted earnings per share	71	VI.10	1.204	1.312

Ho Chi Minh City, Date: 14 August 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, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

CASH FLOWS STATEMENT*(Indirect method)*

For the six-month period ended June 30, 2025

Unit: VND

ITEMS	Code	Note	Six-month period ended	
			30/06/2025	30/06/2024
I. Cash flows from operating activities				
		x		
1. Profit before tax	01		17.628.809.922	19.203.125.296
2. Adjustments for				
- Depreciation	02		877.410.097	1.018.723.229
- Provisions	03		(360.380.968)	(4.972.794.547)
- Gains/losses from investing activities	05		(2.341.239.078)	(1.255.646.568)
- Interest expenses	06		2.609.509.670	2.563.336.656
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	08		18.414.109.643	16.556.744.066
- Increase/Decrease in receivables	09		(11.065.874.397)	45.670.097.687
- Increase/Decrease in inventory	10		(1.761.368.862)	(780.556.872)
- Increase/Decrease in payables (excluding interest payables, business income tax payables)	11		6.051.456.944	(689.489.220)
- Increase/Decrease in prepaid expenses	12		494.305.700	(155.492.027)
- Interest paid	14		(2.578.452.135)	(2.609.511.999)
- Corporate income tax paid	15		(4.578.975.195)	(5.107.634.769)
- Other expenses on operating activities	17		(1.469.582.100)	(1.363.514.176)
Net cash flows from operating activities	20		3.505.619.598	51.520.642.690
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		1.018.518.518	-
3. Loans to other entities and purchase of debt instruments of other entities	23		(57.000.000.000)	-
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities	24		280.000.000	30.036.500.000
5. Interest, dividends and profit received	27		1.795.220.560	35.099.568
Net cash flows from investing activities	30		(53.906.260.922)	30.071.599.568

CASH FLOWS STATEMENT (Continued)

(Indirect method)

For the six-month period ended June 30, 2025

Unit: VND

ITEMS	Code	Note	Six-month period ended	
			30/06/2025	30/06/2024
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		117.677.278.393	57.047.561.008
4. Loan repayment	34		(65.396.044.384)	(104.412.129.408)
5. Dividends, profit paid to equity owners	36		(20.098.012.500)	(22.472.062.500)
Net cash flows from financing activities	40		32.183.221.509	(69.836.630.900)
Net cash flows within the period	50		(18.217.419.815)	11.755.611.358
Cash and cash equivalents at the beginning of year	60		31.617.865.202	22.682.367.949
Impact of foreign exchange fluctuation	61		-	-
Cash and cash equivalents at the end of year	70		13.400.445.387	34.437.979.307

Ho Chi Minh City, Date: 14 August 2025

Prepared by/ Chief Accountant



Pham Thi Bac Giang



General Director

Le Van Phai

NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

I. BACKGROUND OF THE COMPANY

1. Investment form

Construction Material & Interior Decoration Joint Stock Company was converted from a State-owned enterprise into a joint stock company according to Decision No. 1286/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: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City.

2. Business field: Trading and Services.

3. Principal activities:

The principal activities of the Company are:

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

4. Normal operating cycle: within 12 months

5. Employees:

Number of employees of the Company at as 30 June 2025 is 54 people (at as 01/01/2025 48 people)

6. Error! Reference source not found. structure

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

Name	Address
Binh Duong Branch	163 Thich Quang Duc, Thu Dau Mot Ward, HCM City
Long An Branch	Hamlet 1, Tan An ward, Tay Ninh Province
No.1 Construction Materials and Interior Decoration Business Center	397 Ly Thuong Kiet, Tan Hoa Ward, HCM City
No.7 Construction Materials and Fuel Business Center	28 Tan Phuoc, Tan Hoa Ward, HCM City
No.9 Construction Materials and Interior Decoration Business Center	19 Đông Sơn, Tan Son Nhat Ward, HCM City
No.10 Construction Materials and Fuel Business Center	28 Tan Phuoc, Tan Hoa Ward, HCM City

7. Comparability of Information in the Financial Statements

The figures in the Interim Financial Statements for the 6-month period ended 30 June 2025 are fully consistent and comparable with the figures in the Interim Financial Statements for the 6-month period ended 30 June 2024 and the Financial Statements for the fiscal year ended 31 December 2024.

II. ACCOUNTING PERIOD, ACCOUNTING AND PRESENTATION CURRENCY

1. Annual Accounting Period

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

2. Accounting and presentation currency

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

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting Standards and System

The Company has been applying the Vietnamese Accounting Standards and Vietnamese Accounting System issued in accordance with the Circular No, 200/2014/TT-BTC dated 22 December 2014, Circular No, 53/2016/TT-BTC amending and supplementing Circular No. 200/2014/TT-BTC of the Finance Minister and the Circulars giving guidance on the implementation of accounting standards and system of the Ministry of Finance.

2. Announcement on compliance with Vietnamese standards and accounting system

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards and System issued in accordance with the Circular No, 200/2014/TT-BTC dated 22 December 2014, Circular No, 53/2016/TT-BTC amending and supplementing Circular No. 200/2014/TT-BTC of the Finance Minister and the Circulars giving guidance on the implementation of accounting standards and system of the Ministry of Finance in the preparation of these combined financial statements.

IV. ACCOUNTING PRINCIPLES

1. Exchange rate applied in accounting

Transactions arising in currencies other than the reporting currency of VND are translated at the prevailing exchange rates at transaction dates.

The revaluation exchange rates at the end of the period of foreign currency monetary items classified as assets and foreign currency monetary items classified as liabilities are respectively the foreign currency buying rate and foreign currency selling rate of the commercial bank where the enterprise regularly conducts transactions at the time of preparing the Financial Statements.

All exchange differences arising on settlement or revaluation are recognized as income or expense in the income statement.

2. Recognition of cash and cash equivalents

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

3. 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 Provision for impairment of trading securities if any.

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

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Financial Statements (Continued)

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 equal or less than 01 year or 01 operating period classified to be short-term;
- If the term of maturity is more than 01 year or 01 operating period classified to be long-term.

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.

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.

4. Recognition of account receivables

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

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

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

5. 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.

Inventory value is calculated on a FIFO basis.

The company applies the perpetual method of accounting for inventories.

An provision is made for devaluation of inventories for each inventory item whose historical cost is greater than its net realizable value. Increase or decrease in balance of the provision for devaluation of inventories that need to be appropriated at the balance sheet date is recognized at cost of goods sold.

6. Tangible/Intangible fixed assets and Depreciations

Tangible and Intangible fixed assets are determined by their historical costs. During the using time, fixed assets are recorded at cost less accumulated depreciation.

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The period of depreciation applied are as follow:

- | | |
|-----------------------------|--------------|
| - 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 indefinite in duration so they are not depreciated.

7. 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 less accumulated depreciation.

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 |

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.

8. 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 cost.

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.

9. Payables and accrued expenses

Payables and accrued expenses are recognized for future amounts payable in respect of goods and services already received. Accrued expenses are recognized based on reasonable estimates on the payable amount.

Payables are classified as commercial payables, accrued expenses, internal payables and other payables according to the following principles:

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

10. Recognition of Borrowings and finance lease liabilities

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

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

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

11. Recognition of owner's equity

Owner's investment capital is recognized according to the amount actually invested by the shareholders. 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 profit after tax reflects the business results (profit, loss) after corporate income tax and the Company's profit distribution or loss handling situation.



CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY
Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City
INTERIM FINANCIAL STATEMENTS
For the six-month period ended June 30, 2025
Note to the Financial Statements (Continued)

Retained Earning can be distributed to Shareholders based on the capital contribution ratio after being approved by the General Meeting of Shareholders/Board of Management and after setting aside funds according to the Company Charter and regulations of Vietnamese law.

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

12. 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.

Revenue deductions

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

Revenue reduction adjustment is made as follows:

- Trade discounts, discounts on goods sold and returned goods arising in the same period of consumption of products and goods and services shall be adjusted to reduce the revenue of the arising period;
- In case products, goods and services have been consumed from the previous period, until the next period when trade discounts, discounts on goods sold or goods sold are returned, the company shall be entitled to write down revenue according to the principle:
 - + If products, goods and services consumed from previous periods to the next period must be discounted, subject to trade discounts, returned but arising before the time of issuance of financial statements, accountants must consider this as an event requiring adjustment arising after the balance sheet date and writing down revenue on the separate financial statements of the reporting period (the previous period).
 - + In case products, goods and services must be discounted, have trade discounts, or are returned after the issuance of the separate financial statements, the enterprise shall record a reduction in revenue of the period in which they arise (the following period).



13. 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.

14. Recognition of financial expenses

Expenses recorded in financial expenses include: Expenses or losses related to financial investment activities; Borrowing expenses; Losses due to changes in exchange rates of transactions involving foreign currencies; Provision for diminution in value of securities investments and long-term financial investments.

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

15. Recognition of selling expenses and administration expenses

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

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

16. Recognition of corporate income tax expenses

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

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

17. Segment reporting

Segment reporting includes a business segment or a geographical segment.

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

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

18. 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

Currently, there is no regulations on revaluation of financial instruments after initial recognition.

19. Related parties

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

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

884
G T
-H
GOA
A
O CH

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City
INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

V. SUPPLEMENTARY INFORMATION TO THE BALANCE SHEET

1. Cash and cash equivalents

	30/06/2025	01/01/2025
	VND	VND
Cash on hand	3.052.556.427	1.383.775.383
Cash at bank	10.347.888.960	30.234.089.819
Total	13.400.445.387	31.617.865.202

2. Financial investments

Investments in other entities

	01/01/2025	
	Quantity (shares)	Value (VND)
- Investing in shares of Ha Tien VICEM Cement JSC (HTI)	151.200	2.888.000.000
Total	151.200	2.888.000.000
Provision for investments in other entities (*)		(1.073.600.000)
Net value		1.814.400.000
(*) The Company has made provisions for long-term investment depreciation based on the closing price at as June 30 2025 of HTI shares of VND 12.000/share.		

3. Short-term Trade receivables

	30/06/2025	01/01/2025
	VND	VND
Hoang So Concrete Company Limited	10.364.570.180	9.002.409.780
Hoang So Construction - Trading - Service Company Limited	14.668.369.783	15.379.941.018
Long An International Port Management and Exploitation Joint Stock Company	27.059.983.332	24.132.773.220
Saigon Production and Trading Joint Stock Company	2.952.266.820	4.085.823.220
Thu Duc 1 Centrifugal Concrete Joint Stock Company	22.758.787.140	23.751.024.080
Phuoc Thanh Construction Joint Stock Company	7.758.555.629	10.894.029.643
Others	211.950.568.756	192.139.130.748
Total	297.513.101.640	279.385.131.709

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

4. Short-term advances from customers	30/06/2025	01/01/2025
	VND	VND
Nghi Son Cement Company - Ho Chi Minh City Branch	2.777.151.740	8.621.979.023
FICO-YTL Cement Marketing and Trading Company Limited	1.725.921.005	2.438.309.596
Branch of Thang Long Cement Joint Stock Company	-	1.138.302.644
Siam City Cement Company Limited (VN)	8.601.497.733	6.742.725.244
Ha Tien 1 Cement Joint Stock Company	567.782.254	1.499.918.979
Others	1.579.570.397	1.753.374.051
Total	15.251.923.129	22.194.609.537

5. Long-term lending	30/06/2025	01/01/2025
	VND	VND
Hung Thanh Construction Service Trading Co., Ltd.(*)	57.000.000.000	-
Mr. Nguyen Phuon Tuan	-	107.000.000
Mr. Nguyen Tung Son	-	173.000.000
Total	57.000.000.000	280.000.000

(*): Loan according to the contract dated January 2, 2025 and the contract appendix dated March 28, 2025 with Hung Thanh Construction Service Trading Company Limited; loan term is 2 years. The collateral is the land use right certificate of 32 plots of land.

6. Other receivables	30/06/2025	01/01/2025
	VND	VND
a/ Other short-term receivables		
Advance	235.477.400	61.800.000
Short-term deposits, mortgages and collateral	30.000.000	-
Other receivables	841.544.962	1.164.631.488
Total	1.107.022.362	1.226.431.488
b/ Other long-term receivables		
Long-term deposits, mortgages and collateral	300.000.000	300.000.000
Total	300.000.000	300.000.000

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

7. Provision for short-term receivables

	30/06/2025			01/01/2025		Unit: VND
	Cost	Recoverable amount	Provisions	Cost	Recoverable amount	
Hai An Company Limited	2.298.185.620	-	2.298.185.620	2.298.185.620	-	2.298.185.620
Nguyen Thanh Tuan	1.924.056.677	-	1.924.056.677	2.315.195.677	-	2.315.195.677
Tan Hoan Cau Joint Stock Company	2.560.262.997	-	2.560.262.997	2.560.262.997	-	2.560.262.997
Long An International Port Operation & Management joint stock company	13.838.703.620	11.047.154.744	2.791.548.876	9.534.658.160	6.674.260.712	2.860.397.448
Other customers	65.221.329.079	49.190.254.275	16.031.074.804	31.730.895.413	15.844.787.213	15.886.108.200
Total	85.842.537.993	60.237.409.019	25.605.128.974	48.439.197.867	22.519.047.925	25.920.149.942

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

8. Inventory

	30/06/2025		01/01/2025	
	Cost	Provisions	Cost	Provisions
Goods	3.678.890.461	-	1.917.521.599	-
Total	3.678.890.461	-	1.917.521.599	-

9. Construction in progress

	30/06/2025		01/01/2025	
	VND	VND	VND	VND
Ba Nho - Can Duoc - Long An Warehouse Project (*)	2.401.500.000	2.401.500.000	2.401.500.000	2.401.500.000
Cộng	2.401.500.000	2.401.500.000	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, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

10. Increase and decrease in tangible fixed assets				Unit: VND
	Buildings and structures	Machinery and equipment	Motor vehicles	Total
Cost				
Opening balance	13.866.892.973	913.075.496	9.616.105.453	24.396.073.922
Additions	-	-	-	-
Disposals	-	-	2.700.000.000	2.700.000.000
Closing balance	13.866.892.973	913.075.496	6.916.105.453	21.696.073.922
Accumulated depreciation				
Opening balance	8.247.499.498	911.812.870	6.159.390.003	15.318.702.371
Charge for the year	278.660.700	1.262.626	345.805.272	625.728.598
Disposals	-	-	2.227.500.000	2.227.500.000
Closing balance	8.526.160.198	913.075.496	4.277.695.275	13.716.930.969
Net book value				
Opening balance	5.619.393.475	1.262.626	3.456.715.450	9.077.371.551
Closing balance	5.340.732.775	-	2.638.410.178	7.979.142.953
				30/06/2025
- Closing balance of netbook value of tangible fixed assets pledged as loan securities:				01/01/2025
				5.928.746.087
- Cost of fully depreciated tangible fixed assets but still in use:				822.166.405

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim 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 indefinite in duration so they are not depreciated.

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 and structures	Total
Cost		
Opening balance	14.182.634.200	14.182.634.200
Additions	-	-
Disposals	-	-
Closing balance	14.182.634.200	14.182.634.200
Accumulated depreciation		
Opening balance	4.393.615.912	4.393.615.912
Charge for the year	251.681.499	251.681.499
Disposals	-	-
Closing balance	4.645.297.411	4.645.297.411
Net book value		
Opening balance	9.789.018.288	9.789.018.288
Closing balance	9.537.336.789	9.537.336.789
	30/06/2025	01/01/2025
Closing balance of netbook value of investment properties pledged as loan securities:	9.524.914.218	9.772.211.280

(*) 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 the end of the period have to be presented. However, the Company has not yet determined the fair value of these properties at the end of the period 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, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

13. Loans and finance lease liabilities	30/06/2025		Movements during the period		01/01/2025		Unit: VND
	Carrying amount	Amount within repayment capacity	Additions	Decreases	Carrying amount	Amount within repayment capacity	
Bank short-term loan (a)	80.000.000.000	80.000.000.000	89.000.000.000	43.000.000.000	34.000.000.000	34.000.000.000	
- BIDV - Hồ Chí Minh Branch	80.000.000.000	80.000.000.000	89.000.000.000	43.000.000.000	34.000.000.000	34.000.000.000	
Short-term personal loan (b)	39.706.005.406	39.706.005.406	28.677.278.393	22.396.044.384	33.424.771.397	33.424.771.397	
Total	119.706.005.406	119.706.005.406	117.677.278.393	65.396.044.384	67.424.771.397	67.424.771.397	
(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 30/06/2025 is 80.000.000.000 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 30/06/2025 is 39.706.005.406 VND. This loan is unsecured.							
4. Short-term supplier payables	30/06/2025		01/01/2025				
	Amount	Amount within repayment capacity	Amount	Amount within repayment capacity			
Logistics Hoang Huy Holdings Co., Ltd	-	-	1.071.910.300	1.071.910.300			
Ha Long Cement Company Limited	4.441.196.191	4.441.196.191	-	-			
Branch of Thang Long Cement Joint Stock Company	5.386.255.552	5.386.255.552	4.070.823.398	4.070.823.398			
Mai Phuong Transport Logistics Company Limited	251.433.200	251.433.200	199.239.130	199.239.130			
Other suppliers	1.021.334.400	1.021.334.400	196.866.288	196.866.288			
Total	11.100.219.343	11.100.219.343	5.538.839.116	5.538.839.116			

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)**15. Tax payables and statutory obligations**

Unit: VND

Payable	01/01/2025	Payable during the period	Paid during the period	30/06/2025
VAT on imported goods	-			-
VAT on imported goods	580.964.974	1.337.276.866	1.613.658.886	304.582.954
Corporate income tax	3.078.975.195	3.559.221.485	4.578.975.195	2.059.221.485
Personal income tax	343.021.601	1.197.734.417	1.501.198.968	39.557.050
Land and housing taxes, land rental	-	2.564.560.766	2.564.560.766	-
Fees and other obligations	-	15.000.000	15.000.000	-
Total	4.002.961.770	8.673.793.534	10.273.393.815	2.403.361.489

b/ Receivable

	01/01/2025	Payable during the period	Paid during the period	30/06/2025
Land and housing taxes, land rental	6.226.097	-	-	6.226.097
	6.226.097	-	-	6.226.097

16. Short-term accrued expenses

	30/06/2025	01/01/2025
	VND	VND
Accrual of construction costs for the project at 400 Le Van Tho	544.608.000	544.608.000
Accrual of transportation expenses	6.592.593	286.052.282
Accrued interest expense	61.643.836	30.586.301
Other accrued expenses	-	100.000.000
Total	612.844.429	961.246.583

17. Other payables**a/ Other short-term payables**

	30/06/2025	01/01/2025
Trade Union fees	126.971.620	85.834.480
Dividends payable	12.097.061.350	20.975.073.850
Short-term deposits, collateral received	107.000.000	107.000.000
Other short-term payables	627.087.666	460.415.765
Total	12.958.120.636	21.628.324.095

b/ Other long-term payables

	30/06/2025	01/01/2025
Long-term deposits, collateral received	3.186.390.000	3.142.390.000
Total	3.186.390.000	3.142.390.000

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

18. Owner's equity

a/ Changes in owner's equity

Unit: VND

	Share capital	Share premium	Treasury shares	Investment and development fund	Retained profits	Total
Balance at 1/1/2024	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 increased in the previous year					29.986.425.816	29.986.425.816
Distribution of profit - prior year				1.323.779.677	(34.065.194.112)	(32.741.414.435)
- Investment and development fund				1.323.779.677	(1.323.779.677)	-
- Bonus and welfare fund					(992.834.758)	(992.834.758)
- Management Bonus fund					(332.579.677)	(332.579.677)
- Dividend distribution from the previous year					(31.416.000.000)	(31.416.000.000)
Balance at 31/12/2024	150.000.000.000	42.088.848.102	(55.823.611.800)	24.907.742.820	73.977.943.158	235.150.922.280
Balance at 1/1/2025	150.000.000.000	42.088.848.102	(55.823.611.800)	24.907.742.820	73.977.943.158	235.150.922.280
Profit in the period					14.069.588.437	14.069.588.437
Profit distribution - current period (*)				899.592.774	(13.019.185.549)	(12.119.592.775)
- Investment and development fund				899.592.774	(899.592.774)	-
- Bonus and welfare fund					(899.592.775)	(899.592.775)
- Dividend distribution in the current period					(11.220.000.000)	(11.220.000.000)
Balance at 30/06/2025	150.000.000.000	42.088.848.102	(55.823.611.800)	25.807.335.594	75.028.346.046	237.100.917.942

(*): During the period, the company distributed 2024's profits according to Resolution No. 129/NQ-ĐHĐCĐ of the Annual General Meeting of Shareholders dated April 25, 2025. In which, cash dividends at a rate of 10% of share capital shall be paid to shareholders in July 2025 according to Resolution No. 135/NQ-HĐQT dated June 13, 2025 and Resolution No. 138/NQ-HĐQT dated June 20, 2025 of the Company's Board of Directors.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

b/ Details of owner's invested capital	30/06/2025		01/01/2025	
	Rate	VND	Rate	VND
Mr Le Van Phai	20,23%	30.346.870.000	20,63%	30.946.870.000
CMID (Treasury shares)	25,20%	37.800.000.000	25,20%	37.800.000.000
Other shareholders	54,57%	81.853.130.000	54,17%	81.253.130.000
Total	100%	150.000.000.000	100%	150.000.000.000

c/ Movements in share capital and distribution of dividends

	Six-month period ended	
	30/06/2025	30/06/2024
Owner's share capital		
+ Share Capital - Opening balance	150.000.000.000	150.000.000.000
+ Share Capital - increased	-	-
+ Share Capital - decreased	-	-
+ Share Capital - Closing balance	150.000.000.000	150.000.000.000
+ Dividends paid in cash (*)	11.220.000.000	11.220.000.000

(*): Cash dividend during the six-month period ending June 30, 2025 in accordance with Resolution No. 135/NQ-HĐQT dated June 13, 2025 and Resolution No. 138/NQ-HĐQT dated June 20, 2025 of the Company's Board of Directors, in which The last registration date to pay dividends is 03 July 2025 and the payment date is 15 July 2025.

d/ Shares	30/06/2025	01/01/2025
- Number of share authorized for issue	15.000.000	15.000.000
- Number of shares issued and fully contributed	15.000.000	15.000.000
+ Ordinary shares	15.000.000	15.000.000
- Number of repurchased shares	3.780.000	3.780.000
+ Ordinary shares	3.780.000	3.780.000
- Number of shares outstanding	11.220.000	11.220.000
+ Ordinary shares	11.220.000	11.220.000

* Par value per stock: 10.000 VND

e/ Company's funds	30/06/2025	01/01/2025
Investment and development funds	25.807.335.594	24.907.742.820
Total	25.807.335.594	24.907.742.820

19. Off-Balance Sheet Accounts

	30/06/2025	01/01/2025
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, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)**VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**

Unit: VND

1. Revenue from sale of goods and rendering of services	Six-month period ended	
	30/06/2025	30/06/2024
Revenue from sale of merchandise	366.444.516.317	340.042.251.160
Revenue from rendering of services	3.810.413.469	3.812.101.007
Property rental	1.332.000.000	1.553.181.820
Total	371.586.929.786	345.407.533.987
	Six-month period ended	
	30/06/2025	30/06/2024
Costs of merchandise	332.121.070.256	306.143.423.666
Costs of Property rental	986.305.253	1.107.503.515
Total	333.107.375.509	307.250.927.181
3. Financial income	Six-month period ended	
	30/06/2025	30/06/2024
Interest income	1.795.220.560	1.255.646.568
Payment discount	1.825.235.110	1.541.849.380
Late payment interest	282.478.407	68.002.706
Total	3.902.934.077	2.865.498.654
4. Financial expenses	Six-month period ended	
	30/06/2025	30/06/2024
Interest expenses	2.609.509.670	2.563.336.656
Made/(Return) Provision for long-term investments	(45.360.000)	(120.960.000)
Total	2.564.149.670	2.442.376.656
5. Other income	Six-month period ended	
	30/06/2025	30/06/2024
Profit from Disposal of fixed assets	546.018.518	-
Other income	196.585.446	148.015.139
Total	742.603.964	148.015.139

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

		Unit: VND	
		Six-month period ended	
		30/06/2025	30/06/2024
6. Other expenses			
Additional land rent from previous years		199.697.661	669.676.280
Administrative penalty		11.637.864	33.082.541
Other expense		129.006.696	86.665.137
Total		340.342.221	789.423.958
7. Selling expenses and Administration expenses			
		Six-month period ended	
		30/06/2025	30/06/2024
a) Selling expenses			
Labour Costs		3.913.201.837	4.907.237.745
Depreciation expenses		297.383.518	438.696.650
Outside Services Expenses		11.516.411.282	11.009.321.322
Other expenses by cash		180.830.986	150.629.459
Total		15.907.827.623	16.505.885.176
b) Administrative expenses			
		Six-month period ended	
		30/06/2025	30/06/2024
Labour cost		2.649.134.558	3.324.611.830
Depreciation expenses		328.345.080	328.345.080
Taxes, fees and charges		1.645.239.351	1.754.233.263
Provision/(Reversal) of bad debt provision		(315.020.968)	(4.851.834.547)
Expenses from external services		839.843.167	753.084.317
Other expenses by cash		1.536.421.694	920.869.570
Total		6.683.962.882	2.229.309.513
8. Productions cost by items			
		Six-month period ended	
		30/06/2025	30/06/2024
Raw materials		182.243.812	131.599.045
Labor		6.562.336.395	8.231.849.575
Depreciation expenses		877.410.097	1.018.723.229
Provision/(Reversal) of bad debt provision		(315.020.968)	(4.851.834.547)
Expenses from external services		12.356.254.449	11.762.405.639
Other expenses by cash		3.914.871.973	3.549.955.263
Total		23.578.095.758	19.842.698.204

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)**9. Corporate income tax**

Unit: VND

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

The corporate income tax expense is determined as follow:

	Six-month period ended	
	30/06/2025	30/06/2024
Total profit before tax	17.628.809.922	19.203.125.296
Adjustments for	167.297.502	127.901.179
- Increases (Nondeductible expenses)	167.297.502	127.901.179
- Decreases	-	-
Total taxable income	17.796.107.424	19.331.026.475
CIT tax rate	20%	20%
Current corporate income tax expenses	3.559.221.485	3.866.205.295

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.

Unit: VND

10. Earnings per Share

	Six-month period ended	
	30/06/2025	30/06/2024
Profit after tax	14.069.588.437	15.336.920.001
Adjustment to accounting profits to determine profit or loss attributable to ordinary equity holders of the Company	(562.783.537)	(613.476.800)
- Decreases (*)	562.783.537	613.476.800
Profit attributable to ordinary equity holders of the Company	13.506.804.900	14.723.443.201
Weighted average of issued ordinary shares	11.220.000	11.220.000
Basic earnings per Share	1.204	1.312
Diluted earnings per share (**)	1.204	1.312

(*): The adjustments decreasing accounting profit for this period are the estimated appropriations to the bonus and welfare funds, calculated at 3% of after-tax profit, and the appropriation to the executive bonus fund, which is calculated at 1% of after-tax profit during the period of the company.

(**): The Company has no potential ordinary shares to dilute during the period and up to the date of this interim financial statements.

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)**VII. OTHER INFORMATION****1. Transactions with related parties**

Unit: VND

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

The Board of Directors

		Six-month period ended	
Remuneration		30/06/2025	30/06/2024
Mr. Truong Minh Tuyen	Chairman	20.209.000	105.479.500
Mr. Le Van Phai	Vice Chairman	16.169.000	84.386.000
Mr. Thai Thanh Son	Member (Resigned from 01/07/2024)	-	70.321.000
Mr. Huynh Ngoc Khanh	Member	13.474.000	70.321.000
Ms. Le Kim Trinh	Member	13.474.000	70.322.177
Total		63.326.000	400.829.677

The Board of Supervisors

		Six-month period ended	
Remuneration, salary, bonus and other benefits		30/06/2025	30/06/2024
Ms. Vu Phi Bang	Head of the board - Until 15/08/2024	-	6.825.000
Mr. Nguyen Van Chau	Head of the board - From 15/08/2024	136.361.000	
Ms. Vo Thi Anh Loan	Member	176.483.300	164.580.000
Ms. Chau Thuy My	Member	67.737.000	55.263.375
Total		380.581.300	226.668.375

The Board of Management and Chief Accountant

		Six-month period ended	
Salary, bonus and other benefits		30/06/2025	30/06/2024
Mr. Le Van Phai	General Director	391.500.000	391.540.000
Mr. Thai Thanh Son	Deputy GD (Resigned from 01/07/2024)	-	284.678.000
Mr. Huynh Ngoc Khanh	Deputy General Director	284.152.500	284.689.000
Ms. Pham Thi Bac Giang	Chief Accountant	233.500.000	233.540.000
Total		909.152.500	1.194.447.000

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

Related parties	Relation	Transaction	Value of transaction
Mr. Le Van Phai	General Director/Vice Chairman	Distributed Dividends	3.034.687.000
Ms. Chau Thi Kim Xòan	Related party	Distributed Dividends	800.000.000
Ms. Le Kim Trinh	Board of Directors's Member	Distributed Dividends	396.985.000
Ms. Bui Thi Binh Minh	Related party	Distributed Dividends	200.000.000
Mr. Le Quang Chanh	Related party	Distributed Dividends	200.000.000
Mr. Le Quang Nghia	Related party	Distributed Dividends	200.000.000

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

Unit: VND

Related parties	Relation	Transaction	Value of transaction
Mr. Huynh Ngoc Khanh	Board of Directors's Member	Distributed Dividends	518.080.000
Mr. Huynh Thanh Quang	Related party	Distributed Dividends	160.000.000
Ms. Trần Thị Tường	Related party	Distributed Dividends	368.079.000

As of June 30, 2025, outstanding amounts with related parties are as follows:

Related parties	Relation	Transaction	Value of receivables / (payables)
Mr. Le Van Phai	General Director/Vice Chairman	Dividends Payable	(3.034.687.000)
Ms. Châu Thị Kim Xòan	Related party	Dividends Payable	(800.000.000)
Ms. Le Kim Trinh	Board of Directors's Member	Dividends Payable	(396.985.000)
Ms. Bui Thi Binh Minh	Related party	Dividends Payable	(200.000.000)
Mr. Le Quang Chanh	Related party	Dividends Payable	(200.000.000)
Mr. Le Quang Nghia	Related party	Dividends Payable	(200.000.000)
Mr. Huynh Ngoc Khanh	Board of Directors's Member	Dividends Payable	(518.080.000)
Mr. Huynh Thanh Quang	Related party	Dividends Payable	(160.000.000)
Ms. Tran Thi Tuong	Related party	Dividends Payable	(368.079.000)

2. Segment reporting**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

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

3. Financial instruments	Unit: VND			
	30/06/2025		01/01/2025	
	Fair value of Financial Asset and Liability		Fair value of Financial Asset and Liability	
	Book value	Provision	Book value	Provision
Financial assets	VND	VND	VND	VND
Cash and cash equivalent	13,400,445,387	-	31,617,865,202	-
Trade receivables and other receivables, lending	355,354,646,602	(25,605,128,974)	280,529,763,197	(25,920,149,942)
Short-term/ Long-term deposits, mortgages and collateral	330,000,000	-	300,000,000	-
Short-term/ Long-term financial investments	2,888,000,000	(1,073,600,000)	2,888,000,000	(1,118,960,000)
Total	371,973,091,989	(26,678,728,974)	315,335,628,399	(27,039,109,942)
Financial liabilities	Book value		Book value	
	30/06/2025		01/01/2025	
Trade payable and other payable	23,824,368,359		26,974,328,731	
Accrued expenses	612,844,429		961,246,583	
Short-term/ Long-term deposits, collateral received	3,293,390,000		3,249,390,000	
Loans and debts	119,706,005,406		67,424,771,397	
Total	147,436,608,194		98,609,736,711	

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

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)**b) Guaranteed assets***Unit: VND*

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

	<u>30/06/2025</u>	<u>01/01/2025</u>
Tangible fixed assets - Buildings	5.591.467.892	5.928.746.087
Intangible fixed assets - land use rights	7.538.400.000	7.538.400.000
IPs - Value of properties on land	9.524.914.218	9.772.211.280
Trade receivables	297.513.101.640	279.385.131.709
Total	<u>320.167.883.750</u>	<u>302.624.489.076</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.

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

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

	Under 01 year	Over 01 year	Unit: VND Total
Ending balance	144.250.218.194	3.186.390.000	147.436.608.194
Loans and debts	119.706.005.406	-	119.706.005.406
Trade payable	11.100.219.343	-	11.100.219.343
Other payable	12.831.149.016	3.186.390.000	16.017.539.016
Accrued expenses	612.844.429	-	612.844.429
Beginning 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

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

c.3) Market risk

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

Foreign currency risk

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

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

Interest rate risk

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

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

Other price risk

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

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Note to the Interim Financial Statements (Continued)

4. Comparative figures

The comparative figures are those taken from the Financial Statement for the year ended 31st December 2024 and Interim Financial Statements for the six-month period ended June 30, 2024, which was audited by Nhan Tam Viet Auditing Company.

5. Information about going concern

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

Ho Chi Minh City, Date: 14 August 2025

Prepared by/ Chief Accountant



Pham Thi Bac Giang



General Director

Le Van Phai