**CMC JOINT STOCK COMPANY**

No.: 89/CBTT-CMC

**SOCIALIST REPUBLIC OF VIETNAM**
Independence - Freedom - Happiness

Phu Tho, 28 August 2026

**To:**

- State Securities Commission;
- Ho Chi Minh City Stock Exchange;
- Hanoi Stock Exchange.

**Company Name: CMC JOINT STOCK COMPANY** ("Company")
**Stock Code:** CVT
**Head Office Address:** Lots B10-B11, Thuy Van Industrial Zone, Nong Trang Ward, Phu Tho Province, Vietnam.
**Phone Number:** 02103 991706
**Information Disclosure Officer:** Mr. Nguyen Viet Cuong - Legal representative
**Type of Information Disclosure:**
☐ 24 hours ☐ 72 hours ☐ Upon Request ☐ Extraordinary ☒ Periodic
**Content of Information Disclosure:** Reviewed interim separate financial statements for the 6-month period ended 30 June 2026.
This information is disclosed on the Company's website: http://www.cmctiles.vn/cac-thong-tin-cong-bo/ on 28 August 2026.
We hereby certify that the disclosed information is truthful and take full responsibility before the law for the content of this disclosure.

**Recipients:**

- As above;
- Archives: Office, Finance.

**REPRESENTATIVE OF THE ORGANIZATION**
Legal Representative

M.S.D.N: 2600106523-C.T.C.P
CÔNG TY CỔ PHẦN CMC
TP. VIỆT TRÌ - T. PHÚ THỌ

**NGUYEN VIET CUONG**

CÔNG TY CỔ PHẦN CMC

Digitally signed by CÔNG TY CỔ PHẦN CMC
Date: 2026.08.28 19:58:26 +07'00'

**CMC JOINT STOCK COMPANY** **SOCIALIST REPUBLIC OF VIETNAM**

No: 91/CV/CMC ***Independence – Freedom – Happiness***

*Re: Explanations of the variance in reviewed income statement for the 6-month period ended 30 June 2026 vs the same period of last year*

***To***: **Ho Chi Minh City Stock Exchange**
**Hanoi Stock Exchange**
**State Securities Commission**

Based on the reviewed interim financial report of the 6-month period ended 30 June 2026 of CMC Joint Stock Company ("Company"), compared to the same period in 2025, there is a discrepancy in profit after tax; therefore, CMC Joint Stock Company reports the following explanation:

| TT | Target | Unit | Separate report | Consolidated report |
|---|---|---|---|---|
| 1 | Profit after tax the 6-month period ended 30 June 2026 | Mil VND | 5,460.8 | 28,424.6 |
| 2 | Profit after tax the 6-month period ended 30 June 2025 | Mil VND | 5,442.6 | 29,483.6 |
| 3 | Change compared to the same period last year | Mil VND | 18.2 | (1,059) |
| 4 | Change compared to the same period last year | % | 0.3% | -3.7% |

**The causes are due to the following factors:**

***For the separate report:***

In the first 6-month of 2026, the Company has been implementing selective sales promotion programs, focusing on effective distributors aligned with market orientation. At the same time, the Company maintained the optimization of production costs, streamlined operational structure, and exercised strict control over indirect expenses, thereby slightly contributing to improvements in gross profit margin and profit after tax.

***For the consolidated report:***

This was mainly attributable to a decrease in financial income at the subsidiaries.

So, CMC Joint Stock Company has prepared this report to submit to Ho Chi Minh City Stock Exchange for public disclosure.

***Phu Tho, 28 August 2026***

**CMC JOINT STOCK COMPANY**

CÔNG TY CỔ PHẦN CMC
M.S.D.N: 2600106523-C
TP. VIỆT TRÌ - T. PHÚ THỌ

TỔNG GIÁM ĐỐC

*Nguyễn Việt Cường*

# CMC JOINT STOCK COMPANY

# REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

## FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026

*August 2026*

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## STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of CMC Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the Company's reviewed interim separate financial statements for the period from 01 January 2026 to 30 June 2026.

### BOARD OF MANAGEMENT, BOARD OF SUPERVISORS, AND BOARD OF GENERAL DIRECTORS

The members of Board of Management, Board of Supervisors, and Board of General Directors who held office during the period from 01 January 2026 to 30 June 2026 and as of the date of this Report are as follow:

**Board of Management**

| | | |
|---|---|---|
| Mr. Trinh Kien | Chairman | |
| Ms. Nguyen Thi Huyen | Vice Chairman | |
| Mr. Nguyen Viet Cuong | Member | Appointed on 22 April 2026 |
| Mr. Mai Xuan Phong | Member | Appointed on 22 April 2026 |
| Mr. Nguyen Thi Phuong | Independent member | Appointed on 22 April 2026 |
| Mr. Tran Duc Huy | Member | Resigned from 22 April 2026 |
| Mr. Vu Quoc Toan | Member | Resigned from 22 April 2026 |
| Mr. Phan Anh Tuan | Independent member | Resigned from 22 April 2026 |

**Board of General Directors**

| | | |
|---|---|---|
| Mr. Nguyen Viet Cuong | General Director | |
| Mr. Nguyen Ngoc Tan | Deputy General Director | |
| Mr. Mai Xuan Phong | Deputy General Director | Appointed on 20 March 2026 |
| Mr. Tran The Su | Deputy General Director | Appointed on 23 April 2026 |

**Board of Supervisors**

| | | |
|---|---|---|
| Ms. Pham Thi Thu Hang | Head of Supervisory Board | |
| Ms. Nguyen Thi Ngan Ha | Member | |
| Ms. Nguyen Thi Ha Thu | Member | Appointed on 22 April 2026 |
| Mr. Tran The Su | Member | Resigned from 22 April 2026 |

### LEGAL REPRESENTATIVE

The legal representative of the Company from 01 January 2026 to the date of this report has been Mr. Nguyen Viet Cuong - General Director.

### EVENTS AFTER THE REPORTING DATE

Other than the event disclosed in Note 38, the Board of General Directors confirms that no material subsequent events have occurred after the end of the interim reporting period that would necessitate adjustments or disclosures in the interim separate financial statements.

### THE AUDITORS

The accompanying interim separate financial statements have been reviewed by UHY Auditing and Consulting Company Limited.

## STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

### BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Board of General Directors of the Company is responsible for preparing interim separate financial statements for the period from 01 January 2026 to 30 June 2026 that give a true and fair view of the Company's financial position, as well as its results of operations and cash flows. In preparing these financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- Prepare the interim separate financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in its business; and
- Design and implement an effective internal control system to limit the risk of material misstatement due to fraud or error in preparing and presenting the interim separate financial statements.

Board of General Directors confirms that the Company has complied with the above requirements in preparing and presenting the interim separate financial statements.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and for ensuring that the financial statements of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of General Directors,

CÔNG TY CỔ PHẦN CMC
M.S.D.N:2600108523-C.T.C.P
TP. VIỆT TRÌ - T. PHÚ THỌ

**Nguyen Viet Cuong**
**General Director**
*Phu Tho, 28 August 2026*

UHY
Connect to possibility

UHY AUDITING AND CONSULTING COMPANY LIMITED
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Dai Mo Ward, Hanoi, Vietnam
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uhy.vn

*No.: 1031/2026/UHY-BCSX*

# REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

*On the interim financial statements of CMC Joint Stock Company*
*For the period from 01 January 2026 to 30 June 2026*

**To:** **Shareholders, Board of Management and Board of General Directors**
**CMC Joint Stock Company**

We have reviewed the accompanying interim separate financial statements of CMC Joint Stock Company (hereinafter referred to as the "Company") which were prepared on 28 August 2026 as set out on page 06 to 46, including the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and interim separate cash flow statement for the period from 01 January 2026 to 30 June 2026 and the Notes thereto.

## Responsibilities of the Board of General Directors

The Board of General Directors of the Company is responsible for the preparation and fair presentation of the interim separate financial statements in a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the interim separate financial statements, and for such internal control as the Board of General Directors determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatements, whether due to fraud or error.

## Responsibilities of the Auditors

Our responsibility is to express a conclusion on these interim separate financial statements based on our review. We have 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.

The interim financial information review involves conducting interviews, primarily with those responsible for financial and accounting matters, performing analytical procedures and other review procedures. A review is substantially narrower in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and therefore 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.

## REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONT'D)

**Conclusion of the Auditors**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of CMC Joint Stock Company as at 30 June 2026, as well as its interim separate income statements and its interim cash flows for the period from 01 January 2026 to 30 June 2026 in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of the the interim financial statements.

**Le Quang Nghia**
**Deputy General Director**
Auditor's Practicing Certificate
No. 3660-2026-112-1
***For and on behalf of***
**UHY AUDITING AND CONSULTING COMPANY LIMITED**
*Hanoi, 28 August 2026*

**Form No. B01a – DN**

# INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

*As at 30 June 2026*

| | ASSETS | Codes | Notes | Closing balance VND | Opening balance VND |
|---|---|---|---|---|---|
| **A.** | **CURRENT ASSETS** | **100** | | **1,953,012,820,405** | **1,655,717,919,709** |
| **I.** | **Cash and cash equivalents** | **110** | 5 | **555,240,877,174** | **359,766,369,213** |
| | Cash | 111 | | 61,065,054,266 | 34,416,369,213 |
| | Cash equivalents | 112 | | 494,175,822,908 | 325,350,000,000 |
| **II.** | **Short-term financial investments** | **120** | 6.1 | **110,681,438,719** | **55,311,577,360** |
| | Short-term held-to-maturity investments | 123 | | 110,681,438,719 | 55,311,577,360 |
| **III.** | **Current receivables** | **130** | | **410,079,321,250** | **420,538,842,758** |
| | Short-term trade receivables | 131 | 7 | 228,620,441,415 | 182,290,020,783 |
| | Short-term advances to suppliers | 132 | 8 | 157,963,961,676 | 148,696,478,911 |
| | Other short-term receivables | 135 | 9 | 35,448,686,309 | 101,347,373,615 |
| | Provision for doubtful short-term receivables | 136 | 13 | (11,953,768,150) | (11,795,030,551) |
| **IV.** | **Inventories** | **140** | 10 | **837,807,872,051** | **808,585,967,141** |
| | Inventories | 141 | | 847,958,175,341 | 827,797,930,891 |
| | Provision for decline in value of inventories | 142 | | (10,150,303,290) | (19,211,963,750) |
| **V.** | **Other current assets** | **160** | | **39,203,311,211** | **11,515,163,237** |
| | Short-term prepaid expenses | 161 | 11 | 38,657,692,634 | 7,704,667,077 |
| | Deductible value-added tax | 162 | 18 | 545,618,577 | 3,810,404,554 |
| | Tax and other receivables from the State budget | 163 | 18 | - | 91,606 |
| **B.** | **NON-CURRENT ASSETS** | **200** | | **1,284,689,661,732** | **1,466,021,828,926** |
| **I.** | **Fixed assets** | **220** | | **553,344,475,895** | **583,219,575,227** |
| | Tangible fixed assets | 221 | 14 | 548,928,995,007 | 578,334,747,441 |
| | *- Cost* | *222* | | *1,801,903,292,868* | *1,774,047,281,513* |
| | *- Accumulated depreciation* | *223* | | *(1,252,974,297,861)* | *(1,195,712,534,072)* |
| | Fixed assets under finance leases | 224 | 15 | 1,980,930,862 | 2,278,977,760 |
| | *- Cost* | *225* | | *4,158,703,704* | *4,158,703,704* |
| | *- Accumulated depreciation* | *226* | | *(2,177,772,842)* | *(1,879,725,944)* |
| | Intangible fixed assets | 227 | 16 | 2,434,550,026 | 2,605,850,026 |
| | *- Cost* | *228* | | *3,426,000,000* | *3,426,000,000* |
| | *- Accumulated amortization* | *229* | | *(991,449,974)* | *(820,149,974)* |
| **II.** | **Long-term assets in progress** | **250** | | **17,986,087,770** | **17,147,439,381** |
| | Construction in progress | 252 | 12 | 17,986,087,770 | 17,147,439,381 |
| **III.** | **Long-term financial investments** | **260** | 6.2 | **700,000,000,000** | **850,000,000,000** |
| | Investments in subsidiaries | 261 | | 700,000,000,000 | 850,000,000,000 |
| **IV.** | **Other non-current assets** | **270** | | **13,359,098,067** | **15,654,814,318** |
| | Long-term prepaid expenses | 271 | 11 | 13,359,098,067 | 15,654,814,318 |
| | **TOTAL ASSETS** | **280** | | **3,237,702,482,137** | **3,121,739,748,635** |

**Form No. B01a – DN**

## INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONT'D)

*As at 30 June 2026*

| | EQUITY AND LIABILITIES | Codes | Notes | Closing balance VND | Opening balance VND |
|---|---|---|---|---|---|
| **C.** | **LIABILITIES** | **300** | | **2,222,660,330,311** | **2,110,545,065,750** |
| **I.** | **Current liabilities** | **310** | | **1,834,447,483,287** | **1,475,489,465,752** |
| | Short-term trade payables | 311 | 17 | 229,225,263,421 | 196,896,738,279 |
| | Short-term advances from customers | 312 | | 9,077,718,319 | 4,089,391,177 |
| | Dividends and profits payable | 313 | | 1,120,685,445 | 1,120,685,445 |
| | Short-term tax and other payables to the State budget | 314 | 18 | 5,185,985,332 | 20,745,825,513 |
| | Payables to employees | 315 | | 13,231,504,230 | 10,922,365,579 |
| | Short-term accrued expenses | 316 | 19 | 42,746,239,689 | 36,791,066,536 |
| | Other short-term payables | 320 | 20 | 62,633,033,082 | 31,986,154,571 |
| | Short-term loan and finance lease obligations | 321 | 21 | 1,471,227,053,769 | 1,172,937,238,652 |
| **II.** | **Non-current liabilities** | **330** | | **388,212,847,024** | **635,055,599,998** |
| | Other long-term payables | 338 | 20 | 361,418,273,972 | 407,500,000,000 |
| | Long-term loan and finance lease obligations | 339 | 21 | 26,794,573,052 | 227,555,599,998 |
| **D.** | **EQUITY** | **400** | **22** | **1,015,042,151,826** | **1,011,194,682,885** |
| | Contributed charter capital | 411 | | 366,908,870,000 | 366,908,870,000 |
| | *- Shares with voting rights* | *411a* | | *366,908,870,000* | *366,908,870,000* |
| | Share premium | 412 | | 14,876,824,710 | 14,876,824,710 |
| | Other equity | 414 | | 2,422,563,064 | 2,828,637,388 |
| | Development investment fund | 418 | | 71,192,140,926 | 71,192,140,926 |
| | Retained earnings | 420 | | 559,641,753,126 | 555,388,209,861 |
| | *- Retained earnings at the end of the prior year* | *420a* | | *555,388,209,861* | *497,382,886,875* |
| | *- Retained earnings for the current period* | *420b* | | *4,253,543,265* | *58,005,322,986* |
| | **TOTAL EQUITY AND LIABILITIES** | **440** | | **3,237,702,482,137** | **3,121,739,748,635** |

*Approved, 28 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Cao Van Khanh | Nguyen Hoang Son | Nguyen Viet Cuong |

**Form No. B02a – DN**

## INTERIM SEPARATE INCOME STATEMENT

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

| | ITEMS | Codes | Notes | Current period VND | Prior period VND |
|---|---|---|---|---|---|
| 1. | Revenue from sales of goods and rendering of services | 01 | 23 | 1,199,051,419,128 | 1,121,403,348,097 |
| 2. | Revenue deductions | 02 | 24 | 60,694,973,742 | 57,585,795,679 |
| **3.** | **Net revenue from sales of goods and rendering of services** | **10** | | **1,138,356,445,386** | **1,063,817,552,418** |
| 4. | Cost of goods sold and services rendered | 11 | 25 | 1,008,606,642,912 | 936,748,865,791 |
| **5.** | **Gross profit from sales of goods and rendering of services** | **20** | | **129,749,802,474** | **127,068,686,627** |
| 7. | Finance income | 22 | 26 | 23,991,285,414 | 20,609,156,349 |
| 8. | Financial expenses | 23 | 27 | 71,434,839,913 | 72,072,398,931 |
| | *In which: Borrowing costs* | *24* | | *71,071,610,042* | *71,716,023,334* |
| 9. | Selling expenses | 25 | 28 | 43,357,021,712 | 38,207,961,217 |
| 10. | General and administrative expenses | 26 | 29 | 24,344,788,183 | 29,927,464,889 |
| **11.** | **Net profit from operating activities** | **30** | | **14,604,438,080** | **7,470,017,939** |
| 12. | Other income | 31 | 31 | 1,298,669,078 | 347,392,655 |
| 13. | Other expenses | 32 | 32 | 10,442,321,114 | 2,374,832,165 |
| **14.** | **Other profit** | **40** | | **(9,143,652,036)** | **(2,027,439,510)** |
| **15.** | **Profit before tax** | **50** | | **5,460,786,044** | **5,442,578,429** |
| 16. | Current corporate income tax expense | 51 | 33 | 1,207,242,779 | 1,337,675,573 |
| **18.** | **Profit after tax** | **60** | | **4,253,543,265** | **4,104,902,856** |

*Approved, 28 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Cao Van Khanh | Nguyen Hoang Son | Nguyen Viet Cuong |

M.S.D.N: 2600106523-C.T.C.P
CÔNG TY CỔ PHẦN CMC
TP. VIỆT TRÌ - T. PHÚ THỌ

**Form No. B03a – DN**

## INTERIM SEPARATE CASH FLOW STATEMENT
**(Applying indirect method)**
*For the period from 01 January 2026 to 30 June 2026*

| Items | Codes | Notes | Current period VND | Prior period VND |
|---|---|---|---|---|
| **I. Cash flows from operating activities** | | | | |
| ***Profit before tax*** | ***01*** | | ***5,460,786,044*** | ***5,442,578,429*** |
| ***Adjustments for:*** | | | | |
| Depreciation and amortization | 02 | | 58,219,701,209 | 56,631,546,600 |
| Provisions | 03 | | (8,902,922,861) | (1,245,799,434) |
| Foreign exchange losses arising from revaluation of monetary items denominated in foreign currencies | 04 | | 8,644,116 | 158,435,034 |
| (Gain) related to investing and financing activities | 05 | | (24,494,249,905) | (20,506,582,945) |
| Borrowing costs | 06 | | 71,071,610,042 | 71,716,023,334 |
| ***Operating profit before changes in working capital*** | ***08*** | | ***101,363,568,645*** | ***112,196,201,018*** |
| (Increase) in receivables | 09 | | (36,373,825,405) | (31,400,032,836) |
| (Increase)/decrease in inventories | 10 | | (20,160,244,450) | 66,070,071,559 |
| Increase in payables (excluding interest and corporate income tax) | 11 | | 23,033,713,426 | 91,724,375,086 |
| (Increase) in prepaid expenses | 12 | | (28,657,309,306) | (19,720,200,450) |
| Borrowing costs paid | 14 | | (63,664,957,181) | (72,978,028,668) |
| Corporate income tax paid | 15 | | (15,300,397,150) | (5,446,527,165) |
| ***Net cash flows from operating activities*** | ***20*** | | ***(39,759,451,421)*** | ***140,445,858,544*** |
| **II. Cash flows from investing activities** | | | | |
| Cash payments for acquisition of fixed assets and other long-term assets | 21 | | (41,534,494,991) | (3,444,050,865) |
| Cash proceeds from disposals of fixed assets and other long-term assets | 22 | | 650,000,000 | - |
| Cash outflows for loans granted and purchase of debt instruments of other entities | 23 | | (55,175,868,129) | (131,311,054,798) |
| Cash inflows from collection of loans and disposal of debt instruments of other entities | 24 | | - | 222,111,054,798 |
| Cash inflows from recovery of investments in other entities | 26 | | 150,000,000,000 | - |
| Interest, dividends and profit distributions received | 27 | | 85,534,913,973 | 81,840,547,238 |
| ***Net cash flows from investing activities*** | ***30*** | | ***139,474,550,853*** | ***169,196,496,373*** |

**Form No. B03a – DN**

## INTERIM SEPARATE CASH FLOW STATEMENT (CONT'D)
**(Applying indirect method)**
*For the period from 01 January 2026 to 30 June 2026*

| Items | Codes | Notes | Current period VND | Prior period VND |
|---|---|---|---|---|
| **III. Cash flows from financing activities** | | | | |
| Cash receipts from borrowings | 33 | | 1,048,645,910,233 | 949,270,192,326 |
| Cash repayments of borrowings | 34 | | (952,467,982,066) | (1,078,059,929,195) |
| Cash payments for principal portion of finance lease liabilities | 35 | | (449,139,996) | (1,227,498,500) |
| ***Net cash flows from financing activities*** | ***40*** | | ***95,728,788,171*** | ***(130,017,235,369)*** |
| **Net cash flows during the period** | **50** | | **195,443,887,603** | **179,625,119,548** |
| **Opening balance of cash and cash equivalents** | **60** | | **359,766,369,213** | **311,951,419,208** |
| Effects of exchange rate changes | 61 | | 30,620,358 | (54,267,321) |
| **Closing balance of cash and cash equivalents** | **70** | | **555,240,877,174** | **491,522,271,435** |

*Approved, 28 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Cao Van Khanh | Nguyen Hoang Son | Nguyen Viet Cuong |

CÔNG TY CỔ PHẦN CMC
M.S.D.N:26...23-C.T.C.P
TP. VIỆT TRÌ - T. PHÚ THỌ

**Form No. B09a-DN**

## 1. CORPORATE INFORMATION

### STRUCTURE OF OWNERSHIP

CMC Joint Stock Company (hereinafter referred to as the "Company"), formerly the Concrete and Construction Materials Industry Company, was privatized under Decision No. 484/QD-BXD dated 23 March 2006, issued by the Minister of Construction. The Company operates in accordance with Vietnam's Enterprise Law under Business Registration Certificate No. 2600106523, issued by the Department of Planning and Investment of Phu Tho Province on 20 April 2006, most recently amended for the 17th revision on 07 May 2026.

The Company's headquarters is located at: Lot B10 – B11, Thuy Van Industrial Park, Nong Trang Ward, Phu Tho Province, with a branch in Ho Chi Minh City.

The Company's shares are currently listed on the Ho Chi Minh City Stock Exchange under the stock symbol CVT.

The total number of employees of the Company as at 30 June 2026 was 898 (as at 31 December 2025, the total was 900).

### BUSINESS SECTOR AND PRINCIPAL ACTIVITIES

The current principle activities of the Company are to manufacture building materials from clay and other ceramic products.

### NORMAL PRODUCTION AND BUSINESS CYCLE

The normal business cycle of the Company is 12 months.

### CORPORATE STRUCTURE

During the reporting period, the Company completed the transfer of its entire capital contribution in PT Industrial Infrastructure Investment and Development Ltd Company in accordance with Board of Directors' Resolution No. 06/2026/NQ-HDQT dated 19 June 2026. The transfer of the capital contribution was completed on 23 June 2026, and from that date, the Company ceased to exercise control over PT Industrial Infrastructure Investment and Development Ltd Company.

As at 30 June 2026, the Company has 01 subsidiaries:

| Subsidiaries | Location | Principle activities | Rate of interest (%) | Rate of voting right (%) |
|---|---|---|---|---|
| CVT Investment and Development Company Limited | Lot B10 – B11, Thuy Van Industrial Park, Nong Trang Ward, Phu Tho Province | Manufacturing building materials from clay; production of other ceramic products; manufacturing concrete and products from cement and gypsum; investment consulting activities. | 99.986% | 99.986% |

**DISCLOSURE OF COMPARABILITY IN INTERIM SEPARATE FINANCIAL STATEMENTS**

As disclosed in Note 40 – "Comparative figures", effective from 01 January 2026, the Company has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System (replacing Circular No. 200/2014/TT-BTC). Accordingly, the Company has updated certain accounting policies relating to the presentation of the financial statements. This change relates to presentation classification and does not affect the carrying amounts, operating results, or cash flows of the comparative period. Apart from the aforementioned matter, the adoption of this Circular has no other material impact on the previously presented policies and figures. Therefore, the financial statement figures for the period from 01 January 2026 to 30 June 2026, are comparable with those of the prior period.

## 2. FINANCIAL YEAR AND ACCOUNTING CURRENCY

**FINANCIAL YEAR**

The Company's financial year begins on 01 January and ends on 31 December of the calendar year. The separate financial statements have been prepared for the period from 01 January 2026 to 30 June 2026.

**ACCOUNTING CURRENCY**

The currency used for accounting purposes is the Vietnamese Dong (VND), as receipts and payments are primarily conducted in VND.

## 3. APPLIED ACCOUNTING STANDARDS AND REGULATIONS

**APPLIED ACCOUNTING STANDARDS**

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance, providing guidance on the Corporate Accounting System, circulars issued by the Ministry of Finance, providing guidance on the implementation of Vietnamese Accounting Standards, and other relevant legal regulations on the preparation and presentation of the interim separate financial statements.

**STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS**

The Board of General Director ensures compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, the guidance circulars for the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance, and relevant legal regulations on the preparation and presentation of financial statements, in the preparation of the interim financial statements.

## 4. ACCOUNTING POLICIES AND RELEVANT APPLICABLE LEGAL REGULATIONS

The report on review of separate interim financial statements is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

**EXCHANGE RATES APPLIED IN ACCOUNTING**

Foreign currency transactions are translated into the accounting currency using the exchange rates prevailing at the transaction dates and recorded in accordance with the following principles:

- Transactions giving rise to receivables are recorded at the buying exchange rate of the commercial bank specified by the Company for customer payments;

- Transactions giving rise to payables are recorded at the selling exchange rate of the commercial bank where the Company expects to conduct transactions;
- Capital contribution or capital receipt transactions are recorded at the foreign currency buying exchange rate of the bank where the enterprise opens an account to receive capital from investors; and
- Asset purchases or expenses paid immediately in foreign currency (not through payables accounts) are recorded at the buying exchange rate of the commercial bank where the Company makes payments.

Balances of foreign currency monetary items at the end of the accounting period are translated at the exchange rates ruling at this date in accordance with the following principles:

- Monetary items classified as assets are revaluated at the buying exchange rate of the commercial bank where the Company regularly transacts; and
- Monetary items classified as liabilities are revaluated at the selling exchange rate of the commercial bank where the Company regularly transacts.

Exchange differences arising during the period from foreign currency transactions are recognised in financial income or financial expenses. Exchange differences arising from the retranslation of monetary items denominated in foreign currencies at the end of the financial year, after offsetting exchange gains and exchange losses, are recognised in financial income or financial expenses.

The exchange rate used for the retranslation of monetary items denominated in foreign currencies at the reporting date is the average transfer buying and selling exchange rate of the commercial bank with which the Company regularly conducts transactions at the end of the accounting period. For balances of demand deposits denominated in foreign currencies, the Company retranslates all monetary items denominated in foreign currencies using the average transfer buying and selling exchange rate of the commercial bank where the foreign currency deposit accounts are maintained. The Company does not retranslate part or all of foreign currency denominated receivables for which a provision for doubtful debts has been recognised.

**CASH AND CASH EQUIVALENTS**

Cash and cash equivalents comprise cash on hand, demand deposits, short-term investments, and highly liquid investment. Highly liquid investments are readily convertible into known amounts of cash within no more than three months and are subject to insignificant risk of changes in value .

**FINANCIAL INVESTMENTS**

*Held-to-maturity investments*

Held-to-maturity investments include investments that the Company has both the intend and ability to hold until maturity. These investments include term deposits with banks, bonds, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and directly attributable costs related to the acquisition of the investments. Subsequent to initial recognition, these investments are recognized at their recoverable amounts. Interest income from held-to-maturity investments arising after the acquisition date is recognized in the income statement on an accrual basis.

When there is concrete evidence that part or all of an investment may be impaired, and the loss is reliably measurable, the loss shall be recognized as a financial expense in the period and directly deducted from the carrying amount of the investment.

*Investment in subsidiaries*

Subsidiaries are entities controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of an investee so as to obtain economic benefits from its activities.

Investments in subsidiaries are initially recognized at cost, including the purchase price or contributed capital plus any directly attributable transaction costs. Dividends and profit distributions for periods prior to the acquisition of the investment are recorded as a reduction in the carrying amount of the investment. Dividends and profit distributions for periods after the acquisition are recognized as income. Share dividends received are monitored by tracking only the additional number of shares, without recognizing the monetary value of the received shares.

**RECEIVABLES**

Receivables are tracked in detail by original repayment term, remaining repayment term at the reporting date, original currency, and individual debtor, and are presented at their carrying amounts, net of provisions for doubtful debts.

The classification of receivables into trade receivables, and other receivables is based on the following principles:

- Trade receivables represent commercial receivables arising from sales transactions between the Company and independent customers, including receivables arising from entrusted export sales through other entities;
- Other receivables represent non-commercial receivables that are not related to sales transactions.

The provision for doubtful debts is established for each doubtful receivable based on overdue ageing or estimated potential losses, specifically:

- For overdue receivables:
    - 30% of the outstanding balance for receivables overdue for more than 6 months but less than 1 year.
    - 50% of the outstanding balance for receivables overdue for 1 year but less than 2 years.
    - 70% of the outstanding balance for receivables overdue for 2 years but less than 3 years.
    - 100% of the outstanding balance for receivables overdue for 3 years or more.
- For receivables that are not yet overdue but are unlikely to be recovered, the provision is based on estimated losses.

Any increase or decrease in the provision for doubtful receivables at the closing date of the separate financial statements is recorded as an administrative expense.

**INVENTORIES**

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

The cost of inventories is determined as follows:
- Materials and goods: comprise purchase costs and other directly attributable costs incurred in bringing the inventories to their present location and condition;
- Finished goods: comprise direct materials costs, direct labor costs, and relevant production overheads allocated based on normal operating capacity.

Net realizable value is defined as the estimated selling price of inventories in the ordinary course of business, less estimated costs to complete and estimated costs necessary to make the sale.

The cost of inventories is calculated using the weighted average method on a per-transaction basis.

A provision for inventory write-down is recognized for each inventory item when the cost exceeds its net realizable value. Increases or decreases in the required balance of inventory devaluation provision at the accounting period-end date are recognized in cost of goods sold.

**TANGIBLE FIXED ASSETS**

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time the asset is brought to the location and condition necessary for it to operate in the manner intended by the Company. Expenditures incurred subsequent to initial recognition are added to the carrying amount of the asset only when it is probable that such expenditures will generate future economic benefits from the use of the asset. Expenditures that do not satisfy the above condition are recognised as production and business expenses in the period incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Depreciation of tangible fixed assets is recognized as operating expenses in the period incurred. The specific depreciation periods are as follows:

| *Types of assets* | *Useful lives (year)* |
|---|---|
| - Building and structure | 5 - 15 |
| - Machinery and equipment | 5 - 15 |
| - Means of transportation | 5 - 8 |
| - Office equipment | 3 - 5 |
| - Other tangible fixed assets | 3 - 8 |

**INTANGIBLE FIXED ASSETS**

Intangible fixed assets are presented at cost less accumulated amortization.

The cost of intangible fixed assets includes all expenditures incurred by the Company to bring the asset to the location and condition necessary for it to operate in the manner intended by the Company. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business expenses in the period incurred unless these costs are directly associated with a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are written off, and any resulting gain or loss from the disposal is recognized in income or expenses for the period.

The Company's intangible fixed assets include:

- Software programs: Costs related to computer software that is not an integral part of the related hardware are capitalised. The cost of software includes all expenditures incurred by the Company up to the date the software is ready for use. Computer software is amortised on a straight-line basis over 10 years.

**PREPAID EXPENSES**

Prepaid expenses include actual costs incurred in the current period but related to multiple accounting periods .

Short-term prepaid expenses reflect prepaid amounts for services, or tools and supplies that do not meet the criteria for recognition as fixed assets, with an allocation period not exceeding 12 months or one operating cycle from the prepayment date.

The following expenses are recorded as long-term prepaid expenses and amortised to the results of operations over several years :

- Tools and equipment;
- Outsourced service expenses;
- Expenses for repair and renovation of fixed assets; and
- Other expenses related to multiple operating periods.

**OPERATING LEASE ASSETS**

Leases are classified as operating leases if substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Operating lease payments are recognized as an expense on a straight-line basis over the lease term, irrespective of the method of lease payment.

The determination of whether an arrangement is, or contains, a lease is based on the substance of the arrangement at inception date: whether fulfillment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease arrangement is classified as a finance lease if under the lease contract the lessor transfers substantially all the risks and rewards incidental to ownership of the asset to the lessee. All other lease arrangements are classified as operating leases.

Finance lease assets are capitalized on the Company's separate statement of financial position at the inception of the lease. The asset is recognized at the lower of its fair value or the present value of the minimum lease payments. The principal portion of future lease payments is recorded as a liability. The interest portion of lease payments is recognized in the separate income statement over the lease term using the contractually stipulated interest rate applied to the outstanding balance of the finance lease liability.

Capitalized finance lease assets are depreciated on a straight-line basis over the shorter of the estimated useful life of the asset or the lease term, unless it is reasonably assured that the lessee will obtain ownership of the asset at the end of the lease.

Lease payments under operating leases are recognized in the separate income statement on a straight-line basis over the lease term.

**PAYABLES AND ACCRUED EXPENSES**

Payables and accrued expenses are recognized at the present value of the obligations that the Company is required to settle in the future, arising from past transactions for goods and services received or other financial obligations as of the financial statement date.

Liabilities are monitored in detail by original maturity, remaining maturity at the reporting date, original currency, and individual creditor. Liabilities comprise trade payables, internal payables, and other payables. Liabilities are not recognized at an amount lower than the obligation to be settled.

Accrued expenses are recognized based on reasonable and reliable estimates of the amounts payable, considering information and conditions existing as at the period-end date.

Accruals made into production and operating expenses during the period must be calculated rigorously with reasonable and reliable evidence regarding the accrued expenses for the period, ensuring that the accrued expenses recorded in this account match the actual expenses incurred.

The accrual of expenses for provisional cost of sales of projects/construction items complies with the following principles:

The Company only accrues expenses for the provisional determination of cost of sales for completed construction projects/items that are determined to have been sold during the period. The expenses accrued to cost of sales are costs included in the investment and construction estimates for which sufficient supporting documents are not yet available to certify the completed work volume. The accrued expenses are provisionally estimated to ensure that they correspond to the cost of sales rate determined based on the total estimated costs of the construction project/item identified as sold.

The classification of liabilities into trade payables, accrued expenses, and other payables follows these principles:

- Trade payables: represent commercial liabilities arising from the purchase of goods, services, and assets where the seller is an independent entity from the Company, including payables between the parent company and its subsidiaries, joint ventures, and associates. These payables also include amounts payable for imports through an entrusted party (in entrusted import transactions);

- Accrued expenses of the Company represent actual expenses incurred during the reporting period but not yet paid due to the absence of invoices or insufficient accounting documentation, which are recognized in the production and operating expenses of the reporting period;

- Internal payables include amounts payable between superior units and subordinate dependent units without legal status;

- Other payables represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services.

**BORROWINGS AND FINANCE LEASE LIABILITIES**

Borrowings and finance lease liabilities are initially recognized at the actual amount received. Transaction costs and finance costs arising from borrowings are recognized as finance expenses in the period in which they are incurred, except to the extent that they are capitalized in accordance with the Company's borrowing costs accounting policy.

Borrowings and finance lease liabilities are monitored by individual counterparties, maturity terms, and original currency. At the separate financial reporting date, borrowings within 12 months or the next operating cycle are classified as short-term borrowings, while those with repayment periods exceeding 12 months or one operating cycle are classified as long-term borrowings.

Subsequent to initial recognition, borrowings and finance lease liabilities are measured at their outstanding carrying amounts, comprising principal and interest payable in accordance with the borrowing terms or lease contracts. Borrowing costs and related finance costs are recognized as expenses in the period in which they are incurred, except to the extent that they are capitalized in accordance with the Company's borrowing costs policy.

For lease contracts that qualify for classification as finance leases, the assets and corresponding lease obligations are recognized in accordance with the economic substance of the transaction.

**PROVISIONS**

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Where the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain. The expense relating to any provision is presented in the separate statement of income, net of any reimbursement.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a financial expense.

**OWNERS' EQUITY**

*Share capital*

Owner's equity is recognized at the actual capital contributed by shareholders and approved by the competent regulatory authority (if applicable).

*Share Premium*

Share premium is recognized as the difference between the issue price and the par value of shares upon initial issuance, additional issuance, the difference between the reissuance price and the carrying amount of treasury shares, and the equity component of convertible bonds at maturity. Direct costs directly related to the additional issuance of shares and the reissuance of treasury shares are deducted from share premium.

**PROFIT DISTRIBUTION**

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws and regulations, and upon approval by the General Shareholders' Meeting.

The distribution of profits to the owners and shareholders takes into consideration non-cash items included in retained earnings that may affect cash flows and the Company's ability to pay dividends or distribute profits, such as gains arising from the revaluation of assets contributed as capital, foreign exchange gains resulting from the retranslation of monetary items, gains from financial instruments, and other non-cash items.

Dividends are recognised as liabilities when they are approved by the General Meeting of Shareholders.

The list of shareholders entitled to receive the dividends is determined by the Vietnam Securities Depository and Clearing Corporation.

**REVENUE AND INCOME RECOGNITION**

Revenue is recognized when it is probable that the Company will receive economic benefits that can be reliably measured. Net revenue is measured at the fair value of the consideration received or receivable, after deducting trade discounts, sales rebates, and sales returns. Revenue is also recognized when the following conditions are met:

*Revenue from sales*

Revenue from the sale is recognized when all of the following conditions are met:

- The company has transferred the majority of risks and rewards associated with ownership of the product or goods to the buyer;
- The Company no longer retains control over or managerial involvement with the goods as would be the case with ownership;
- The revenue amount can be measured reliably. If the contract allows the buyer to return products or goods under specific conditions, revenue is recognized after those conditions are no longer applicable, and the buyer no longer has the right to return the products or goods (except in cases where the customer can exchange the goods for other goods or services);
- The Company has received or will probably receive economic benefits from the sales transaction; and
- The costs relating to the sales transaction can be measured reliably.

*Revenue from rendering of services*

Revenue from rendering of services is recognized when the outcome of the transaction can be measured reliably. Where services are rendered over more than one accounting period, revenue is recognized based on the stage of completion of the transaction at the reporting date. The outcome of a service transaction is considered to be reliably measurable when all of the following conditions are satisfied:

- Revenue can be measured reliably. Where contracts provide customers with the right to return purchased services subject to specified conditions, revenue is recognized only when such conditions no longer exist, and the customer no longer has the right to cancel the services;
- 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 end of the report date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When the outcome of a service provision transaction cannot be estimated reliably, revenue is recognized only to the extent of the recognized expenses that are recoverable..

*Financial income*

*Interest income*

Interest income is recognized on an accrual basis, determined by reference to the principal balance of deposits, loans, and the actual interest rates applicable to each period.

*Dividends and distributed profits*

Dividends and distributed profits are recognised when the Company's right to receive such dividends or profits arising from capital contributions is established.

**Revenue deductions**

Revenue deductions from the sale of goods and rendering of services arising during the period include trade discounts and sales allowances.

Trade discounts and sales allowances arising in the same period as the sale of products, goods and services are recognised as a reduction in revenue for the period in which they arise. Where products, goods and services were sold in prior periods and revenue deductions arise in a subsequent period, the Company reduces revenue in accordance with the following principles: if the revenue deductions arise before the date of issuance of the consolidated financial statements, the Company reduces revenue in the consolidated financial statements for the reporting period (prior period); if they arise after the date of issuance of the consolidated financial statements, the Company reduces revenue in the period in which the revenue deductions arise (subsequent period).

**EXPENSE RECOGNITION**

Cost of sales is recognized when the costs directly related to generating revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment. Where necessary, costs directly related to revenue recognised during the period are estimated and recognized based on reasonable and consistent assumptions. Costs incurred in excess of normal consumption levels are recognized immediately in cost of sales in accordance with the prudence principle.

Expenses other than cost of sales, including selling expenses, general and administrative expenses, and other operating expenses, are recognized in the income statement during the period in which they are incurred, in accordance with the related revenue and regardless of the timing of payment. Such expenses are recognized when there is sufficient evidence that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognized immediately as expenses in the period in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense, in compliance with applicable accounting standards and the accounting regulations in force.

**BORROWING COSTS**

Borrowing costs are recognized as production and operating expenses in the year in which they are incurred, except to the extent that they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets – which necessarily take a substantial period of time to get ready for their intended use or sale – are added to the historical cost of such assets until they are ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings is deducted from the historical cost of the related assets. For specific borrowings obtained for the construction of fixed assets or investment properties, borrowing costs are capitalized even if the construction period is less than 12 months.

**CORPORATE INCOME TAX AND OTHER PAYMENTS TO THE STATE**

Corporate income tax expense comprises current corporate income tax and deferred corporate income tax.

*Current corporate income tax*

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

Current income tax is recognized in the separate income statement, except to the extent that it relates to items recognized directly in equity, in which case the current income tax is also recognized directly in equity.

The Company offsets current income tax assets and current income tax liabilities only when the Company has a legally enforceable right to offset current income tax assets against current income tax liabilities and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

**EARNINGS PER SHARE**

Basic earnings per share is calculated by dividing the net profit or loss after tax attributable to ordinary equity holders of the Company (after adjusting for the allocation to the reward and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share is calculated by dividing the net profit or loss after tax attributable to ordinary equity holders of the Company (after adjusting for dividends on convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

**RELATED PARTIES**

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

In considering related party relationships, the substance of the relationship takes precedence over its legal form .

## 5. CASH AND CASH EQUIVALENTS

| | Closing balance VND | Opening balance VND |
|---|---|---|
| - Cash | 149,183,402 | 162,076,890 |
| - Demand deposits | 60,915,870,864 | 34,254,292,323 |
| + *Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch* | *21,607,912,375* | *8,560,720,949* |
| + *Vietnam International Commercial Joint Stock Bank - Dong Da Branch* | *9,822,123,148* | *2,804,924,533* |
| + *Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Thanh Branch* | *10,360,097,479* | *6,940,299,249* |
| + *Vietnam Joint Stock Commercial Bank for Industry and Trade - Phu Tho Branch* | *8,806,503,750* | *10,593,716,222* |
| + *Others* | *10,319,234,112* | *5,354,631,370* |
| - Cash equivalents (*) | 494,175,822,908 | 325,350,000,000 |
| + *Vietnam Export Import Commercial Joint Stock Bank - Ba Dinh Branch* | *60,400,000,000* | - |
| + *Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch* | *30,925,822,908* | *70,000,000,000* |
| + *Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch* | *402,500,000,000* | *250,650,000,000* |
| + *Others* | *350,000,000* | *4,700,000,000* |
| **Total** | **555,240,877,174** | **359,766,369,213** |

(*) Cash equivalents are term deposit at commercial banks with maturities ranging from 1 to 3 months and interest rates ranging from 4.45% to 4.75% per annum.

Certain term deposits at Commercial Banks are pledged or mortgaged to secure loan obligations (details are disclosed in Note 21); however, these deposits are not subject to restrictions on use.

## 6. FINANCIAL INVESTMENTS

### 6.1. HELD-TO-MATURITY INVESTMENTS

| Items | Closing balance | | | Opening balance | | |
|---|---|---|---|---|---|---|
| | Cost VND | Recoverable amount VND | Provision VND | Cost VND | Recoverable amount VND | Provision VND |
| **Short-term** | **110,681,438,719** | **110,681,438,719** | - | **55,311,577,360** | **55,311,577,360** | - |
| - Term deposits (*) | 108,125,868,129 | 108,125,868,129 | - | 52,950,000,000 | 52,950,000,000 | - |
| + *Vietnam Joint Stock Commercial Bank for Industry and Trade - Phu Tho Town Branch* | *16,400,000,000* | *16,400,000,000* | - | *1,700,000,000* | *1,700,000,000* | - |
| + *Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch* | *49,541,194,156* | *49,541,194,156* | - | *6,700,000,000* | *6,700,000,000* | - |
| + *Orient Commercial Joint Stock Bank - Ha Thanh Branch* | *29,900,000,000* | *29,900,000,000* | - | - | - | - |
| + *E.SUN Commercial Bank, Ltd. - Dong Nai Branch* | *12,284,673,973* | *12,284,673,973* | - | *12,000,000,000* | *12,000,000,000* | - |
| + *Vietnam International Commercial Joint Stock Bank* | - | - | - | *32,200,000,000* | *32,200,000,000* | - |
| + *Vietnam Technological and Commercial Joint Stock Bank* | - | - | - | *350,000,000* | *350,000,000* | - |
| - Accrued interest on term deposits | 2,287,871,960 | 2,287,871,960 | - | 2,086,536,264 | 2,086,536,264 | - |
| - Accrued interest on investment cooperation agreements | 267,698,630 | 267,698,630 | - | 275,041,096 | 275,041,096 | - |
| **Long-term** | - | - | - | - | - | - |
| **Total** | **110,681,438,719** | **110,681,438,719** | - | **55,311,577,360** | **55,311,577,360** | - |

(*) These are VND-denominated deposits at commercial banks with a a 6-month term and interest rates ranging from 5.8% to 8% per annum.

## 6.2. SUBSIDIARIES INVESTMENTS

| Items | Closing balance | | | Opening balance | | |
|---|---|---|---|---|---|---|
| | Cost VND | Recoverable amount VND | Provision VND | Cost VND | Recoverable amount VND | Provision VND |
| - CVT Investment and Development Ltd Company | 700,000,000,000 | 700,000,000,000 | - | 700,000,000,000 | 700,000,000,000 | - |
| - PT Industrial Infrastructure Investment and Development Ltd Company (*) | - | - | - | 150,000,000,000 | 150,000,000,000 | - |
| **Total** | **700,000,000,000** | **700,000,000,000** | **-** | **850,000,000,000** | **850,000,000,000** | **-** |

(*) This represents a capital contribution equivalent to 100% of the charter capital in PT Industrial Infrastructure Investment and Development Ltd Company, with a total contributed capital value of VND 150,000,000,000. During the reporting period, the Company completed the transfer of the entire capital contribution in accordance with Board of Directors' Resolution No. 06/2026/NQ-HDQT dated 19 June 2026 and Capital Transfer Agreement dated 22 June 2026. The total transfer value was VND 160,500,000,000, resulting in a recognized gain from the disposal of the investment amounting to VND 10,500,000,000.

## 7. TRADE RECEIVABLES

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Balance VND | Provision VND | Balance VND | Provision VND |
| **Short-term** | **228,620,441,415** | **(6,851,773,300)** | **182,290,020,783** | **(7,510,155,621)** |
| - Trade receivables from other organisations and | 228,620,441,415 | (6,851,773,300) | 182,290,020,783 | (7,510,155,621) |
| + *Sky Construction Material & Mechanical Electrical Solutions Company Limited* | *25,567,908,494* | - | *35,571,091,758* | - |
| + *SSE Company Limited* | *37,858,291,974* | - | - | - |
| + *Vina Top Group Joint Stock Company* | *20,600,000,000* | - | *20,600,000,000* | - |
| + *Trade receivables from other customers* | *144,594,240,947* | *(6,851,773,300)* | *126,118,929,025* | *(7,510,155,621)* |
| **Long-term** | - | - | - | - |
| **Total** | **228,620,441,415** | **(6,851,773,300)** | **182,290,020,783** | **(7,510,155,621)** |

## 8. ADVANCES TO SUPPLIERS

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Balance VND | Provision VND | Balance VND | Provision VND |
| **Advances to other party suppliers** | | | | |
| - Advances for the purchase of supplies, raw materials, and goods (*) | 144,515,633,754 | (2,013,100,418) | 143,562,171,249 | (1,320,240,939) |
| - Advance for capital construction investment activities (**) | 13,082,552,036 | (2,388,876,756) | 4,345,947,312 | (2,274,956,453) |
| - Advances to other suppliers | 365,775,886 | (76,100,000) | 788,360,350 | (76,100,000) |
| **Total** | **157,963,961,676** | **(4,478,077,174)** | **148,696,478,911** | **(3,671,297,392)** |

(*) Mainly comprises advances to 7 suppliers for the procurement of major raw materials, goods, and supplies to serve business and production operations.

(**) Mainly comprises advances to 5 suppliers for capital construction projects and the upgrading of machinery and equipment to serve business and production operations.

## 9. OTHER SHORT - TERM RECEIVABLES

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Balance VND | Provision VND | Balance VND | Provision VND |
| **Short-term** | **35,448,686,309** | **(623,917,676)** | **101,347,373,615** | **(613,577,538)** |
| - Receivables from related parties | 8,000,000,000 | - | 69,547,259,175 | - |
| + Profit distribution receivable | 8,000,000,000 | - | 69,547,259,175 | - |
| *- CVT Investment and Development Ltd Company* | *8,000,000,000* | - | *57,649,690,523* | - |
| *- PT Industrial Infrastructure Investment and Development Ltd Company* | - | - | *11,897,568,652* | - |
| - Receivables from other organisations and individuals | 27,448,686,309 | (623,917,676) | 31,800,114,440 | (613,577,538) |
| + Deposits and collateral | 11,572,017,206 | - | 11,057,703,542 | - |
| + Advances to employees | 13,803,522,050 | - | 10,769,218,991 | - |
| + Other receivables | 2,073,147,053 | (623,917,676) | 9,973,191,907 | (613,577,538) |
| **Long-term** | - | - | - | - |
| **Total** | **35,448,686,309** | **(623,917,676)** | **101,347,373,615** | **(613,577,538)** |

## 10. INVENTORIES

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Cost VND | Provision VND | Cost VND | Provision VND |
| - Raw materials and supplies | 500,553,147,478 | - | 459,149,958,948 | - |
| - Tools and equipment | 266,942,233 | - | 176,090,369 | - |
| - Finished goods | 344,093,185,932 | (10,150,303,290) | 354,099,127,473 | (19,211,963,750) |
| - Merchandise | 3,044,899,698 | - | 14,372,754,101 | - |
| **Total** | **847,958,175,341** | **(10,150,303,290)** | **827,797,930,891** | **(19,211,963,750)** |

## 10. INVENTORIES (CONT'D)

The movements in the provision for inventory write-downs are as follows:

| | Current period VND | Prior period VND |
|---|---|---|
| **Opening balance** | **(19,211,963,750)** | **(5,448,683,588)** |
| Reversal of provision | 9,061,660,460 | 1,951,600,093 |
| **Closing balance** | **(10,150,303,290)** | **(3,497,083,495)** |

## 11. PREPAID EXPENSES

| | Closing balance VND | Opening balance VND |
|---|---|---|
| **Short-term** | **38,657,692,634** | **7,704,667,077** |
| - Major repair and maintenance expenses | 18,762,232,845 | 2,494,264,532 |
| - Prepaid bonuses | 8,539,488,676 | - |
| - Tools, equipment | 7,855,272,680 | 4,065,595,805 |
| - Insurance expenses | 453,318,066 | 551,202,543 |
| - Office and warehouse rental expenses | 1,927,883,919 | 1,165,728 |
| - Other prepaid expenses awaiting allocation | 1,119,496,448 | 592,438,469 |
| **Long-term** | **13,359,098,067** | **15,654,814,318** |
| - Billboard rental expenses | 3,389,004,678 | 6,077,743,555 |
| - Tools, equipment | 3,138,335,070 | 4,406,010,624 |
| - Maintenance | 5,601,638,374 | 4,132,908,393 |
| - Other prepaid expenses awaiting allocation | 1,230,119,945 | 1,038,151,746 |
| **Total** | **52,016,790,701** | **23,359,481,395** |

## 12. CONSTRUCTION IN PROGRESS

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Cost VND | Recoverable amount VND | Cost VND | Recoverable amount VND |
| - Acquisitions | 9,450,315,223 | 9,450,315,223 | 8,060,216,182 | 8,060,216,182 |
| - Construction in progress | - | - | 8,392,687,780 | 8,392,687,780 |
| - Repairs and periodic maintenance | 8,535,772,547 | 8,535,772,547 | 694,535,419 | 694,535,419 |
| **Total** | **17,986,087,770** | **17,986,087,770** | **17,147,439,381** | **17,147,439,381** |

## 13. BAD DEBTS

| | Closing balance | | | Opening balance | | |
|---|---|---|---|---|---|---|
| | Cost VND | Recoverable amount VND | Provision VND | Cost VND | Recoverable amount VND | Provision VND |
| - Trade receivables | 10,923,571,360 | 4,071,798,060 | 6,851,773,300 | 13,995,338,892 | 6,485,183,271 | 7,510,155,621 |
| - Advances to suppliers | 6,493,714,128 | 2,015,636,954 | 4,478,077,174 | 6,493,189,128 | 2,821,891,736 | 3,671,297,392 |
| - Other receivables | 623,917,676 | - | 623,917,676 | 613,577,538 | - | 613,577,538 |
| **Total** | **18,041,203,164** | **6,087,435,014** | **11,953,768,150** | **21,102,105,558** | **9,307,075,007** | **11,795,030,551** |

## 14. TANGIBLE FIXED ASSETS

| | Buildings and structures VND | Machinery and equipment VND | Transportation, transmission VND | Equipment and tools VND | Total VND |
|---|---|---|---|---|---|
| **Cost** | | | | | |
| **Opening balance** | **326,513,341,373** | **1,400,170,339,770** | **46,550,807,427** | **812,792,943** | **1,774,047,281,513** |
| *Acquisitions during the period* | - | *25,967,122,322* | *2,951,434,488* | - | 28,918,556,810 |
| *Disposals* | - | - | *(1,062,545,455)* | - | *(1,062,545,455)* |
| **Closing balance** | **326,513,341,373** | **1,426,137,462,092** | **48,439,696,460** | **812,792,943** | **1,801,903,292,868** |
| *Of which:* | | | | | |
| Fully depreciated but still in use | 162,501,948,210 | 524,420,430,499 | 26,838,545,854 | 812,792,943 | 714,573,717,506 |
| **Accumulated depreciation** | | | | | |
| **Opening balance** | **(239,609,513,135)** | **(918,837,792,414)** | **(36,452,435,580)** | **(812,792,943)** | **(1,195,712,534,072)** |
| *Depreciation for the period* | *(7,733,594,532)* | *(48,652,147,904)* | *(1,770,686,199)* | - | *(58,156,428,635)* |
| *Disposals* | - | - | *894,664,846* | - | *894,664,846* |
| **Closing balance** | **(247,343,107,667)** | **(967,489,940,318)** | **(37,328,456,933)** | **(812,792,943)** | **(1,252,974,297,861)** |
| **Carrying amount** | | | | | |
| **Opening balance** | **86,903,828,238** | **481,332,547,356** | **10,098,371,847** | **-** | **578,334,747,441** |
| **Closing balance** | **79,170,233,706** | **458,647,521,774** | **11,111,239,527** | **-** | **548,928,995,007** |

The historical cost of tangible fixed assets that have been fully depreciated but are still in use as of 30 June 2026 is VND 714,573,717,506 (as of 31 December 2025: VND 687,489,360,305).

The net book value of tangible fixed assets pledged or mortgaged as security for loans as of 30 June 2026 is VND 548,928,995,007 (as of 31 December 2025: VND 578,334,747,441), as disclosed in Note 21.

## 14. TANGIBLE FIXED ASSETS (CONT'D)

Details of tangible assets existing during the period with original cost representing 10% or more of the total original cost of tangible assets, which are also pledged or mortgaged by the Company as security for loans as of 30 June 2026:

| No | Items | Depreciation commencement date | Cost VND | Accumulated depriciation VND | Carrying amount VND | Note |
|---|---|---|---|---|---|---|
| 1 | Machinery and equipment for brick and tile production line No. 5 | 01 November 2022 | 274,000,000,000 | 100,466,666,653 | 173,533,333,347 | (*) |
| 2 | Renovation and capacity upgrade of synchronized production lines No. 1 and No. 2 | 01 December 2021 | 185,037,702,740 | 105,840,432,814 | 79,197,269,926 | (*) |
| **Total** | | | **459,037,702,740** | **206,307,099,467** | **252,730,603,273** | |

(*) Tangible fixed assets still in use.

## 15. FINANCE LEASE ASSETS

| | Machinery and equipment VND | Total VND |
|---|---|---|
| **Cost** | | |
| **Opening balance** | **4,158,703,704** | **4,158,703,704** |
| **Closing balance** | **4,158,703,704** | **4,158,703,704** |
| **Accumulated depreciation** | | |
| **Opening balance** | **(1,879,725,944)** | **(1,879,725,944)** |
| *Depreciation for the period* | *(298,046,898)* | *(298,046,898)* |
| **Closing balance** | **(2,177,772,842)** | **(2,177,772,842)** |
| **Net book value** | | |
| **Opening balance** | **2,278,977,760** | **2,278,977,760** |
| **Closing balance** | **1,980,930,862** | **1,980,930,862** |

The Company has no finance leased fixed assets with a value of 10% or more of the total finance leased fixed assets that are in existence or have been disposed of, sold or transferred during the period.

## 16. INTANGIBLE FIXED ASSETS

| | Software VND | Total VND |
|---|---|---|
| **Cost** | | |
| **Opening balance** | **3,426,000,000** | **3,426,000,000** |
| **Closing balance** | **3,426,000,000** | **3,426,000,000** |
| **Accumulated amortisation** | | |
| **Opening balance** | **(820,149,974)** | **(820,149,974)** |
| *Amortisation for the period* | *(171,300,000)* | *(171,300,000)* |
| **Closing balance** | **(991,449,974)** | **(991,449,974)** |
| **Carrying amount** | | |
| **Opening balance** | **2,605,850,026** | **2,605,850,026** |
| **Closing balance** | **2,434,550,026** | **2,434,550,026** |

The Company has no intangible fixed assets with a value of 10% or more of the total intangible fixed assets that are in existence or have been disposed of, sold or transferred during the period.

## 17. SHORT-TERM TRADE PAYABLES

| | Closing balance VND | Opening balance VND |
|---|---|---|
| - Binh An An Trading service manufacturing Limited Company | 38,169,263,957 | 21,942,150,481 |
| - Frit Thua Thien Hue Trading Limited Liability Company | 20,214,020,955 | 18,766,640,408 |
| - IDC Joint Stock Company | 17,080,805,121 | 10,360,417,752 |
| - T&T Hong Phat Limited Company | 15,797,970,432 | 2,028,425,004 |
| - Vinatop Group Joint Stock Company | 13,536,969,537 | 9,056,347,316 |
| - Others | 124,426,233,419 | 134,742,757,318 |
| **Total** | **229,225,263,421** | **196,896,738,279** |

## 18. SHORT-TERM TAX AND OTHER RECEIVABLES/PAYABLES TO THE STATE BUDGET

| | Opening balance | | Movements during the period | | Closing balance | |
|---|---|---|---|---|---|---|
| | Payable VND | Receivable VND | Tax payable/ receivable VND | Tax paid/ received VND | Payable VND | Receivable VND |
| - Output value-added tax | 787,833,011 | - | 8,390,823,374 | 6,935,247,165 | 2,243,409,220 | - |
| - Export and import duties | - | 91,606 | 605,343,718 | 589,568,772 | 15,866,552 | - |
| - Corporate income tax | 14,611,546,309 | - | 1,207,242,779 | 15,300,397,150 | 518,391,938 | - |
| - Personal income tax | 3,242,632,584 | - | 1,116,992,633 | 2,426,512,492 | 1,933,112,725 | - |
| - Other taxes | 1,139,605,305 | - | 1,277,370,846 | 1,943,291,254 | 473,684,897 | - |
| - Fees, charges and other payables | 964,208,304 | - | 1,363,088,345 | 2,325,776,649 | 1,520,000 | - |
| **Total** | **20,745,825,513** | **91,606** | **13,960,861,695** | **29,520,793,482** | **5,185,985,332** | **-** |

| | Opening balance VND | Deductible (VND) | Deducted (VND) | Closing balance VND |
|---|---|---|---|---|
| - Input value-added tax | 3,810,404,554 | 3,264,785,977 | - | 545,618,577 |
| **Total** | **3,810,404,554** | **3,264,785,977** | **-** | **545,618,577** |

## 19. SHORT-TERM ACCRUED EXPENSES

| | Closing balance VND | Opening balance VND |
|---|---|---|
| **Short-term** | **42,746,239,689** | **36,791,066,536** |
| - Payables to other organisations and individuals | 42,746,239,689 | 36,791,066,536 |
| + *Loan interest and bond interest payable* | *33,223,805,469* | *27,617,152,608* |
| + *Other short-term accrued expenses* | *9,522,434,220* | *9,173,913,928* |
| **Long-term** | - | - |
| **Total** | **42,746,239,689** | **36,791,066,536** |

## 20. OTHER PAYABLES

| | Closing balance VND | Opening balance VND |
|---|---|---|
| **Short-term** | **62,633,033,082** | **31,986,154,571** |
| - Payables to other organisations and individuals | 62,633,033,082 | 31,986,154,571 |
| + *Payables to agents for deposit discount* | *13,761,725,593* | *13,455,552,270* |
| + *LC payables* | *829,950,458* | *829,950,458* |
| + *Others* | *48,041,357,031* | *17,700,651,843* |
| **Long-term** | **361,418,273,972** | **407,500,000,000** |
| - Payables to other organisations and individuals | 361,418,273,972 | 407,500,000,000 |
| + *Business co-operation contracts (*)* | *361,418,273,972* | *407,500,000,000* |
| **Total** | **424,051,307,054** | **439,486,154,571** |

(*) This represents financial support received from T&D Vietnam Investment Joint Stock Company to supplement capital sources for investment activities in accordance with financial support agreements signed between the parties. The capital support period is 36 months from the date of money transfer. The applicable in-term interest rate ranges from 3.2% to 5.1% per annum, depending on each agreement, and is subject to adjustment upon mutual agreement between the parties.

## 21. BORROWINGS AND FINANCE LEASE OBLIGATIONS

| | Closing balance | Movement during the period | | Opening balance |
|---|---|---|---|---|
| | Balance VND | Increases VND | Decreases VND | Balance VND |
| **Short-term** | **1,471,227,053,769** | **1,251,206,937,179** | **952,917,122,062** | **1,172,937,238,652** |
| - Bank loans (21.1) | 1,024,664,397,071 | 1,021,287,718,706 | 919,812,790,073 | 923,189,468,438 |
| - Current portion of long-term loans payable (21.2) | 47,570,000,000 | 30,000,418,473 | 32,655,191,993 | 50,224,773,520 |
| - Current portion of long-term corporate bonds payable (21.3) | 398,700,000,000 | 199,800,000,000 | - | 198,900,000,000 |
| - Current portion of finance lease liabilities (21.4) | 292,656,698 | 118,800,000 | 449,139,996 | 622,996,694 |
| **Long-term** | **26,794,573,052** | **29,158,191,527** | **229,919,218,473** | **227,555,599,998** |
| - Bank loans (21.2) | 26,477,773,052 | 27,358,191,527 | 30,000,418,473 | 29,119,999,998 |
| - Long-term bonds (21.3) | - | 1,800,000,000 | 199,800,000,000 | 198,000,000,000 |
| - Long-term finance lease liabilities (21.4) | 316,800,000 | - | 118,800,000 | 435,600,000 |
| **Total** | **1,498,021,626,821** | **1,280,365,128,706** | **1,182,836,340,535** | **1,400,492,838,650** |

## 21. BORROWINGS AND FINANCE LEASE OBLIGATIONS (CONT'D)

### 21.1. SHORT-TERM BANK LOANS

**Details of short-term bank loans are presented as follows:**

Unit: VND

| Lender Parties | Closing balance | Opening balance | Repayment Term for Principal and Interest | Interest rate per annum | Form of Security |
|---|---|---|---|---|---|
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Phu Tho Town Branch | 357,114,065,208 | 331,634,302,715 | Principal: Repaid every 6 months; Interest: Paid monthly | 7.8% - 8% | Machinery and equipment, assets attached to the land |
| Vietnam Joint Stock Commercial Bank for Foreign Trade - Ha Thanh Branch | 149,296,756,063 | 148,642,519,625 | Principal: Repaid every 6 months; Interest: Paid monthly | 6.6 - 8.8% | Machinery and equipment, assets attached to the land |
| Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch | 128,039,483,381 | 142,143,470,544 | Principal: Repaid every 6 months; Interest: Paid monthly | 7.6 - 8% | Machinery and equipment, assets attached to the land |
| Vietnam International Commercial Joint Stock Bank | 168,165,490,180 | 166,343,349,039 | Principal: Repaid every 6 months; Interest: Paid monthly | 8% - 9.5% | Term deposits, assets attached to the land |
| Vietnam Prosperity Joint Stock Commercial Bank - Northern Branch | 37,363,353,193 | 46,268,309,109 | Principal: Repaid every 6 months; Interest: Paid monthly | 9.1% - 9.6% | Unsecured loan |
| Tien Phong Commercial Joint Stock Bank - Headquarters | 34,367,671,542 | 48,243,083,216 | Principal: Repaid every 6 months; Interest: Paid monthly | 9.8% | Unsecured loan |
| E.Sun Commercial Bank, Ltd - Dong Nai Branch | 30,794,467,522 | 39,914,434,190 | Principal: Repaid every 6 months; Interest: Paid monthly | 9.1% - 9.5% | Unsecured loan |
| Orient Commercial Joint Stock Bank | 119,523,109,982 | - | Principal: Repaid every 6 months; Interest: Paid monthly | 8.3% - 8.6% | Deposits |
| **Total** | **1,024,664,397,071** | **923,189,468,438** | | | |

## 21. BORROWINGS AND FINANCE LEASE OBLIGATIONS (CONT'D)

### 21.2. LONG-TERM BANK LOANS

**Details of long-term bank loans are presented as follows:**

Unit: VND

| Lender Parties | Closing balance | Opening balance | Repayment Term for Principal and Interest | Interest rate per annum | Form of Security |
|---|---|---|---|---|---|
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Phu Tho Town Branch | 74,047,773,052 | 79,344,773,518 | Principal: Repaid every 3 months; Interest: Paid monthly | 8.2% - 12.5% | Machinery and equipment, assets attached to the land |
| **Total** | **74,047,773,052** | **79,344,773,518** | | | |
| **In which :** | | | | | |
| Long-term loans due | 47,570,000,000 | 50,224,773,520 | | | |
| Long-term loans | 26,477,773,052 | 29,119,999,998 | | | |

## 21. BORROWINGS AND FINANCE LEASE OBLIGATIONS (CONT'D)

### 21.3. ISSUED BONDS

**Details of the Company's issued bonds as at 30 June 2026 are as follows:**

| Bond code | Type of bond | Quantity of bonds | Par value VND | Value VND | Rate | Bond term |
|---|---|---|---|---|---|---|
| CVT12102 (*) | Corporate bonds | 2,000,000 | 100,000 | 200,000,000,000 | 10.6%/year | 11 August 2026 |
| CVT122009 | Corporate bonds | 2,000,000 | 100,000 | 200,000,000,000 | 10.6%/year | 10 February 2027 |
| Bond issuance costs | | | | (1,300,000,000) | | |
| | | **4,000,000** | | **398,700,000,000** | | |

**In which :**

| | | |
|---|---|---|
| Bonds Payable and Short-term Allocated Bond Issuance | 398,700,000,000 | VND |
| Bonds Payable and Long-term Allocated Bond Issuance | 0 | VND |

(*) On 11 August 2026, the Company fully settled the entire principal and the final interest payment for this bond series to the bondholders, in accordance with its commitments.

The collateral for these bond contracts includes:

- Pledged shares: 42,167,440 shares held by shareholders of Ninh Van Bay Tourism Real Estate Joint Stock Company (NVT);
- Pledged shares: 21,134,744 shares held by shareholders of CMC Joint Stock Company; and
- Deposits, balances, securities and property rights arising from current and future securities are accumulated in accounts opened at VNDIRECT Securities Joint Stock Company as listed in the contract.

## 21. BORROWINGS AND FINANCE LEASE OBLIGATIONS (CONT'D)

### 21.4. Financial leasing debt

The Company is currently leasing machinery and equipment under financial lease contracts signed with Vietcombank Financial leasing Co., Ltd, Finance Leasing company limited – Vietnam Joint Stock Commercial Bank for Industry and Trade. As at 30 June 2026, the future rental payments under the financial leasing contracts are presented as follows:

**Unit: VND**

| | Closing balance | | | Opening balance | | |
|---|---|---|---|---|---|---|
| | Total minimum lease payments | Finance lease interest | Principal debt | Total minimum lease payments | Finance lease interest | Principal debt |
| **Short-term finance lease liabilities** | | | | | | |
| Within 1 year | 326,240,112 | 33,583,414 | 292,656,698 | 673,310,067 | 50,313,373 | 622,996,694 |
| **Long-term finance lease liabilities** | | | | | | |
| Over 1 to 5 years | 333,627,287 | 16,827,287 | 316,800,000 | 466,866,368 | 31,266,368 | 435,600,000 |
| **Total** | **659,867,399** | **50,410,701** | **609,456,698** | **1,140,176,435** | **81,579,741** | **1,058,596,694** |

## 22. OWNERS' EQUITY

### 22.1 STATEMENT OF CHANGES IN OWNERS' EQUITY

| | Contributed capital VND | Share premium VND | Other capital VND | Development investment fund VND | Undistributed post-tax profits and funds VND | Total VND |
|---|---|---|---|---|---|---|
| **Opening balance of the prior year** | **366,908,870,000** | **14,876,824,710** | **2,828,637,388** | **71,192,140,926** | **497,382,886,875** | **953,189,359,899** |
| - Profit for the prior year | - | - | - | - | 58,005,322,986 | 58,005,322,986 |
| **Opening balance of the current period** | **366,908,870,000** | **14,876,824,710** | **2,828,637,388** | **71,192,140,926** | **555,388,209,861** | **1,011,194,682,885** |
| - Profit for the period | - | - | - | - | 4,253,543,265 | 4,253,543,265 |
| - Other increases | - | - | (406,074,324) | - | - | (406,074,324) |
| **Closing balance** | **366,908,870,000** | **14,876,824,710** | **2,422,563,064** | **71,192,140,926** | **559,641,753,126** | **1,015,042,151,826** |

## 22. OWNERS' EQUITY (CONT'D)

### 22.2 TRANSACTIONS WITH OWNERS IN THEIR CAPACITY AS OWNERS AND DISTRIBUTION OF DIVIDENDS AND PROFITS

| | Current period VND | Prior period VND |
|---|---|---|
| **Share capital** | | |
| - Opening balance | 366,908,870,000 | 366,908,870,000 |
| - Closing balance | 366,908,870,000 | 366,908,870,000 |
| **Dividends and profits distributed** | - | - |

### 22.3 SHARES

| | Closing balance Shares | Opening balance Shares |
|---|---|---|
| - **Number of shares authorised for issuance** | **36,690,887** | **36,690,887** |
| - **Number of shares issued to the public** | **36,690,887** | **36,690,887** |
| *Ordinary shares* | *36,690,887* | *36,690,887* |
| - **Number of shares outstanding** | **36,690,887** | **36,690,887** |
| Ordinary shares | 36,690,887 | 36,690,887 |
| * ***Par value per share (VND/share):*** | ***10,000*** | ***10,000*** |

## 23. REVENUES FROM SALE OF GOODS AND RENDERING SERVICES

| | Current period VND | Prior period VND |
|---|---|---|
| - Revenue from sale of goods and merchandise | 1,194,385,375,937 | 1,116,520,149,367 |
| - Other income | 4,666,043,191 | 4,883,198,730 |
| **Total** | **1,199,051,419,128** | **1,121,403,348,097** |

## 24. REVENUE DEDUCTIONS

| | Current period VND | Prior period VND |
|---|---|---|
| - Trade discounts | 59,938,104,687 | 56,681,110,964 |
| - Sales returns | 756,869,055 | 904,684,715 |
| **Total** | **60,694,973,742** | **57,585,795,679** |

## 25. COST OF GOODS SOLD AND SERVICES RENDERED

| | Current period VND | Prior period VND |
|---|---|---|
| - Cost of finished goods and merchandise | 1,017,668,303,372 | 938,700,465,884 |
| - (Reversal of provision) for inventory write-down | (9,061,660,460) | (1,951,600,093) |
| **Total** | **1,008,606,642,912** | **936,748,865,791** |

## 26. FINANCIAL INCOME

| | Current period VND | Prior period VND |
|---|---|---|
| - Interest income from term deposits, loans granted and investments | 13,480,312,332 | 20,506,582,945 |
| - Gain on disposal of investments | 10,500,000,000 | - |
| - Foreign exchange gains during the year | 2,522,193 | 63,191,436 |
| - Other finance income | 8,450,889 | 39,381,968 |
| **Total** | **23,991,285,414** | **20,609,156,349** |

## 27. FINANCIAL EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| - Interest expenses on loans and bonds | 69,271,610,042 | 67,895,190,001 |
| - Amortized bond issuance costs | 1,800,000,000 | 3,820,833,333 |
| - Foreign exchange loss incurred during the period | 354,585,755 | 195,287,164 |
| - Foreign exchange loss at the end of the period | 8,644,116 | 158,435,034 |
| - Other finance expenses | - | 2,653,399 |
| **Total** | **71,434,839,913** | **72,072,398,931** |

## 28. SELLING EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| - Labor costs | 20,762,730,945 | 14,629,336,784 |
| - Depreciation of fixed assets | 1,983,639,800 | 1,411,779,085 |
| - Purchased services | 20,235,412,520 | 21,915,306,996 |
| - Other expenses | 375,238,447 | 251,538,352 |
| **Total** | **43,357,021,712** | **38,207,961,217** |

## 29. GENERAL AND ADMINISTRATION EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| - Labor costs | 11,250,015,873 | 13,361,696,625 |
| - Depreciation of fixed assets | 1,084,288,440 | 2,081,778,990 |
| - Purchased services | 8,931,774,927 | 10,273,666,896 |
| - Other expenses | 3,078,708,943 | 4,210,322,378 |
| **Total** | **24,344,788,183** | **29,927,464,889** |

## 30. OPERATING COST BY FACTOR

| | Current period VND | Prior period VND |
|---|---|---|
| - Materials expenses | 609,022,146,317 | 631,026,610,013 |
| - Labour costs | 97,289,315,232 | 69,011,391,603 |
| - Depreciation of fixed assets | 58,219,701,209 | 56,631,546,600 |
| - Purchased services | 117,299,127,442 | 89,925,834,114 |
| - (Reversal of provision) for inventory write-down | (9,061,660,460) | (1,951,600,093) |
| - Other cash expenses | 4,233,891,875 | 11,721,442,818 |
| **Total** | **877,002,521,615** | **856,365,225,055** |

## 31. OTHER INCOME

| | Current period VND | Prior period VND |
|---|---|---|
| - Disposal sale of fixed assets | 513,937,573 | 199,244,507 |
| - Other income | 784,731,505 | 148,148,148 |
| **Total** | **1,298,669,078** | **347,392,655** |

## 32. OTHER EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| - Survey and consultancy expenses for power connection at Ngoc Quan Industrial Cluster | 7,650,489,328 | - |
| - Other expenses | 2,791,831,786 | 2,374,832,165 |
| **Total** | **10,442,321,114** | **2,374,832,165** |

## 33. CURRENT CORPORATE INCOME TAX EXPENSE

| | Current period VND | Prior period VND |
|---|---|---|
| - **Accounting profit before tax** | **5,460,786,044** | **5,442,578,429** |
| - Increase adjustments: | 9,637,088,311 | 3,197,399,527 |
| + *Non-deductible expenses* | *9,570,531,435* | *2,621,503,173* |
| + *Non-deductible fixed asset depreciation* | *66,556,876* | *575,896,354* |
| - Decrease adjustments: | (9,061,660,460) | (1,951,600,093) |
| + *(Reversal) of provision for inventory write-down* | *(9,061,660,460)* | *(1,951,600,093)* |
| - **Total taxable income for the period** | **6,036,213,895** | **6,688,377,863** |
| + **Applicable corporate income tax rate** | **20%** | **20%** |
| - **Corporate income tax expense (*)** | **1,207,242,779** | **1,337,675,573** |
| - **Current corporate income tax expense** | **1,207,242,779** | **1,337,675,573** |

(*) Since the application of tax laws and regulations to different types of transactions is susceptible to varying interpretations, the tax amounts presented in the separate financial statements may be subject to change upon final determination by the tax authorities.

## 34. BASIC EARNINGS PER SHARE

In accordance with Vietnamese Accounting Standard No. 30 "Earnings per share", where an enterprise is required to prepare both separate financial statements and consolidated financial statements, earnings per share information is required to be presented only in the consolidated financial statements. Therefore, the Company does not present information on earnings per share in these separate financial statements.

## 35. INFORMATION ABOUT RELATED PARTIES

### 35.1 RELATED PARTIES

The list of related parties with controlling relationships and those with material transactions with the Company as at 30 June 2026 and during the period from 01 January 2026 to 30 June 2026 includes:

| *Related parties* | *Relationship* |
|---|---|
| DNP Holding Joint Stock Company | Parent Company |
| CVT Investment and Development Ltd Company | Subsidiary |
| PT Industrial Infrastructure Investment and Development Ltd Company | Subsidiary until 22 June 2026 |

The individuals who are members of the Board of Directors, the Supervisory Board and the General Management Board have been presented in the General Information section.

### 35.2 TRANSACTIONS WITH RELATED PARTIES

DNP Holding Joint Stock Company has pledged 7,261,964 of its shares in the Company as collateral for the issued bonds, as presented in Note 21.

***Income of the Board of Management and Board of General Directors:***

| Title | Current period VND | Prior period VND |
|---|---|---|
| Board Member | - | 681,515,610 |
| Vice Chairman of the Board of Management | - | 367,608,370 |
| Deputy General Director | 489,125,044 | 663,337,320 |
| Board Member and Deputy General Director | - | 955,444,339 |
| Board Member | - | 34,129,238 |
| General Director | 473,259,250 | - |
| Deputy General Director | 329,916,466 | - |
| Board Member and Deputy General Director | 194,971,757 | - |
| **Total** | **1,487,272,517** | **2,702,034,877** |

## 36. RENTAL COMMITMENTS

**Operating Lease Commitments**

As at 30 June 2026, the Company currently is leasing warehouses and offices under operating leases agreements. At the end of the separate financial period, the Company's future rental obligations under these operating leases are as follows:

| | Closing balance VND | Opening balance VND |
|---|---|---|
| - Within 1 year | 6,612,180,990 | 16,576,153,788 |
| - Over 1 to 5 years | 20,233,500,000 | 4,737,743,444 |
| | 26,845,680,990 | 21,313,897,232 |

## 37. OFF STATEMENT OF FINANCIAL POSITION ITEMS

| Different types of foreign currencies | Closing balance | Opening balance |
|---|---|---|
| - US Dollar (USD) | 207,501.20 | 325,337.40 |
| - Euro (EUR) | 2,591.29 | 2,604.67 |

| Written-off bad debts | Closing balance VND | Opening balance VND |
|---|---|---|
| - Bad debts resolved in 2017 | 584,352,672 | 584,352,672 |
| - Bad debts resolved in 2018 | 539,031,714 | 539,031,714 |
| - Bad debts resolved in 2019 | 2,434,936,021 | 2,434,936,021 |

## 38. EVENTS AFTER THE REPORTING DATE

On 11 August 2026, the Company fully settled the total principal balance of VND 200,000,000,000 and the final interest payment for the bond tranche code CVT12102 (issued on 10 August 2021). As from the aforementioned payment date, the Company has fulfilled all financial obligations and has no remaining outstanding balance related to this bond tranche.

Apart from the aforementioned event, there have been no material events occurring after the reporting date that require adjustment to or disclosure in this interim separate financial statements.

## 39. INFORMATION ON THE PRESENTATION OF NAMES OF DEBTORS/CREDITORS, CREDIT INSTITUTIONS, AND SALARIES, REMUNERATION OF EXECUTIVE BOARD MEMBERS

The Company uses placeholder codes to present the names of certain counterparties with significant balance of receivables/payables, certain credit institutions with significant deposit balances, as well as the remuneration and income information of members of the Board of General Directors as at the end of the accounting period.

The use of these placeholder codes does not alter the value, nature, or related financial information presented in the interim financial statements. The Board of General Directors assesses that non-disclosure of the specific names of the aforementioned entities and individuals does not materially affect the ability of users of the financial statements to understand and evaluate the presented financial information.

## 40. COMPARATIVE FIGURES

Comparative figures are those presented in the audited financial statements for the financial year ended 31 December 2025 and the reviewed financial statements for the period from 1 January 2025 to 30 June 2025 of the Company. Effective from 01 January 2026, the Company applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Enterprise Accounting System (replacing Circular No. 200/2014/TT-BTC). Accordingly, the Company has reclassified and presented the comparative figures to conform with the new presentation prescribed under Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025 (effective from 01 January 2026) for certain line items on the Statement of Financial Position, with details of comparative figures reclassifications as follows:

**Unit: VND**

| Figures as reported in the financial statements for the fiscal year ended 31 December 2025 | | | Figures adjusted in accordance with Circular No. 99/2025/TT-BTC | | |
|---|---|---|---|---|---|
| **Items** | **Codes** | **Balance** | **Items** | **Codes** | **Balance** |
| **A. Balance sheet** | | | **A. Statement of financial position** | | |
| Held-to-maturity investments | 123 | 52,950,000,000 | Held-to-maturity investments | 123 | 55,311,577,360 |
| Other short-term receivables | 136 | 103,708,950,975 | Other short-term receivables | 135 | 101,347,373,615 |
| Other short-term payables | 319 | 33,106,840,016 | Other short-term payables | 320 | 31,986,154,571 |
| | | | Dividends and profits payable | 313 | 1,120,685,445 |
| Funds that form of fixed assets | 432 | 2,828,637,388 | Other equity | 414 | 2,828,637,388 |
| **Total** | | **192,594,428,379** | **Total** | | **192,594,428,379** |

*Approved, 28 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Cao Van Khanh | Nguyen Hoang Son | Nguyen Viet Cuong |

CÔNG TY CỔ PHẦN CMC