CMC JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM
	Independence - Freedom - Happiness
No.: 90/CBTT-CMC	
	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 consolidated 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 20:07:47 +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

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

TỔNG GIÁM ĐỐC
Nguyễn Việt Cường

CMC JOINT STOCK COMPANY

REVIEWED INTERIM CONSOLIDATED 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 consolidated financial statements and its subsidiaries (hereinafter collectively referred to as the "Group") 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 the 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	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 the Board of Supervisors	
Ms. Nguyen Thi Ngan Ha	Member	
Ms. Nguyen Thi Ha Thu	Member	Appointed on 22 April 2026
Mr. Tran The Su	Head of the Board of Supervisors	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 39, the Board of General Directors of the Company confirms that there were no events occurring after the end of the accounting period that have a material impact on, or require adjustment to or disclosure in, the accompanying interim consolidated financial statements.

THE AUDITORS

The accompanying 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 periodic financial statements that give a true and fair view of the Group's interim consolidated financial position, as well as its interim consolidated results of operations and interim consolidated cash flows for the period then ended. In preparing these interim consolidated 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 consolidated financial statements;
- Prepare the interim consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Group will continue as a going concern; 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 consolidated financial statements.

Board of General Directors confirms that the Company has complied with the above requirements in preparing and presenting the interim consolidated 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 consolidated financial position of the Company and for ensuring that the consolidated financial statements of the Group comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of consolidated financial statements. It is also responsible for safeguarding the assets of the Group 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,

M.S.D.N:2600106523-C.T.C.P
CÔNG TY CỔ PHẦN CMC
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
5th Floor, B2 Tower, Roman Plaza, To Huu Road,
Dai Mo Ward, Hanoi, Vietnam
T : +84 24 5678 3999
E : uhy-info@uhy.vn
uhy.vn

No.: 1032/2026/UHY-BCSX

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

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

We have reviewed the interim consolidated financial statements of CMC Joint Stock Company (the "Company") and its subsidiaries (collectively referred to as the "Group"), comprising the interim consolidated statement of financial position as at 30 June 2026, together with the interim consolidated income statement, interim consolidated cash flow statement and notes to the interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026. The Group's consolidated financial statements were prepared on 28 August 2026 and are set out on pages 05 to 43 attached hereto.

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 consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of the consolidated financial statements, and for such internal control as the Board of General Directors determines is necessary to enable the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Auditing 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of CMC Joint Stock Company as at 30 June 2026, and of its interim consolidated results of operations and interim consolidated cash flows for the period from 1 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of interim consolidated financial statements.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
UHY
MSDN: 0102021062
THÀNH PHỐ HÀ NỘI

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

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	ASSETS	Code	Notes	Closing balance VND	Opening balance VND
A.	**CURRENT ASSETS**	**100**		**2,706,353,841,789**	**2,533,831,042,900**
I.	**Cash and cash equivalents**	**110**	**5**	**556,025,934,340**	**360,239,835,483**
	Cash	111		61,850,111,432	34,889,835,483
	Cash equivalents	112		494,175,822,908	325,350,000,000
II.	**Short-term financial investments**	**120**		**871,236,801,301**	**1,002,505,718,105**
	Held-to-maturity investments	123	6	871,236,801,301	1,002,505,718,105
III.	**Current receivables**	**130**		**402,079,321,250**	**350,983,084,471**
	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	27,448,686,309	31,791,615,328
	Provision for doubtful short-term receivables	136	11	(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**		**39,203,912,847**	**11,516,437,700**
	Short-term prepaid expenses	161	13a	38,657,692,634	7,704,667,077
	Deductible value-added tax	162		546,220,213	3,811,679,017
	Tax and other receivables from the State Budget	163	20	-	91,606
B.	**LONG-TERM ASSETS**	**200**		**584,689,661,732**	**616,021,828,926**
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
	- Historical 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)*
	Finance leases fixed assets	224	15	1,980,930,862	2,278,977,760
	- Historical 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
	- Historical cost	*228*		*3,426,000,000*	*3,426,000,000*
	- Accumulated amortisation	*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.	**Other non-current assets**	**270**		**13,359,098,067**	**15,654,814,318**
	Long-term prepaid expenses	271	13b	13,359,098,067	15,654,814,318
	TOTAL ASSETS	**280**		**3,291,043,503,521**	**3,149,852,871,826**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

	EQUITY AND LIABILITIES	Code	Notes	Closing balance VND	Opening balance VND
C.	**LIABILITIES**	**300**		**2,243,346,817,551**	**2,130,173,611,030**
I.	**Current liabilities**	**310**		**1,855,133,970,527**	**1,495,118,011,032**
	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
	Tax and other payables to the State Budget	314	20	25,921,679,157	40,415,695,024
	Payables to employees	315		13,231,504,230	10,922,365,579
	Payables to employees	316	18	42,746,239,689	36,791,066,536
	Other short-term payables	320	19a	62,583,826,497	31,944,830,340
	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	19b	361,418,273,972	407,500,000,000
	Long-term loan and finance lease obligations	339		26,794,573,052	227,555,599,998
D.	**OWNERS' EQUITY**	**400**		**1,047,696,685,970**	**1,019,679,260,796**
	Contributed charter capital	411	22	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		592,183,046,646	563,763,002,218
	Retained earnings at the end of the prior year	*420a*		*563,763,002,218*	*513,792,543,674*
	Retained earnings for the current period	*420b*		*28,420,044,428*	*49,970,458,544*
	Non-controlling interests	429		113,240,624	109,785,554
	TOTAL EQUITY AND	**440**		**3,291,043,503,521**	**3,149,852,871,826**

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

INTERIM CONSOLIDATED INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

Items	Code	Notes	Current period VND	Prior period VND
1. Revenue from sale 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 sale 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 sale of goods and rendering of services	**20**		**129,749,802,474**	**127,068,686,627**
7. Financial income	21	26	57,701,100,209	53,494,420,645
8. Financial expenses	22	27	71,434,839,913	72,072,398,931
Including: Borrowing costs	*23*		*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	24,349,101,290	29,936,921,157
12. Net profit from operating activities	**30**		**48,309,939,768**	**40,345,825,967**
13. Other income	31	31	1,298,669,078	347,392,655
14. Other expenses	32	32	10,520,884,811	3,296,755,405
15. Other profit	**40**		**(9,222,215,733)**	**(2,949,362,750)**
16. Profit before tax	**50**		**39,087,724,035**	**37,396,463,217**
17. Current corporate income tax expense	51	33	10,663,081,843	7,912,837,178
19. Profit after tax	**60**		**28,424,642,192**	**29,483,626,039**
20. Net profit after tax attributable to shareholders of the parent	61		28,420,044,428	29,478,974,336
21. Net profit after tax attributable to non-controlling interests	62		4,597,764	4,651,703
22. Basic earnings per share	**70**	**34**	**775**	**803**
23. Diluted earnings per share	**71**	**35**	**775**	**803**

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: 2600106523-C.T.C.P
TP. VIỆT TRÌ - T. PHÚ THỌ

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

	Items	Code	Notes	Current period VND	Prior period VND
I.	**Cash flows from operating activities**				
1.	**Profit before tax**	01		**39,087,724,035**	**37,396,463,217**
2.	**Adjustments for:**				
	Depreciation and amortisation	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		(58,204,064,700)	(53,391,847,241)
	Borrowing costs paid	06		71,071,610,042	71,716,023,334
3.	**Operating profit before changes in working capital**	08		**101,280,691,841**	**111,264,821,510**
	Increase in receivables	09		(36,374,111,516)	(30,717,193,384)
	(Increase), decrease in inventories	10		(20,160,244,450)	66,070,071,559
	Increase in payables	11		23,033,713,426	91,724,375,086
	(Decrease) 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		(20,300,397,150)	(13,535,758,412)
	Net cash flows from operating activities	***20***		***(44,842,614,336)***	***132,108,087,241***
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		27,350,000,000	228,311,054,798
	Cash inflows from recovery of investments in other entities	26		150,000,000,000	-
	Interest, dividends and profit distributions received	27		63,587,741,054	84,100,051,430
	Net cash flows from investing activities	***30***		***144,877,377,934***	***177,656,000,565***

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

Items	Code	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)
Dividends and profits paid to owners	36		(8,073,270)	-
Net cash flows from financing activities	***40***		***95,720,714,901***	***(130,017,235,369)***
Net cash flows during the period	**50**		**195,755,478,499**	**179,746,852,437**
Opening balance of cash and cash equivalents	**60**	**5**	**360,239,835,483**	**312,075,289,505**
Effect of exchange rate differences	61		30,620,358	(54,267,321)
Closing balance of cash and cash equivalents	**70**	**5**	**556,025,934,340**	**491,767,874,621**

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
		M.S.D.N: 2600106523-C.T.C.P CÔNG TY CỔ PHẦN CMC TP. VIỆT TRÌ - T. PHÚ THỌ
Cao Van Khanh	**Nguyen Hoang Son**	**Nguyen Viet Cuong**

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 Phụ 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 and its subsidiaries 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

As at 30 June 2026, the Company has 01 subsidiaries and this subsidiary is consolidated into the Company's interim consolidated financial statements.

Group Restructure Information

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. Accordingly, the income statements and cash flows of this subsidiary were consolidated up to 23 June 2026.

List of consolidated subsidiaries as of 30 June 2026:

Subsidiaries	Location	Principle activities	Rate of ownership interest (%)	Rate of voting right (%)	Rate of profit interest (%)
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%	99.986%

STATEMENT ON THE COMPARABILITY OF INFORMATION PRESENTED IN THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As presented in Note 41 – "Comparative figures", from 1 January 2026, the Group has applied 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) and Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements.

Accordingly, the Group has updated certain accounting policies relating to the preparation, presentation and disclosure of the consolidated financial statements. These changes were made to better reflect the substance of the Group's transactions and economic events and did not materially affect the Group's consolidated financial position, results of operations and cash flows for the comparative period.

Apart from the aforementioned changes in classification, presentation and disclosure, the application of these Circulars did not have any other material impact on the Group's interim consolidated financial statements

2. BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL YEAR

SCOPE OF CONSOLIDATION AND CONTROL

The interim consolidated financial statements include the financial statements of the Company and the financial statements of entities controlled by the Company (subsidiaries).

The Company is deemed to have control over an investee when the Company has the power to govern the financial and operating policies of that investee so as to obtain economic benefits from its activities. Control is normally presumed to exist when the Company holds more than half of the voting rights of an investee. In assessing control, the Company also considers the existence and effectiveness of potential voting rights that are currently exercisable or convertible.

REPORTING PERIOD AND ACCOUNTING POLICIES APPLIED

The financial statements of subsidiaries are prepared for the same reporting period as the Company's consolidated financial statements using accounting policies consistent with those adopted by the Company.

Where necessary, adjustments are made to the financial statements of subsidiaries to align their accounting policies with those adopted by the Company.

COMMENCEMENT AND CESSATION OF CONSOLIDATION

Subsidiaries are fully consolidated from the date the Company obtains control and continue to be consolidated until the date control ceases.

The results of operations of subsidiaries acquired or disposed of during the period are included in the consolidated income statement from the date control is obtained until the date control ceases.

ELIMINATION OF INTERNAL TRANSACTIONS

All intra-group transactions and balances, including unrealised profits or losses arising from transactions among Group entities, are eliminated in preparing the consolidated financial statements.

ACCOUNTING FOR BUSINESS COMBINATIONS

Business combinations are accounted for using the acquisition method. The cost of a business combination comprises the fair values, at the date of exchange, of the assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer in exchange for control of the acquiree, together with any costs directly attributable to the business combination.

The identifiable assets, liabilities, and contingent liabilities of the acquiree are recognised at their fair values at the acquisition date.

DETERMINATION AND ALLOCATION OF GOODWILL

Goodwill or gain from a bargain purchase is determined as the difference between the cost of the investment and the Parent Company's share of the fair value of the identifiable net assets of the subsidiary at the acquisition date.

A gain from a bargain purchase, if any, is recognised in the consolidated income statement. Goodwill is amortized to expenses on a straight-line basis over its estimated useful life, not exceeding 10 years.

The Group periodically assesses goodwill for impairment; if there is evidence that the impairment loss exceeds the annual amortisation charge, goodwill is amortised based on the amount of the impairment loss, and the corresponding expense is recognised immediately in the year in which the impairment arises.

NON-CONTROLLING INTERESTS

Non-controlling interests comprise the value of the non-controlling interests at the date of the original business combination and their share of changes in equity since the acquisition date.

Losses incurred by a subsidiary are allocated to the non-controlling interests in proportion to their ownership interests, even if such losses exceed the non-controlling interests' share of the subsidiary's net assets.

FINANCIAL YEAR

The Company's financial year begins on 1 January and ends on 31 December of the calendar year. The consolidated financial statements have been prepared for the period from 01 January 2026 to 30 June 2026.

3. APPLIED ACCOUNTING STANDARDS AND REGULATIONS

APPLIED ACCOUNTING STANDARDS

The Group 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; Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance, providing guidance on the preparation and presentation of consolidated financial statements; Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC; circulars issued by the Ministry of Finance, providing guidance on the implementation of Vietnamese Accounting Standards; and other relevant legal regulations relating to the preparation and presentation of the consolidated financial statements.

STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS

The Group's interim consolidated financial statements have been prepared and presented in compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and other relevant legal regulations relating to the preparation and presentation of the interim consolidated financial statements.

4. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT APPLICABLE LEGAL REGULATIONS

The consolidated financial statements are prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence

The following are the significant accounting policies applied by the Group in the preparation of the interim consolidated financial statements:

CASH AND CASH EQUIVALENTS

Cash comprises cash on hand, demand deposits, cash in transit and monetary gold. Cash equivalents are short-term investments with original maturities of three months or less from the acquisition date, which are readily convertible into known amounts of cash and are subject to insignificant risk of changes in value.

FOREIGN CURRENCY TRANSACTIONS

Foreign currency transactions are translated into the accounting currency using the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies outstanding at the end of the accounting period are translated using the exchange rates prevailing at the reporting date.

Exchange differences arising during the year 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 accounting period, after offsetting exchange gains and exchange losses, are recognised in financial income or financial expenses.

The exchange rates used to translate foreign currency transactions are the actual exchange rates prevailing at the transaction dates. The actual exchange rates applicable to foreign currency transactions are determined as follows:

- For foreign currency purchase and sale transactions (spot contracts, forward contracts, futures contracts, option contracts and swap contracts): the exchange rate specified in the foreign currency purchase and sale contract entered into between the Group and the bank.
- If the contract does not specify the settlement exchange rate: the actual transaction exchange rate at the transaction date is the average of the bank's transfer buying and selling exchange rates quoted by the commercial bank with which the enterprise regularly conducts transactions.

The exchange rate used to retranslate the balances of monetary items denominated in foreign currencies at the reporting date in the interim consolidated statement of financial position is the average of the bank's transfer buying and selling exchange rates quoted by the commercial bank with which the enterprise regularly conducts transactions at the end of the accounting period. For foreign currency demand deposits, the Company retranslates the balances of all monetary items denominated in foreign currencies using the average of the bank's transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts. The Company does not retranslate any part or all of the value of foreign currency-denominated receivables for which an allowance for doubtful debts has been recognised.

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 year and directly deducted from the carrying amount of the investment.

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 Group 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 consolidated 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.

Increases or decreases in the inventory write-down provision are recorded under the cost of goods sold in the consolidated income statement. When inventories are disposed of due to expiration, degradation, damage, or loss of usability, any difference arising between the recorded inventory devaluation provision and the cost of inventories is recognized in the consolidated income statement.

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 year.

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

FINANCE 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.

Finance lease assets are capitalized on the Company's consolidated 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 consolidated income statement over the lease term using a fixed 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.

INTANGIBLE FIXED ASSETS

Intangible fixed assets are presented at cost less accumulated amortisation.

The cost of intangible fixed assets includes all expenditures incurred by the Group 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 Group'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 Group up to the date the software is ready for use. Computer software is amortised on a straight-line basis over 10 years.

CONSTRUCTION IN PROGRESS

The Group's construction in progress comprises assets such as equipment under investment, procurement and installation that have not yet been put into use, and construction projects that are still under construction and have not yet been accepted and put into use at the date of closing for the preparation of the consolidated financial statements. These assets are recognised at cost. Cost comprises the costs of goods and services payable to contractors and suppliers, related borrowing costs incurred during the investment phase, and other reasonable costs directly attributable to bringing the assets into existence. These costs are transferred to the cost of property, plant and equipment at their provisional cost (where the approved final settlement has not yet been available) when the assets are handed over and put into use.

PREPAID EXPENSES

Prepaid expenses relating solely to the production and business activities of the current accounting period are recognized as short-term prepaid expenses and charged to production and business costs during the accounting period.

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

- Billboard rental costs;
- Tools and supplies issued for use;
- Major renovation and repair expenses;
- Other long-term prepaid expenses.

The calculation and allocation of long-term prepaid expenses to production and business expenses for each accounting period are based on the nature and extent of each type of expense, using an appropriate allocation method and basis. Major repair expenses are amortised over the third year from the date the expenses are incurred.

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 repayment term, the remaining repayment term at the reporting date, original currency, and individual creditor. Liabilities are not recognised 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 recognition of accrued expenses for the provisional determination of cost of sales for construction projects 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.

LOANS AND FINANCE LEASE OBLIGATIONS

Loans and finance lease obligations 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.

Subsequent to initial recognition, Loans and finance lease obligations 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.

Borrowings with a repayment period exceeding 12 months from the financial statement date are presented as long-term Loans and finance lease obligations. Amounts due within the next 12 months from the financial statement date are presented as short-term Loans and finance lease obligations to facilitate settlement planning.

PROVISIONS

Provisions are recognised when the Group 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 consolidated income statement, 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

Share capital 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 sale of goods and finished products

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

- The Company has transferred substantially all the risks and rewards of ownership of the goods or products to the buyer;
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the goods or products;
- 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
- The costs relating to the sales transaction can be measured reliably.

Financial income

Interest income

Interest income is recognised on an accrual basis, based on deposit account balances 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. Share dividends are recognised only by recording an increase in the number of shares held, without recognising the value of the shares received.

REVENUE DEDUCTIONS

Revenue deductions arising from the sale of goods and provision of services 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 Group reduces revenue in accordance with the following principles: if the revenue deductions arise before the date of issuance of the consolidated financial statements, the Group 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 Group reduces revenue in the period in which the revenue deductions arise (subsequent period).

EXPENSE RECOGNITION

Cost of sales is recognised when costs directly related to the generation of 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 the revenue recognised during the period are estimated and recognised based on reasonable and consistent assumptions. Costs in excess of normal consumption levels are recognised 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 recognised 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 recognised when sufficient evidence exists that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognised 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 PAYABLES TO THE STATE BUDGET

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

Current corporate income tax

Current corporate 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.

Deferred income tax

Deferred income tax represents the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred corporate income tax liabilities are recognised for all taxable temporary differences. Deferred corporate income tax assets are recognised only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred corporate income tax assets is reviewed at the end of each accounting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred corporate income tax assets to be utilised. Deferred corporate income tax assets not previously recognised are reassessed at the end of each accounting period and recognised to the extent that it has become probable that sufficient taxable profits will be available to utilise such deferred corporate income tax assets.

Deferred corporate income tax assets and deferred corporate income tax liabilities are measured using the tax rates expected to apply in the period when the assets are realised, or the liabilities are settled, based on tax rates in effect at the end of the accounting period. Deferred corporate income tax is recognised in the income statement, except to the extent that it relates to items recognised directly in equity, in which case the related deferred corporate income tax is also recognised directly in equity.

Deferred corporate income tax assets and deferred corporate income tax liabilities are offset when:

- The Group has a legally enforceable right to offset current corporate income tax assets against current corporate income tax liabilities; and
- The deferred corporate income tax assets and deferred corporate income tax liabilities relate to corporate income taxes administered by the same taxation authority:
  - In respect of the same taxable entity; or
  - The Group intends either to settle current corporate income tax liabilities and current corporate income tax assets on a net basis, or to realise the assets and settle the liabilities simultaneously in each future period in which significant amounts of deferred corporate income tax liabilities or deferred corporate income tax assets are expected to be settled or recovered.

EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the net profit or loss after tax attributable to ordinary shareholders of the Company (after adjustment for appropriation 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 shareholders of the Company (after adjustment 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 dilutive potential ordinary shares into ordinary shares.

RELATED PARTIES

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party 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.

SEGMENT REPORTING

A segment is a separately identifiable component of the Group engaged either in providing related products or services (business segment) or in providing products or services within a particular economic environment (geographical segment). Each segment experiences different risks and returns compared to other segments.

The Group's principal business activity is the manufacture of clay-based construction materials. These activities are carried out under a common production process and within a single geographical area, namely Phu Tho Province. Accordingly, in accordance with Vietnamese Accounting Standard No. 28 – Segment Reporting, the Group is not required to prepare segment reporting.

5. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Cash	**226,513,796**	**247,076,890**
Demand deposits at banks	**61,623,597,636**	**34,642,758,593**
- 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	*11,026,960,884*	*5,743,097,640*
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	**556,025,934,340**	**360,239,835,483**

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

Certain term deposits with commercial banks are pledged or mortgaged as security for borrowings (as detailed in Note 21) but are not subject to restrictions on use.

6. HELD-TO-MATURITY INVESTMENTS

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
Term deposits (*)	**110,413,740,089**	**110,413,740,089**	**-**	**55,036,536,264**	**55,036,536,264**	**-**
- Term deposit principal	108,125,868,129	108,125,868,129	-	52,950,000,000	52,950,000,000	-
+ *Bank No.1*	*12,284,673,973*	*12,284,673,973*	-	*12,000,000,000*	*12,000,000,000*	-
+ *Bank No.2*	*16,400,000,000*	*16,400,000,000*	-	*1,700,000,000*	*1,700,000,000*	-
+ *Bank No.3*	*49,541,194,156*	*49,541,194,156*	-	*6,700,000,000*	*6,700,000,000*	-
+ *Bank No.4*	*29,900,000,000*	*29,900,000,000*	-	-	-	-
+ *Bank No.5*	-	-	-	*32,200,000,000*	*32,200,000,000*	-
+ *Bank No.6*	-	-	-	*350,000,000*	*350,000,000*	-
- Term deposit interest	2,287,871,960	2,287,871,960	-	2,086,536,264	2,086,536,264	-
Investment cooperation (**)	**760,823,061,212**	**760,823,061,212**	**-**	**947,469,181,841**	**947,469,181,841**	**-**
- Investment cooperation principal	672,843,850,000	672,843,850,000	-	835,368,411,644	835,368,411,644	-
- Investment cooperation interest	87,979,211,212	87,979,211,212	-	112,100,770,197	112,100,770,197	-
	871,236,801,301	**871,236,801,301**	**-**	**1,002,505,718,105**	**1,002,505,718,105**	**-**

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

(**) As at 1 January 2026, these represented investments under investment cooperation contracts with seven corporate partners; as at 30 June 2026, these represented investments under investment cooperation contracts with five corporate partners. These investments have terms of no more than 12 months, bear interest at rates of 10%–12% per annum, entitle the Company to profits based on the agreed profit-sharing ratios upon settlement of the contracts, and are secured by assets of a third party.

7. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Trade receivables from other organisations and individuals	**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)
Total	**228,620,441,415**	**(6,851,773,300)**	**182,290,020,783**	**(7,510,155,621)**

8. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance		Opening balance	
	Balance	Provision	Balance	Provision
	VND	VND	VND	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	(2,274,956,454)
- 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	Provision	Balance	Provision
	VND	VND	VND	VND
Receivables from other parties	**27,448,686,309**	**(623,917,676)**	**31,791,615,328**	**(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)	9,964,692,795	(613,577,538)
Total	**27,448,686,309**	**(623,917,676)**	**31,791,615,328**	**(613,577,538)**

10. INVENTORIES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	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)**

The movements in the provision for decline in value of inventories are as follows:

	Current period	Prior period
	VND	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. BAD DEBTS

	Closing balance			Opening balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	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)

12. CONSTRUCTION IN PROGRESS

	Closing balance		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
	VND	VND	VND	VND
Long-term construction in progress				
- Repairs and periodic maintenance	8,535,772,547	8,535,772,547	694,535,419	694,535,419
- Purchase of fixed assets	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
Total	17,986,087,770	17,986,087,770	17,147,439,381	17,147,439,381

13. PREPAID EXPENSES

13a. Short-term prepaid expenses

	Closing balance VND	Opening balance VND
- 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
- Others	1,119,496,448	592,438,469
Total	**38,657,692,634**	**7,704,667,077**

13b. Long-term prepaid expenses

	Closing balance VND	Opening balance VND
- Billboard rental expenses	3,389,004,678	6,077,743,555
- Tools, equipment	3,138,335,070	4,406,010,624
- Major repair and maintenance expenses	5,601,638,374	4,132,908,393
- Others	1,230,119,945	1,038,151,746
Total	**13,359,098,067**	**15,654,814,318**

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 in 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).

As at 30 June 2026, the Company's fixed assets were pledged as security for the loans as presented in Note 21 to the financial statements.

The carrying amount of the pledged assets as at 30 June 2026 was VND 548,928,995,007 (as of 31 December 2025: VND 578,334,747,441).

Details of tangible fixed assets currently existing and those disposed of/sold/transferred during the period, with original cost representing 10% or more of the total original cost of tangible fixed assets:

No	Items	Depreciation commencement date	Cost VND	Accumulated depreciation 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
COST	
Opening balance	4,158,703,704
Closing balance	4,158,703,704
ACCUMULATED DEPRECIATION	
Opening balance	(1,879,725,944)
- Depreciation for the period	(298,046,898)
Closing balance	(2,177,772,842)
CARRYING AMOUNT	
Opening balance	2,278,977,760
Closing balance	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
COST	
Opening balance	3,426,000,000
Closing balance	3,426,000,000
ACCUMULATED AMORTISATION	
Opening balance	(820,149,974)
- Amortisation for the period	(171,300,000)
Closing balance	(991,449,974)
CARRYING AMOUNT	
Opening balance	2,605,850,026
Closing balance	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
Short-term trade payables to other parties	**229,225,263,421**	**196,896,738,279**
- 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
- Vina Top Group Joint Stock Company	13,536,969,537	9,056,347,316
- Others	157,305,008,972	147,131,600,074
Total	**229,225,263,421**	**196,896,738,279**

18. SHORT-TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
- 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
Total	**42,746,239,689**	**36,791,066,536**

19. OTHER PAYABLES

19a Other short-term payables

	Closing balance VND	Opening balance VND
Other short-term payables to other organisations and individuals	**62,583,826,497**	**31,944,830,340**
- LC payables	829,950,458	829,950,458
- Payables to agents for deposit discount	13,761,725,593	13,455,552,270
- Others	47,992,150,446	17,659,327,612
Total	**62,583,826,497**	**31,944,830,340**

19b Other long-term payables

	Closing balance VND	Opening balance VND
Other long-term 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	**361,418,273,972**	**407,500,000,000**

(*) This represents capital support received from T&D Vietnam Investment Joint Stock Company to supplement funding for investment activities under capital support agreements entered into between the parties. The capital support period under the agreements is 36 months from the date of transfer. The interest rate during the contractual term ranges from 3.2% to 5.1% per annum, depending on each agreement, and may be adjusted as agreed between the parties.

20. SHORT -TERM TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGETS

	Opening balance		Movements during the period			Closing balance	
	Payable	Paid	Payable	Paid	Decrease due to disposal of subsidiary	Payable	Paid
	VND	VND	VND	VND	VND	VND	VND
Output value-added tax	787,833,011	-	10,803,981,993	9,348,405,784	-	2,243,409,220	-
Corporate income tax	34,281,415,820	-	10,663,081,843	20,300,397,150	3,390,014,750	21,254,085,763	-
Personal income tax	3,242,632,584	-	1,117,396,301	2,426,916,160	-	1,933,112,725	-
Import duties	-	91,606	65,288,785	49,422,233	-	15,866,552	-
Other taxes	1,139,605,305	-	2,212,056,364	2,877,976,772	-	473,684,897	-
Fees, charges and other	964,208,304	-	-	962,688,304	-	1,520,000	-
	40,415,695,024	**91,606**	**24,861,805,286**	**35,965,806,403**	**3,390,014,750**	**25,921,679,157**	**-**

The Company's tax finalisation will be subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be subject to different interpretations, the amount of tax presented in the financial statements may be adjusted pursuant to the decision of the tax authorities.

21. LOANS AND FINANCE LEASE OBLIGATIONS

	Opening balance	During the period		Closing balance
	Balance	Increase	Decrease	Balance
	VND	VND	VND	VND
Short-term loans and financial lease liabilities	**1,172,937,238,652**	**1,251,206,937,179**	**952,917,122,062**	**1,471,227,053,769**
Bank loans (1)	923,189,468,438	1,021,287,718,706	919,812,790,073	1,024,664,397,071
Current long-term loans	50,224,773,520	30,000,418,473	32,655,191,993	47,570,000,000
Current long-term bonds	198,900,000,000	199,800,000,000	-	398,700,000,000
Current long-term finance lease liabilities	622,996,694	118,800,000	449,139,996	292,656,698
Long-term loans and financial lease liabilities	**227,555,599,998**	**29,158,191,527**	**229,919,218,473**	**26,794,573,052**
Bank loans (2)	29,119,999,998	27,358,191,527	30,000,418,473	26,477,773,052
Long-term bonds (3)	198,000,000,000	1,800,000,000	199,800,000,000	-
Long-term finance lease liabilities (4)	435,600,000	-	118,800,000	316,800,000
Total	**1,400,492,838,650**	**1,280,365,128,706**	**1,182,836,340,535**	**1,498,021,626,821**

(1) **Short-term bank loans**

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

Unit: VND

Lender Parties	Opening balance VND	Closing balance VND	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	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 7 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 5.5 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 5.5 months; Interest: Paid monthly	8% - 9.5%	Term deposits and 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**			

(2) Long-term bank loans

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

Lender Parties	Opening balance VND	Closing balance VND	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	74,047,773,052	79,344,773,518	Principal: Repaid every 3 months; Interest: Paid	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

(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 (1)	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 bond issuance costs:	398,700,000,000	VND
Bonds payable and long-term bond issuance costs:	-	VND

(*) The bond lot was renamed CVT12102 (formerly CVTB2126004) pursuant to Certificate of Bond Registration No. 902/2023/GCNTPRL-VSDC, initially issued by VSDC on 16 November 2023.

The collateral for these bond contracts comprises:

- 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.

As at 11 August 2026, the Company had fully repaid the entire principal and final interest payment of this bond to the bondholders.

(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

Items	Share capital	Share premium	Other equity	Development and investment fund	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND
Opening balance of the prior year	**366,908,870,000**	**14,876,824,710**	**2,828,637,388**	**71,192,140,926**	**513,792,543,674**	**102,639,047**	**969,701,655,745**
- Profit for the year	-	-	-	-	49,970,458,544	9,417,611	49,979,876,155
- Profit distribution	-	-	-	-	-	(2,271,104)	(2,271,104)
Closing balance of the prior year	**366,908,870,000**	**14,876,824,710**	**2,828,637,388**	**71,192,140,926**	**563,763,002,218**	**109,785,554**	**1,019,679,260,796**
Opening balance	**366,908,870,000**	**14,876,824,710**	**2,828,637,388**	**71,192,140,926**	**563,763,002,218**	**109,785,554**	**1,019,679,260,796**
- Profit for the period	-	-	-	-	28,420,044,428	4,597,764	28,424,642,192
- Other decreases	-	-	(406,074,324)	-	-	-	(406,074,324)
- Profit distribution	-	-	-	-	-	(1,142,694)	(1,142,694)
Closing balance	**366,908,870,000**	**14,876,824,710**	**2,422,563,064**	**71,192,140,926**	**592,183,046,646**	**113,240,624**	**1,047,696,685,970**

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

	Closing balance VND	Opening balance VND
Share capital		
- Opening balance	366,908,870,000	366,908,870,000
- Increase in contributed capital during the period	-	-
- Decrease in contributed capital during the period	-	-
- Closing balance	366,908,870,000	366,908,870,000
Dividends and profits distributed	-	-

22.3. SHARES

	Closing balance Share	Opening balance Share
- 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
+ Common Shares	*36,690,887*	*36,690,887*
- Number of shares outstanding	36,690,887	36,690,887
+ Common 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 other parties		
- Revenue from sale of merchandise and finished goods	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 allowances	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 merchandise and finished goods	1,017,668,303,372	938,700,465,884
- (Reversal of provision) for decline in value of inventories	(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	57,690,127,127	53,391,847,241
- Foreign exchange gains during the period	2,522,193	63,191,436
- Other finance income	8,450,889	39,381,968
Total	**57,701,100,209**	**53,494,420,645**

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
- Realized foreign exchange loss	354,585,755	195,287,164
- Foreign exchange losses arising from the revaluation of period-end exchange rates	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 ADMINISTRATIVE 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	8,936,088,034	10,273,666,896
- Other expenses	3,078,708,943	4,219,778,646
Total	**24,349,101,290**	**29,936,921,157**

30. OPERATING COSTS BY NATURE

	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	117,303,440,549	89,925,843,114
- (Reversal of provision) for decline in value of inventories	(9,061,660,460)	(1,951,600,093)
- Other cash expenses	4,233,891,875	11,730,899,086
Total	**877,006,834,722**	**856,374,690,323**

31. OTHER INCOME

	Current period VND	Prior period VND
- Liquidation and disposal of fixed assets and other assets	513,937,573	199,244,507
- Other incomes	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	2,870,395,483	3,296,755,405
Total	**10,520,884,811**	**3,296,755,405**

33. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
- Corporate income tax expense	10,663,081,843	7,912,837,178
Total	**10,663,081,843**	**7,912,837,178**

34. BASIC EARNINGS PER SHARE

	Current period	Prior period
Profit allocated to common shareholders (VND)	28,420,044,428	29,478,974,336
Weighted average number of shares outstanding during the period (shares) (*)	36,690,887	36,690,887
Basic earnings per share (VND/share)	**775**	**803**

(*) The weighted average number of outstanding common shares during the period is determined as follows:

	Current period Share	Prior period Share
Common shares issued at the beginning of the period	36,690,887	36,690,887
Additional common shares issued and outstanding on average during the period	-	-
Weighted average number of common shares outstanding during the period	**36,690,887**	**36,690,887**

35. DILUTED EARNINGS PER SHARE

The Board of General Directors assesses that there will be no impact from potential dilutive convertible instruments in the subsequent period; therefore, diluted earnings per share is equal to basic earnings per share.

36. INFORMATION ABOUT RELATED PARTIES

36.1 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:

Company name	*Relationship*
DNP Holding Joint Stock Company	Parent Company

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

36.2 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, this number of shares accounts for 38.7% of DNP Holding's total shares in the Company.

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	-
Deputy General Director	-	955,444,339
Board Member and Deputy General Director	-	34,129,238
General Director	473,259,250	663,337,320
Deputy General Director	329,916,466	-
Board Member and Deputy General Director	194,971,757	-
Total	**1,487,272,517**	**2,702,034,877**

37. RENTAL COMMITMENTS

Operating Lease Commitments

As at 30 June 2026, the Company is currently leasing warehouses and offices under operating lease agreements. At the end of the accounting 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
Total	**26,845,680,990**	**21,313,897,232**

38. OFF-STATEMENT OF FINANCIAL POSITION ITEMS

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

	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

39. EVENTS AFTER THE REPORTING DATE

On 11 August 2026, the Company completed the repayment in full of the outstanding principal amount of VND 200,000,000,000 and the final interest payment for bond code CVT12102 (issued on 10 August 2021). Following the aforementioned payment, the Company has fulfilled all financial obligations and has no remaining outstanding balance in respect of this bond.

Other than this event, there were no material events occurring after the end of the accounting period that require adjustment to or disclosure in these interim consolidated financial statements.

40. INFORMATION ON THE PRESENTATION OF THE NAMES OF DEBTORS AND CREDITORS, CREDIT INSTITUTIONS, AND SALARIES AND REMUNERATION OF MEMBERS OF THE BOARD OF MANAGEMENT

The Group uses alternative identifiers to present the names of certain counterparties with significant outstanding balances, certain credit institutions with significant deposit balances, as well as information on the remuneration and income of members of the Board of Management and the Management Board as at the end of the accounting period.

The use of these alternative identifiers does not affect the amounts, nature or relevant financial information presented in the interim financial statements. The Management Board considers that the non-disclosure of the specific names of the aforementioned counterparties and individuals does not materially affect the ability of users of the financial statements to understand and assess the financial information presented.

41. COMPARATIVE FIGURES

The 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 CMC Joint Stock Company. From 1 January 2026, the Company has applied 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), and Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements.

Accordingly, the Company has updated certain accounting policies relating to the presentation of financial statements. This represents a change in presentation and classification and does not affect the carrying amounts, results of operations or cash flows of the comparative period. Apart from the above-mentioned matter, the application of these Circulars has no other material impact on the accounting policies and figures previously presented. Accordingly, the financial statements for the period from 1 January 2026 to 30 June 2026 are comparable with those of the preceding period.

The details of the reclassification of comparative figures are as follows:

Unit: VND

Figures as reported in the financial statements for the financial year ended 31			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-		
Items	**Codes**	**Balance (VND)**	**Items**	**Codes**	**Balance (VND)**
A. Balance sheet			**A. Statement of financial position**		
Held-to-maturity investments	123	52,950,000,000	Held-to-maturity investments	123	1,002,505,718,105
Other receivables	136	981,347,333,433	Other short-term receivables	135	31,791,615,328
			Dividends and profits payable	313	1,120,685,445
Other payables	319	33,065,515,785	Other payables	320	31,944,830,340
Funds that form of fixed assets	432	2,828,637,388	Other equity	414	2,828,637,388
Total		**1,070,191,486,606**			**1,070,191,486,606**

Approved, 28 August 2026

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

CÔNG TY CỔ PHẦN CMC