

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

Independence - Freedom - Happiness

No.: 66/CBTT-CMC

Phu Tho, 30 July 30 2025

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, Thuy Van Commune, Viet Tri City, Phu Tho Province, Vietnam.**Phone Number:** 02103 991706**Information Disclosure Officer:** Ms. Nguyen Thi Huyen - Legal representative**Type of Information Disclosure:**☐ 24 hours ☐ 72 hours ☐ Upon Request ☐ Extraordinary ☒ Periodic**Content of Information Disclosure:** Consolidated Financial Statements for Q2 2025.This information is disclosed on the Company's website: <http://www.cmctiles.vn/cac-thong-tin-cong-bo/> on 30 July 2025.

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

**TỔNG GIÁM ĐỐC***Nguyễn Thị Huyền*

CMC JOINT STOCK COMPANY SOCIALIST REPUBLIC OF VIETNAM

Number: **67**CV/CMC

Independence – Freedom – Happiness

Re: *Explanations of the variance in business*

Performance results for Q2 2025 vs the same

Period last year

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

Based on the financial report of the 2nd quarter of 2025 of CMC Joint Stock Company ("Company"), compared to the same period in 2024, 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 Q2 2025	Mil VND	2,731.1	21,541.4
2	Profit after tax Q2 2024	Mil VND	3,078.1	22,527.5
3	Change compared to the same period last year	Mil VND	(347)	(986.1)
4	Change compared to the same period last year	%	(11.3%)	(4.4%)

The causes are due to the following factors:

For the separate report:

In Q2 2025: although the market has been gradually recovering, the industry continues to experience intense competition with the presence of numerous rivals. In response, the Company implemented various sales promotion programs aimed at accelerating the release of finished goods, along with a range of incentive policies designed to stimulate sales through its distribution network. As a result, gross profit margins and profit after corporate income tax declined compared to the same period in 2024.

For the consolidated report:

The decrease in the parent company's profit is the primary cause to explain for the decrease in the consolidated financial statements' profit.

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

Phủ Thọ, 30 July 2025

CMC JOINT STOCK COMPANY

**CÔNG TY
CỔ PHẦN
CMC**

TỔNG GIÁM ĐỐC
Nguyễn Thị Huyền

CMC Joint Stock Company

Consolidated financial statements

For the period ended 30 June 2025

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STATEMENT OF THE BOARD OF GENERAL DIRECTOR

The Board of General Director CMC Jointstock company (the “Company”) presents this report together with the Company’s consolidated financial statements for the period ended 30 June 2025.

THE BOARD OF MANAGEMENT, SUPERVISORY BOARD AND BOARD OF GENERAL DIRECTORS

The members of the Boards of Management, Supervisory Board and Board of the General Director of the Company who held office during the period and to the date of this report are as follows:

BOARD OF MANAGEMENT

Mr. Tran Duc Huy	Chairman	
Mr. Trinh Kien	Member	Appointed on 23 April 2025
Ms. Nguyen Thi Huyen	Member	Appointed on 23 April 2025
Mr. Vu Quoc Toan	Member	Appointed on 23 April 2025
Mr. Phan Anh Tuan	Independent member	
Mr. Nguyen Van Quy	Member	Resigned on 23 April 2025
Ms. Vu Thi Loan	Member	Resigned on 23 April 2025
Mr. Tran Huy Anh	Member	Resigned on 23 April 2025

SUPERVISORY BOARD

Ms. Pham Thu Hang	Head of the Supervisory Board	Appointed on 14 January 2025
Ms. Nguyen Thi Ngan Ha	Member	Appointed on 14 January 2025
Mr. Tran The Su	Member	Appointed on 23 April 2025
Ms. Nguyen Thi Huyen	Head of the Supervisory Board	Resigned on 14 January 2025
Ms. Nguyen Thi Minh Huyen	Member	Resigned on 14 January 2025
Mr. Tran Duc Thanh	Member	Resigned on 23 April 2025

BOARD OF GENERAL DIRECTORS

Ms Nguyen Thi Huyen	General Director	Appointed on 14 January 2025
Mr. Nguyen Ngoc Tan	Deputy General Director	Appointed on 22 January 2025
Mr Vu Quoc Toan	Deputy General Director	
Ms Vu Thi Loan	Deputy General Director	Resigned on 06 May 2025
Mr Nguyễn Văn Quý	Deputy General Director	Resigned on 14 January 2025

THE BOARD OF GENERAL DIRECTORS’ STATEMENT OF RESPONSIBILITY

The Board of General Director of the Company is responsible for preparing the consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company, and its consolidated financial performance and its consolidated cash flows in the financial period. In preparing these consolidated financial statements, the Board of General Director is required to:

- select suitable accounting policies and then 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 consolidated financial statements; and
- prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of General Director 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 that the accounting records comply with the applied accounting regime. The Board of General Director is

CMC JOINT STOCK COMPANY

Lot B10 – B11 Thuy Van Industrial Park, Nong Trang Ward, Phu Tho Province, Vietnam

also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Director confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

For and on behalf of the Board of Directors,



Nguyễn Thị Huyền
General Director

30 July 2025

BALANCE SHEET
As at 30 June 2025

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance
A.	CURRENT ASSETS	100		2,639,844,621,798	2,588,727,672,219
I.	Cash and cash equivalents	110	4	491,767,874,621	312,075,289,505
1.	Cash	111		51,043,874,621	46,075,289,505
2.	Cash equivalents	112		440,724,000,000	266,000,000,000
II.	Short-term financial investments	120	5	44,250,000,000	44,250,000,000
1.	Held-to-maturity investments	123		44,250,000,000	44,250,000,000
III.	Short-term receivables	130		1,412,474,835,362	1,493,048,658,427
1.	Short-term trade receivables	131	6	255,473,196,739	224,927,355,690
2.	Short-term advances to suppliers	132	7	183,812,715,931	180,676,669,932
3.	Other short-term receivables	136	8	980,301,020,232	1,093,850,929,686
4.	Provision for short-term doubtful debts	137		(7,112,097,540)	(6,406,296,881)
IV.	Inventories	140	9	660,582,434,588	733,992,656,925
1.	Inventories	141		664,079,518,083	739,441,340,513
2.	Provision for devaluation of inventories	149		(3,497,083,495)	(5,448,683,588)
V.	Other short-term assets	150		30,769,477,227	5,361,067,362
1.	Short-term prepayments	151	10	30,710,019,035	4,585,401,752
2.	Value added tax deductibles	152	14	59,067,872	775,155,290
3.	Taxes and other receivables from the State budget	153	14	390,320	510,320


BALANCE SHEET (Continued)*As at 30 June 2025**Unit: VND*

ASSETS	Codes	Notes	Closing balance	Opening balance
B. NON-CURRENT ASSETS	200		687,526,605,798	745,825,349,727
I. Fixed assets	220		626,602,933,468	681,056,911,597
1. Tangible fixed assets	221	11	620,879,724,146	674,817,432,987
- Cost	222		2,051,152,758,869	2,051,349,875,496
- Accumulated depreciation	223		(1,430,273,034,723)	(1,376,532,442,509)
2. Finance lease assets	224		2,982,959,296	3,329,728,584
- Cost	225		4,158,703,704	4,354,460,741
- Accumulated depreciation	226		(1,175,744,408)	(1,024,732,157)
3. Intangible assets	227		2,740,250,026	2,909,750,026
- Cost	228		3,390,000,000	3,390,000,000
- Accumulated amortisation	229		(649,749,974)	(480,249,974)
II. Long-term assets in progress	240		39,062,526,520	36,502,875,487
1. Long-term construction in progress	242	12	39,062,526,520	36,502,875,487
III. Other long-term assets	260		21,861,145,810	28,265,562,643
1. Long-term prepayments	261	10	21,861,145,810	28,265,562,643
TOTAL ASSETS (270=100+200)	270		3,327,371,227,596	3,334,553,021,946

BALANCE SHEET (Continued)
As at 30 June 2025

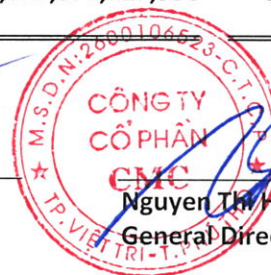
Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		2,314,736,526,587	2,364,039,217,553
I. Current liabilities	310		1,503,737,069,891	1,681,874,371,557
1. Short-term trade payables	311	13	187,405,836,379	242,757,627,428
2. Short-term advances from customers	312		5,286,718,231	3,096,232,541
3. Taxes and amounts payable to the State budget	313	14	37,177,925,952	46,977,440,981
4. Payables to employees	314		11,173,136,397	10,767,793,576
5. Short-term accrued expenses	315	15	37,563,339,904	46,149,879,789
6. Other current payables	319	16	67,340,768,556	84,325,873,367
7. Short-term loans and obligations under finance leases	320	17	1,157,789,344,472	1,247,799,523,875
II. Long-term liabilities	330		810,999,456,696	682,164,845,996
1. Other long-term payables	337	16	375,000,000,000	212,000,000,000
2. Long-term loans and obligations under finance leases	338	17	435,999,456,696	470,164,845,996
D. EQUITY	400		1,012,634,701,008	970,513,804,393
I. Owner's equity	410	18	1,009,399,989,296	966,873,018,357
1. Owner's contributed capital	411		366,908,870,000	366,908,870,000
- Ordinary shares carrying voting rights	411a		366,908,870,000	366,908,870,000
2. Share premium	412		14,876,824,710	14,876,824,710
3. Investment and development fund	418		71,192,140,926	71,192,140,926
4. Retained earnings	421		556,317,134,014	513,792,543,674
- Retained earnings accumulated to the prior period end	421a		513,792,543,674	453,984,286,843
- Retained earnings of the current period	421b		42,524,590,341	59,808,256,831
5. Non-controlling interest	429		105,019,646	102,639,047
II. Other resources and funds	430		3,234,711,712	3,640,786,036
1. Funds for fixed assets acquisition	432		3,234,711,712	3,640,786,036
TOTAL RESOURCES (440=300+400)	440		3,327,371,227,596	3,334,553,021,946


Nguyen Thi Thuy Van
Preparer


Nguyen Hoang Son
Chief Accountant


Nguyen Thi Huyen
General Director



30 July 2025

CMC JOINT STOCK COMPANY

Lot B10 – B11 Thuy Van Industrial Park, Nong Trang Ward
Phu Tho Province, Vietnam

Consolidated financial statements
For the period ended 30 June 2025

INCOME STATEMENT

For the period ended 30 June 2025

Unit: VND

ITEMS	Codes	Notes	Quarter 2/2025	Quarter 2/2024	Accumulated Year 2025	Accumulated Year 2024
1. Gross revenue from goods sold and services rendered	01	19	634,657,842,793	455,349,299,485	1,121,403,348,097	774,224,911,671
2. Deductions	02		41,286,662,069	23,635,202,036	57,585,795,679	47,634,596,812
3. Net revenue from goods sold and services rendered	10		593,371,180,724	431,714,097,449	1,063,817,552,418	726,590,314,859
4. Cost of sales	11	20	533,295,721,041	354,448,052,142	936,748,865,791	577,906,764,999
5. Gross profit from goods sold and services rendered	20		60,075,459,683	77,266,045,307	127,068,686,627	148,683,549,860
6. Financial income	21	21	42,866,389,198	27,101,446,030	69,794,420,645	53,175,155,541
7. Financial expenses	22	22	36,669,044,546	41,765,378,951	72,072,398,931	85,408,861,351
- In which: Interest expense	23		33,776,211,339	39,244,076,633	67,963,769,455	80,143,809,033
8. Selling expenses	25	23	21,979,250,156	16,351,149,465	38,207,961,217	32,496,831,432
9. General and administration expenses	26	23	15,103,322,043	16,688,245,350	29,936,921,157	31,605,960,785
10. Operating profit	30		29,190,232,136	29,562,717,571	56,645,825,967	52,347,051,833
11. Other income	31		155,476,085	4,129,545	347,392,655	16,491,491
12. Other expenses	32		1,888,773,126	812,684,794	3,296,755,405	1,471,015,989
13. Losses from other activities	40		(1,733,297,041)	(808,555,249)	(2,949,362,750)	(1,454,524,498)
14. Accounting profit before tax	50		27,456,935,095	28,754,162,322	53,696,463,217	50,892,527,335
15. Current corporate income tax expense	51		5,915,554,932	6,226,693,616	11,167,221,173	10,654,366,618
16. Net profit after corporate income tax	60		21,541,380,163	22,527,468,706	42,529,242,044	40,238,160,717
In which:						
Net profit after tax attributable to shareholders of the parent	61		21,539,110,608	22,525,022,658	42,524,590,341	40,233,307,159
Net profit after tax attributable to non-controlling interests	62		2,269,555	2,446,048	4,651,703	4,853,558
17. Basic earnings per share	70		587	614	1,159	1,097

Nguyen Thi Thuy Van
Preparer

Nguyen Hoang Son
Chief Accountant

Nguyen Thi Huyen
General Director

30 July 2025

CASH FLOW STATEMENT
*For the period ended 30 June 2025**Unit: VND*

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. <i>Profit before tax</i>	01	53,696,463,217	50,892,527,335
2. <i>Adjustments for:</i>			
Depreciation and amortisation of fixed assets and investment properties	02	56,631,546,600	59,368,150,152
Provisions	03	(1,245,799,434)	(73,033,018)
Foreign exchange losses arising from translating	04	158,435,034	26,347,320
Gain from investing activities	05	(69,794,420,645)	(53,109,798,922)
Interest expense	06	71,784,602,788	85,381,309,033
3. <i>Operating profit before movements in working capital</i>	08	111,230,827,560	142,485,501,901
Increases in receivables	09	(83,989,697,103)	(101,077,666,555)
Decrease/(increase) in inventories	10	75,361,822,430	(18,225,342,062)
Increases in payables (excluding accrued loan interest and corporate income tax payable)	11	82,925,679,554	45,142,932,867
Increases in prepaid expenses	12	(19,720,200,450)	(8,327,430,146)
Interest paid	14	(73,754,472,850)	(82,998,984,565)
Corporate income tax paid	15	(13,535,758,412)	(5,950,000,000)
<i>Net cash generated by/ (used in) operating activities</i>	20	78,518,200,729	(28,950,988,560)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition and construction of fixed assets and other long-term assets	21	(15,199,580,976)	(6,166,796,381)
Cash outflow for lending, buying debt instruments of other entities	23	(173,140,058,693)	(770,862,794,520)
Cash recovered from lending, selling debt instruments of other entities	24	268,914,770,963	764,212,794,520
Interest earned, dividends and profits received	27	148,649,922,450	12,141,642,686
<i>Net cash generated by/ (used in) investing activities</i>	30	229,225,053,744	(675,153,695)

CASH FLOW STATEMENT (Continued)
For the period ended 30 June 2025

Unit: VND

ITEMS	Codes	Current period	Prior period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings	33	949,270,192,326	846,167,613,999
Repayment of borrowings	34	(1,076,039,095,862)	(864,878,545,959)
Repayment of obligations under finance leases	35	(1,227,498,500)	(305,870,370)
Dividends paid	36	-	(8,450,889)
Net cash (used in)/generated by financing activities	40	(127,996,402,036)	(19,025,253,219)
 Net increase/(decrease) in cash (50=20+30+40)	 50	 179,746,852,437	 (48,651,395,474)
 Cash and cash equivalents at the beginning of the period	 60	 312,075,289,505	 169,251,974,848
 Effects of changes in foreign exchange rates	 61	 (54,267,321)	 1,204,998
 Cash and cash equivalents at the end of the period (70=50+60+61)	 70	 491,767,874,621	 120,601,784,372



Nguyen Thi Thuy Van
Preparer



Nguyen Hoang Son
Chief Accountant



Nguyen Thi Huyen
General Director

30 July 2025

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

1. GENERAL INFORMATION

CMC Joint Stock Company ("the Company"), formerly known as the Concrete and Construction Materials Industry Company, was equitized under Decision No. 484/QĐ-BXD dated March 23, 2006 of the Minister of Construction. The Company operates under the Law on Enterprises of Vietnam under the Enterprise Registration Certificate No. 2600106523, issued by the Department of Planning and Investment of Phu Tho province on 20 April 2006. The Company also received the amended Enterprise Registration Certificate with the 14th dated 23 January 2025 as the latest.

The Company's main activities in the current year are the production of construction materials from clay and the production of other ceramic products.

The Company's normal production and business cycle is carried out for a time period of 12 months

The Company is headquartered at Lot B10 - B11, Thuy Van Industrial Park, Nong Trang Ward, Phu Tho Province and has a branch in Ho Chi Minh City.

The Company's structure

Details of the Company's subsidiaries as at 30 June 2025 are as follows:

No.	Subsidiary	Location	Proportion of ownership interest (%)	Proportion of voting power held (%)	Main business
1	CVT Investment and Development Limited Company	Lot B10-B11, Thuy Van Industrial Park, Nong Trang Ward, Phu Tho Province, Vietnam	99.986%	99.986%	Production of construction materials from clay; production of other ceramic products; production of concrete and products from cement and plaster; investment consulting activities.
2	PT Industrial Infrastructure Investment and Development Limited Company	Lot B10-B11, Thuy Van Industrial Park, Nong Trang Ward, Phu Tho Province, Vietnam	100%	100%	Real estate investment, construction.

2. BASIS OF PREPARATION

Purpose of preparing the consolidated financial statements

The Company has subsidiaries as disclosed in Note 1. The Company prepared the separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the period ended 30 June 2025.

Users of the separate financial statements should read them together with the consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

Accounting standards and system

The consolidated financial statements of the Company are expressed in Vietnam dong ("VND"), which is prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the consolidated financial statements are included and are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal on computer.

Fiscal year

The Company's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

Accounting Currency

The consolidated financial statements are prepared in VND which is also the Company's accounting currency.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and its subsidiaries for the period ended 30 June 2025.

A subsidiary is fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continues to be consolidated until the date on which such control ceases.

The financial statements of the Company and its subsidiaries used for consolidation are prepared for the same reporting year as the Company, using consistent accounting policies.

The balances of the Company and its subsidiaries, income and expenses, and unrealised gains or losses arising from intra-group transactions are eliminated in full.

Non-controlling interests are the portion of the profit or loss and net assets of a subsidiary not held by the Company and its subsidiaries and are presented separately in the consolidated income statement and in equity in the consolidated balance sheet.

The impact of changes in the ownership interest in a subsidiary without a loss of control is included in retained earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term investments with original maturities of no more than three months, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Inventories

Inventories are stated at the lower of cost to bring each product to its current location and condition or net realisable value.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The Company applies the perpetual inventory to account for inventories with the value determined as follows:

- | | | |
|-------------------------------------|---|---|
| Raw materials, tools and equipments | - | weighted average cost of purchase. |
| Finished goods, work in progress | - | direct labor costs plus related manufacturing overheads are allocated based on the normal level of activity, using the weighted average method. |

Provision for devaluation of inventories

Provision for devaluation of inventories is made for the estimated loss arising from a decline in value (due to price decreases, damage, obsolescence, etc.) of raw materials, finished goods and other inventories owned by the Company. The provision is based on appropriate evidence of devaluation at the balance sheet date.

Increases or decreases in the provision for devaluation of inventories are recognized in the cost of goods sold in the consolidated income statement for the period.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts represents the portion of receivables that the Company expects to be uncollectible at the end of the financial period. Increases or decreases of the account balance are recognised as administrative expenses in the consolidated income statement.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Expenditures for acquisition, improvement and renewal of tangible fixed assets are added to the cost of the asset and maintenance, repair fee are recognized in the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated income statement.

Leasing

The determination of whether an agreement is a lease agreement is based on the nature of the agreement at the inception date: whether the execution of the agreement depends on the use of a specific asset and whether the agreement includes provisions granting the right to use that asset.

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Company as lessee

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss over lease term using a fixed interest rate applied to the remaining balance of the finance lease liability.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

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

The Company as lessor

Amounts due from lessees under finance leases are recorded as receivables at the amount of the Company's net investment in the leases. 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 net investment.

Assets under operating lease agreements are recognized as fixed assets in the consolidated balance sheet. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

For assets leased under operating lease agreements, rental income is recognized in the consolidated income statement on a straight-line basis over the lease term.

Intangible assets

Intangible fixed assets are stated at cost less accumulated depreciation.

The cost of an intangible fixed asset comprises its purchase price and any costs directly attributable to bringing the asset to its intended use.

Costs for improvements and renewals are added to the cost of the asset and other costs are recognised in the consolidated statement of income as incurred.

When intangible fixed assets are sold or liquidated, any gain or loss resulting from their disposal (the difference between the net proceeds from the sale and the carrying amount of the asset) is recognised in the consolidated Income statement.

Depreciation and Amortization

Depreciation of tangible fixed assets and amortization of intangible fixed assets are provided on a straight-line basis over the estimated useful lives of the assets as follows:

Buildings, structures	5 - 15 years
Machinery, equipment	5 - 15 years
Means of transport	5 - 8 years
Office equipment	3 - 5 years
Computer software	3 - 8 years

Borrowing costs

Borrowing costs include interest and other costs incurred in connection with the borrowing of the Company.

Borrowing costs are recognised as expenses incurred in the period in which they are incurred except to the extent that they are capitalised as described in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset.

Prepayments

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses on the balance sheet and are amortized over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Financial investments

Held-to-maturity investments

Held-to-maturity investments are initially recognized at cost. After initial recognition, these investments are measured at their recoverable amount. Any impairment losses, if incurred, are recognized as finance expense in the consolidated income statement for the year and directly deducted from the carrying amount of the investment. Interest income from held-to-maturity investments after the acquisition date is recognized in the consolidated income statement on an accrual basis. Interest accrued prior to the Company's acquisition is deducted from the cost of the investment at the purchase date.

Provision for impairment of investments

Provision for impairment of investments is made when there is solid evidence that there is a decline in the value of these investments at the end of the financial year.

Increases or decreases in the provision balance are recorded as financial expenses in the consolidated statement of income.

Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company by the supplier.

Foreign currencies

Transactions arising in currencies other than the Company's accounting currency (VND) are accounted for at the actual transaction exchange rate on the date of the transaction according to the following principles:

- ▶ Transactions that give rise to receivables are accounted for at the buying exchange rate of the commercial bank where the Company designates the customer to make payment;
- ▶ Transactions that give rise to payables are accounted for at the selling exchange rate of the commercial bank where the Company plans to transact;
- ▶ Capital contribution or capital receipt transactions are accounted for at the foreign currency buying exchange rate of the bank where the enterprise opens an account to receive capital from investors; and
- ▶ Transactions for purchasing assets or expenses paid immediately in foreign currencies (not through payable accounts) are accounted for at the buying exchange rate of the commercial bank where the Company makes payment.

At the end of the financial period, monetary items denominated in foreign currencies are revalued at the actual transaction exchange rates at the balance sheet date according to the following principles:

- ▶ Monetary items classified as assets are revalued at the buying exchange rate of the commercial bank where the Company regularly conducts transactions; and
- ▶ Monetary items classified as liabilities are revalued at the selling exchange rate of the commercial bank where the Company regularly conducts transactions.

All exchange differences arising are recognized in the consolidated Income statement.

Profit Distribution

Net profit after corporate income tax (excluding profit from bargain purchase) may be distributed to shareholders after approval by the General Meeting of Shareholders and after making provisions for reserve funds in accordance with the Company's Charter and the provisions of Vietnamese law.

The Company makes the following reserve funds from the Company's net profit after corporate income tax in accordance with the Resolution of the General Meeting of Shareholders and approved by shareholders at the annual general meeting of shareholders:

► **Investment and development fund**

This fund is set aside to serve the expansion of operations or in-depth investment of the Company.

► **Bonus and welfare fund**

This fund is set aside to reward, encourage materially, bring common benefits and improve the welfare of employees, and is presented as a liability on the balance sheet.

Revenue recognition

Revenue is recognised when it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of any trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Sales of goods

Revenue from sales of goods is recognised when the significant risks and rewards of ownership have passed to the buyer, which usually coincides with the delivery of the goods.

Interest

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividends

Dividend income from investments is recognised when the Company's right to receive payment has been established.

Taxation

Current income tax

Income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Current income tax is recognised in the consolidated statement of income, except when it relates to items recognised directly to equity, in which case the current income tax is also recognised directly in equity.

The Company offsets current income tax assets and liabilities when there is a legally enforceable right to set off current income tax assets against current income tax liabilities and when the Company intends to settle its current income tax assets and liabilities on a net basis.

Deferred income tax

Deferred income tax is recognised for temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amounts in the consolidated financial statements.

Deferred income tax is recognised for all taxable temporary differences, except:

- ▶ Deferred income tax liabilities arise from the initial recognition of an asset or liability in a transaction that is not a business combination and affects neither the accounting profit nor taxable profit (or loss) at the time of the transaction;
- ▶ Taxable temporary differences associated with investments in associates and joint ventures when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets should be recognised for all deductible temporary differences, carry-forwards of unused tax losses and unused tax credits, to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised, except:

- ▶ A deferred tax asset arises from the initial recognition of an asset or liability in a transaction that, at the time of the transaction, affects neither accounting profit nor taxable profit (or tax loss);
- ▶ For deductible temporary differences arising from investments in associates and joint ventures, a deferred tax asset is recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and that taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets should be reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reviewed at the end of each financial year and recognised to the extent that it is probable that future taxable profit will be available against which the unrecognised deferred tax assets can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the end of the financial year.

Deferred tax is recognised in the income statement, except when it relates to items recognised directly to equity; In such cases, deferred tax is also recognised directly in equity.

The Company offsets deferred tax assets and deferred tax liabilities only if it has a legally enforceable right to set off current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

- ▶ For the same taxable entity; or
- ▶ The Company intends to settle its current tax liabilities and current 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 tax liabilities or deferred tax assets are expected to be settled or recovered.

Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for the appropriation of bonus and welfare funds) by the weighted average number of ordinary shares outstanding during the year.

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

Segment Information

A segment is a distinguishable component of the Company that is 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 is subject to risks and returns that are different from those of other segments.

The Company's principal business activities are the production of clay building materials and the manufacture of ceramic products. All of the Company's production and business activities take place within the territory of Vietnam. Therefore, the Company's risks and returns are not significantly affected by differences in the products provided by the Company or by the Company's operations in different geographical areas. Therefore, the Board of Directors determines that the Company has only one business and geographical segment. Accordingly, the Company is not required to present information by segment.

Related Parties

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and the other party are subject to common control or significant influence. The above related parties may be companies or individuals, including close members of their families.

4. CASH AND CASH EQUIVALENTS

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Cash on hand	178,231,274	185,733,802
Bank demand deposits	50,865,643,347	45,889,555,703
Cash equivalent	440,724,000,000	266,000,000,000
	<u>491,767,874,621</u>	<u>312,075,289,505</u>

5. HELD-TO-MATURITY INVESTMENTS

These are deposits in VND at commercial banks with a term of 6 months and interest rates from 5.0%/year to 5.3%/year.

6. SHORT-TERM TRADE RECEIVABLES

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
DNP SKY Construction Materials and Mechanical and Electrical Solutions Joint Stock Company	70,672,351,689	46,579,444,813
Others	184,800,845,050	178,347,910,877
	<u>255,473,196,739</u>	<u>224,927,355,690</u>

7. SHORT-TERM ADVANCES TO SUPPLIERS

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Advances for purchasing supplies, raw materials and goods	169,486,078,296	168,685,480,135
Others	14,326,637,635	11,991,189,797
	<u>183,812,715,931</u>	<u>180,676,669,932</u>

8. OTHER SHORT-TERM RECEIVABLES

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Advances to Employees	19,084,529,421	19,270,254,817
Other receivables	961,216,490,811	1,074,580,674,869
	<u>980,301,020,232</u>	<u>1,093,850,929,686</u>

9. INVENTORIES

	Closing balance		Opening balance	
	Cost	VND Provision	Cost	VND Provision
Raw materials	423,229,206,614	-	376,501,200,313	-
Tools and supplies	126,565,621	-	249,892,708	-
Finished goods	224,148,642,039	(3,497,083,495)	314,359,932,519	(5,448,683,588)
Merchandise	13,325,332,222	-	45,401,459,450	-
Goods on consignment	3,249,771,587	-	2,928,855,523	-
	664,079,518,083	(3,497,083,495)	739,441,340,513	(5,448,683,588)

10. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a. Current		
Tools and dies issued for consumption	1,978,349,552	2,914,350,287
Renovation and repair	19,545,392,407	523,714,836
Others	9,186,277,076	1,147,336,629
	30,710,019,035	4,585,401,752
b. Non-current		
Tools and dies issued for consumption	2,652,406,706	355,177,421
Renovation and repair	12,560,228,706	16,170,445,627
Advertising	4,218,179,059	8,425,379,376
Others	2,430,331,339	3,314,560,219
	21,861,145,810	28,265,562,643

CMC JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

11. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Office equipment	Motor vehicles	Total
	VND	VND	VND	VND	VND
COST					
Opening balance	354,314,173,469	1,628,332,774,578	1,768,609,615	66,934,317,834	2,051,349,875,496
Additions	-	2,080,490,000	-	698,909,832	2,779,399,832
Disposals	-	(2,976,516,459)	-	-	(2,976,516,459)
Closing balance	354,314,173,469	1,627,436,748,119	1,768,609,615	67,633,227,666	2,051,152,758,869
ACCUMULATED DEPRECIATION					
Opening balance	260,227,788,212	1,068,042,770,979	1,751,018,455	46,510,864,863	1,376,532,442,509
Charge for the period	7,662,274,012	46,612,345,389	8,817,630	2,433,671,642	56,717,108,673
Disposals	-	(2,976,516,459)	-	-	(2,976,516,459)
Closing balance	267,890,062,224	1,111,678,599,909	1,759,836,085	48,944,536,505	1,430,273,034,723
NET BOOK VALUE					
Opening balance	94,086,385,257	560,290,003,599	17,591,160	20,423,452,971	674,817,432,987
Closing balance	86,424,111,245	515,758,148,210	8,773,530	18,688,691,161	620,879,724,146

As at 30 June 2025, certain fixed assets of the Company are used as collateral for loans as presented in Note 18.

12. LONG-TERM ASSETS IN PROGRESS

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Construction	39,062,526,520	36,502,875,487
	<u>39,062,526,520</u>	<u>36,502,875,487</u>

13. SHORT-TERM TRADE PAYABLES

	<u>Closing balance</u> VND Payables/Amount able to be paid off	<u>Opening balance</u> VND Payables/Amount able to be paid off
Phuc Gia Khang Trading & Services Joint-Stock Company	21,939,195,600	-
C&C Ceramic Materials Company Limited	11,941,478,450	7,921,543,850
Thua Thien Hue Frit Trading Company Limited	11,749,845,085	14,154,889,650
T&T Hong Phat Company Limited	11,527,477,500	12,735,785,500
Others	130,247,839,744	207,945,408,428
	<u>187,405,836,379</u>	<u>242,757,627,428</u>

CMC JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

14. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening receivable balance	Opening payable balance	Payable/ Receivable during the period	Paid/Received during the period	Closing receivable balance	Closing payable balance
	VND		VND	VND	VND	VND
Value added tax	775,155,290	18,932,073,621	85,201,166,856	92,823,886,289	59,067,872	10,593,266,770
Import and Export Tax	390,320	-	24,317,249	24,317,249	390,320	-
Corporate income tax	-	24,760,901,679	11,167,221,173	13,535,758,412	-	22,392,364,440
Personal income tax	-	2,864,073,657	2,121,294,562	2,735,029,855	-	2,250,338,364
Land Tax, Land Rent	-	420,392,024	838,439,945	-	-	1,258,831,969
Others	120,000	-	958,183,415	274,939,006	-	683,124,409
	<u>775,665,610</u>	<u>46,977,440,981</u>	<u>100,310,623,200</u>	<u>109,393,930,811</u>	<u>59,458,192</u>	<u>37,177,925,952</u>

15. ACCRUED EXPENSES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Accrued interest	33,908,148,986	39,698,852,381
Other accruals	3,655,190,918	6,451,027,408
	<u>37,563,339,904</u>	<u>46,149,879,789</u>

16. OTHER PAYABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a, Short-term payables		
Dividends, interest payable	1,096,711,245	1,104,288,202
Deposit discount payable to distributor	9,638,254,433	32,533,023,789
LC payable	18,199,125,395	4,435,447,349
Others	38,406,677,483	46,253,114,027
	<u>67,340,768,556</u>	<u>84,325,873,367</u>
b, Long-term payables		
Investment partnership payables	375,000,000,000	212,000,000,000
	<u>375,000,000,000</u>	<u>212,000,000,000</u>

CMC JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

17. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		In the period		Closing balance	
	Amount	VND Amount able to be paid off	Increases	VND Decreases	Amount	VND Amount able to be paid off
Short-term loans						
Bank loans	686,199,527,216	686,199,527,216	943,959,512,326	837,490,995,862	792,668,043,680	792,668,043,680
Current portion of long-term loans	63,097,550,000	63,097,550,000	40,048,570,800	38,548,100,000	64,598,020,800	64,598,020,800
Current portion of bond liabilities	497,604,166,667	497,604,166,667	2,020,833,333	200,000,000,000	299,625,000,000	299,625,000,000
Current portion of obligations under finance leases	898,279,992	898,279,992	1,227,498,500	1,227,498,500	898,279,992	898,279,992
	1,247,799,523,875	1,247,799,523,875	987,256,414,959	1,077,266,594,362	1,157,789,344,472	1,157,789,344,472
Long-term loans						
Long-term loans	75,688,570,798	75,688,570,798	4,650,000,000	40,048,570,800	40,289,999,998	40,289,999,998
Long-term obligations under finance leases	1,176,275,198	1,176,275,198	660,680,000	1,227,498,500	609,456,698	609,456,698
Bonds issued	393,300,000,000	393,300,000,000	3,820,833,333	2,020,833,333	395,100,000,000	395,100,000,000
	470,164,845,996	470,164,845,996	9,131,513,333	43,296,902,633	435,999,456,696	435,999,456,696

CMC JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

18. OWNER'S EQUITY

	Owner's contributed capital	Share premium	Other owner's capital	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND
Prior year's opening balance	366,908,870,000	14,876,824,710	71,192,140,926	453,984,286,843	101,974,963	907,064,097,442
Profit for the year	-	-	-	59,808,256,832	9,642,995	59,817,899,826
Profit distribution	-	-	-	-	(8,978,911)	(8,978,911)
Prior year's closing balance	366,908,870,000	14,876,824,710	71,192,140,926	513,792,543,675	102,639,047	966,873,018,357
Current period's opening balance	366,908,870,000	14,876,824,710	71,192,140,926	513,792,543,675	102,639,047	966,873,018,357
Profit for the period	-	-	-	42,524,590,341	4,651,703	42,529,242,044
Profit distribution	-	-	-	-	(2,271,104)	(2,271,104)
Current period's closing balance	366,908,870,000	14,876,824,710	71,192,140,926	556,317,134,015	105,019,646	1,009,399,989,297

Shares

	<i>Number</i>	
	Closing balance	Opening balance
Registered shares 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 outstanding shares in circulation	36,690,887	36,690,887
Ordinary shares	36,690,887	36,690,887

An ordinary share has par value of VND 10,000.

19. REVENUE FROM SALES AND SERVICES PROVIDED

	Current period	Prior period
	VND	VND
Gross revenue from goods sold and services rendered		
Revenue from goods sold and services rendered	1,121,403,348,097	774,224,911,671
	<u>1,121,403,348,097</u>	<u>774,224,911,671</u>
Deductions		
Sales discount and returns	57,585,795,679	47,634,596,812
	<u>57,585,795,679</u>	<u>47,634,596,812</u>

20. COST OF SALES

	Current period	Prior period
	VND	VND
Cost of goods sold and services rendered	938,700,465,884	578,456,441,489
Provision for inventory devaluation	(1,951,600,093)	(549,676,490)
	<u>936,748,865,791</u>	<u>577,906,764,999</u>

21. FINANCIAL INCOME

	Current period	Prior period
	VND	VND
Interest income from deposits, investments	69,794,420,645	53,175,155,541
	<u>69,794,420,645</u>	<u>53,175,155,541</u>

22. FINANCIAL EXPENSES


	Current period	Prior period
	VND	VND
Interest expenses on loans and bonds	67,963,769,455	80,143,809,033
Amortized bond issuance costs	3,820,833,333	5,237,500,000
Others	287,796,143	27,552,318
	<u>72,072,398,931</u>	<u>85,408,861,351</u>

23. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Selling expenses		
Depreciation and amortisation	2,189,861,899	1,001,101,418
Out-sourced services	20,726,625,184	18,470,301,546
Labour	14,629,336,784	12,472,109,729
Others	662,137,350	553,318,739
	38,207,961,217	32,496,831,432
General and administration expenses		
Depreciation and amortisation	1,698,504,016	2,263,259,208
Labour	13,361,696,625	11,365,237,491
Out-sourced services	10,295,319,444	12,529,082,350
Others	4,581,401,072	5,448,381,736
	29,936,921,157	31,605,960,785

24. PRODUCTION COST BY NATURE

	Current period VND	Prior period VND
Raw materials and consumables	715,946,481,602	504,217,628,426
Labour	69,011,391,603	63,729,755,029
Depreciation and amortisation	56,631,546,600	59,368,150,152
Out-sourced services	90,609,722,622	92,816,220,086
Reversal of inventory provision	(1,951,600,093)	(549,676,490)
Other monetary expenses	11,632,183,707	16,544,401,964
	941,879,726,041	736,126,479,167



Nguyen Thi Thuy Van
Preparer



Nguyen Hoang Son
Chief Accountant



Nguyen Thi Huyen
General Director

30 July 2025