SONG DA CAO CUONG JOINT STOCK COMPANY

# CONSOLIDATED FINANCIAL STATEMENTS

**for the period from 01/01/2026 to 30/06/2026**

**(Reviewed)**

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# REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Song Da Cao Cuong Joint Stock Company (the "Company") presents its report and the Company's Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026.

**Company**

Song Da Cao Cuong Joint Stock Company.

Registered for the first time on 17/04/2007, the 21th registration change on 18/06/2026 with the business code 0800376530, issued by the Department of Finance of Hai Phong City.

**Head office**

No. 214 Le Thanh Tong Street, Chi Linh Ward, Hai Phong City .

**Board of Directors**

Members of the Board of Directors during the period and at the reporting date:

| | | |
|---|---|---|
| Mr. | Kieu Van Mat | Chairman |
| Mrs. | Nguyen Hong Quyen | Member |
| Mr. | Nguyen Anh Dung | Member |
| Mr. | Nguyen Anh Hong | Member |
| Mr. | Kieu Quang Vong | Member |

**Board of Management and the Chief Accountant**

Members of the Board of Management and the Chief Accountant during the period and at the reporting date:

| | | |
|---|---|---|
| Mr. | Vu Van Chien | General Director |
| Mr. | Pham Van Thu | Deputy General Director |
| Mr. | Dao Xuan Quynh | Deputy General Director |
| Mr. | Tran Van Hoan | Chief accountant |

**Supervisory Board**

Members of the Supervisory Board during the period and at the reporting date:

| | | |
|---|---|---|
| Mrs. | Duong Thi Thao | Head |
| Mrs. | Bui Thi Ve | Member |
| Mrs. | Nguyen Thi Thu Hoai | Member |

**Legal representative**

| | | |
|---|---|---|
| Mr. | Vu Van Chien | General Director |

**Auditors**

Vietnam Auditing and Valuation Company Limited (AVA).

**Board of Management's Responsibility for the Consolidated Financial Statements**

The Company's Board of Management is responsible for the preparation of the Consolidated financial statements, which present a true and fair view of the Company's operations and business performance for the period. In preparing the consolidated financial statements, the Management confirms that it has complied with the following requirements:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the applicable accounting standards have been complied with and whether there are any material departures that require disclosure and explanation in the financial statements;
- Prepare the financial statements on a going concern basis, except where it is not appropriate to assume that the Company will continue in operation.

The Company's Board of Management ensures that the accounting records are maintained to accurately and fairly reflect the Company's financial position at any time, and that the financial statements comply with applicable current regulations of the State. The Management is also responsible for safeguarding the Company's assets and for implementing appropriate measures to prevent and detect fraud and other irregularities.

The Company's Board of Management confirms that the Separate Financial Statements present a true and fair view of the Company's financial position at as 30/06/2026 and its results of operations for the accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for enterprises, and applicable current regulations.

In addition, the Board of Management affirms that the Company is in compliance with its disclosure obligations in accordance with Circular No. 96/2020/TT-BTC dated 16/11/2020, Circular No. 68/2024/TT-BTC dated 18/9/2024, and Circular No. 18/2025/TT-BTC dated 26/04/2025 and Circular No. 08/2026/TT-BTC dated 03/02/2026 of the Ministry of Finance providing guidance on the disclosure of information on the securities market.

Hai Phong, August 6, 2026
On behalf of the Board of Management
**General Director**

M.S.D.N: 0800376530
CÔNG TY
CỔ PHẦN
SÔNG ĐÀ
CAO CƯỜNG
THÀNH PHỐ HẢI PHÒNG

**Vu Van Chien**

**Vietnam Auditing and Valuation Company Limited**
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No.: 590 /BCKT-TC/AVA

# AUDITOR'S REPORT
# INTERIM FINANCIAL INFORMATION REVIEW

**To: Shareholders, the Board of Management and Board of General Director**
**Song Da Cao Cuong Joint Stock Company**

We have reviewed the accompanying interim Consolidated Financial Statements of Song Da Cao Cuong Joint Stock Company, prepared on 06/08/2026, set out on pages 06 to 38, including Consolidated Statement of Financial Position as at 30/06/2026, Consolidated Statement of Profit and Loss, Consolidated Statement of Cash Flows for the six-month accounting period then ended, and the Notes to the Consolidated Financial Statements.

**Management' Responsibility**

The Board of Management of Song Da Cao Cuong Joint Stock Company is responsible for the preparation of accompanying interim Consolidated Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of financial statements and for such internal control as management determines is necessary to enable the accompanying interim Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express a conclusion on the accompanying interim Consolidated Financial Statements financial statements based on the results of our review. We conducted our review in accordance with Vietnam Standards of service contract No. 2410 review - Review of interim financial information by independent auditors performed.

The review financial information includes the interim implementation of interviews, mostly interviewing responsible for the financial and accounting matters, and perform analytical procedures and processes other review procedures. A fundamentally revised narrower scope audits are carried out according to the Vietnam Auditing Standards and consequently does not enable us to achieve assurance that we will recognize all key issues can be detected in an audit. Accordingly, we do not express an audit opinion.

**Auditor's Conclusion**

Based on the results of our review, we found no problems that we believe that the accompanying interim Consolidated Financial Statements does not give a true and fair view, in all material respects, of the financial position of Song Da Cao Cuong Joint Stock Company as at 30/06/2026, and of the results of its operations and its cash flows for the six-month accounting period then ended , in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of accompanying interim Consolidated Financial Statements.

**VIETNAM AUDITING AND VALUATION COMPANY LIMITED**

M.S.D.N: 01... C.T.T.N.H.H CÔNG TY TNHH KIỂM TOÁN VÀ THẨM ĐỊNH GIÁ VIỆT NAM P. TỪ LIÊM - TP. HÀ NỘI

**Nguyen Viet Long**
**Vice General Director**
Registration certificate
0692-2023-126-1
Hanoi, August 6, 2026

**Form No. B 01 - DN/HN**

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

**As at 30/06/2026**

Unit: VND

| | ITEMS | Code | Note | 30/06/2026 | 01/01/2026 |
|---|---|---|---|---|---|
| **A.** | **CURRENT ASSETS** | **100** | | **297.284.778.668** | **376.264.518.374** |
| **I.** | **Cash and cash equivalents** | **110** | V.1 | **66.210.863.157** | **188.105.887.628** |
| 1. | Cash | 111 | | 53.658.808.362 | 188.105.887.628 |
| 2. | Cash equivalents | 112 | | 12.552.054.795 | - |
| **II.** | **Short-term receivables** | **130** | | **139.142.167.785** | **134.355.152.350** |
| 1. | Short-term trade receivables | 131 | V.3 | 82.300.741.882 | 88.450.179.587 |
| 2. | Short-term advances to suppliers | 132 | V.4 | 56.153.407.756 | 46.389.773.091 |
| 3. | Other short-term receivables | 135 | V.5 | 4.837.516.054 | 3.683.560.276 |
| 4. | Allowance for impairment of short-term receivables | 136 | V.6 | (4.149.497.907) | (4.168.360.604) |
| **III.** | **Inventories** | **140** | V.7 | **61.296.987.939** | **39.840.974.573** |
| 1. | Inventories | 141 | | 61.296.987.939 | 39.840.974.573 |
| **IV.** | **Other current assets** | **160** | | **30.634.759.787** | **13.962.503.823** |
| 1. | Short-term prepaid expenses | 161 | V.10 | 15.790.461.215 | 2.888.681.097 |
| 2. | VAT deductible | 162 | | 14.545.702.052 | 10.619.592.950 |
| 3. | Taxes and other amounts receivable from the State | 163 | V.14 | 298.596.520 | 454.229.776 |
| **B.** | **NON-CURRENT ASSETS** | **200** | | **642.373.500.150** | **500.751.711.591** |
| **I.** | **Long-term receivables** | **210** | | **1.000.000.000** | **1.000.000.000** |
| 1. | Other long-term receivables | 215 | V.5 | 1.000.000.000 | 1.000.000.000 |
| **II.** | **Fixed assets** | **220** | | **457.539.678.665** | **479.394.805.110** |
| 1. | Tangible fixed assets | 221 | V.8 | 457.539.678.665 | 479.394.805.110 |
| | - Cost | 222 | | 668.602.663.374 | 665.818.037.112 |
| | - Accumulated depreciation | 223 | | (211.062.984.709) | (186.423.232.002) |
| **III.** | **Long-term work in progress** | **250** | V.9 | **175.903.239.452** | **11.351.567.298** |
| 1. | Construction in progress | 252 | | 175.903.239.452 | 11.351.567.298 |
| **IV.** | **Long-term financial investments** | **260** | V.2 | **800.450.000** | **800.450.000** |
| 1. | Equity investments in other entities | 263 | | 800.450.000 | 800.450.000 |
| **V.** | **Other non-current assets** | **270** | | **7.130.132.033** | **8.204.889.183** |
| 1. | Long-term prepaid expenses | 271 | V.10 | 7.130.132.033 | 8.204.889.183 |
| | **TOTAL ASSETS** | **280** | | **939.658.278.818** | **877.016.229.965** |

**Form No. B 01 - DN/HN**

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

**As at 30/06/2026**
**(Continuous)**

Unit: VND

| | ITEMS | Code | Note | 30/06/2026 | 01/01/2026 |
|---|---|---|---|---|---|
| **C.** | **LIABILITIES** | **300** | | **453.257.101.843** | **444.105.961.406** |
| **I.** | **Current liabilities** | **310** | | **310.690.092.058** | **331.960.030.170** |
| 1. | Short-term trade payables | 311 | V.11 | 71.055.770.505 | 79.033.647.699 |
| 2. | Short-term advances from customers | 312 | V.12 | 2.741.047.995 | 1.883.686.353 |
| 3. | Dividends and profit payable | 313 | V.13 | 763.828.928 | 763.828.928 |
| 4. | Short-term taxes and other amounts payable to the State | 314 | V.14 | 14.441.345.498 | 17.118.381.243 |
| 5. | Payables to employees | 315 | | 7.254.801.185 | 6.332.144.145 |
| 6. | Short-term accrued expenses | 316 | V.15 | 364.610.121 | 321.188.905 |
| 7. | Other short-term payables | 320 | V.16 | 72.107.785 | 624.963.900 |
| 8. | Short-term borrowings and finance lease liabilities | 321 | V.17 | 206.167.900.812 | 218.215.972.510 |
| 9. | Bonus and welfare funds | 323 | | 7.828.679.229 | 7.666.216.487 |
| **II.** | **Non-current liabilities** | **330** | | **142.567.009.785** | **112.145.931.236** |
| 1. | Long-term borrowings and finance lease liabilities | 339 | V.17 | 142.567.009.785 | 112.145.931.236 |
| **D.** | **EQUITY** | **400** | | **486.401.176.975** | **432.910.268.559** |
| 1. | Issued capital of owners | 411 | | 379.168.150.000 | 324.078.750.000 |
| | - Ordinary shares with voting rights | 411a | | 379.168.150.000 | 324.078.750.000 |
| 2. | Share premium | 412 | | 24.359.554.774 | 24.784.354.774 |
| 3. | Development investment fund | 418 | | 17.229.476.120 | 17.229.476.120 |
| 4. | Retained earnings | 420 | | 63.637.902.048 | 65.282.956.698 |
| | - Retained earnings carried forward from prior periods | 420a | | 7.365.093.956 | 983.060.254 |
| | - Retained earnings for the current period | 420b | | 56.272.808.092 | 64.299.896.444 |
| 5. | Non-controlling Interests | 429 | | 2.006.094.033 | 1.534.730.967 |
| | **TOTAL LIABILITIES AND EQUITY** | **440** | | **939.658.278.818** | **877.016.229.965** |

Hai Phong, August 6, 2026

| **Prepared by** | **Chief Accountant** | **General Director** |
|---|---|---|
| **Do Thi Ngoc Hoi** | **Tran Van Hoan** | **Vu Van Chien** |

M.S.D.N: 0800376530
CÔNG TY CỔ PHẦN SÔNG ĐÀ CAO CƯỜNG
THÀNH PHỐ HẢI PHÒNG

Form No. B 02 - DN/HN

# CONSOLIDATED STATEMENT OF PROFIT AND LOSS

**The period from 01/01/2026 to 30/06/2026**

Unit: VND

| | ITEMS | Code | Note | 01/01/2026 to 30/06/2026 | 01/01/2025 to 30/06/2025 |
|---|---|---|---|---|---|
| 1. | Revenue from sale of goods and rendering of services | 01 | VI.1 | 427.238.905.105 | 251.588.987.329 |
| 2. | Revenue deductions | 02 | VI.2 | 25.077.800.797 | 17.184.619.744 |
| **3.** | **Net revenue from sale of goods and rendering of services** | **10** | | **402.161.104.308** | **234.404.367.585** |
| 4. | Cost of sales | 11 | VI.3 | 243.563.577.603 | 148.995.083.344 |
| **5.** | **Gross profit from sale of goods and rendering of services** | **20** | | **158.597.526.705** | **85.409.284.241** |
| 6. | Gain/(loss) from sale and disposal of investment property | 21 | | - | - |
| 7. | Finance income | 22 | VI.4 | 634.689.897 | 641.717.563 |
| 8. | Finance costs | 23 | VI.5 | 11.477.959.127 | 6.365.624.833 |
| | Of which: Interest expense | 24 | | 10.379.590.025 | 6.365.624.833 |
| 9. | Selling expenses | 25 | VI.6 | 58.605.231.054 | 37.109.167.781 |
| 10. | General and administrative expenses | 26 | VI.6 | 21.999.466.862 | 11.187.002.163 |
| **11.** | **Operating profit** | **30** | | **67.149.559.559** | **31.389.207.027** |
| 12. | Other income | 31 | VI.7 | 4.690.380.391 | 400 |
| 13. | Other expenses | 32 | VI.8 | 1.465.521.370 | 164.965.380 |
| **14.** | **Other profit** | **40** | | **3.224.859.021** | **(164.964.980)** |
| **15.** | **Total accounting profit before tax** | **50** | | **70.374.418.580** | **31.224.242.047** |
| 16. | Current corporate income tax expense | 51 | VI.10 | 14.110.247.422 | 6.417.772.811 |
| **17.** | **Profit after corporate income tax** | **60** | | **56.264.171.158** | **24.806.469.236** |
| 18. | Profit Attributable to Owners of the Parent | 61 | | 56.272.808.092 | 24.806.469.236 |
| 19. | Profit Attributable to Non-controlling Interests | 62 | | (8.636.934) | - |
| **18.** | **Basic earnings per share** | **70** | VI.11 | **1.484** | **722** |
| **20.** | **Diluted earnings per share** | **71** | VI.12 | **1.281** | **569** |

Hai Phong, August 6, 2026

| Prepared by | Chief Accountant | General Director |
|---|---|---|
| Do Thi Ngoc Hoi | Tran Van Hoan | Vu Van Chien |

M.S.D.N: 0800376530
CÔNG TY CỔ PHẦN SÔNG ĐÀ CAO CƯỜNG
THÀNH PHỐ HẢI PHÒNG

**Form No. B 03 - DN/HN**

# CONSOLIDATED STATEMENT OF CASH FLOWS

**(Indirect method)**
**The period from 01/01/2026 to 30/06/2026**

Unit: VND

| | ITEMS | Code | Note | 01/01/2026 to 30/06/2026 | 01/01/2025 to 30/06/2025 |
|---|---|---|---|---|---|
| **I.** | **Cash flows from operating activities** | | | | |
| **1.** | **Profit before tax** | **01** | | **70.374.418.580** | **31.224.242.047** |
| **2.** | **Adjustments for** | | | | |
| | - Depreciation of property, plant and equipment and investment property | 02 | | 24.075.819.746 | 15.286.329.626 |
| | - Provisions | 03 | | (25.843.760) | (112.019.104) |
| | - Foreign exchange gains/(losses) arising from revaluation of monetary items denominated in foreign currencies | 04 | | 475.474.518 | (72.230.420) |
| | - Gains/(losses) from investing and financing activities | 05 | | (44.105.000) | (88.466.418) |
| | - Borrowing costs | 06 | | 10.379.590.025 | 6.365.624.833 |
| **3.** | **Operating profit before changes in working capital** | **08** | | **105.235.354.109** | **52.603.480.564** |
| | - Increase/(decrease) in receivables | 09 | | (9.131.832.227) | (41.204.495.151) |
| | - Increase/(decrease) in inventories | 10 | | (21.456.013.366) | 795.476.068 |
| | - Increase/(decrease) in payables (excluding interest payable and income tax payable) | 11 | | (71.647.211.899) | 17.213.870.123 |
| | - Increase/(decrease) in prepaid expenses | 12 | | (11.827.022.968) | (5.060.378.128) |
| | - Interest paid | 14 | | (10.740.212.285) | (7.950.743.009) |
| | - Corporate income tax paid | 15 | | (16.796.979.321) | (7.036.276.303) |
| | - Other cash outflows for operating activities | 17 | | (3.090.800.000) | (3.920.533.000) |
| | **Net cash flows from operating activities** | **20** | | **(39.454.717.957)** | **5.440.401.164** |
| **II.** | **Cash flows from investing activities** | | | | |
| 1. | Payments for acquisition and construction of property, plant and equipment and other long-term assets | 21 | | (101.462.128.553) | (31.431.704.684) |
| 2. | Interest received, dividends and profit received | 27 | | 51.086.063 | 96.795.185 |
| | **Net cash flows from investing activities** | **30** | | **(101.411.042.490)** | **(31.334.909.499)** |

**Form No. B 03 - DN/HN**

# CONSOLIDATED STATEMENT OF CASH FLOWS

**(Indirect method)**
**The period from 01/01/2026 to 30/06/2026**
**(Continuous)**

Unit: VND

| | ITEMS | Code | Note | 01/01/2026 to 30/06/2026 | 01/01/2025 to 30/06/2025 |
|---|---|---|---|---|---|
| **III.** | **Cash flows from financing activities** | | | | |
| 1. | Proceeds from issuance of shares and contributions from owners | 31 | | 480.000.000 | - |
| 2. | Proceeds from borrowings | 33 | | 346.074.669.626 | 160.988.419.226 |
| 3. | Repayment of borrowings (principal) | 34 | | (327.701.662.775) | (154.317.168.531) |
| | **Net cash flows from financing activities** | **40** | | **18.853.006.851** | **6.671.250.695** |
| | **Net increase/(decrease) in cash and cash equivalent:** | **50** | | **(122.012.753.596)** | **(19.223.257.640)** |
| | **Cash and cash equivalents at the beginning of the period** | **60** | | **188.105.887.628** | **47.440.866.194** |
| | Effect of foreign exchange rate changes on cash and cash equivalents | 61 | | 117.729.125 | 70.718.602 |
| | **Cash and cash equivalents at the end of the period** | **70** | | **66.210.863.157** | **28.288.327.156** |

Hai Phong, August 6, 2026

| Prepared by | Chief Accountant | General Director |
|---|---|---|
| **Do Thi Ngoc Hoi** | **Tran Van Hoan** | **Vu Van Chien** |

M.S.D.N: 0800376530 CÔNG TY CỔ PHẦN SÔNG ĐÀ CAO CƯỜNG THÀNH PHỐ HẢI PHÒNG

**Form No. B 09 - DN/HN**

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

**The period from 01/01/2026 to 30/06/2026**

## I. Background

### 1. Forms of Ownership

Song Da Cao Cuong Joint Stock Company.
Registered for the first time on 17/04/2007, the 21th registration change on 18/06/2026 with the business code 0800376530, issued by the Department of Finance of Hai Phong City.
Head office: No. 214 Le Thanh Tong Street, Chi Linh Ward, Hai Phong City .
Charter capital: 379.168.150.000 VND.
Total shares: 37.916.815 shares.

### 2. Business field

The Company's business field is industrial production.

### 3. Business activities

The main business activities of the Company during the period include the production of fly ash, autoclaved aerated concrete (AAC) blocks, panels, ready-mixed dry mortar, and tile adhesives serving the construction materials industry.

### 4. The Company's normal business period

The Company's normal business period is 12 months.

### 5. Business structure

### 5.1. Total number of subsidiaries

Number of consolidated subsidiaries: 01 companies
Number of subsidiaries not allowed to consolidate: Zero.

### 5.2. The list of subsidiaries

| Subsidiary name | Rate of interest | Rate of voting rights | Head office - Principle activities |
|---|---|---|---|
| New Generation Entertainment JSC | 85,834% | 85,834% | Address: Vinh Phuc Commune, Vinh Hao Commune, Lam Dong Province, Vietnam. Main business lines as registered in the Enterprise Registration Certificate: Mining and manufacturing of additives for concrete and cement production (fly ash products manufactured from coal ash and slag generated by coal-fired thermal power plants); manufacturing of activated carbon, honeycomb coal briquettes, pine oil, and flotation oil. |

**6. Number of employees at the end of the fiscal year or average number of employees during the fiscal year**

| | |
|---|---|
| As at 30/06/2026, the number of employees is: | 475 people. |
| As at 01/01/2026, the number of employees is: | 412 people. |

**7. Statement of ability to compare information on Financial Statements**

The financial statements of the Company are prepared to ensure comparability.

**II. Accounting period and accounting monetary unit**

**1. Accounting period**

The Company's annual accounting period commences on 1 January and ends on 31 December.

**2. Accounting monetary unit**

The accounting currency is Vietnam Dong ("VND").

**III. Accounting standards and Accounting system**

**1. Accounting System**

The Company applies the Vietnamese Accounting Regime for enterprises prescribed under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.
The consolidated financial statements have been prepared in compliance with Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance, which amends and supplements a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements.

The Ministry of Finance issued Circular No. 43/2026/TT-BTC dated 20 April 2026, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. The Circular became effective from the date of its issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The effects of the changes in accounting policies arising from the guidance set out in Circular No. 43/2026/TT-BTC dated 20 April 2026 have been applied prospectively. The Company has provided comparative disclosures in the financial statements for those line items affected by the changes introduced by Circular No. 43/2026/TT-BTC dated 20 April 2026 compared with Circular No. 202/2014/TT-BTC.

**2. Announcement on compliance with Vietnamese standards and accounting system**

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

## IV. Accounting policies, accounting estimates and relevant legal regulations apply

### 1. Exchange rates applied in accounting system

Transactions denominated in foreign currencies are translated into Vietnam Dong (VND) at the actual exchange rates prevailing on the transaction dates or at historical exchange rates, as appropriate to the nature of the transactions. Actual exchange rates are the average transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts, or exchange rates approximating such rates in accordance with prevailing regulations. Historical exchange rates are determined using the specific identification method or the weighted average method.

For foreign currency purchase and sale transactions, the exchange rates stipulated in the contracts between the Company and the commercial banks are applied. At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly transacts. Foreign currency deposits are retranslated at the exchange rates quoted by the banks where the relevant accounts are maintained. Foreign currency-denominated receivables for which allowances for doubtful debts have been recognised are not retranslated to the extent of the amounts covered by such allowances.

Where a commercial bank does not quote an exchange rate for the foreign currency in which a transaction is denominated, the Company uses an intermediary currency for translation in accordance with prevailing regulations and applies such

### 2. Recognition of cash and cash equivalents

Money includes cash, demand deposits at banks and other organizations, money in transit, foreign currency and other amounts as prescribed. Monetary gold (if any) is gold held for the purpose of storing value and does not include gold classified as inventory. Cash equivalents are short-term investments with a redemption period or maturity of no more than 03 months from the date of purchase, are easily convertible into a specified amount of cash and do not have much risk of conversion into cash.

### 3. Principles of accounting for financial investments

**Held-to-maturity investments**

Held-to-maturity investments comprise term deposits, valuable papers, bonds, preference shares classified as liabilities, loans and other investments held to maturity for interest-earning purposes, excluding derivative financial instruments. These investments are presented as current or non-current assets based on their remaining terms at the end of the reporting period.

At the end of the reporting period, the Company assesses whether there is any impairment of its held-to-maturity investments and recognizes an allowance for impairment losses, if necessary. Held-to-maturity investments denominated in foreign currencies are recognized and subsequently remeasured in accordance with the accounting policies for foreign

**Investment in subsidiaries; joint-ventures, associates**

Investments in subsidiaries, joint ventures and associates are initially recognized at cost when the Company obtains ownership interests. Cost comprises the purchase price and directly attributable acquisition costs. Where investments are made through contributions of non-monetary assets, the cost of the investment is determined based on the fair value of the assets contributed at the contribution date.

Subsidiaries, joint ventures and associates are identified based on the Company's control, joint control or significant influence over the investees, primarily considering voting rights and other relevant contractual arrangements.

Investments in subsidiaries, joint ventures and associates are accounted for using the cost method. Dividends and profit distributions received from accumulated post-acquisition profits are recognized as finance income, while other distributions are deducted from the carrying amount of the investment.

At the end of the reporting period, the Company assesses whether there is any impairment of its investments and recognizes an allowance for impairment losses, if necessary, in accordance with prevailing regulations.

**Investments in other entities**

Investments in other entities comprise equity instruments in which the Company does not have control, joint control or significant influence over the investees, and other investments of a similar nature. These investments are accounted for at cost.

At the end of the reporting period, the Company assesses whether there is any impairment of its investments and recognizes an allowance for impairment losses, if necessary. The allowance is determined based on market value for investments whose fair value can be reliably determined, or based on the financial condition and performance of the investees for investments whose fair value cannot be reliably measured.

## 4. Accounting policies for receivables

Receivables comprise trade receivables, internal receivables and other receivables. Receivables are monitored in detail by counterparties, maturities, original currencies and other relevant factors for management purposes.

At the end of the reporting period, foreign currency-denominated receivables are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts. Receivables are classified as current or non-current based on their remaining terms at the end of the reporting period.

The Company recognizes an allowance for doubtful debts for receivables that are considered impaired or are unlikely to be fully recoverable in accordance with prevailing regulations.

## 5. Accounting policies for inventories

**Recognition of inventories**

Inventories are stated at cost, which comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Where the net realizable value is lower than cost, inventories are stated at net realizable value.

Materials, equipment, spare parts and work in progress that are expected to be recovered or consumed after more than 12 months from the end of the reporting period or beyond the normal operating cycle are presented as non-current assets.

**Inventory valuation method**

The cost of inventories is determined using the weighted average method.

**Inventory accounting method**

The cost of inventories issued is determined using perpetual inventory method.

**Allowance for inventory write-down**

At the end of the reporting period, the Company recognizes an allowance for inventory write-down for inventories whose net realizable value is lower than cost, in accordance with prevailing regulations.

**Basis for allocation of raw materials and supplies**

Raw materials and supplies consumed are allocated to cost objects based on actual usage, consumption norms, production output or other appropriate allocation bases, ensuring that raw material and supply costs are reasonably and consistently attributed to the cost of products and services.

## 6. Accounting policies and depreciation/amortisation of tangible fixed assets (including perennial plants bearing recurring produce and working animals), intangible fixed assets, finance lease assets and investment property

**Property, plant and equipment and intangible assets**

Property, plant and equipment and intangible assets are stated at cost. During their useful lives, these assets are carried at cost less accumulated depreciation/amortisation and accumulated impairment losses (if any).

Routine maintenance and repair costs are recognized in the statement of profit or loss as incurred. Expenditures incurred subsequent to initial recognition that result in an increase in the future economic benefits expected to be derived from the assets are capitalized as part of the cost of the related assets.

Depreciation and amortisation are calculated using the straight-line method over the estimated useful lives of the assets. The Company reviews the useful lives and depreciation/amortisation methods periodically and adjusts them prospectively, if necessary, in accordance with prevailing regulations.

The depreciation period is determined based on the estimated useful life of the asset:

| | |
|---|---|
| - Buildings | 4 - 35 years |
| - Machine, equipment | 5 - 25 years |
| - Transportation equipment | 6 - 30 years |
| - Management equipment and tools | 5 years |

**7. Accounting policies for deferred expenses**

Deferred expenses comprise expenditures that have been incurred but relate to multiple accounting periods, including prepaid rentals, prepaid insurance, tools and supplies, major repairs and periodic maintenance of fixed assets, goodwill and other expenditures that are allocated to operating expenses over multiple periods in accordance with prevailing regulations.

Deferred expenses are amortized to operating expenses over periods and using methods that are appropriate to the nature of the expenditures and the pattern in which the related economic benefits are expected to be consumed. The Company maintains detailed records of each deferred expense item, including the amount incurred, the amount amortized and the unamortized balance.

Expenditures relating to one financial year or one operating cycle are classified as short-term deferred expenses. Expenditures expected to generate economic benefits over multiple accounting periods are classified as long-term deferred expenses and are amortized to profit or loss over the relevant periods.

**8. Accounting policies for trade payables**

Trade payables comprise obligations arising from the purchase of goods, services, assets and other transactions of a commercial nature with suppliers. Trade payables are monitored in detail by counterparty, settlement term, original currency and other relevant factors for management purposes.

At the end of the reporting period, trade payables are classified as current or non-current based on their remaining terms. Foreign currency-denominated payables are initially recognized at the actual transaction exchange rates or recorded exchange rates and are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts at the end of the reporting period.

Trade payables are recognized in accordance with the prudence principle when there is evidence that a payment obligation is likely to arise.

**9. Accounting policies for dividends and profit distributions payable**

Dividends and profit distributions payable are recognized as liabilities when the distribution of profits has been approved by the appropriate authority in accordance with the Company's Charter and applicable laws and regulations. The liability is measured at the amount payable to shareholders, capital contributors or owners.

The Company monitors the payment terms, settlement status and the financial year from which profits are appropriated for each dividend or profit distribution payable, where such information can be determined. Dividends and profit distributions approved after the end of the reporting period are not recognized as liabilities at the reporting date but are disclosed as events occurring after the reporting period.

**10. Accounting policies for accrued expenses**

Accrued expenses represent expenses relating to goods and services received or obligations incurred during the reporting period for which adequate supporting documentation for settlement is not available at the reporting date. Such expenses are recognized based on reasonable estimates and in accordance with the matching principle.

Accrued expenses are reviewed and reconciled against actual costs incurred. Any difference between the accrued amounts and the actual costs is recognized as an adjustment to expenses in the period in which the difference arises.

**11. Accounting policies for deferred income tax**

**Deferred tax assets**

Deferred tax assets are recognized for deductible temporary differences, tax losses and unused tax incentives carried forward to subsequent periods to the extent that it is probable that future taxable profits will be available against which such amounts can be utilized.

Deferred tax assets are measured using the corporate income tax rates expected to apply in the period when the assets are realized or the related liabilities are settled, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax assets is reviewed at the end of each reporting 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 tax assets to be utilized. Such reductions are reversed when sufficient evidence exists that future taxable profits will be available to recover the

**Deferred tax liabilities**

Deferred tax liabilities are recognized for taxable temporary differences arising from differences between the carrying amounts of assets or liabilities and their respective tax bases, except in cases where recognition is not required under applicable accounting standards.

Deferred tax liabilities are measured using the corporate income tax rates expected to apply in the period when the temporary differences reverse, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax liabilities is reviewed at the end of each reporting period and adjusted to reflect changes in the related taxable temporary differences.

**12. Accounting policies for borrowings and finance lease liabilities**

Borrowings and finance lease liabilities are initially recognized at the proceeds received, net of directly attributable transaction costs, if any. Such costs are amortized to finance expenses over the term of the related borrowings using an appropriate method. Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Borrowings and finance lease liabilities are classified as current or non-current based on their remaining contractual maturities at the reporting date. Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset, whichever is lower.

Foreign currency-denominated borrowings and finance lease liabilities are retranslated at the applicable exchange rates at the reporting date.

**13. Accounting policies for borrowing costs and capitalization of borrowing costs**

Borrowing costs are recognized as expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets, which are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Capitalized borrowing costs include interest expenses, discounts or premiums arising on the issuance of bonds, and other costs directly attributable to borrowings. For specific borrowings obtained for the construction of property, plant and equipment or investment property, borrowing costs are capitalized during the construction period, including cases where the

The Company does not capitalize borrowing costs arising from borrowings used to construct assets or projects for customers.

The capitalization rate for general borrowings is determined in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs, based on the weighted average borrowing costs applicable to the borrowings outstanding during the period. The capitalization rate applied during the period was 12%.

## 14. Accounting policies for equity

### 14.1. Accounting policies for contributed capital, share premium, conversion option of convertible bonds, and other components of equity

Contributed capital is recognized at the amount actually contributed and is reflected at the par value of issued shares.

Share premium represents the difference between the issue price and the par value of shares, net of related issuance costs.

The conversion option of convertible bonds is recognized as an equity component, determined at the issuance date based on the difference between the proceeds of the convertible bonds and the fair value of the liability component. Upon maturity or conversion of the bonds, the value of the conversion option is transferred in accordance with prevailing regulations.

Other components of equity include amounts supplemented from retained earnings, assets received as grants, donations or gifts, differences arising from common control transactions, revaluation surplus of assets, and other items recognized directly in equity in accordance with applicable regulations.

### 14.2. Accounting policies for foreign exchange differences

Foreign exchange differences arise from foreign currency transactions, the remeasurement of monetary items denominated in foreign currencies at the end of the reporting period, and the translation of financial statements from foreign currencies into Foreign exchange differences arising during the period and from the remeasurement of foreign currency monetary items at the end of the period are recognized in profit or loss as finance income (if gains) or finance expenses (if losses) in order to determine the results of operations for the period.

### 14.3. Accounting policies for retained earnings

Retained earnings represent the profit after tax remaining after the allocation to reserves, dividend distribution, profit appropriation, or loss handling as approved by the competent authority and in accordance with applicable laws and regulations.
Retained earnings also include retrospective adjustments arising from changes in accounting policies or correction of material prior-period errors. The recognition and appropriation of retained earnings are based on the Company's financial performance and lawful profit distribution decisions.

## 15. Accounting policies for revenue recognition and other income

### 15.1. Revenue from sale of goods and rendering of services

**Revenue from sale of goods**
The Company only records sales revenue when the following conditions are simultaneously met:
- Has transferred most of the risks and benefits associated with ownership of products and goods to the buyer;
- No longer holds the right to manage the goods as the owner or the right to control the goods;
- Revenue is determined relatively reliably;
- Has or will receive economic benefits from the sales transaction;
- Identify the costs related to the sales transaction.

**Revenue from rendering of services**
The Company recognizes revenue from rendering of services only when all of the following conditions are satisfied:
- The revenue can be measured reliably. Where the contract allows the customer to return the service under specific conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to return the services provided;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the service can be measured reliably.

### 15.2. Finance income

Finance income includes:

- Interest income such as bank deposit interest, loan interest, deferred payment interest, installment sale interest, bond interest, treasury bill interest and other interest income;
- Dividends and profit distributions arising after the investment date;
- Gains from disposal or liquidation of financial investments;
- Foreign exchange gains, including gains from remeasurement of foreign currency monetary items and gains from foreign currency trading;
- Other finance income.

Finance income is recognized in accordance with the following principles:

- For disposal of financial investments, income is recognized as the difference between the selling price and carrying amount;
- For foreign currency transactions, income is recognized on a net gain basis;
- Deposit interest is recognized on a time proportion basis and excludes interest arising from temporary investment of separately capitalized borrowings;
- Loan interest and deferred/ installment sale interest are recognized only when collectability is probable and the related principal is not subject to impairment provisions;
- Bond interest, dividends and profit distributions are recognized only for amounts arising after the investment date;
- Dividends received in the form of shares are not recognized as finance income and do not increase the carrying amount of the investment, unless otherwise required by law.

### 15.3. Other income

Other income reflects income arising outside normal operating activities and includes:

- Gains from disposal or liquidation of property, plant and equipment;
- Gains from revaluation of assets, materials and goods when contributing capital or making investments;
- Income from sale and leaseback transactions;
- Tax refunds or reductions recognized after prior recognition;
- Penalties and compensation received from customers or third parties;
- Recovery of previously written-off doubtful debts;
- Payables that are no longer payable due to unidentified creditors or no longer existing obligations;
- Bonuses, gifts, grants and other forms of donations received;
- Value of promotional goods received without repayment obligation;
- Other income arising outside the Company's normal business activities.

### 16. Accounting policies for revenue deductions

Revenue deductions include trade discounts, sales discounts and sales returns.
Revenue deductions arising in the same period as the related revenue are recorded as a reduction of revenue for that period.
Where such deductions relate to revenue recognized in prior periods but arise before the issuance of the financial statements, they are recorded as a reduction of revenue of the reporting period.
Where such deductions arise after the issuance of the financial statements, they are recorded as a reduction of revenue in the

### 17. Accounting policies for cost of goods sold

Cost of goods sold is recognized in line with revenue generated in the period and includes the cost of goods, finished products, services, investment property and other direct costs related to business operations.
The Company applies the principle of prudence in recognizing cost of goods sold. Inventory losses, direct materials costs, direct labour costs and overheads exceeding normal capacity are not included in inventory valuation but are recognized immediately in cost of goods sold in the period.

Inventory shrinkage and losses, net of any compensation received, are recognized in cost of goods sold.

Allowance for decline in value of inventories and provisions for onerous contracts are recognized in cost of goods sold based on the difference between net realizable value and cost of inventories.
Reversals of inventory write-downs and tax amounts included in the cost of purchased inventories but subsequently refunded under regulations are recorded as reductions of cost of goods sold.

**18. Accounting policies for finance costs**

Finance costs include interest expenses, bond issuance costs, foreign exchange losses, losses on disposal of financial investments, impairment provisions for investments, provisions for decline in value of trading securities, settlement discounts and other costs related to financing activities.
Borrowing costs and bond issuance costs that do not qualify for capitalization are recognized in finance costs and amortized over the term of the related borrowings or bonds.
Interest expense on convertible bonds is determined using the effective interest method and recognized in finance costs in the period incurred.
Dividends on preference shares classified as liabilities are recognized as finance costs in accordance with the substance of the transaction.

**19. Accounting policies for selling expenses and general and administrative expenses**

Selling expenses comprise costs incurred directly in connection with sales activities and rendering of services, including staff costs, advertising and marketing expenses, commissions, transportation, storage, packaging, warranty costs, and other related expenses.
General and administrative expenses include general overhead costs of the enterprise such as management staff costs, office supplies and materials, depreciation of property, plant and equipment, taxes and fees, provisions for doubtful debts, outsourced services, and other administrative expenses.
Selling expenses and general and administrative expenses are recognized in profit or loss in the period in which they are incurred in accordance with the matching principle between revenue and expenses.

**20. Accounting principles and methods for recognition of current corporate income tax expense (including additional corporate income tax expense under the Global Minimum Tax regulations) and deferred corporate income tax expense.**

**Current corporate income tax**
Current corporate income tax expense is determined based on taxable income for the year and the applicable corporate income tax rates in accordance with prevailing tax laws.

Current corporate income tax expense includes additional corporate income tax under global minimum tax regulations.

The additional corporate income tax arising from global minimum tax rules is recognized in accordance with applicable regulations; the Company also recognizes corresponding deferred tax assets where applicable.

**Deferred corporate income tax expense**
Deferred corporate income tax expense arises from the recognition of deferred tax liabilities or the reversal of previously recognized deferred tax assets.
Deferred corporate income tax income arises from the recognition of deferred tax assets or the reversal of previously recognized deferred tax liabilities.
Deferred corporate income tax is determined based on temporary differences between the carrying amounts of assets and liabilities and their tax bases in accordance with applicable regulations.

## 21. Accounting policies and other principles

### 21.1. Related parties

Enterprises and individuals are considered related parties if they directly or indirectly, through one or more intermediaries, control the Company, are controlled by the Company, or are under common control with the Company. This includes parent companies, subsidiaries and associates. Related parties also include associates, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel including directors and officers of the Company, close members of the families of such individuals, as well as entities controlled or significantly influenced by such individuals.

In assessing each related party relationship, attention is given to the substance of the relationship rather than merely its legal form.

## 22. Principles and methods of preparation of the consolidated financial statements

### 22.1. Basis for consolidation of financial statements

Consolidated financial statements are prepared based upon consolidating separate financial statements of the Company and its subsidiaries under its control as at 31 December annually. Control rights is in practice when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.

Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.
Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.
Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of comprehensive

### 21.3. Goodwill

Goodwill presented on consolidated financial statements is the surplus between its purchase cost and benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date. Goodwill is treated as intangible fixed assets, amortized under straight-line basis with estimated useful life not beyond 10 years.

When selling subsidiaries, associates and joint ventures, the carrying amount of goodwill which is not fully amortised is accounted into profit/loss of the selling transaction.

### 21.4. Gain on bargain purchase

A gain on bargain purchase represents the excess of the Company's interest in the aggregate fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, an associate or a jointly controlled entity at the acquisition date over the acquisition consideration. A gain on bargain purchase is recognised immediately in the statement of profit or loss.

## V. Supplementary disclosures for items presented in the Statement of Financial Position

Unit: VND

### 1. Cash and cash equivalents

| Cash and cash equivalents held by the Company that are not restricted in use | 30/06/2026 | 01/01/2026 |
|---|---|---|
| Cash on hand | 2.172.335.044 | 1.623.962.087 |
| Demand deposits | 51.486.473.318 | 186.481.925.541 |
| Cash equivalents | 12.552.054.795 | - |
| | **66.210.863.157** | **188.105.887.628** |

### 2. Financial investments

**Investment in other entities**

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Original cost | Provisions | Original cost | Provisions |
| **Other long-term investments** | 800.450.000 | - | 800.450.000 | |
| | **800.450.000** | **-** | **800.450.000** | **-** |

The investment represents an ownership interest of 9,55%.

During the period, the Company had purchase/sale transactions (if any) with related parties, which are presented in Note VIII

The Company has not determined the fair value of its financial investments as at the end of the accounting period due to the lack of specific guidance. Therefore, the fair value of these investments may differ from their carrying values.

### 3. Receivables

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Value | Provision | Value | Provision |
| **Short-term** | | | | |
| Trong Phong Limited Liability Company | 15.547.781.816 | - | 7.429.586.003 | - |
| Vincons Construction Development and Investment JSC | 23.401.307.822 | - | 48.213.948.656 | - |
| Van Thien An JSC | - | - | 3.848.036.847 | - |
| Other | 43.351.652.244 | (4.133.815.057) | 28.958.608.081 | (4.152.677.754) |
| | **82.300.741.882** | **(4.133.815.057)** | **88.450.179.587** | **(4.152.677.754)** |

### 4. Advances for suppliers

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| **Short-term** | | |
| Anhui Keda Industrial Co., Ltd | - | 30.000.619.506 |
| LS International Import & Export Company Limited | 19.461.356.456 | 4.162.126.000 |

| | | |
|---|---|---|
| Construction and Investment Joint Stock Company No. 18.7 | - | 4.126.505.087 |
| Geetech Company Limited | 5.662.498.240 | 1.594.629.780 |
| Long Thanh Hai Company Limited | 11.230.000.000 | - |
| Others | 19.799.553.060 | 6.505.892.718 |
| | **56.153.407.756** | **46.389.773.091** |

**5. Other receivables**

| | | 30/06/2026 | | 01/01/2026 |
|---|---|---|---|---|
| | Value | Provision | Value | Provision |
| **5.1 Short-term** | | | | |
| Advances | 3.841.135.322 | - | 2.687.179.544 | - |
| Other | 996.380.732 | (15.682.850) | 996.380.732 | (15.682.850) |
| *Mr. Trinh Anh Quang, Luu Trung Thanh, and Pham Tien Trung (1)* | 783.519.842 | - | 783.519.842 | - |
| *Other* | 212.860.890 | (15.682.850) | 212.860.890 | (15.682.850) |
| | **4.837.516.054** | **(15.682.850)** | **3.683.560.276** | **(15.682.850)** |
| **5.2 Long-term** | | | | |
| Collateral deposits | 1.000.000.000 | - | 1.000.000.000 | - |
| | **1.000.000.000** | **-** | **1.000.000.000** | **-** |

(1) Amount receivable from Dinh Vu Gypsum Joint Stock Company under the share transfer agreement dated 07/02/2024.

**6. Bad debt**

| | | 30/06/2026 | | 01/01/2026 |
|---|---|---|---|---|
| | Original value | Recoverable amount | Original value | Recoverable amount |
| Viet Nam Gypro Plaster Joint Stock Company | 958.876.000 | 29.376.000 | 958.876.000 | 29.376.000 |
| Kaola Viet Nam Company Limited | 960.727.831 | 480.363.915 | 960.727.831 | 480.363.915 |
| CMC/ITD/SONGDA Joint venture Laos Nam Theun 1 Hydropower | 377.622.000 | - | 377.622.000 | - |
| An Hung Material Technology Company Limited | 417.627.493 | 208.813.746 | 417.627.493 | 208.813.746 |
| Others | 2.852.861.307 | 699.663.063 | 3.041.295.557 | 869.234.616 |
| | **5.567.714.631** | **1.418.216.724** | **5.756.148.881** | **1.587.788.277** |

**7. Inventories**

| | | 30/06/2026 | | 01/01/2026 |
|---|---|---|---|---|
| | Original value | Provision | Original value | Provision |
| Raw material | 44.588.688.694 | - | 26.723.805.937 | - |
| Tools, supplies | 531.259.707 | - | 310.350.777 | - |

| | | | | |
|---|---|---|---|---|
| Finished goods | 15.633.447.896 | | 12.806.817.859 | - |
| Merchandise | 32.164.322 | - | - | - |
| Goods on consignment | 511.427.320 | | - | - |
| | **61.296.987.939** | **-** | **39.840.974.573** | **-** |

**8. Tangible fixed assets**

**Appendix No. 01**

**9. Long-term assets in progress**

| **Construction in progress** | | | **30/06/2026** | **01/01/2026** |
|---|---|---|---|---|
| | **Original value** | **Recoverable amount** | **Original value** | **Recoverable amount** |
| **Construction in progress** | | | | |
| Investment cost of 2,500-ton silo | 7.089.320.385 | 7.089.320.385 | 1.104.863.746 | 1.104.863.746 |
| Office building Temporary structure Phase 2 ash/slag separation line at Vinh Hao | 4.152.647.553 | 4.152.647.553 | 360.022.114 | 360.022.114 |
| Project for the Pha Lai plant producing panels, autoclaved lightweight concrete bricks, dry mortar, and tile adhesive (i) | 152.476.164.121 | 152.476.164.121 | 8.038.122.438 | 8.038.122.438 |
| Other unfinished construction | 8.760.266.271 | 8.760.266.271 | 1.036.542.109 | 1.036.542.109 |
| **Upgrade and renovation of** | | | | |
| Upgrade and renovation of fixed assets | 3.424.841.122 | 3.424.841.122 | 812.016.891 | 812.016.891 |
| | | - | | |
| | **175.903.239.452** | **175.903.239.452** | **11.351.567.298** | **11.351.567.298** |

The Pha Lai Panel, Autoclaved Aerated Concrete (AAC) Brick, Dry Mortar and Tile Adhesive Manufacturing Plant Project (the "Project"), pursuant to Decision No. 2664/QĐ-UBND dated 27 June 2025 of the Hai Duong Provincial People's Committee approving the adjustment of the investment policy and concurrently approving the investor to implement the Project (the second adjustment from the Pha Lai Thermal Power Fly Ash Processing Plant Project). The operating term is 20 years from the date of approval of the second investment policy adjustment. The Project location is in Pha Lai Ward, Chi Linh City, Hai Duong Province (now Chi Linh Ward, Hai Phong City). Pursuant to Resolution No. 1642/NQ-HĐQT dated 12 December 2025 of the Company, the Project's total investment capital is VND 262.926.000.000.

## 10. Prepaid expenses

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| **10.1. Short-term** | | |
| Tools and equipment in use | 1.105.366.304 | 836.522.220 |
| Property repair expenses | 131.849.898 | 261.070.279 |
| Rent for Vinh Tan Port premises | 201.600.000 | 1.411.200.000 |
| Insurance expenses | 514.243.294 | - |
| Others | 13.837.401.719 | 379.888.598 |
| | **15.790.461.215** | **2.888.681.097** |
| **10.2. Long-term** | | |
| Instruments and tools | 1.091.176.130 | 741.631.906 |
| Compensation costs, site clearance | 4.914.634.537 | 5.114.459.011 |
| Repair costs | 964.072.777 | 1.273.171.996 |
| Other | 160.248.589 | 1.075.626.270 |
| | **7.130.132.033** | **8.204.889.183** |

## 11. Payables to suppliers

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| **Short-term** | | |
| **Other parties** | | |
| Nghia Vinh One Member Limited Liability Company | 462.510.783 | 4.049.563.541 |
| Orient Wealth Company Limited | 5.968.108.149 | 5.247.422.842 |
| TK Holdings JSC | 6.312.556.260 | 5.121.964.260 |
| TP26 Trading and Services Joint Stock Company | 4.807.771.848 | 5.765.218.135 |
| Thanh An Building and Transportation Trading Company Limited | 3.269.964.500 | 12.270.438.200 |
| Anhui Keda Industrial Co., Ltd | 6.508.675.446 | - |
| Other | 43.496.046.533 | 45.708.606.215 |
| **Related parties** | | |
| Cao Cuong Industrial - Services JSC | 230.136.986 | 870.434.506 |
| | **71.055.770.505** | **79.033.647.699** |

## 12. Advances from customers

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| **Short-term** | | |
| LHP Viet Nam Technology Investment Company Limited | 1.539.000.000 | - |
| Other | 1.202.047.995 | 1.883.686.353 |
| | **2.741.047.995** | **1.883.686.353** |

## 13. Dividends and profit payable

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | - | - |
| Dividends and profit payable | 763.828.928 | 763.828.928 |
| | **763.828.928** | **763.828.928** |

## 14. Taxes and payables to the state budget

| | 30/06/2026 | Already paid | Payables | 01/01/2026 |
|---|---|---|---|---|
| Value-added tax | - | 8.713.531.906 | 8.713.531.906 | - |
| Export, import duties | - | 11.241.366 | 11.241.366 | - |
| Business income tax | 14.110.247.422 | 16.796.979.321 | 14.110.247.422 | 16.796.979.321 |
| Personal income tax | 331.098.076 | 547.886.199 | 557.582.353 | 321.401.922 |
| Property tax and land rental | (298.596.520) | 109.088.184 | 264.721.440 | (454.229.776) |
| | **14.142.748.978** | **26.178.726.976** | **23.657.324.487** | **16.664.151.467** |

**In which:**

### 14.1. Payables

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| Business income tax | 14.110.247.422 | 16.796.979.321 |
| Personal income tax | 331.098.076 | 321.401.922 |
| | **14.441.345.498** | **17.118.381.243** |

### 14.2. Receivables

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| Property tax and land rental | 298.596.520 | 454.229.776 |
| | **298.596.520** | **454.229.776** |

## 15. Accrued expenses

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| **Short-term** | | |
| Accrued interest expenses | 364.610.121 | 321.188.905 |
| | **364.610.121** | **321.188.905** |

## 16. Other payables

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| **Short-term** | | |
| Trade Union Fees | 72.107.785 | 624.963.900 |
| | **72.107.785** | **624.963.900** |

## 17. Loans and debts

### 17.1. Short-term borrowings

| | 30/06/2026 | Increase | Decrease | 01/01/2026 |
|---|---|---|---|---|
| **Short-term borrowings** | **199.367.900.812** | **269.553.591.077** | **264.801.662.775** | **194.615.972.510** |
| BIDV - North Hai Duong Branch (1) | 199.367.900.812 | 269.553.591.077 | 264.801.662.775 | 194.615.972.510 |
| **Current portion of long-term borrowings** | **6.800.000.000** | **37.600.000.000** | **54.400.000.000** | **23.600.000.000** |
| BIDV - North Hai Duong Branch (2) | 6.800.000.000 | 37.600.000.000 | 54.400.000.000 | 23.600.000.000 |
| | **206.167.900.812** | **307.153.591.077** | **319.201.662.775** | **218.215.972.510** |

**17.2. Long-term borrowings**

| | 30/06/2026 | Increase | Decrease | 01/01/2026 |
|---|---|---|---|---|
| **Loans from banks** | **114.567.009.785** | **76.521.078.549** | **37.600.000.000** | **75.645.931.236** |
| BIDV - North Hai Duong Branch (2) | 114.567.009.785 | 76.521.078.549 | 37.600.000.000 | 75.645.931.236 |
| **Loans from corporates** | **28.000.000.000** | **-** | **8.500.000.000** | **36.500.000.000** |
| Cao Cuong Industrial - Services Joint Stock Company (3) | 28.000.000.000 | - | 8.500.000.000 | 36.500.000.000 |
| | **142.567.009.785** | **76.521.078.549** | **46.100.000.000** | **112.145.931.236** |

(1) Short-term loan from BIDV – Bac Hai Duong Branch under Credit Agreement No. 01/2025/1605829/HĐTD dated 02/06/2025 and the Addendum extending the credit limit period No. 01/2026/1605829/VBSĐ dated 15/06/2026, with a loan term up to 30/06/2026 or until the 2026–2027 short-term credit limit is approved, whichever occurs first. The approved credit limit is 230 billion VND with a loan tenor of 12 months. The loan is used for working capital supplementation and payment guarantee purposes. The interest rate is determined under each specific credit agreement in accordance with the Bank's interest rate policy applicable from time to time. The loan is secured by the following collateral: all input raw materials, supplies, work in progress, finished goods and other inventories used for production, exchange, trading, leasing, and all inventories stored at the Company's warehouses under Security Agreement No. 02/2024/1605829/HĐBĐ dated 29/03/2024, with a collateral value of 10 billion VND at the agreement date; receivables of the Mortgagor arising from all contracts within the scope of its business operations under Security Agreement No. 01/2024/1605829/HĐBĐ dated 29/03/2024 together with Amendment and Supplement No. 01.01/2024/1605829/PLHĐBĐ dated 25/12/2024, with a collateral value of 130 billion VND at the agreement date; machinery and equipment specified in Article 2 of Security Agreement No. 05/2024/1605829/HĐBĐ dated 29/03/2024, with a total collateral value of 41.085.215.000 VND; Security Agreement No. 06/2024/1605829/HĐBĐ dated 29/03/2024 covering three motor vehicles with a total collateral value of 2.450.000.000 VND; Security Agreement No. 07/2025/1605829/HĐBL dated 30/05/2025 covering eight assets with a total collateral value of 50.270.000.000 VND; Security Agreement over future assets No. 08/2025/1605829/HĐBĐ dated 30/05/2025 covering three assets with a total collateral value of 5.230.000.000 VND; Security Agreement No. 06/2025/1605829/HĐBĐ dated 30/05/2025 covering 12 assets with a total collateral value of 117.045.000.000 VND; and Security Agreement No. 01/2025/1605829/HĐBĐ dated 22/01/2025 covering six assets with a total collateral value of 22.827.107.000 VND.

(2) Loan from the BIDV – Bac Hai Duong Branch under revolving credit agreements:

(2.1) Revolving Credit Agreement No. 02/2023/1605829/HĐTD dated 20/04/2023, with a credit limit of 65 billion VND and a loan tenor of 84 months. The loan is intended to finance eligible and lawful expenditures for the construction project of the warehouse and cargo handling system at Vinh Tan Port. The annual interest rate ranges from 9,5% to 10,5%. The loan is secured by the following collateral:
- Future assets comprising technological equipment, production vehicles, office equipment and the electrical system forming part of the Company's warehouse and cargo handling system at Vinh Tan Port;
- Future land-attached assets under the investment project for the construction of the warehouse and cargo handling system at Vinh Tan Port, located at the area behind Berth No. 1 of Vinh Tan International Port, Vinh Phuc Hamlet, Vinh Tan Commune, Tuy Phong District, Binh Thuan Province, on land leased by the Company from Vinh Tan International Port Joint Stock Company under Lease Agreement No. 120/2022/HĐ/VTIP-SCL dated 28/07/2022;
- Rights, ownership rights and interests relating to the following assets:

The right to receive income and profits derived from the operation and exploitation of the warehouse facilities, and property rights arising from Warehouse Lease Agreement No. 120/2022/HĐ/VTIP-SCL dated 28/07/2022 between the Company and Vinh Tan Port Joint Stock Company, including but not limited to the ownership rights over the warehouse facilities and the right to use infrastructure services;

Rights to claim debts, rights to demand payment, rights to claim damages, insurance proceeds, rights to assign the contract, and other property rights arising from the warehouse lease agreement;

All rights, income, benefits, reimbursements (including compensation for damage caused by third parties), other payments and assets that the Company has received or will receive in substitution for, belonging to, or relating to, as well as all assets of any nature or kind exchanged for, modified from, or replacing any of the rights and assets referred to above.

(2.2) Revolving Credit Agreement No. 03/2023/1605829/HĐTD dated 11/10/2023, with a credit limit of 135 billion VND, but not exceeding 68,96% of the actual total investment cost (including VAT) of the investment project for the ash separation production line at Vinh Tan Thermal Power Plant. The loan tenor is 72 months. The loan is intended to finance eligible and lawful expenditures relating to the project. The annual interest rate is 9,5%. The loan is secured by the following collateral:
- Future assets financed by both the loan proceeds and the Company's equity, comprising the ash separation production line at the ash disposal site of Vinh Tan Thermal Power Plant, Vinh Tan Commune, Tuy Phong District, Binh Thuan Province;
- Future land-attached assets under the investment project comprising the ash separation production line at the ash disposal site of Vinh Tan Thermal Power Plant, Vinh Tan Commune, Tuy Phong District, Binh Thuan Province;
- Future assets comprising mechanical and technological equipment, control equipment, production machinery and equipment, and other facilities under the investment project for the ash separation production line at Vinh Tan Thermal Power Plant, Vinh Tan Commune, Tuy Phong District, Binh Thuan Province.

(2.3) Revolving Credit Agreement No. 01/2026/1605829/HĐTD dated 12/03/2026, with a credit limit of 184 billion VND and a credit availability period of 68 months. The credit facility is intended to finance eligible and lawful project expenditures (including VAT), issue guarantees, and open letters of credit (L/Cs) for the implementation of the Pha Lai Panel, Autoclaved Aerated Concrete Block, Dry Mortar and Tile Adhesive Manufacturing Plant Project. The interest rate is determined under each Drawdown Agreement in accordance with the Bank's interest rate policy applicable from time to time. The loan is secured by the balance maintained in the Company's current account under Security Agreement No. 05/2026/1605829/HĐBĐ dated 12/03/2026.

(3) Loan Agreement No. 268/HĐV/SCL-DVCC dated 06/08/2024 and Addendum No. 02/PLHĐ/SCL-DVCC dated 23/07/2026 entered into between Cao Cuong Industry – Services Joint Stock Company and Song Da Cao Cuong Joint Stock Company. The loan is intended to supplement working capital for the Company's production, business and investment activities. The loan matures on 05/02/2028 and bears an interest rate of 10% per annum.

## 19. Owner's equity

### 19.1. Increase and decrease in owner's equity

**Appendix No. 2**

According to the resolution of the Annual General Meeting of Shareholders in 2026, No. 486/NQ-ĐHĐCĐ dated 24/04/2026, the Company announced its profit distribution plan as follows:

| **Earnings distribution** | **Current Period** | **Previous Period** |
|---|---|---|
| Development investment fund | - | 1.328.307.560 |
| Welfare fund | 3.214.231.371 | 2.656.615.120 |
| Reward fund | | |
| Executive bonus | - | 531.323.024 |
| Transfer of the Executive Management Bonus Fund to Retained Earnings | (3.600.000.000) | - |
| Paying dividends in shares | 55.089.400.000 | 20.150.360.000 |
| Issuance of ESOP from after-tax profit | 6.800.000.000 | - |
| **Total profit distribution** | **64.717.862.742** | **25.994.913.264** |

**19.2. The details of the owner's equity**

| | **30/06/2026** | | **01/01/2026** | |
|---|---|---|---|---|
| | **Rate (%)** | **Value** | **Rate (%)** | **Value** |
| Mr. Kieu Van Mat | 11,82 | 44.813.740.000 | 11,82 | 38.302.350.000 |
| Cao Cuong Industrial - Services Joint Stock Company | 12,81 | 48.561.560.000 | 12,81 | 41.505.610.000 |
| Others | 75,37 | 285.792.850.000 | 75,37 | 244.270.790.000 |
| | **100,00** | **379.168.150.000** | **100,00** | **324.078.750.000** |

**19.3. Capital transactions with owners and distribution of dividends and profits**

| | **Current Period** | **Previous Period** |
|---|---|---|
| **Owner's Equity** | | |
| Opening balance | 324.078.750.000 | 186.608.950.000 |
| Increase in the period | 55.089.400.000 | 37.319.440.000 |
| Decrease in the period | - | - |
| Closing balance | 379.168.150.000 | 223.928.390.000 |
| **Dividends, profits shared** | | |
| Dividends distributed on last year profit | 61.517.862.742 | 43.163.993.264 |
| Estimated dividends distributed on this period profit | - | - |

**19.4. Stock**

| | **30/06/2026** | **01/01/2026** |
|---|---|---|
| **Quantity of registered issuing stocks** | **37.916.815** | **22.392.839** |
| **Quantity of Authorized issuing stocks** | | |
| Common stocks | 37.916.815 | 22.392.839 |
| **Quantity of Outstanding Stocks** | | |
| Common stocks | 37.916.815 | 22.392.839 |
| **Par value of Stocks** | 10.000 | 10.000 |

**20. Items outside the Balance Sheet**

**Assets under operating lease**

The Company has entered into land lease contracts requiring annual land rental payments until the lease contract maturity date, in accordance with State regulations in Hai Duong Province (now Hai Phong City):

- Land lease contract No. 1074/HĐ-TĐ dated 14 December 2009 and its appendix dated 16 June 2010 with the Hai Duong Provincial People's Committee, for a leased land area of 48.009 m², located in Pha Lai Ward, Chi Linh City, Hai Duong Province. The lease term is 50 years, from 18 March 2009 to 18 March 2059, with an annual rental payment method, for the purpose of constructing an AAC (autoclaved aerated concrete) brick factory.

- Land lease contract No. 2928/HĐTĐ dated 21 June 2025 with the Hai Duong Provincial People's Committee, for a leased land area of 24.698 m², located in Pha Lai Ward, Chi Linh City, Hai Duong, with an annual rental payment method, currently in use for implementation of the brick factory project.

### 20.2. Foreign currency

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| USD | 480.326,79 | 354.646,03 |
| EUR | - | - |

## VI. Supplementary disclosures for items presented in the Statement of Profit or Loss

Unit: VND

### 1. Total revenues from sale of goods and rendering of services

| Revenue from sale of goods | Current Period | Previous Period |
|---|---|---|
| Revenue from sale of merchandise | 246.773.480 | 3.956.001.875 |
| Revenue from sale of finished goods | 372.300.548.901 | 217.926.081.766 |
| Revenue from sale of beneficiated coal | 45.289.832.404 | 20.284.329.113 |
| Other revenue | 9.401.750.320 | 9.422.574.575 |
| | **427.238.905.105** | **251.588.987.329** |

### 2. Deductible items

| | Current Period | Previous Period |
|---|---|---|
| Trade discounts | 25.077.800.797 | 17.177.159.494 |
| Sales returns | - | 7.460.250 |
| | **25.077.800.797** | **17.184.619.744** |

### 3. Cost of good sold

| | Current Period | Previous Period |
|---|---|---|
| Cost of goods sold — merchandise | 216.392.336 | 3.626.907.624 |
| Cost of goods sold — finished goods, by-products, defective products, and other services | 243.347.185.267 | 145.368.175.720 |
| | **243.563.577.603** | **148.995.083.344** |

### 4. Financial incomes

| | Current Period | Previous Period |
|---|---|---|
| Interests of bank deposits and loans | 94.925.846 | 49.578.418 |
| Dividends, profits earned | 44.105.000 | 38.888.000 |
| Foreign exchange gain | 495.659.051 | 553.251.145 |
| | **634.689.897** | **641.717.563** |

## 5. Financial expenses

| | Current Period | Previous Period |
|---|---|---|
| Interests of borrowing | 10.379.590.025 | 6.365.624.833 |
| Foreign exchange loss | 1.098.369.102 | - |
| | **11.477.959.127** | **6.365.624.833** |

## 6. Selling and general administrative expenses

| | Current Period | Previous Period |
|---|---|---|
| **6.1 Selling expenses** | | |
| Labour expenses | 2.462.085.609 | 1.925.165.086 |
| Raw materials | 84.761.570 | 23.309.640 |
| Tools, utensils | 35.202.137 | 168.518.379 |
| Depreciation expenses | 3.636.207.579 | 3.605.534.970 |
| Expenses from external services | 46.209.168.138 | 30.905.105.479 |
| Other expenses by cash | 6.177.806.021 | 481.534.227 |
| | **58.605.231.054** | **37.109.167.781** |
| **6.2 General administrative expenses** | | |
| Management staff | 14.295.052.885 | 5.271.909.870 |
| Raw materials | 637.523.261 | 347.673.102 |
| Tools, utensils | 384.222.962 | 236.332.310 |
| Depreciation expenses | 564.742.674 | 297.990.422 |
| Tax, Charge, Fee | 241.501.010 | 503.727.891 |
| Provision expenses | (18.862.697) | (112.019.104) |
| Expenses from external services | 382.789.744 | 685.088.879 |
| Other expenses by cash | 5.512.497.023 | 3.956.298.793 |
| | **21.999.466.862** | **11.187.002.163** |

## 7. Other income

| | Current Period | Previous Period |
|---|---|---|
| Recovery of previously written-off receivables | 4.650.000.000 | - |
| Other | 40.380.391 | 400 |
| | **4.690.380.391** | **400** |

## 8. Other expense

| | Current Period | Previous Period |
|---|---|---|
| Depreciation of fixed assets and amortization of tools and supplies not used for production and business activities | 1.417.260.768 | 164.965.380 |
| Other | 48.260.602 | - |
| | **1.465.521.370** | **164.965.380** |

## 9. Business and productions cost by items

| | Current Period | Previous Period |
|---|---|---|
| Cost of materials | 207.778.625.241 | 143.707.280.411 |
| Labour cost | 46.506.379.929 | 26.281.357.397 |
| Depreciation | 24.093.071.510 | 14.399.518.860 |
| Expenses from external services | 68.615.804.308 | 41.165.791.280 |
| Other expenses by cash | 11.931.804.054 | 7.741.499.895 |
| Provision expenses | (18.862.697) | (112.019.104) |
| | **358.906.822.345** | **233.183.428.739** |

## 10. Income Tax

**Current corporate income tax expense**

| | Current Period | Previous Period |
|---|---|---|
| Accounting profit before tax | 70.374.418.580 | 31.224.242.047 |
| Tax calculated at the current corporate income tax rate | 14.087.077.535 | 6.244.848.409 |
| Non-taxable income () | (50.981.429) | (7.777.600) |
| Non-deductible expenses | 74.151.316 | 180.702.002 |
| **Current corporate income tax expense** | **14.110.247.422** | **6.417.772.811** |

The corporate income tax expense for the financial year has been estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

## 11. Earnings per Share

| | Current Period | Previous Period |
|---|---|---|
| Profit after tax | 56.272.808.092 | 24.806.469.236 |
| Adjustment | - | (3.214.231.371) |
| Bonus and welfare fund (*) | - | (3.214.231.371) |
| Distributed profit for shareholders | 56.272.808.092 | 21.592.237.865 |
| Average quantity of authorized issuing stocks | 37.916.815 | 29.916.815 |
| | **1.484** | **722** |

## 12. Diluted earnings per Share

| | Current Period | Previous Period |
|---|---|---|
| Profit after tax | 56.272.808.092 | 24.806.469.236 |
| Deductible adjustments | - | (3.214.231.371) |

| | | |
|---|---|---|
| Bonus and welfare fund (*) | - | (3.214.231.371) |
| Profit attributable to ordinary shares | 56.272.808.092 | 21.592.237.865 |
| Weighted average number of ordinary shares outstanding during the period | 37.916.815 | 29.916.815 |
| Potential ordinary shares to be issued | 6.000.000 | 8.000.000 |
| | - | - |
| **Diluted earnings per share** | **1.281** | **569** |

(*) The Company has not planned to appropriate the Welfare and Reward Fund in 2026.
Basic/diluted earnings per share for the previous period have been recalculated: basic earnings per share decreased from VND 1.207 to VND 722 per share, and diluted earnings per share decreased from VND 1.099 to VND 569 per share.

## VII. Supplementary information for items presented in the Statement of Cash Flows

Unit: VND

| 1. Proceeds from borrowings during the period | Current Period | Previous Period |
|---|---|---|
| 'Proceeds from borrowings under ordinary loan agreements | 346.074.669.626 | 160.988.419.226 |

| 2. Principal repayments during the period | Current Period | Previous Period |
|---|---|---|
| Repayments of borrowings under ordinary loan agreements | 327.701.662.775 | 154.317.168.531 |

## VIII. Other information

Unit: VND

### 1. Events after the reporting period

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the financial statements.

### 2. Information on related parties

### 2.1. List of related parties

| Related parties | Relationship |
|---|---|
| Cao Cuong Industrial Services Joint Stock Company | Major shareholder |
| Pha Lai Credit Fund | Other investments |
| Members of the Board of Directors, Supervisory Board, Board of General Directors, and Chief Accountant | Key management personnel |

### 2.2. During the period, the Company entered into the following significant transactions with related parties

| Related parties/ Contents | Current Period | Previous Period |
|---|---|---|
| **Cao Cuong Industrial Services Joint Stock Company** | | |
| Purchase of goods and services | 371.283.972 | 126.192.800 |
| Payments for purchases of goods and services | 371.283.972 | 1.102.655.800 |
| Proceeds from long-term borrowings | - | 2.600.000.000 |

| | | |
|---|---|---|
| Interest payable | 1.470.787.671 | 1.899.550.686 |
| Interest paid | 1.732.054.795 | 1.551.369.864 |
| Repayment of loan principal | 8.500.000.000 | - |
| **Pha Lai Credit Fund** | | |
| Dividends received | 44.105.000 | 38.888.000 |

### 2.3. Outstanding balances with related parties up to the reporting date are as follows

Balances with related parties at the balance sheet date are presented in Note V.

### 2.4. Transactions with other related parties are as follows

| Compensation of key management personnel | Current Period | Previous Period |
|---|---|---|
| Salaries and bonuses | 4.743.000.000 | 2.259.105.181 |
| Remuneration | 276.000.000 | 240.000.000 |
| | **5.019.000.000** | **2.499.105.181** |

**Details of income of key management personnel for the first 6 months of 2026:**

| Full name | Position | Salary, bonuses | Compensation | Total income |
|---|---|---|---|---|
| Mr. Kieu Van Mat | Chairman of the Board of Directors | 1.030.000.000 | - | 1.030.000.000 |
| Mr. Nguyen Hong Quyen | Board member | 66.000.000 | 60.000.000 | 126.000.000 |
| Mr. Kieu Quang Vong | Board member | 276.000.000 | 60.000.000 | 336.000.000 |
| Mr. Nguyen Anh Dung | Board member | 196.000.000 | 60.000.000 | 256.000.000 |
| Mr. Nguyen Anh Hong | Board member | 66.000.000 | 60.000.000 | 126.000.000 |
| Mr. Vu Van Chien | General Director | 1.000.000.000 | - | 1.000.000.000 |
| Mr. Pham Van Thu | Deputy General Director | 640.000.000 | - | 640.000.000 |
| Mr. Dao Xuan Quynh | Deputy General Director | 640.000.000 | - | 640.000.000 |
| Mr. Tran Van Hoan | Chief accountant | 450.000.000 | - | 450.000.000 |
| Mrs. Duong Thi Thao | Head of the Board of Supervisor | 250.000.000 | - | 250.000.000 |
| Mrs. Nguyen Thi Thu Hoai | Board of Supervisor member | 116.000.000 | 12.000.000 | 128.000.000 |
| Mrs. Bui Thi Ve | Board of Supervisor member | 13.000.000 | 24.000.000 | 37.000.000 |
| **Total** | | **4.743.000.000** | **276.000.000** | **5.019.000.000** |

**Details of income of key management personnel for the first 6 months of 2025:**

| Full name | Position | Salary, bonuses | Compensation | Total income |
|---|---|---|---|---|
| Mr. Kieu Van Mat | Chairman of the Board of Directors | 511.500.000 | - | 511.500.000 |
| Mr. Nguyen Hong Quyen | Board member | 21.500.000 | 48.000.000 | 69.500.000 |
| Mr. Kieu Quang Vong | Board member | 141.500.000 | 48.000.000 | 189.500.000 |
| Mr. Nguyen Anh Dung | Board member | 91.500.000 | 48.000.000 | 139.500.000 |
| Mr. Nguyen Anh Hong | Board member | 21.500.000 | 48.000.000 | 69.500.000 |
| Mr. Vu Van Chien | General Director | 511.500.000 | - | 511.500.000 |
| Mr. Pham Van Thu | Deputy General Director | 338.948.077 | - | 338.948.077 |

| | | | | |
|---|---|---|---|---|
| Mr. Dao Xuan Quynh | Deputy General Director | 231.500.000 | - | 231.500.000 |
| Mr. Tran Van Hoan | Chief accountant | 260.534.616 | - | 260.534.616 |
| Mrs. Duong Thi Thao | Head of the Board of Supervisor | 67.122.488 | - | 67.122.488 |
| Mrs. Nguyen Thi Thu Hoai | Board of Supervisor member | 52.000.000 | 24.000.000 | 76.000.000 |
| Mrs. Bui Thi Ve | Board of Supervisor member | 10.000.000 | 24.000.000 | 34.000.000 |
| **Total** | | **2.259.105.181** | **240.000.000** | **2.499.105.181** |

### 3. Segment statements

**Business Segment Reporting**

We have not presented segment information in these Financial Statements because the Board of General Directors has assessed and concluded that the Company does not have more than one reportable segment in accordance with the Vietnamese Accounting Standards. The Company currently operates primarily in the industrial manufacturing sector.

The Company's principal operations are conducted in both the domestic and export markets. The Company does not monitor segment information relating to operating results, property, plant and equipment, other non-current assets, or significant non-cash expenses by geographical area based on the location of its customers.

**Geographical Segment Reporting**

| | Current Period | Previous Period |
|---|---|---|
| Net export revenue | 30.375.095.925 | 18.566.565.326 |
| Net domestic revenue | 371.786.008.383 | 215.837.802.259 |
| **Net Revenue** | **402.161.104.308** | **234.404.367.585** |

| | Current Period | Previous Period |
|---|---|---|
| Cost of export sales | 9.800.597.578 | 6.587.450.426 |
| Cost of domestic sales | 233.762.980.025 | 142.407.632.918 |
| **Cost of Sales** | **243.563.577.603** | **148.995.083.344** |

### 4. Comparative information

Comparative figures are figures stated on Financial Statements as at 31/12/2025 audited.

The comparative figures presented in the Consolidated Statement of Profit or Loss and the Consolidated Statement of Cash Flows are derived from the reviewed separate Financial Statements for the first six months of 2025, as the Company did not prepare Consolidated Financial Statements for the corresponding period of the previous year.

Certain comparative figures have been reclassified to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Accounting Regime for Enterprises, in order to be comparable

**Appendix No.03**

**5. Other information**

During the year, there were no events or circumstances that had a significant impact on the Company's ability to continue as a going concern. Accordingly, the Company's Financial Statements have been prepared on the going concern basis of accounting

Hai Phong, August 6, 2026

| Prepared by | Chief Accountant | General Director |
|---|---|---|
| Do Thi Ngoc Hoi | Tran Van Hoan | Vu Van Chien |

M.S.D.N: 0800376530
CÔNG TY CỔ PHẦN SÔNG ĐÀ CAO CƯỜNG
THÀNH PHỐ HẢI PHÒNG

**Appendix No. 01**

**8. Tangible fixed assets**

| **Items** | **Buildings** | **Machinery, Equipment** | **Mean of Transportation** | **equipment and furniture** | **Other fixed assets** | **Total** |
|---|---|---|---|---|---|---|
| **Original cost** | | | | | | |
| As at 01/01/2026 | 147.172.960.502 | 490.259.499.442 | 28.171.077.168 | 214.500.000 | - | 665.818.037.112 |
| Purchase in the period | - | 2.193.644.444 | 590.981.818 | - | - | 2.784.626.262 |
| **As at 30/06/2026** | **147.172.960.502** | **492.453.143.886** | **28.762.058.986** | **214.500.000** | **-** | **668.602.663.374** |
| **Accumulated depreciation** | | | | | | |
| As at 01/01/2026 | 46.124.089.708 | 127.384.327.773 | 12.824.637.996 | 90.176.525 | - | 186.423.232.002 |
| Depreciation in period | 4.265.246.117 | 19.361.286.174 | 991.770.416 | 21.450.000 | - | 24.639.752.707 |
| **As at 30/06/2026** | **50.389.335.825** | **146.745.613.947** | **13.816.408.412** | **111.626.525** | **-** | **211.062.984.709** |
| **Net carrying amount** | | | | | | |
| As at 01/01/2026 | 101.048.870.794 | 362.875.171.669 | 15.346.439.172 | 124.323.475 | - | 479.394.805.110 |
| **As at 30/06/2026** | **96.783.624.677** | **345.707.529.939** | **14.945.650.574** | **102.873.475** | **-** | **457.539.678.665** |

| | |
|---|---|
| Ending net book value of tangible fixed assets pledged as loan securities: | 151.711.462.291 |
| Ending netcarrying amount of tangible fixed assets pledged as loan securities: | 111.627.847.403 |
| Cost of fully depreciated tangible fixed assets but still in use: | 34.467.542.592 |

**Appendix No. 2**

## 19. Owner's equity

### 19.1. Increase and decrease in owner's equity

| | Owner's Equity | Share premium | Development investment fund | Retained earnings | Non-controlling Interests | Total |
|---|---|---|---|---|---|---|
| As at 01/01/2025 | 186.608.950.000 | 4.804.928.341 | 15.901.168.560 | 64.297.413.518 | - | 271.612.460.419 |
| Increase in capital | 37.319.440.000 | - | - | - | - | 37.319.440.000 |
| Profit/(loss) in period | - | - | - | 24.806.469.236 | - | 24.806.469.236 |
| Appropriation to the Reward and Welfare Fund | - | - | - | (4.516.245.704) | - | (4.516.245.704) |
| Share dividend distribution | - | - | - | (37.319.440.000) | - | (37.319.440.000) |
| **As at 30/06/2025** | **223.928.390.000** | **4.804.928.341** | **15.901.168.560** | **47.268.197.050** | **-** | **291.902.683.951** |
| As at 01/01/2026 | 324.078.750.000 | 24.784.354.774 | 17.229.476.120 | 65.282.956.698 | 1.534.730.967 | 432.910.268.559 |
| Increase in capital | 55.089.400.000 | (424.800.000) | - | - | 480.000.000 | 55.144.600.000 |
| Profit/(loss) in period | - | - | - | 56.272.808.092 | (8.636.934) | 56.264.171.158 |
| Transfer of the Executive Management Bonus Fund to Retained Earnings | - | - | - | 3.600.000.000 | - | 3.600.000.000 |
| Stock dividend distribution | - | - | - | (55.089.400.000) | - | (55.089.400.000) |
| Appropriation to the Reward and Welfare Fund | - | - | - | (6.428.462.742) | - | (6.428.462.742) |
| **As at 30/06/2026** | **379.168.150.000** | **24.359.554.774** | **17.229.476.120** | **63.637.902.048** | **2.006.094.033** | **486.401.176.975** |

**Appendix No.03**

## 4. Comparative information

| Data presented according to Circular 43/2026/TT-BTC | | | Data according to 2025 Financial Report | | | Difference |
|---|---|---|---|---|---|---|
| **Items** | **Code** | **Reprepared** | **Items** | **Code** | **Prepared** | |
| **4.1. Statement of Financial Position** | | | | | | |
| Other short-term receivables | 135 | 3.683.560.276 | Other receivables | 136 | 3.528.616.436 | 154.943.840 |
| Dividends and profit payable | 313 | 763.828.928 | | | | 763.828.928 |
| Other short-term payables | 320 | 624.963.900 | Short-term other payables | 319 | 1.388.792.828 | (763.828.928) |
| | | | **Other capital and funds** | **430** | **(154.943.840)** | **154.943.840** |
| | | | Subsidized not-for-profit funds | 431 | (154.943.840) | 154.943.840 |