

CMC JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No.: 93 /CBTT-CMC

Phu Tho, 30 October 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 Park, Nong Trang Ward, 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: Separate Financial Statements for Q3 2025.

This information is disclosed on the Company's website: <http://www.cmctiles.vn/cac-thong-tin-cong-bo/> on 30 October 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



TỔNG GIÁM ĐỐC
Nguyễn Thị Huyền

CMC JOINT STOCK COMPANY SOCIALIST REPUBLIC OF VIETNAM

Number: **95**/CV/CMC

Independence – Freedom – Happiness

Re: Explanations of the variance in business

Performance results for Q3 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 3rd 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 Q3 2025	Mil VND	6,337.1	22,834.4
2	Profit after tax Q3 2024	Mil VND	6,362.1	26,032.6
3	Change compared to the same period last year	Mil VND	(25)	(3,198.2)
4	Change compared to the same period last year	%	(0.4%)	(12.3%)

The causes are due to the following factors:

For the separate report:

In Q3 2025: In the third quarter of 2025, the market showed signs of recovery; however, competition among companies in the same industry within the region remained intense. The Company actively implemented inventory clearance programs and introduced various support and incentive policies to promote sales through appropriate distributors. As a result, gross profit and profit after tax for the third quarter of 2025 slightly decreased compared to the same period in 2024.

For the consolidated report:

The slight decrease in the parent company's profit, together with lower financial income recorded at subsidiaries, led to a decline in consolidated profit for the period.

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

Phụ Thủ, 30 October 2025
CMC JOINT STOCK COMPANY

TỔNG GIÁM ĐỐC
Nguyễn Thị Huyền

CMC Joint Stock Company

Separate financial statements

For the period ended 30 September 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 separate financial statements for the period ended 30 September 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 year 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 Thi 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 Apr 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 Nguyen Van Quy	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 separate financial statements, which give a true and fair view of the separate financial position of the Company, and its separate financial performance and its separate cash flows in the financial period. In preparing these separate 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 separate financial statements; and
- prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

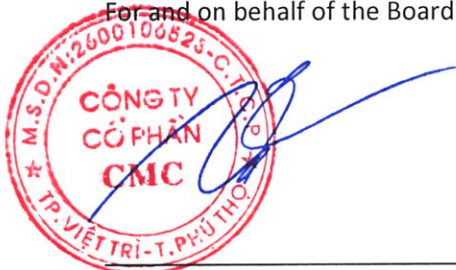
CMC JOINT STOCK COMPANY

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

The Board of General Director is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the separate financial position of the Company and that the accounting records comply with the applied accounting regime. The Board of General Director is 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 separate financial statements.

For and on behalf of the Board of Directors,



Nguyen Thi Huyen
General Director

30 October 2025

BALANCE SHEET
*As at 30 September 2025**Unit: VND*

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		1,512,163,233,668	1,702,963,807,688
I. Cash and cash equivalents	110	4	245,963,477,697	311,951,419,208
1. Cash	111		32,863,477,697	45,951,419,208
2. Cash equivalents	112		213,100,000,000	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		455,289,940,497	607,409,453,699
1. Short-term trade receivables	131	6	237,628,219,428	224,927,355,690
2. Short-term advances to suppliers	132	7	180,043,639,443	180,676,669,932
3. Other short-term receivables	136	8	44,730,179,166	208,211,724,958
4. Provision for short-term doubtful debts	137		(7,112,097,540)	(6,406,296,881)
IV. Inventories	140	9	746,569,343,489	733,992,656,925
1. Inventories	141		750,066,426,984	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		20,090,471,985	5,360,277,856
1. Short-term prepayments	151	10	18,997,413,493	4,585,401,752
2. Value added tax deductibles	152	15	1,092,966,886	774,365,784
3. Taxes and other receivables from the State budget	153	15	91,606	510,320

BALANCE SHEET (Continued)
As at 30 September 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
B. NON-CURRENT ASSETS	200		1,520,254,470,262	1,595,825,349,727
I. Fixed assets	220		610,320,155,074	681,056,911,597
1. Tangible fixed assets	221	11	604,879,622,460	674,817,432,987
- Cost	222		2,062,504,351,683	2,051,349,875,496
- Accumulated depreciation	223		(1,457,624,729,223)	(1,376,532,442,509)
2. Finance lease assets	224		2,749,032,588	3,329,728,584
- Cost	225		4,158,703,704	4,354,460,741
- Accumulated depreciation	226		(1,409,671,116)	(1,024,732,157)
3. Intangible assets	227		2,691,500,026	2,909,750,026
- Cost	228		3,426,000,000	3,390,000,000
- Accumulated amortisation	229		(734,499,974)	(480,249,974)
II. Long-term assets in progress	240	12	41,196,731,812	36,502,875,487
1. Long-term construction in progress	242		41,196,731,812	36,502,875,487
III. Long-term financial investments	250	13	850,000,000,000	850,000,000,000
1. Investments in subsidiaries	251		850,000,000,000	850,000,000,000
IV. Other long-term assets	260		18,737,583,376	28,265,562,643
1. Long-term prepayments	261	10	18,737,583,376	28,265,562,643
TOTAL ASSETS (270=100+200)	270		3,032,417,703,930	3,298,789,157,415

BALANCE SHEET (Continued)

As at 30 September 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		2,068,583,292,156	2,344,787,648,868
I. Current liabilities	310		1,457,433,992,158	1,662,622,802,872
1. Short-term trade payables	311	14	213,941,674,112	242,757,627,428
2. Short-term advances from customers	312		7,884,733,506	3,096,232,541
3. Taxes and amounts payable to the State budget	313	15	21,055,595,719	27,693,758,774
4. Payables to employees	314		12,785,091,860	10,767,793,576
5. Short-term accrued expenses	315	16	20,512,953,680	46,149,879,789
6. Other current payables	319	17	137,031,924,869	84,357,986,889
7. Short-term loans and obligations under finance leases	320	18	1,044,222,018,412	1,247,799,523,875
II. Long-term liabilities	330		611,149,299,998	682,164,845,996
1. Other long-term payables	337	17	375,000,000,000	212,000,000,000
2. Long-term loans and obligations under finance leases	338	18	236,149,299,998	470,164,845,996
D. EQUITY	400		963,834,411,774	954,001,508,547
I. Owner's equity	410	19	960,802,737,224	950,360,722,511
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		507,824,901,588	497,382,886,875
- Retained earnings accumulated to the prior period end	421a		497,382,886,875	441,358,363,748
- Retained earnings of the current period	421b		10,442,014,713	56,024,523,127
II. Other resources and funds	430		3,031,674,550	3,640,786,036
1. Funds for fixed assets acquisition	432		3,031,674,550	3,640,786,036
TOTAL RESOURCES (440=300+400)	440		3,032,417,703,930	3,298,789,157,415

Cao Van Khanh
Preparer

Nguyen Hoang Son
Chief Accountant

Nguyen Thi Huyen
General Director

30 October 2025

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

For the period ended 30 September 2025

INCOME STATEMENT

For the period ended 30 September 2025

Unit: VND

ITEMS	Codes	Notes	Quarter 3/2025	Quarter 3/2024	Accumulated Year 2025	Accumulated Year 2024
1. Gross revenue from goods sold and services rendered	01	20	562,509,660,390	512,509,353,265	1,683,913,008,487	1,286,734,264,936
2. Deductions	02	20	41,171,299,669	56,018,691,905	98,757,095,348	103,653,288,717
3. Net revenue from goods sold and services rendered	10		521,338,360,721	456,490,661,360	1,585,155,913,139	1,183,080,976,219
4. Cost of goods sold and services rendered	11	21	443,719,568,706	387,634,151,006	1,380,468,434,497	965,540,916,005
5. Gross profit from goods sold and services rendered	20		77,618,792,015	68,856,510,354	204,687,478,642	217,540,060,214
6. Financial income	21	22	1,416,123,341	15,720,941,109	22,025,279,690	23,042,743,496
7. Financial expenses	22	23	33,448,445,107	40,507,597,332	105,520,844,038	125,916,458,683
- In which: Interest expenses	23		32,289,108,343	37,710,773,206	100,107,275,045	117,854,582,239
8. Selling expenses	25	24	22,387,635,440	16,546,202,742	60,595,596,657	49,043,034,174
9. General and administration expenses	26	24	13,580,427,867	17,520,457,770	43,507,892,756	49,119,443,555
10. Operating profit	30		9,618,406,942	10,003,193,619	17,088,424,881	16,503,867,298
11. Other income	31		622,016,748	265,928,032	969,409,403	282,419,523
12. Other expenses	32		2,319,033,869	1,725,812,908	4,693,866,034	2,824,054,476
13. (Losses) from other activities	40		(1,697,017,121)	(1,459,884,876)	(3,724,456,631)	(2,541,634,953)
14. Accounting profit before tax	50		7,921,389,821	8,543,308,743	13,363,968,250	13,962,232,345
15. Current corporate income tax expense	51	26	1,584,277,964	2,181,169,816	2,921,953,537	3,666,260,804
16. Net profit after corporate income tax	60		6,337,111,857	6,362,138,927	10,442,014,713	10,295,971,541

Cao Van Khanh
Preparer

Nguyen Hoang Son
Chief Accountant

30 October 2025

CASH FLOW STATEMENT

For the period ended 30 September 2025

Unit: VND

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1 Profit before tax	01	13,363,968,250	13,962,232,345
2 Adjustments for:			
Depreciation and amortisation of fixed assets and investment properties	02	85,313,356,770	88,298,508,555
Provisions	03	(1,245,799,434)	(73,033,018)
Foreign exchange losses arising from translating foreign currency items	04	158,435,034	-
Gain from investing activities	05	(22,025,279,690)	(23,042,743,496)
Interest expenses	06	105,203,108,378	117,854,582,239
3 Operating profit before movements in working capital	08	180,767,789,308	196,999,546,625
Increase in receivables	09	(17,435,118,058)	(133,086,800,890)
Decrease/(increase) in inventories	10	(10,625,086,471)	(5,786,315,487)
Increases in payables (excluding accrued loan interest and corporate income tax payable)	11	192,896,938,194	(29,420,783,130)
Increases in prepaid expenses	12	(4,884,032,474)	6,594,797,396
Interest paid	14	(129,195,112,575)	(142,857,252,851)
Corporate income tax paid	15	(5,446,527,165)	(5,460,750,330)
Net cash generated by/(used in) operating activities	20	206,078,850,759	(113,017,558,667)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition and construction of fixed assets and other long-term assets	21	(28,011,337,426)	(30,847,643,156)
Cash outflow for lending, buying debt instruments of other entities	23	(131,311,054,798)	(599,102,794,520)
Cash recovered from lending, selling debt instruments of other entities	24	229,111,054,798	744,102,794,520
Cash outflow for investments in other entities	25	-	(150,000,000,000)
Interest earned, dividends and profits received	27	100,887,697,271	87,666,537,192
Net cash generated by investing activities	30	170,676,359,845	51,818,894,036

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

Unit: VND

ITEMS	Codes	Current period	Prior period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings	33	1,419,908,351,538	1,213,815,126,405
Repayment of borrowings	34	(1,861,164,967,834)	(1,293,260,591,372)
Repayment of obligations under finance leases	35	(1,432,268,498)	(152,935,185)
Net cash used in financing activities	40	(442,688,884,794)	(79,598,400,152)
Net decrease in cash (50=20+30+40)	50	(65,933,674,190)	(140,797,064,783)
Cash and cash equivalents at the beginning of the period	60	311,951,419,208	160,727,540,938
Effects of changes in foreign exchange rates	61	(54,267,321)	-
Cash and cash equivalents at the end of the period (70=50+60+61)	70	245,963,477,697	19,930,476,155



Cao Van Khanh
Preparer



Nguyen Hoang Son
Chief Accountant



Nguyen Thi Huyen
General Director

30 October 2025

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying separate 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 23 March 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 15th dated 17 October 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 September 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 separate 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 September 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 separate 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 separate 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 separate financial position and separate results of operations and separate 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 separate financial statements starts on 1 January and ends on 31 December.

Accounting Currency

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

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 separate 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 separate 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 separate 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 separate 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 separate 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 separate 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 separate 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 separate 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 separate 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 separate 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

Investment in subsidiaries

Investments in subsidiaries over which the Company has control are presented using the cost method.

Distributions received by the Company from the accumulated profits of the subsidiary after the date on which the Company obtains control are recognized in the Company's separate statement of income. Other distributions are considered as a return of investment and are deducted from the investment value.

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 separate 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 separate 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 period.

Increases or decreases in the provision balance are recorded as financial expenses in the separate 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 separate 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 separate 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 separate 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 period 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 period 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 period.

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.

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>	<u>Opening balance</u>
	VND	VND
Cash on hand	230,490,189	185,733,802
Bank demand deposits	32,632,987,508	45,765,685,406
Cash equivalent	213,100,000,000	266,000,000,000
	<u>245,963,477,697</u>	<u>311,951,419,208</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>	<u>Opening balance</u>
	VND	VND
SKY Construction Materials and Electrical Solutions Joint Stock Company	47,766,618,273	46,579,444,813
Others	189,861,601,155	178,347,910,877
	<u>237,628,219,428</u>	<u>224,927,355,690</u>

7. SHORT-TERM ADVANCES TO SUPPLIERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Advances for purchasing supplies, raw materials and goods	164,201,385,144	168,685,480,135
Others	15,842,254,299	11,991,189,797
	<u>180,043,639,443</u>	<u>180,676,669,932</u>

8. OTHER SHORT-TERM RECEIVABLES

	Closing balance VND	Opening balance VND
Advances	18,679,304,269	19,270,254,817
Receivables from investment cooperation	-	97,800,000,000
Receivables from shared profits	-	72,074,157,305
Receivables from trade discounts	99,301,771	6,279,087,113
Interest receivables from deposits	390,753,425	7,179,013,701
Collaterals	9,184,487,999	2,905,238,976
Other receivables	16,376,331,702	2,703,973,046
	44,730,179,166	208,211,724,958

9. INVENTORIES

	Closing balance VND		Opening balance VND	
	Cost	Provision	Cost	Provision
Raw materials	445,337,094,108	-	376,501,200,313	-
Tools and supplies	208,275,689	-	249,892,708	-
Finished goods	277,658,243,250	(3,497,083,495)	314,359,932,519	(5,448,683,588)
Merchandise	22,834,579,508	-	45,401,459,450	-
Goods on consignment	4,028,234,429	-	2,928,855,523	-
	750,066,426,984	(3,497,083,495)	739,441,340,513	(5,448,683,588)

10. PREPAYMENTS

	Closing balance VND	Opening balance VND
a. Current		
Tools and dies issued for consumption	1,695,536,674	2,914,350,287
Renovation and repair	10,412,165,913	523,714,836
Others	6,889,710,906	1,147,336,629
	18,997,413,493	4,585,401,752
b. Non-current		
Tools and dies issued for consumption	4,796,391,828	355,177,421
Renovation and repair	8,769,790,108	16,170,445,627
Advertising	3,701,654,595	8,425,379,376
Others	1,469,746,845	3,314,560,219
	18,737,583,376	28,265,562,643

CMC JOINT STOCK COMPANY
NOTES TO THE 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	1,480,247,663	11,989,908,619	-	2,085,000,000	15,555,156,282
Disposals	-	(3,120,516,459)	-	(1,280,163,636)	(4,400,680,095)
Closing balance	<u>355,794,421,132</u>	<u>1,637,202,166,738</u>	<u>1,768,609,615</u>	<u>67,739,154,198</u>	<u>2,062,504,351,683</u>
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	11,496,536,842	69,916,365,250	13,226,445	3,857,150,760	85,283,279,297
Disposals	-	(3,116,016,459)	-	(1,074,976,124)	(4,190,992,583)
Closing balance	<u>271,724,325,054</u>	<u>1,134,843,119,770</u>	<u>1,764,244,900</u>	<u>49,293,039,499</u>	<u>1,457,624,729,223</u>
NET BOOK VALUE					
Opening balance	<u>94,086,385,257</u>	<u>560,290,003,599</u>	<u>17,591,160</u>	<u>20,423,452,971</u>	<u>674,817,432,987</u>
Closing balance	<u>84,070,096,078</u>	<u>502,359,046,968</u>	<u>4,364,715</u>	<u>18,446,114,699</u>	<u>604,879,622,460</u>

As at 30 September 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	41,196,731,812	36,502,875,487
	<u>41,196,731,812</u>	<u>36,502,875,487</u>

13. LONG-TERM FINANCIAL INVESTMENT

	<u>Closing balance</u> VND		<u>Opening balance</u> VND	
	Cost and Fair value	Provision	Cost and Fair value	Provision
Investments in subsidiaries				
CVT Investment and Development Limited Company (1)	700,000,000,000	-	700,000,000,000	-
PT Industrial Infrastructure Investment and Development Limited Company (2)	150,000,000,000	-	150,000,000,000	-
	<u>850,000,000,000</u>	<u>-</u>	<u>850,000,000,000</u>	<u>-</u>

- (1) Investment in a subsidiary is a capital contribution of 99.986% of the charter capital in CVT Investment and Development Company Limited with a total capital contribution of VND 700,000,000,000.
- (2) Investment in a subsidiary is a capital contribution of 100% of the charter capital in PT Industrial Infrastructure Investment and Development Company Limited with a total capital contribution of VND 150,000,000,000.

14. SHORT-TERM TRADE PAYABLES

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
	Payables/Amount able to be paid off	Payables/Amount able to be paid off
Phuc Gia Khang Trading & Services Joint-Stock Company	22,326,807,600	-
Thua Thien Hue Frit Trading Company Limited	13,910,120,522	14,154,889,650
Vinatop Group Joint Stock Company	10,974,187,651	15,891,003,079
Others	166,730,558,339	212,711,734,699
	<u>213,941,674,112</u>	<u>242,757,627,428</u>

15. 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	774,365,784	18,932,073,621	23,543,359,366	30,189,040,288	1,092,966,886	12,604,993,801
Import and export tax	390,320	-	40,574,121	40,275,407	91,606	-
Corporate income tax	-	5,477,219,472	2,921,953,537	5,446,527,165	-	2,952,645,844
Personal income tax	-	2,864,073,657	4,601,263,873	3,217,474,144	-	4,247,863,386
Land tax and land rent	-	420,392,024	948,659,021	121,498,357	-	1,247,552,688
Others	120,000	-	3,388,859,350	3,386,199,350	-	2,540,000
	774,876,104	27,693,758,774	35,444,669,268	42,401,014,711	1,093,058,492	21,055,595,719

16. ACCRUED EXPENSES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Accrued interest	10,611,014,851	39,698,852,381
Other accruals	9,901,938,829	6,451,027,408
	<u>20,512,953,680</u>	<u>46,149,879,789</u>

17. OTHER PAYABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a. Short-term payables		
Dividends, interest payable	1,120,685,445	1,104,288,202
Deposit discount payable to customers	13,413,467,154	32,533,023,789
LC payable	3,022,250,000	4,435,447,349
Others	119,475,522,270	46,285,227,549
	<u>137,031,924,869</u>	<u>84,357,986,889</u>
b. Long-term payables		
Investment partnership payable	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 FINANCIAL STATEMENTS (Continued)

18. 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	1,404,240,918,818	1,304,611,867,834	785,828,578,200	785,828,578,200
Current portion of long-term loans	63,097,550,000	63,097,550,000	52,610,823,520	56,553,100,000	59,155,273,520	59,155,273,520
Current portion of bond liabilities	497,604,166,667	497,604,166,667	200,845,833,333	500,000,000,000	198,450,000,000	198,450,000,000
Current portion of obligations under finance leases	898,279,992	898,279,992	1,322,155,198	1,432,268,498	788,166,692	788,166,692
	1,247,799,523,875	1,247,799,523,875	1,659,019,730,869	1,862,597,236,332	1,044,222,018,412	1,044,222,018,412
Long-term loans						
Long-term loans	75,688,570,798	75,688,570,798	15,006,752,720	52,610,823,520	38,084,499,998	38,084,499,998
Long-term obligations under finance leases	1,176,275,198	1,176,275,198	660,680,000	1,322,155,198	514,800,000	514,800,000
Bonds issued	393,300,000,000	393,300,000,000	5,095,833,333	200,845,833,333	197,550,000,000	197,550,000,000
	470,164,845,996	470,164,845,996	20,763,266,053	254,778,812,051	236,149,299,998	236,149,299,998

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

19. OWNER'S EQUITY

	Owner's contributed capital	Share premium	Other owner's capital	Retained earnings	Total
	VND	VND	VND	VND	VND
Prior year's opening balance	366,908,870,000	14,876,824,710	71,192,140,926	441,358,363,748	894,336,199,384
Profit for the year	-	-	-	56,024,523,127	56,024,523,127
Prior year's closing balance	366,908,870,000	14,876,824,710	71,192,140,926	497,382,886,875	950,360,722,511
Current period's opening balance	366,908,870,000	14,876,824,710	71,192,140,926	497,382,886,875	950,360,722,511
Profit for the period	-	-	-	10,442,014,713	10,442,014,713
Current period's closing balance	366,908,870,000	14,876,824,710	71,192,140,926	507,824,901,588	960,802,737,224

Shares

	<i>Number of shares</i>	
	Closing balance	Opening balance
Authorised shares	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
Preference shares	-	-
Number of outstanding shares in circulation	36,690,887	36,690,887
Ordinary shares	36,690,887	36,690,887
Preference shares	-	-

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

20. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period	Prior period
	VND	VND
Gross revenue from goods sold and services rendered		
Revenue from goods sold and services rendered	1,683,913,008,487	1,286,734,264,936
	<u>1,683,913,008,487</u>	<u>1,286,734,264,936</u>
Deductions		
Sales discount and returns	98,757,095,348	103,653,288,717
	<u>98,757,095,348</u>	<u>103,653,288,717</u>

21. COST OF GOODS SOLD AND SERVICES RENDERE

	Current period	Prior period
	VND	VND
Cost of goods sold and services rendered	1,382,420,034,590	966,090,592,495
Provision for inventory devaluation	(1,951,600,093)	(549,676,490)
	<u>1,380,468,434,497</u>	<u>965,540,916,005</u>

22. FINANCIAL INCOME

	Current period	Prior period
	VND	VND
Interest income from deposits, investments	22,025,279,690	23,042,743,496
	<u>22,025,279,690</u>	<u>23,042,743,496</u>

23. FINANCIAL EXPENSES

	Current period	Prior period
	VND	VND
Interest expenses on loans and bonds	100,107,275,045	117,854,582,239
Amortized bond issuance costs	5,095,833,333	5,237,500,000
Others	317,735,660	2,824,376,444
	<u>105,520,844,038</u>	<u>125,916,458,683</u>

24. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Selling expenses		
Depreciation and amortisation	2,029,004,491	1,516,740,038
Out-sourced services	25,734,807,739	26,836,129,505
Labour	23,423,417,483	19,829,226,481
Others	9,408,366,944	860,938,150
	60,595,596,657	49,043,034,174
General and administration expenses		
Depreciation and amortisation	2,524,704,805	3,393,594,479
Labour	17,546,999,772	17,192,484,480
Out-sourced services	16,478,330,934	19,326,437,135
Others	6,957,857,245	9,206,927,461
	43,507,892,756	49,119,443,555

25. PRODUCTION COST BY NATURE

	Current period VND	Prior period VND
Raw materials and consumables	1,212,419,463,153	886,082,302,335
Labour	113,063,880,343	105,079,380,975
Depreciation and amortisation	85,313,356,770	88,298,508,555
Out-sourced services	153,309,790,567	113,833,033,207
Reversal of inventory provision	(1,951,600,093)	-
Other monetary expenses	24,430,231,028	10,067,865,611
	1,586,585,121,768	1,203,361,090,683

26. CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Profit before tax	13,363,968,250	13,962,232,345
Add back: non-deductable expenses	1,245,799,434	4,369,071,674
Taxable profit	14,609,767,684	18,331,304,019
Corporate income tax expense based on taxable profit in the current period	2,921,953,537	3,666,260,804



Cao Van Khanh
Preparer



Nguyen Hoang Son
Chief Accountant



Nguyen Thi Huyen
General Director

30 October 2025