

SADICO CAN THO JOINT STOCK COMPANY
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of SADICO Can Tho Joint Stock Company presents this report together with the Company's reviewed interim consolidated financial statements for the period ended 30 June 2026.

THE COMPANY

SADICO Can Tho Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 1800155452, initially issued on 27 June 2007, and amended for the 11th time on 10 January 2025, by the Department of Planning and Investment of Can Tho City.

Charter capital of the Company according to the Enterprise Registration Certificate No. 1800155452 amended for the 11th time on 10 January 2025 is VND 101,399,970,000 (*In words: One hundred and one billion, three hundred and ninety-nine million, nine hundred and seventy thousand Vietnamese Dongs*).

Abbreviated Company name: SADICO CAN THO.

The Company's shares are currently listed and traded on the Hanoi Stock Exchange (HNX). Stock code: SDG.

The Company's headquarter is located on: 366E Cach Mang Thang Tam Street, Binh Thuy Ward, Can Tho City.

BOARDS OF DIRECTORS, SUPERVISORS, INTERNAL AUDIT AND MANAGEMENT

Members of the Boards of Directors, Supervisors and Management who held the Company during the period and at the date of this report are as follows:

Board of Directors

Mr. Mai Cong Toan	Chairman
Mr. Do Huu Huong	Independent member
Mr. Nguyen Van Ngu	Member

Board of Supervisors

Mr. Vu Xuan Nguyen	Head of the Board
Mr. Nguyen Nhu Tien	Member
Mr. Bui Vu Phuc	Member

Internal Audit

Mr. Vu Xuan Nguyen	Internal Audit under the Board of Directors (Appointed from 30 June 2026)
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Board of Management

Mr. Tang Vu Giang	General Director (Appointed from 01 June 2026)
Mr. Nguyen Van Cuong	General Director (Dismissed from 01 June 2026) Deputy General Director (Appointed from 01 June 2026)
Mr. Nguyen Ky Nam	Deputy General Director (Appointed from 20 March 2026)
Mr. Trinh Xuan Thao	Deputy General Director (Appointed from 04 February 2026 and Dismissed from 01 June 2026)

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

SUBSEQUENT EVENTS

According to the Board of Management, in all material respects, there have been no other significant events occurring after the Statement of Financial Position date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the interim consolidated financial statements for the period ended 30 June 2026.

AUDITORS

The Company's interim consolidated financial statements for the period ended 30 June 2026 have been reviewed by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

THE BOARD OF MANAGEMENT'S RESPONSIBILITY

The Company's Board of Management is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the interim consolidated financial position of the Company as at 30 June 2026 as well as of its interim consolidated income and cash flows statements for the period then ended, complying with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements. In preparing these interim consolidated financial statements, the Board of Management is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the interim consolidated financial statements;
- Design, execute and maintain an effective internal control related to the appropriate preparation and presentation of the interim consolidated financial statements to obtain reasonable assurance that the interim consolidated financial statements are free of material misstatements caused by even frauds and errors; and
- Prepare the interim consolidated financial statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim consolidated financial statements comply with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the interim consolidated financial statements.

For and on behalf of the Board of Management,



Deputy General Director

Nguyen Van Cuong

Letter of Authorization No. 03/2026/GUQ-SDC dated 26 August 2026 of Chairman
Can Tho City, 28 August 2026

No.: 227/2026/BCSXHN-CPA VIETNAM-HCM

REVIEW REPORT ON THE INTERIM FINANCIAL INFORMATION**To: Shareholders****The Boards of Directors, Supervisors, Internal Audit and Management
SADICO Can Tho Joint Stock Company**

We have reviewed the accompanying Interim Consolidated Financial Statements of SADICO Can Tho Joint Stock Company and subsidiaries ("Company") as set out on pages 05 to pages 45, prepared on 28 August 2026, including the Interim Consolidated Statement of Financial Position as at 30 June 2026, the Interim Consolidated Income Statement, and Interim Consolidated Cash Flows Statement for the period then ended, and Notes to the Interim Consolidated Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the true and fair preparation and presentation of these interim consolidated financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements, and for the internal control as the Board of Management determines is necessary to enable the preparation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnam Standards on Review Engagements No. 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Entity.

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

Opinion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements, in all material respects, does not give a true and fair view of the interim consolidated financial position of SADICO Can Tho Joint Stock Company as at 30 June 2026 and the interim consolidated results of operations and its cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements.

**Luu Minh Toi****Deputy Director Ho Chi Minh City Branch**

Audit Practising Registration Certificate

No: 3920-2022-137-1

Letter of Authorization No. 06/2026/UQ-CPA VIETNAM dated 02 January 2026 of Chairman

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED**An Independent Member Firm of INPACT***Ha Noi, 28 August 2026*

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

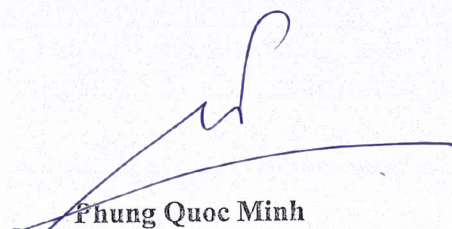
ASSETS		Code	Notes	30 June 2026 VND	01 January 2026 VND (Re-stated)
A -	CURRENT ASSETS	100		465,804,564,471	372,236,062,132
	(100=110+120+130+140+150+160)				
I.	Cash and cash equivalents	110		16,514,444,066	11,533,787,135
1.	Cash	111		16,514,444,066	11,533,787,135
II.	Short-term financial investments	120	5.2	74,265,134,358	74,463,954,000
1.	Trading securities	121	5.2a	3,937,613,000	3,937,613,000
2.	Allowances for decline in value of trading securities	122	5.2a	(2,460,917,000)	(2,337,859,000)
3.	Investments held to maturity	123	5.2b	72,788,438,358	72,864,200,000
III.	Short-term receivables	130		246,025,578,901	154,712,788,377
1.	Short-term receivables from customers	131	5.3	243,932,257,473	142,532,909,315
2.	Prepayments to sellers in short-term	132	5.4	12,151,509,051	15,497,664,927
3.	Other short-term receivables	135	5.5	15,078,549,687	17,903,747,679
4.	Short-term allowances for doubtful debts	136	5.8	(25,136,737,310)	(21,221,533,544)
IV.	Inventories	140		123,201,428,008	121,420,429,901
1.	Inventories	141	5.6	123,201,428,008	121,420,429,901
V.	Short-term biological assets	150		-	-
VI.	Other current assets	160		5,797,979,138	10,105,102,719
1.	Short-term deferred expenses	161	5.7	2,835,641,602	3,027,742,831
2.	Deductible value added tax	162		2,860,268,546	6,494,714,912
3.	Tax and other receivables from government budget	163	5.15	102,068,990	582,644,976
B -	LONG-TERM ASSETS	200		339,045,163,437	354,113,773,753
	(200 = 210+220+230+240+250+260+270)				
I.	Long-term receivables	210		247,500,000	247,500,000
1.	Other long-term receivables	215	5.5	247,500,000	247,500,000
II.	Fixed assets	220		311,550,008,554	328,940,295,289
1.	Tangible fixed assets	221	5.9	311,550,008,554	328,940,295,289
-	Historical Costs	222		853,413,944,815	851,484,685,555
-	Accumulated depreciation	223		(541,863,936,261)	(522,544,390,266)
2.	Intangible fixed assets	227	5.10	-	-
-	Historical Costs	228		244,856,000	244,856,000
-	Accumulated amortization	229		(244,856,000)	(244,856,000)
III.	Long-term biological assets	230		-	-
IV.	Investment properties	240		-	-
V.	Long-term assets in progress	250		7,909,807,299	5,162,787,316
1.	Construction in progress	252	5.11	7,909,807,299	5,162,787,316
VI.	Long-term investments	260	5.2c	11,600,815,158	11,600,815,158
1.	Investments in equity of other entities	263	5.2c	11,600,815,158	11,600,815,158
VII.	Other Long-term assets	270		7,737,032,426	8,162,375,990
1.	Long-term deferred expenses	271	5.7	5,187,899,327	6,570,127,951
2.	Deferred income tax assets	272	5.18	1,328,629,491	100,772,143
3.	Long-term equipment and spare parts for replacement	273		488,868,491	568,979,445
4.	Goodwill	279	5.12	731,635,117	922,496,451
TOTAL ASSETS		280		804,849,727,908	726,349,835,885
	(270 = 100+200)				

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 June 2026

RESOURCES	Code	Notes	30 June 2026 VND	01 January 2026 VND (Re-stated)
C - LIABILITIES (300 = 310+330)	300		583,829,305,734	510,296,147,977
I. Short-term liabilities	310		434,625,291,129	391,039,219,013
1. Short-term trade payables	311	5.13	20,295,296,086	63,144,904,267
2. Short-term prepayments from customers	312	5.14	2,367,426,234	2,531,180,853
3. Dividends and profit payables	313		389,611,200	412,989,200
4. Short-term Taxes and other payables to State budget	314	5.15	1,842,916,504	1,361,089,354
5. Payables to employees	315		9,240,472,314	12,132,364,282
6. Short-term accrued expenses	316	5.16	80,801,654,934	26,552,066,572
7. Short-term deferred revenues	319		-	590,000,000
8. Other short-term payments	320	5.17	2,127,879,142	20,498,079,265
9. Short-term borrowings and finance lease liabilities	321	5.19	291,392,535,763	236,917,625,173
10. Bonus and welfare funds	323		26,167,498,952	26,898,920,047
II. Long-term liabilities	330		149,204,014,605	119,256,928,964
1. Long-term trade payables	331	5.13	144,218,559,710	114,271,474,069
2. Other long-term payables	338	5.17	4,800,000,000	4,800,000,000
3. Deferred income tax payables	342	5.18	185,454,895	185,454,895
D - OWNERS' EQUITY	400	5.20	221,020,422,174	216,053,687,908
1. Contributed capital	411		101,399,970,000	101,399,970,000
- Ordinary shares with voting rights	411a		101,399,970,000	101,399,970,000
2. Capital surplus	412		(50,000,000)	(50,000,000)
3. Development and investment funds	418		36,164,873,565	36,088,794,660
4. Undistributed profit after tax	420		44,300,105,385	41,265,095,142
- Undistributed profit after tax brought forward	420a		39,417,575,749	87,405,198,877
- Undistributed profit after tax for the current year	420b		4,882,529,636	(46,140,103,735)
5. Non-controlling interests	429		39,205,473,224	37,349,828,106
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		804,849,727,908	726,349,835,885

Can Tho City, 28 August 2026

Preparer/ Chief Accountant


Phung Quoc Minh

Deputy General Director


Nguyễn Văn Cường

INTERIM CONSOLIDATED INCOME STATEMENT

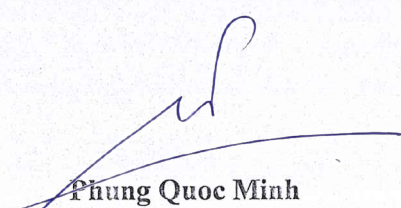
For the period ended 30 June 2026

ITEMS	Code	Notes	For the period ended 30 June 2026	For the period ended 30 June 2025
			VND	VND
1. Revenues from sales and services rendered	01	6.1	620,131,968,242	563,788,370,298
2. Revenue deductions	02	6.2	42,396,276,621	14,062,077,067
3. Net revenues from sales and services rendered (10 = 01-02)	10	6.3	577,735,691,621	549,726,293,231
4. Cost of goods sold	11	6.4	532,645,811,969	507,717,338,275
5. Gross revenues from sales and services rendered (20 = 10-11)	20		45,089,879,652	42,008,954,956
6. Gain/(loss) on sale and disposal of investment properties	21		-	-
7. Financial income	22	6.5	2,964,183,807	4,117,739,139
8. Financial expenses	23	6.6	8,347,788,567	6,834,838,240
<i>In which: borrowing costs</i>	24		8,224,333,355	6,773,309,240
9. Selling expenses	25	6.7	9,305,080,896	12,253,457,472
10. General administrative expenses	26	6.7	23,640,764,168	20,827,529,372
11. Shares of profit or loss from joint ventures, associates	27		-	-
12. Net profits from operating activities {30 = 20+21+(22-23)-(25+26)+27}	30		6,760,429,828	6,210,869,011
13. Other income	31	6.8	3,240,302	936,720,950
14. Other expenses	32	6.9	7,008,591	3,498,804
15. Other profits (40 = 31-32)	40		(3,768,289)	933,222,146
16. Total net profit before tax (50 = 30+40)	50		6,756,661,539	7,144,091,157
17. Current corporate income tax expenses	51	6.11	36,405,716	23,624,673
18. Deferred corporate income tax expenses	52		(1,227,857,348)	3,698,449
19. Profits after corporate income tax (60 = 50-51-52)	60		7,948,113,171	7,116,768,035
20. Profit after tax of Parent Company	61		4,882,529,636	4,698,187,785
21. Profit after tax attributable to Non-controlling interests	62		3,065,583,535	2,418,580,250
22. Basic earnings per share	70	6.13	482	376

Can Tho City, 28 August 2026

Preparer/ Chief Accountant

Deputy General Director



Phung Quoc Minh



Nguyen Van Cuong

INTERIM CONSOLIDATED CASH FLOWS STATEMENT

(Indirect method)

For the period ended 30 June 2026

ITEMS	Code	Notes	For the period ended 30 June 2026	For the period ended 30 June 2025
			VND	VND
I. Net cash flows from operating activities				
1. Profit before tax	01		6,756,661,539	7,144,091,157
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		19,319,545,995	17,456,158,672
- Provisions	03		4,038,261,766	535,931,040
- Gains, losses on exchange rate differences from revaluation of accounts derived from foreign currencies	04		396,734	(1,604,611)
- Gains, losses on investing activities	05		(3,199,129,988)	(4,116,134,528)
- Borrowing costs	06		8,224,333,355	6,773,309,240
3. Operating profit before changes in working capital	08		35,140,069,401	27,791,750,970
- Increase, decrease in receivables	09		(59,641,727,045)	(33,537,067,373)
- Increase, decrease in inventories	10		(1,700,887,153)	(23,141,480,837)
- Increase, decrease in payables	11		17,025,545,634	(1,673,183,716)
- Increase, decrease deferred expenses	12		1,574,329,853	3,271,846,023
- Borrowing costs paid	14		(8,224,333,355)	(6,769,479,742)
- Corporate income tax paid	15		(71,183,088)	(316,759,611)
- Other payments on operating activities	17		1,966,100,000	(1,976,376,249)
Net cash flows from operating activities	20		(13,932,085,753)	(36,350,750,535)
II. Cash flows from investing activities			-	-
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(4,676,279,243)	(2,727,721,986)
2. Expenditures on loans and purchase of debt instruments from other entities	23		(71,000,000,000)	(10,000,000,000)
3. Proceeds from lending or repurchase of debt instruments from other entities	24		36,000,000,000	15,000,000,000
4. Proceeds from interests, dividends and distributed profits	27		4,114,508,071	4,688,422,199
Net cashflow from investing activities	30		(35,561,771,172)	6,960,700,213

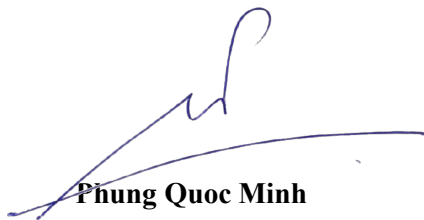
INTERIM CONSOLIDATED CASH FLOWS STATEMENT (CONTINUED)*(Indirect method)*

For the period ended 30 June 2026

ITEMS	Code	Notes	For the period ended 30 June 2026	For the period ended 30 June 2025
			VND	VND
III. Cash flows from financing activities			-	-
1. Proceeds from borrowings	33		404,146,004,698	434,266,457,585
2. Repayment of financial principal	34		(349,671,094,108)	(418,111,037,699)
<i>Net cashflow from financing activities</i>	40		54,474,910,590	16,155,419,886
Net cashflow during the period (50 = 20+30+40)	50		4,981,053,665	(13,234,630,436)
Cash and cash equivalents at beginning of year	60	5.1	11,533,787,135	20,242,553,498
Effect of exchange rate fluctuations	61		(396,734)	1,604,611
Cash and cash equivalents at end of year (70 = 50+60+61)	70	5.1	16,514,444,066	7,009,527,673

Can Tho City, 28 August 2026

Preparer/ Chief Accountant



Phung Quoc Minh

Deputy General Director



Nguyen Van Cuong

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period ended 30 June 2026

1. COMPANY INFORMATION**1.1 Structure of ownership**

SADICO Can Tho Joint Stock Company is a joint stock company operating under Enterprise Registration Certificate No. 1800155452, initially issued on 27 June 2007, and amended for the 11th time on 10 January 2025, by the Department of Planning and Investment of Can Tho City.

Charter capital of the Company according to the Enterprise Registration Certificate No. 1800155452 amended for the 11th time on 10 January 2025 is VND 101,399,970,000 (*In words: One hundred and one billion, three hundred and ninety-nine million, nine hundred and seventy thousand Vietnamese Dongs*).

Abbreviated Company name: SADICO CAN THO.

The Company's shares are currently listed and traded on the Hanoi Stock Exchange (HNX). Stock code: SDG.

The Company's headquarter is located on: 366E Cach Mang Thang Tam Street, Binh Thuy Ward, Can Tho City.

1.2 Operating industries and principal activities

The Company's business lines as stated in the Enterprise Registration Certificate include: trading in construction materials; manufacturing plastic packaging and woven plastic fabric; manufacturing paper packaging.

The principal activities of the Company during the period are: Production of plastic woven fabric and packaging, production of paper packaging.

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

As at 30 June 2026, The Company has subsidiaries as follows:

Name	Address	Major bussiness lines	Voting Ratio	Capital contribution ratio
Subsidiaries				
Tay Do Cement JSC	Km 14, National Highway 91, Phuoc Thoi Ward, Can Tho City, Vietnam	Manufacture of cement, lime, and plaster	51.06%	51.06%
Indirect Subsidiary of Tay Do Cement Joint Stock Company				
Tay Do Cement Transport JSC	Km 14, National Highway 91, Phuoc Thoi Ward, Can Tho City, Vietnam	General Support Services Supply	68.52%	34.99%
Tay Do Cement Media JSC	Km 14, National Highway 91, Phuoc Thoi Ward, Can Tho City, Vietnam	Temporary Workforce Supply	90.50%	46.21%

1.5 Number of employees at the end of the period

Total number of the Company's employees and subsidiaries as at 30 June 2026 is 591 (as at 01 January 2026 is 628 employees).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

1.6 Statement of information comparability on the interim consolidated financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime. This Circular replaces the Corporate Accounting Regime promulgated together with Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to fiscal years beginning on or after 01 January 2026.

On April 20, 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing several provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance on guidelines for the preparation and presentation of consolidated financial statements. Circular No. 43/2026/TT-BTC applies to fiscal years beginning on or after 01 January 2026.

The Company has applied the guidance under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC from 1 January 2026. Where the application of this Circular results in changes in the presentation of the consolidated interim financial statements, the Company will restate or reclassify the comparative figures in accordance with the regulations. Accordingly, the accounting information and figures presented in the consolidated interim financial statements are comparable, as they have been calculated and presented consistently.

2. FISCAL YEAR AND ACCOUNTING CURRENCY**Fiscal year**

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

The Company's interim consolidated financial statements are prepared for the period ended 30 June 2026.

Accounting currency

The accompanying interim consolidated financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM**Accounting System**

The Company's applies the Vietnamese Enterprise Accounting System issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Statements for the compliance with Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Basis of preparation the interim consolidated financial statements**

The interim consolidated financial statements of the Company are prepared in accordance with Circular No. 202/2014/TT-BTC dated 22 December 2014 and Circular No. 43/2026/TT-BTC dated 20 April 2026, which amends and supplements certain provisions of Circular No. 202/2014/TT-BTC issued by the Ministry of Finance providing guidance on the preparation and presentation of consolidated financial statements, specifically:

The accompanying interim consolidated financial statements are not intended to reflect the consolidated financial position, consolidated business results, or consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Basis of preparation the interim consolidated financial statements (Continued)**

The interim consolidated financial statements are prepared based on the interim aggregated financial statements of the Company and the interim financial statements of the companies controlled by the Company (its subsidiaries) for the period ended 30 June 2026. This control is achieved when the Company is able to control the financial and operating policies of the investee companies in order to derive benefits from their operations.

The operation results of subsidiaries that were purchased or sold in the financial period are presented in the Corporate' interim consolidated financial statements from the day they were purchased to the day the investment in those subsidiaries was sold.

In case of necessity, the interim consolidated financial statements of the subsidiaries are adjusted so that the accounting policies applied at the Company and other subsidiaries are the same.

All inter-company transactions and balances are eliminated on consolidation.

Non-controlling interests in the net assets of consolidated subsidiaries are identified separately from the Company's equity therein. Non-controlling interests consist of the amount of those interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are allocated in respect of the non-controlling interests' shareholding, even though losses exceed the shares of the non-controlling interests in the subsidiaries' net assets.

Business consolidation

The assets, liabilities, and contingent liabilities of the Subsidiary are determined at their fair values at the date of acquisition of the subsidiary. Any additional amount between the purchase price and the total fair value of the acquired asset is recognized as business advantages. Any deficit between the purchase price and the total fair value of the acquired asset is recognized in the interim consolidated income statement of the accounting period in which the acquisition of the subsidiary occurred.

Accounting estimates

The preparation of the interim consolidated financial statements in conformity with Vietnamese Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**The type of exchange rates applied in accounting**

Transactions denominated in currencies other than VND during the period are translated into VND at the actual exchange rates prevailing at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, except for demand deposits, are translated into VND using the average telegraphic transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts. The Company does not translate part or all of the value of foreign currency-denominated receivables for which an allowance for doubtful debts has been made.

Foreign currency demand deposit balances are translated using the average telegraphic transfer buying and selling rates at the end of the accounting period quoted by the commercial bank where the Company maintains its deposit accounts.

Foreign exchange differences arising from the translation of monetary items denominated in foreign currencies are recognised in profit or loss for the period and presented on a net basis in the interim consolidated income statement.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits on demand.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments***Trading securities***

Trading securities are financial instruments held by the Company for trading purposes or classified as trading securities in accordance with prevailing regulations.

Upon initial recognition, trading securities are recorded at the fair value of the consideration paid at the transaction date. Costs directly attributable to the acquisition of trading securities are recognised in financial expenses for the period.

After initial recognition, trading securities are measured at fair value at the date of preparation of the financial statements. Increases or decreases arising from the remeasurement of the fair value of trading securities are recognised in financial income or financial expenses for the period.

Held to maturity investments

Held-to-maturity investments comprise investments that the Company has the intention and ability to hold to maturity, including bank deposits with original maturities of more than 3 months and bond investment.

Held-to-maturity investments are initially recognized at cost and subsequently measured at carrying value, including principal and interest earned up to the date of preparation of the interim consolidated financial statements, less any impairment provision (if any). The impairment provision for held-to-maturity investments is presented separately on the interim consolidated statement of financial position

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Financial investments (Continued)***Other investments*

Recorded according to the original cost method, including the purchase price and the purchase costs are directly related. After the initial record, these investments are determined according to the original price minus the provision for the reduction of the investment price.

Allowance for impairment of investments

Trading securities: The allowance for impairment is determined based on the difference between the cost and fair value of the securities as at the interim financial reporting date.

The allowance of investments in other entities' capital instruments is made when there is solid evidence of a decline in the value of these investments at the end of the accounting year.

The losses of the investee enterprise used as the basis for making a provision are determined based on the interim consolidated financial statements if the investee enterprise is a parent company. If the investee enterprise is an independent entity without subsidiaries, the basis for making a provision is the interim financial statements of that investee enterprise.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy, or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labour costs and production overheads, if any, incurred in bringing the inventories to their present location and condition.

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

Net realizable value is determined as the estimated selling price less the estimated costs of completion and the costs of marketing, selling and distribution to be incurred.

The Company's allowance for decline in value of inventories is made when there is reliable evidence that the net realizable value has declined below the cost of inventories.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at historical cost and presented at cost less accumulated depreciation. The historical cost of a fixed asset comprises all expenditures incurred by the Company to bring the asset to the location and condition necessary for it to be capable of operating as intended by the Company.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Details are as follows:

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Tangible fixed assets and depreciation (Continued)**

	<u>Years</u>
Buildings and structures	06 - 30
Machinery and equipment	02 - 25
Motor vehicles	04 - 12
Office equipment	03 - 07
Others	10

When a tangible fixed asset is sold or disposed of, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed assets and Amortization

The Company's intangible assets are land use rights and rights of stone reserve exploration dill are stated at historical cost less accumulated amortization.

The cost of intangible fixed assets comprises all expenditures incurred by the Company to acquire the intangible asset and bring it to the location and condition necessary for it to be capable of operating as intended by the Company.

When property, plant and equipment are sold or disposed of, the historical cost and accumulated depreciation are derecognised. Any resulting gain or loss from the disposal is recognised in other income or other expenses in the period.

Leases

The assessment of whether an arrangement contains a lease is based on the substance of the arrangement at inception: whether the fulfillment of the arrangement depends on the use of a specific asset and whether the arrangement conveys the right to use that asset.

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

Company is the lessee

Payments under operating lease agreements are recognized in the interim consolidated statement of profit or loss on a straight-line basis over the lease term.

Company is the lessor

Assets subject to operating lease arrangements are recognized as investment property in the interim consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognized in the interim consolidated statement of profit or loss when incurred.

Lease income from operating leases is recognized in the interim consolidated statement of profit or loss on a straight-line basis over the lease term.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Construction in progress

Assets under construction for production, rental, administrative purposes, or any other intended use are recognized at cost. Such cost includes service costs and related borrowing costs.

Deferred corporate income tax expenses

Deferred income tax assets

Deferred income tax assets are the amount of corporate income tax refundable due to temporary differences.

Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used. Carrying values of deferred corporate income tax assets are considered as of the Statement of financial position date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used.

Deferred income tax assets are determined at the estimated rate to be applied in the year when the assets are recovered based on the effective tax rates as of the Statement of financial position date.

Deferred income tax assets and deferred income tax liabilities are offset on the Statement of financial position at the reporting date.

Deferred income tax liabilities

Deferred income tax liabilities are the amounts of income taxes payable in future periods in respect of taxable temporary differences. Deferred income tax liabilities are recognized for all the temporary taxable differences.

Deferred income tax liabilities are determined at the prevailing non-resident tax rate.

Deferred income tax liabilities and deferred income tax assets are offset on the Statement of financial position at the reporting date.

Deferred expenses

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's deferred expenses includes:

Tools and supplies

Tools and supplies are recorded as expenses and depreciated on a straight-line basis with a useful life of not exceeding 36 months.

Goodwill

Goodwill arising from a business combination that does not result in a parent–subsidiary relationship shall be amortized on a straight-line basis over 10 years.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred expenses (Continued)

Land lease rent and fire insurance expenses

The land lease represents the amount paid by the Company for leasing land from the People's Committee of Can Tho City, which is currently in use. The fire insurance expense is a mandatory cost for the Company's production activities. These prepaid expenses are allocated on a straight-line basis corresponding to the usage period of 12 months.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Company;
- Other payables: reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

At the end of the accounting period, the Company revalues the balances of these liabilities—which are monetary items denominated in foreign currency using the average transfer buying and selling exchange rate of the commercial bank where the enterprise regularly conducts transactions.

Dividends and profit payable

Dividends are recognised as liabilities when the Company's Board of Directors issues a dividend distribution notice under the authorisation of the General Meeting of Shareholders and the Vietnam Securities Depository and Viet Nam Securities Depository and Clearing Corporation announces the record date for entitlement to dividends.

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Interim Separate Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Accrued expenses**

Accrued expenses are those already recorded in operating expenses in the period but not paid to ensure that when these expenses occur, they will not have a significant influence on operating expenses based on the matching principle between income and expenses.

The Company recognizes Accrued expenses based on the estimate dossier and the completed work volume.

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

Capital surplus are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Revenue and other income***Revenue from sales***

Revenue from the sale of goods, finish goods and other shall be recognized when it satisfies all the five (5) conditions below:

- (a) The Company has transferred to the buyer the significant risks and reward of ownership of the goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and;
- (e) Costs related to transactions can be determined.

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the period by reference to the percentage of completion of the transaction at the Statement of Financial Position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) Identify the completed work as at the interim consolidated Statement of Financial Position date; and
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Revenue and other income (Continued)*****Rental revenue of operating lease assets***

Revenue of operating lease is recognized on a straight-line basis over the lease term. Rental payments received in advance of many periods are recognized to revenue in accordance with the lease term.

Revenue from interest income, dividends and profits received, and other income:

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Revenue deductions

Revenue deductions include:

- Trade discount: Is a reduction for customers having bulk purchasing, excluding commercial discounts for buyers shown in VAT invoices or sales invoices;
- Sales allowances: Is the deduction for customers who purchase defective products, low-quality and deteriorated goods, or goods with incorrect specifications as stated in economic contracts; excluding sales discounts for customers presented in VAT or sales invoices;

In case goods sold or services provided in the previous period but sales discounts, sales allowances, sales returns incur in the following period, the Company recognizes the following principles:

- If incurred before the issuance of the interim consolidated financial statements then record a decrease in revenue on the interim consolidated financial statements of the reporting period;
- If incurred after the release of the interim consolidated financial statements then record a decrease in revenue of incurring period.

Cost of goods sold

Cost of goods sold or services rendered including the cost of products, goods, services sold during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

Financial expenses

Financial expenses reflect expenses incurred during the period, which primarily include borrowing costs and provisions for losses on financial investments.

Current corporate income tax and deferred tax expenses

Corporate income tax expenses (or corporate income tax income): Is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a year.

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.
- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Current corporate income tax and deferred tax expenses (Continued)**

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Basic earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Management confirms that the Company operates in business segments such as the trading in construction materials, production of packaging, production of cement and other activities within a single geographical segment - Vietnam. Therefore, the Company does not present segment reporting by business segment or geographical segment in accordance with Vietnam Accounting Standard No. 28 - Segment Reporting.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION**5.1 Cash and cash equivalents**

	30 June 2026 VND	01 January 2026 VND
Cash on hand	51,905,000	-
Bank deposits (i)	16,462,539,066	11,533,787,135
Total	16,514,444,066	11,533,787,135

(i) Details of bank deposits:

	30 June 2026 VND	01 January 2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Can Tho Branch	13,131,695,708	2,425,200,848
Vietnam Joint Stock Commercial Bank for Industry and Trade - Can Tho Branch	2,332,146,909	7,877,881,762
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Can Tho Branch	75,764,286	1,026,500,766
Other Joint Stock Commercial Banks	922,932,163	204,203,759
Total	16,462,539,066	11,533,787,135

SADICO CAN THO JOINT STOCK COMPANY

366E Cach Mang Thang Tam Street,
Binh Thuy Ward, Can Tho City

Form No. B 09a - DN/HN
Issued under Circular No. 43/2026/TT-BTC
Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.2 Financial investments

a. Trading securities

	30 June 2026 (VND)			01 January 2026 (VND)		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
Shares						
Vicem Hai Van Cement JSC - Stock code: HVX	3,937,613,000	1,476,696,000	(2,460,917,000)	3,937,613,000	1,599,754,000	3,937,613,000
Total	3,937,613,000	1,476,696,000	(2,460,917,000)	3,937,613,000	1,599,754,000	3,937,613,000

(i) The fair value of trading securities is determined based on the number of shares held multiplied by the closing market price of the listed shares on the Ho Chi Minh Stock Exchange (HOSE) as at 30 June 2026 and 01 January 2026, respectively.

b. Held to maturity investments

	30 June 2026 (VND)			01 January 2026 (VND) (Re-stated)		
	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
a) Short-term Term deposits						
Vietnam Joint Stock Commercial Bank for Investment and Development - Can Tho Branch	72,788,438,358	72,788,438,358	-	72,864,200,000	72,864,200,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Can Tho Branch	72,788,438,358	72,788,438,358	-	72,864,200,000	72,864,200,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Can Tho Branch	30,000,000,000	30,000,000,000	-	30,000,000,000	30,000,000,000	-
Other joint Stock Commercial Bank:						
Accrued interest from term deposit contracts	30,000,000,000	30,000,000,000	-	30,000,000,000	30,000,000,000	-
Total	10,000,000,000	10,000,000,000	-	10,000,000,000	10,000,000,000	-
	1,000,000,000	1,000,000,000	-	1,000,000,000	1,000,000,000	-
	1,788,438,358	1,788,438,358	-	1,864,200,000	1,864,200,000	-
	72,788,438,358	72,788,438,358	-	72,864,200,000	72,864,200,000	-

(i) Time deposits with terms of more than 3 months and less than 12 months at joint-stock commercial banks, earning interest at rates applicable from time to time. Of which, time deposits pledged as collateral for bank loans amounted to VND 71 billion as at 30 June 2026 and VND 70 billion as at 01 January 2026 (details are presented in Note 5.19 and Note 5.21).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.2 Financial investments (Continued)		30 June 2026 (VND)		01 January 2026 (VND)	
c.	Financial investments	Ratio	Original cost	Recoverable amount	Provisions
	Equity owned	Voting rights			
	Investments in other entities				
	Ha Tien Cement JSC		11,600,815,158	11,600,815,158	-
	Ha Tien Kien Giang Cement JSC		2,682,621,200	2,682,621,200	-
	Tay Do Leather JSC		1,550,893,958	1,550,893,958	-
	Hong Phat Investment Construction JSC		69,500,000	69,500,000	-
	Hamaco Concrete JSC		498,000,000	498,000,000	-
			6,799,800,000	6,799,800,000	-
	Total		11,600,815,158	11,600,815,158	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.3 Short-term receivables from customers

	30 June 2026 (VND)		01 January 2026 (VND)	
	Book value	Provisions	Book value	Provisions
Tay Do Concrete JSC	76,247,642,446	-	8,205,108,773	-
Cong Thanh Cement JSC	6,400,000,000	(6,400,000,000)	6,400,000,000	(4,224,340,540)
Thang Long Cement JSC	21,357,324	(21,357,324)	2,061,774,000	(849,124,656)
C.P. Packaging Industry Co., Ltd. (Vietnam)	2,960,581,104	-	4,477,200,048	-
Saigon Investment, Manufacturing and Import-Export JSC	4,250,396,450	(2,125,198,225)	4,387,220,450	-
Tan Duc Industrial Corporation	4,499,999,920	(4,499,999,920)	4,499,999,920	(4,499,999,920)
Others	149,552,280,229	(11,918,281,841)	112,501,606,124	(11,235,998,428)
Total	243,932,257,473	(24,964,837,310)	142,532,909,315	(20,809,463,544)
<i>In which: Trade receivables from related parties (Details in Note 7.1)</i>	76,247,642,446	-	8,205,108,773	-

As at 30 June 2026, the carrying value of customer receivables amounted to VND 206,292,019,680 (as at 01 January 2026: VND 122,990,290,171), which were pledged as collateral for bank borrowings (see Note 5.19 and Note 5.21 for details).

5.4 Short-term repayments to suppliers

	30 June 2026 (VND)		01 January 2026 (VND)	
	Book value	Provisions	Book value	Provisions
Windmoller and Holscher Machinery K.S.	-	-	155,448,212	-
Minh Tu Mechanical Trading & Services Co., Ltd.	3,350,372,500	-	3,381,035,000	-
Stavian Chemical JSC	-	-	2,548,800,000	-
Tay Do Concrete JSC	610,507,323	-	6,900,929,376	-
GuangXi Xinruida Machinery Equipment Co., Ltd.	6,678,577,612	-	-	-
Others	1,512,051,616	(12,000,000)	2,511,452,339	(252,170,000)
Total	12,151,509,051	(12,000,000)	15,497,664,927	(252,170,000)
<i>In which: Repayments to suppliers from related parties (Details in Note 7.1)</i>	610,507,323	-	6,900,929,376	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.5 Other receivables

	30 June 2026 (VND)		01 January 2026 (VND) (Re-stated)	
	Book value	Provisions	Book value	Provisions
a) Short-term	15,078,549,687	(159,900,000)	17,903,747,679	(159,900,000)
Tay Do Concrete JSC - Dividends receivable	5,980,900,000	-	5,980,900,000	-
Advance	6,665,271,232	-	5,270,586,508	-
Deposits and mortgages	233,594,364	-	248,930,545	-
Others	2,198,784,091	(159,900,000)	6,403,330,626	(159,900,000)
b) Long-term	247,500,000	-	247,500,000	-
Deposits and mortgages	247,500,000	-	247,500,000	-
Total	15,326,049,687	(159,900,000)	18,151,247,679	(159,900,000)
<i>In which: Other receivables from related parties (Details in Note 7.1)</i>	<i>5,980,900,000</i>	<i>-</i>	<i>5,980,900,000</i>	<i>-</i>

(*) Advances to employees represent amounts provided by the Company to its staff to perform business and production tasks in accordance with the Company's financial management regulations.

5.6 Inventories

	30 June 2026 (VND)		01 January 2026 (VND)	
	Original value	Provisions	Original value	Provisions
Raw material	48,754,049,234	-	76,084,141,887	-
Tool, supplies	8,381,866,590	-	8,452,582,144	-
Work in progress	4,467,273,802	-	4,226,873,294	-
Finish good	22,636,477,173	-	27,360,429,440	-
Good	38,961,761,209	-	5,296,403,136	-
Total	123,201,428,008	-	121,420,429,901	-

As at 30 June 2026, inventories stated at cost amounted to VND 39,901,976,976 (as at 1 January 2026: VND 69,323,615,782) and were pledged as collateral for bank borrowings (see Note 5.19 and Note 5.21 for details).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.7 Deferred expenses

	30 June 2026 VND	01 January 2026 VND
Short-term	2,835,641,602	3,027,742,831
Tools and supplies	1,172,048,186	1,364,653,811
Insurance expense	40,500,000	86,824,466
Repairs and maintenance of fixed assets	215,650,537	271,276,576
Other deferred expenses	1,407,442,879	1,304,987,978
Long-term	5,187,899,327	6,570,127,951
Tools and supplies	1,173,672,860	1,095,402,810
Repairs and maintenance of fixed assets	3,300,060,089	4,490,522,088
Other deferred expenses	714,166,378	984,203,053
Total	8,023,540,929	9,597,870,782

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.3 Bad debts

	30 June 2026 (VND)			01 January 2026 (VND)		
	Overdue periods	Original value	Allowances (-)	Recoverable amount	Overdue periods	Original value
1. Short-term receivables from customers						
Tan Duc Industrial Corporation	> 3 years	29,745,057,184	(24,964,837,310)	4,780,219,874		31,962,655,356
Saigon Investment, Manufacturing and Import-Export JSC	From 1 to 2 years	4,499,999,920	(4,499,999,920)	-	> 3 years	(4,499,999,920)
Cong Thanh Cement JSC	> 3 years	4,250,396,450	(2,125,198,225)	2,125,198,225	From 2 to 3 years	7,900,000,000
Branch of Thang Long Cement JSC	> 3 years	6,400,000,000	(6,400,000,000)	-	From 1 to 2 years	(4,224,340,540)
Phan Thanh Co., Ltd.	> 3 years	21,357,324	(21,357,324)	-	> 3 years	4,960,875,360
Hoang Minh Co., Ltd	> 3 years	460,344,767	(460,344,767)	-	> 3 years	460,344,767
Others	From 6 months to 3 years	2,998,670,798	(2,998,670,798)	-	> 3 years	2,998,670,798
		11,114,287,925	(8,459,266,276)	2,655,021,649	From 1 to 3 years	11,142,764,511
2. Prepayments to sellers in short-term						
Nghi Luc Co., Ltd		12,000,000	(12,000,000)	-		252,170,000
Others	> 3 years	-	-	-	> 3 years	(240,170,000)
2. Other short-term receivables						
Ms. Nguyen Hoang Yen	> 3 years	12,000,000	(12,000,000)	-	> 3 years	(12,000,000)
		159,900,000	(159,900,000)	-		159,900,000
		159,900,000	(159,900,000)	-	> 3 years	(159,900,000)
Total		29,916,957,184	(25,136,737,310)	4,780,219,874		32,374,725,356
						(21,221,533,544)
						11,153,191,812

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.9 Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
HISTORY COST						
As at 01 January 2026	442,277,899,682	316,425,509,597	88,714,885,754	3,242,486,703	823,903,819	851,484,685,555
Purchase	-	170,000,000	1,759,259,260	-	-	1,929,259,260
As at 30 June 2026	442,277,899,682	316,595,509,597	90,474,145,014	3,242,486,703	823,903,819	853,413,944,815
ACCUMULATED DEPRECIATION						
As at 01 January 2026	218,669,641,593	227,674,710,957	72,267,179,876	3,108,954,021	823,903,819	522,544,390,266
Depreciation	10,499,904,962	7,294,999,303	1,496,824,638	27,817,092	-	19,319,545,995
As at 30 June 2026	229,169,546,555	234,969,710,260	73,764,004,514	3,136,771,113	823,903,819	541,863,936,261
NET BOOK VALUE						
As at 01 January 2026	223,608,258,089	88,750,798,640	16,447,705,878	133,532,682	-	328,940,295,289
As at 30 June 2026	213,108,353,127	81,625,799,337	16,710,140,500	105,715,590	-	311,550,008,554

In which:

History cost of tangible fixed assets which are fully depreciated but still in use as at 30 June 2026 are VND 216,771,369,846 (as of 01 January 2026: VND 209,936,680,707).

Net book value of tangible fixed assets used to secure bank loans as at 30 June 2026 is 189,886,193,105 VND (as of 01 January 2026: VND 204,166,324,910).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.10 Intangible fixed assets

Unit: VND

	<u>Softwares</u>	<u>Total</u>
HISTORY COST		
As at 01 January 2026	244,856,000	244,856,000
As at 30 June 2026	244,856,000	244,856,000
ACCUMULATED AMORTIZATION		
As at 01 January 2026	244,856,000	244,856,000
Amortization	-	-
As at 30 June 2026	244,856,000	244,856,000
NET BOOK VALUE		
As at 01 January 2026	-	-
As at 30 June 2026	-	-

Historical cost of intangible fixed assets which were fully amortized but still in use as at 30 June 2026 was VND 244,856,000 (as at 01 January 2026: VND 244,856,000).

5.11 Construction in progress

	<u>30 June 2026 (VND)</u>		<u>01 January 2026 (VND)</u>	
	<u>Original value</u>	<u>Recoverable amount</u>	<u>Original value</u>	<u>Recoverable amount</u>
Fly ash-fine cement pumping system	4,999,245,770	4,999,245,770	3,017,753,597	3,017,753,597
Renovation and repair of raw material Silo system	532,587,332	532,587,332	245,217,732	245,217,732
Construction of raw material warehouse, production Workshop No. 3, and access road	2,057,974,197	2,057,974,197	1,899,815,987	1,899,815,987
Purchase a film coating and lamination machine	320,000,000	320,000,000	-	-
Total	7,909,807,299	7,909,807,299	5,162,787,316	5,162,787,316

5.12 Goodwill

	<u>30 June 2026 VND</u>	<u>01 January 2026 VND</u>
Tay Do Cement JSC	3,817,226,683	3,817,226,683
Total	3,817,226,683	3,817,226,683
Allocated to accumulated expenses as of the end of the previous year	2,894,730,232	2,513,007,564
Allocated to expenses during the period	190,861,334	381,722,668
Remaining goodwill to be amortized by the end of the period	731,635,117	922,496,451

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.13 Trade payables

	30 June 2026 VND	01 January 2026 VND
Short-term	20,295,296,086	63,144,904,267
Duc Quan Produce Trading Service JSC	343,245,600	662,385,600
Nghe An Europlast ., Ltd	3,791,907,000	3,881,703,600
Hoa Phat Development Trading JSC	-	20,831,365,721
	-	27,660,560,225
Thien Phuc Investment Trade and Transport JSC		
Others	16,160,143,486	10,108,889,121
Long-term	144,218,559,710	114,271,474,069
Hoa Phat Development Trading JSC	17,360,682,674	7,223,660,010
	126,857,877,036	107,047,814,059
Thien Phuc Investment Trade and Transport JSC		
Total	164,513,855,796	177,416,378,336
<i>In which: Trade payables to related parties</i> (Details in Note 7.1)	58,567,000	-

5.14 Short-term prepayments from customers

	30 June 2026 VND	01 January 2026 VND
Shinwoo Trading Co., Ltd	-	537,128,480
Dae Bo Jong Hap Sang Sa	199,151,621	200,000,000
Truong Phuc Trading One Member Limited Liability Company	754,713,763	-
Huong Giang Construction Trading Investment JSC	-	454,404,355
Hung Thanh Construction Service Trading Company Limited	306,423,671	378,700,788
Minh Tuan Trading & Manufacturing Co., Ltd.	30,880,002	-
Others	1,076,257,177	960,947,230
Total	2,367,426,234	2,531,180,853

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.15 Short-term taxes and payables to, receivables from the State Budget

	01 January 2026 VND	Additions VND	Paid VND	30 June 2026 VND
a) Payables	1,361,089,354	8,690,173,211	8,208,346,061	1,842,916,504
Value added tax	855,540,938	7,325,652,977	7,141,133,362	1,040,060,553
Import and Export Duties	-	21,674,262	21,674,262	-
Corporate income tax	56,434,611	36,405,716	71,183,088	21,657,239
Personal income tax	445,170,755	1,151,193,135	887,768,478	708,595,412
Resource tax	-	45,594,220	49,537,270	3,943,050
Land and Housing Tax	-	72,603,300	-	72,603,300
Fees, Charges and Other Payables	3,943,050	37,049,601	37,049,601	3,943,050
b) Receivables	582,644,976	800,959,978	320,383,992	102,068,990
Land and Housing Tax	582,644,976	800,959,978	320,383,992	102,068,990

5.16 Short-term accrued expenses

	30 June 2026 VND	01 January 2026 VND
Interest expenses	608,849,173	312,825,031
Accrual of electricity expenses	3,016,026,464	4,072,175,066
Accrual of promotional expenses	12,886,431,716	18,647,050,419
Accrual for raw material purchases	63,378,307,650	2,360,000,000
Other payables	912,039,931	1,160,016,056
Total	80,801,654,934	26,552,066,572
<i>In which: Accrued expenses from related parties (Details in Note 7.1)</i>	<i>120,000,000</i>	<i>-</i>

5.17 Other payables

	30 June 2026 VND	01 January 2026 VND (Re-stated)
Short-term	2,127,879,142	20,498,079,265
Trade Union fees	323,669,564	94,529,325
Social insurance	573,426,248	311,624
Deposits received (i)	300,000,000	17,850,000,000
Others	930,783,330	2,553,238,316
Long-term	4,800,000,000	4,800,000,000
Deposits received (i)	4,800,000,000	4,800,000,000
Total	6,927,879,142	25,298,079,265
<i>In which, Others Payables to related parties (Details in Note 7.1)</i>	<i>2,000,000,000</i>	<i>2,000,000,000</i>

- (i) Receipt of deposits and security deposits relating to amounts received by the Company from customers purchasing cement.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.18 Deferred income tax assets and Deferred income tax payables

	30 June 2026	01 January 2026
	VND	VND
a) Deferred income tax assets		
Corporate income tax rate used to determine the value of deferred tax assets	20%	20%
Deferred income tax assets relate to temporary deductible differences	1,328,629,491	100,772,143
b) Deferred tax liabilities		
Corporate income tax rate used to determine the value of deferred tax assets	20%	20%
Deferred tax liabilities arising from taxable temporary differences	185,454,895	185,454,895

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.19 Borrowings

	30 June 2026 VND	Increase during the year (VND)	Decrease during the year (VND)	01 January 2026 VND
Vietnam JSC Bank for Industry and Trade - Can Tho Branch (i)	85,989,973,979	172,383,554,094	212,066,770,897	125,673,190,782
Vietnam JSC Bank for Investment and Development - Can Tho Branch (ii)	75,448,742,174	103,714,991,813	109,558,323,211	81,292,073,572
Vietnam JSC Bank for Investment and Development - Can Tho Branch - Overdraft (iii)	29,953,825,002	27,301,464,183	27,300,000,000	29,952,360,819
Military JSC Bank - Can Tho Branch (iv)	99,999,994,608	100,745,994,608	746,000,000	-
Total	291,392,535,763	404,146,004,698	349,671,094,108	236,917,625,173

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.19 Borrowings (Continued)

Details of the borrowings of the Company and its subsidiaries are as follows:

(i) Short-term borrowings from Vietnam Joint Stock Commercial Bank for Industry and Trade - Can Tho Branch including the following contracts:

(i.1) Credit limit loan agreement No. 130/2025-HDCVHM/NHCT820-CTY CP SADICO CAN THO signed on 01 July 2025;

Credit limit : According to the credit limit agreement;

Purpose of the borrowing : Supplement working capital for production and business activities;

Validity period of the credit limit : Up to and including 30 June 2026;

Interest rate : As specified in each specific promissory note;

Collateral : Primarily secured by the Company's receivables, inventories formed from loan proceeds, and machinery and equipment.

(i.2) Credit limit loan agreement No. 150/2025-HDCVHM/NHCT820-CTY CP XIMANGTAYDO signed on 17 June 2025;

Credit limit : According to the credit limit agreement;

Purpose of the borrowing : Supplement working capital for production and business activities;

Validity period of the credit limit : From 17 June 2025 to 17 June 2026;

Interest rate : As specified in each specific promissory note;

Collateral : Primarily secured by the Company's term deposits, receivables, inventories, and machinery and equipment.

(ii) Short-term borrowings from Vietnam Joint Stock Commercial Bank for Investment and Development - Can Tho Branch including the following contracts:

(ii.1) Credit limit agreement No. 001/2025/13791013/HDTD signed on 14 February 2025;

Credit limit : According to the credit limit agreement;

Purpose of the borrowing : Supplement working capital for production and business activities;

Validity period of the credit limit : From the contract signing date to 31 January 2026;

Interest rate : As specified in each individual credit agreement, guarantee issuance agreement, and issued letter of credit (L/C);

Collateral : Primarily secured by the Company's receivables, inventories, and machinery and equipment.

(ii.2) Credit limit agreement No. 001/2025/447247/HDTD signed on 11 December 2025;

Credit limit : According to the credit limit agreement;

Purpose of the borrowing : Supplement working capital, provide guarantees, and issue letters of credit (L/C);

Validity period of the credit limit : 12 months from the contract signing date but not later than 15 November 2026;

Interest rate : As specified in each specific promissory note;

Collateral : Term deposits, receivables, inventories and Tangible fixed assets.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.19 Borrowings and finance lease liabilities (Continued)

(iii) Overdraft facility from Vietnam Joint Stock Commercial Bank for Investment and Development - Can Tho Branch

Credit Agreement : Overdraft facility agreement No. 01/2025/13791013/HDTD signed on 28 October 2025.

Credit limit : According to the credit limit agreement;

Purpose of the borrowing : To meet working capital requirements for production and business operations

Validity period of the credit limit : From the contract signing date to 28 October 2026;

Interest rate : 5.1% per annum (applicable until 21 November 2025), and thereafter subject to monthly adjustment in accordance with the Bank's notification;

Collateral : Secured by a 12-month term deposit under the collateral agreement No. 01/2021/13791013/HDBD dated 12 April 2021.

(iv) Short-term borrowings from Military JSC Bank - Can Tho Branch:

Credit Agreement : 387213.26.451.42058974.TD dated 18 March 2026;

Credit limit : 100,000,000,000 VND;

Purpose of the borrowing : Providing credit facilities to support cement production and business operations;

Validity period of the credit limit : From the contract signing date until 15 January 2027

Interest rate : As specified in each specific promissory note;

Collateral : Machinery and equipment owned by the Company, and the land use rights together with assets attached to the land under Certificate No. DM288061 for Land Lot No. 31, Map Sheet No. 3, Nguyen Huu Cau Street, Hoan My Residential Area, Con Khuong, Cai Khe Ward, Ninh Kieu District, Can Tho City (now Cai Khe Ward, Can Tho City), owned by Mr. Mai Cong Toan and Mrs. Pham Thi Theu.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.20 Owners' equity

a. Changes of owners' equity

Unit: VND

	Share capital	Capital surplus	Development and Investment Fund	Retained profits	Non-controlling interests	Total
As at 01 January 2025	101,399,970,000	(50,000,000)	36,024,541,974	99,528,157,567	84,284,022,209	321,186,691,750
Loss in the previous year	-	-	-	(46,140,103,735)	(45,603,977,497)	(91,744,081,232)
Distribution to Development and investment fund	-	-	64,252,686	(64,252,686)	-	-
Appropriation to the Executive Board bonus fund	-	-	-	(1,819,269,561)	(1,264,830,439)	(3,084,100,000)
Distributed to bonus & welfare funds	-	-	-	(99,439,443)	(65,386,167)	(164,825,610)
Dividends	-	-	-	(10,139,997,000)	-	(10,139,997,000)
As at 31 December 2025	101,399,970,000	(50,000,000)	36,088,794,660	41,265,095,142	37,349,828,106	216,053,687,908
As at 01 January 2026	101,399,970,000	(50,000,000)	36,088,794,660	41,265,095,142	37,349,828,106	216,053,687,908
Profit in this year	-	-	-	4,882,529,636	3,065,583,535	7,948,113,171
Distribution to Development and investment fund	-	-	76,078,905	(76,078,905)	-	-
Distributed to bonus & welfare funds (i)	-	-	-	(89,516,668)	(11,862,237)	(101,378,905)
Appropriation to the Executive Board bonus fund (i)	-	-	-	(1,681,923,820)	(1,198,076,180)	(2,880,000,000)
As at 30 June 2026	101,399,970,000	(50,000,000)	36,164,873,565	44,300,105,385	39,205,473,224	221,020,422,174

(i) The Company and its subsidiaries distribute profits according to the Resolutions of the General Meeting of Shareholders in 2026 of the Company and its subsidiaries.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.20 Owners' equity (Continued)

b. Details of owners' equity

	30 June 2026 VND	01 January 2026 VND
Ms. Pham Thi Thuy	23,016,920,000	23,016,920,000
Ms. Pham Thi Theu	22,570,000,000	22,570,000,000
Mr. Bui Van Tung	19,578,790,000	19,578,790,000
Ms. Truong Thi Phuong Thuy	14,950,440,000	14,950,440,000
Mr. Mai Cong Toan	9,521,000,000	9,521,000,000
Others	11,762,820,000	11,762,820,000
Total	101,399,970,000	101,399,970,000

c. Capital transactions with shareholders

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
- Shareholders' capital		
Opening balance	101,399,970,000	101,399,970,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	101,399,970,000	101,399,970,000

d. Shares

	30/6/2026 Shares	1/1/2026 Shares
Quantity of registered shares	10,139,997	10,139,997
Quantity of issued shares	10,139,997	10,139,997
Common shares	10,139,997	10,139,997
Outstanding shares	10,139,997	10,139,997
Common shares	10,139,997	10,139,997
<i>Par value of outstanding shares (VND/ shares)</i>	<i>10,000</i>	<i>10,000</i>

e. The Company's funds

	30 June 2026 VND	01 January 2026 VND
Development and investment funds	36,164,873,565	36,088,794,660
Total	36,164,873,565	36,088,794,660

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.21 Off Interim Consolidated Balance Sheet Items

a) Bad debts written off

	30 June 2026 VND	01 January 2026 VND
Tran Quang Thai Production, Trading, and Import-Export Co., Ltd.	80,640,710	80,640,710
Others	1,997,944,991	1,997,944,991
Total	2,078,585,701	2,078,585,701

b) Foreign currencies

	30 June 2026	01 January 2026
Bank deposits		
USD	19,329.32	45,767.04
Equivalent to VND	507,504,201	1,193,544,370

c) Operating lease assets

	30 June 2026 VND	01 January 2026 VND
Within 1 year	1,844,293,968	2,365,473,061
From over 1 year to 5 years	6,407,679,820	8,009,599,775
More than 5 years	36,793,805,719	37,136,026,187
Total	45,045,779,507	47,511,099,023

The above operating lease payments include:

- 19,700 square meters of land at Plot No. 06, Map Sheet No. 37, Binh Thuy Ward, Can Tho City. Land lease contract No. 32/HDTD-2020 dated 03 September 2020, with a lease term of 18 years, effective from 31 July 2008 to 31 July 2026.
- 1,222.8 square meters of land at Plot No. 97, Map Sheet No. 50, Binh Thuy Ward, Can Tho City. Land lease contract No. 32/HDTD-2020 dated 03 September 2020, with a lease term of 18 years, effective from 31 July 2008 to 31 July 2026.
- 2,948.2 square meters of land at Plot Nos. 19 and 51, Map Sheets Nos. 36 and 37, Binh Thuy Ward, Can Tho City. Land lease contract No. 33/HDTD-2020 dated 03 September 2020, with a lease term of 25 years, effective from 26 November 2001 to 26 November 2026.
- 7,752.1 square meters of land at Plot No. 17, Map Sheet No. 37, Binh Thuy Ward, Can Tho City. Land lease contract No. 34/HDTD-2020 dated 03 September 2020, with a lease term of 25 years, effective from 16 August 2001 to 16 August 2026.
- 66,552.5 square meters of land at Plot No. 393 and 394, Map Sheet No. 7, Phuoc Thoi Ward, Can Tho City. Land lease contract No. 12/HDTD-2025 dated 23 April 2025, with a lease term of 25 years, effective from 01 January 2024 to 01 January 2049.
- 43,067.4 square meters of land at Plot No. 292 and 393, Map Sheet No. 7, Phuoc Thoi Ward, Can Tho City, comprising two leased land parcels with the following lease terms:
 - + 39,186.1 square metres of land at land Plots No. 292 and 293, Map Sheet No. 7, Phuoc Thoi Ward, Can Tho City, under land lease contract No. 04/HĐTĐ-2019 dated 15 January 2019, with a lease term of 50 years from 10 July 2018 to 10 July 2068.
 - + 3,881.3 square metres of land (river safety corridor area) at land Plots No. 292 and 293, Map Sheet No. 7, Phuoc Thoi Ward, Can Tho City, under land lease contract No. 04/HĐTĐ-2019 dated 15 January 2019, leased on an annual basis commencing from 10 July 2018.
- 6,914.9 square metres of land located at land Plot No. 38A, Map Sheet No. 10, Phuoc Thoi Ward, Can Tho City.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.21 Off Interim Consolidated Balance Sheet Items (Continued)**d) Company assets are used for mortgage or mortgage**

Type of asset	History cost	Accumulated depreciation	Net book value
1. Tangible fixed assets	423,095,524,474	233,209,331,369	189,886,193,105
<i>Buildings and structures</i>	<i>228,132,866,663</i>	<i>111,831,081,751</i>	<i>116,301,784,912</i>
<i>Machinery, equipment</i>	<i>194,962,657,811</i>	<i>121,378,249,618</i>	<i>73,584,408,193</i>
Total	423,095,524,474	233,209,331,369	189,886,193,105

Item	Book value/ Original value
Held-to-maturity investments	71,000,000,000
Short-term receivables from customers	206,292,019,680
Inventories	39,901,976,976
Total	317,193,996,656

Information on the pledgees/mortgagees and the term is presented in Note 5.19.

6. ADDITIONAL INFORMATION ON THE TEMS OF THE INTERIM CONSOLIDATED INCOME STATEMENT**6.1 Revenues from sales and services rendered**

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Revenue from sales of goods	3,913,603,066	20,919,390,011
Revenue from sales of finished goods	612,195,243,640	534,628,640,285
Revenue from services	2,717,799,495	7,196,452,987
Others	1,305,322,041	1,043,887,015
Total	620,131,968,242	563,788,370,298
In which: Revenue from related parties (Details in Note 7.1)	82,126,490,715	11,882,165,422

6.2 Revenue deductions

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Trade discounts	42,396,276,621	14,057,727,067
Sales discounts	-	4,350,000
Total	42,396,276,621	14,062,077,067
In which: Revenue deductions from related parties (Details in Note 7.1)	1,140,210,185	887,742,360

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

6.3 Net revenues from sales and services rendered

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Revenue from sales of goods	3,913,603,066	20,919,390,011
Revenue from sales of finished goods	569,798,967,019	520,566,563,218
Revenue from services	2,717,799,495	7,196,452,987
Others	1,305,322,041	1,043,887,015
Total	577,735,691,621	549,726,293,231

6.4 Costs of goods sold

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Cost of goods sold	3,538,415,391	20,429,019,344
Cost of finished goods	526,534,829,846	482,345,205,510
Cost of services	1,811,196,420	4,453,033,082
Cost of other activities	761,370,312	490,080,339
Total	532,645,811,969	507,717,338,275

6.5 Financial income

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Interest income from deposits	1,857,370,727	1,795,324,728
Dividends and profit distributed	1,096,810,200	2,320,809,800
Realized foreign exchange gain	10,002,880	-
Unrealized foreign exchange gain	-	1,604,611
Total	2,964,183,807	4,117,739,139

6.6 Financial expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Borrowing costs	8,224,333,355	6,773,309,240
Realized foreign exchange loss	478	-
Unrealized foreign exchange loss	396,734	-
Provision for investment losses	123,058,000	61,529,000
Total	8,347,788,567	6,834,838,240

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

6.7 Selling and General administrative expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Selling expenses	9,305,080,896	12,253,457,472
Employee expenses	2,021,959,521	2,279,820,709
Materials expenses	1,107,623,359	1,297,230,572
Office supplies expenses	54,294,858	40,193,124
Amortization and Depreciation expenses	66,105,894	102,814,228
Outsourcing expenses	3,131,416,550	3,670,625,554
Other cash expenses	2,923,680,714	4,862,773,285
General administrative expenses	23,640,764,168	20,827,529,372
Employee expenses	10,123,589,548	10,617,002,548
Materials expenses	294,819,685	302,088,994
Office supplies expenses	37,746,720	168,658,171
Amortization and Depreciation expenses	1,190,208,174	1,030,795,024
Charges and fee	1,447,540,493	1,124,822,622
Increase in allowances for doubtful debts	3,915,203,766	474,402,040
Amortization of goodwill	190,861,334	190,861,334
Outsourcing expenses	3,583,696,534	2,653,795,898
Other cash expenses	2,857,097,914	4,265,102,741
Total	32,945,845,064	33,080,986,844

6.8 Other income

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Others	3,240,302	936,720,950
Total	3,240,302	936,720,950

6.9 Other expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Penalty expenses	2,109,536	-
Others	4,899,055	3,498,804
Total	7,008,591	3,498,804

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

6.10 Production and business expenses by factors

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Raw material expenses	403,719,283,255	664,546,945,467
Employee expenses	51,213,348,839	17,915,309,437
Amortization and Depreciation expenses	19,319,545,995	17,456,158,672
(Reversal)/Increase in allowances	3,915,203,766	474,402,040
Outsourcing expenses	77,553,882,897	61,947,913,363
Other cash expenses	9,870,392,281	15,158,448,795
Total	565,591,657,033	777,499,177,774

6.11 Current corporate income tax expense

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Current corporate income tax expense	36,405,716	23,624,673
Total	36,405,716	23,624,673

6.12 Deferred corporate income tax expense

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Deferred tax expense arising from reversal of deferred tax assets	-	(52,946,317)
Gain from deferred tax income arising from deductible temporary differences	(1,227,857,348)	56,644,766
Deferred corporate income tax expenses	(1,227,857,348)	3,698,449

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

6.13 Basic earnings per share

	For the period ended 30 June 2026	For the period ended 30 June 2025 (Re-stated)
Profit after tax of Parent Company	4,882,529,636	4,698,187,785
<i>Decrease adjustment:</i>	-	885,720,244
<i>Appropriation to reward and welfare fund</i>	-	885,720,244
Earnings per ordinary share (VND)	4,882,529,636	3,812,467,541
Weighted average number of ordinary shares outstanding during the period	10,139,997	10,139,997
Basic earnings per share (VND/share)	482	376

As of the date of preparation of this interim consolidated financial statement, the Company and its subsidiaries have not been able to reliably estimate the amount of profit for the accounting period ending 30 June 2026 that may be allocated to the bonus and welfare fund, and the Executive Board bonus fund. If the allocations to these funds for the accounting period ending 30 June 2026 are excluded, the profit attributable to ordinary shareholders will decrease, and basic earnings per share will correspondingly decline.

Restated of the item 'Basic earnings per share' for the period ended 30 June 2025:

Basic earnings per share for the period ended 30 June 2025 has been restated because, in 2026, the Company and its subsidiaries distributed profits in accordance with the Resolutions of their Annual General Meetings of Shareholders, whereby allocations were made to the bonus and welfare fund and the executive board bonus fund. Accordingly, the profit attributable to ordinary shareholders for the purpose of calculate basic earnings per share for the period ended 30 June 2025 was deducting one-half of such appropriations. The basic earnings per share for the period ended 30 June 2025 has changed as follows:

	For the period ended 30 June 2025	For the period ended 30 June 2025 (Re-stated)	Difference
Profit after tax of Parent Company	4,698,187,785	4,698,187,785	-
<i>Decrease adjustment:</i>	-	885,720,244	885,720,244
<i>Appropriation to reward and welfare fund</i>	-	885,720,244	885,720,244
Profit or loss attributable to ordinary shareholders (VND)	4,698,187,785	3,812,467,541	(885,720,244)
Weighted average ordinary shares outstanding during the period	10,139,997	10,139,997	-
Basic earnings per share (VND/share)	463	376	(87)

7. OTHER INFORMATION**7.1 Information of related parties**

List of related parties:

Related Parties	Relationship
Tay Do Concrete JSC	Having the same Chairman
Members of the Board of Management, the Board of Supervisors, the Board of General Directors, other managers and close individuals in the families of these members.	Insiders and Related Persons of Insiders

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

7.1 Information of related parties (Continued)

In the period, the Company has transactions and outstanding balances with related parties as follows:

a. Remuneration of the Boards of Directors, Supervisors and Management**a.1 Remuneration and other benefits of the Board of Directors**

Name	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Mr. Mai Cong Toan	Chairman	270,000,000	270,000,000
Mr. Do Huu Huong	Member	60,000,000	60,000,000
Mr. Nguyen Van Ngu	Member	60,000,000	60,000,000
Total		390,000,000	390,000,000

a.2 Remuneration of the Board of Supervisors

Name	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Mr. Vu Xuan Nguyen	Head of the Board	60,000,000	60,000,000
Mr. Nguyen Nhu Tien	Member	30,000,000	30,000,000
Mr. Bui Vu Phuc	Member	30,000,000	30,000,000
Total		120,000,000	120,000,000

a.3 Salaries and other benefits of the Chairman of the Board of Directors and the Board of Management

Name	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Mr. Mai Cong Toan	Chairman	3,128,306,700	3,161,775,000
Mr. Tang Vu Giang	General Director	51,540,000	-
Mr. Nguyen Van Cuong	Former General Director Deputy General Director	289,930,257	260,764,840
Mr. Nguyen Ky Nam	Deputy General Director	111,849,232	-
Mr. Trinh Xuan Thao	Former Deputy General Director	91,095,001	-
Mr. Le Van Dang	Former Deputy General Director	-	66,906,456
Total		3,672,721,190	3,489,446,296

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

7.1 Information of related parties (Continued)

b. Transactions with related parties

Related parties	Nature of transaction	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Purchasing		1,668,092,383	1,272,833,972
Tay Do Concrete JSC	Purchasing of goods, services	1,668,092,383	1,272,833,972
Selling		82,126,490,715	11,882,165,422
Tay Do Concrete JSC	Sale of goods	81,199,527,225	11,666,369,755
	Other services	926,963,490	215,795,667
Revenue deductions		1,140,210,185	887,742,360
Tay Do Concrete JSC	Trade discount	1,140,210,185	887,742,360

c. Balances with related parties

Related parties	Classification	30 June 2026	01 January 2026
		VND	VND
Receivables from customers		76,247,642,446	8,205,108,773
Tay Do Concrete JSC	Short-term	76,247,642,446	8,205,108,773
Prepayments to sellers		610,507,323	6,900,929,376
Tay Do Concrete JSC	Short-term	610,507,323	6,900,929,376
Other receivables		5,980,900,000	5,980,900,000
Tay Do Concrete JSC	Short-term	5,980,900,000	5,980,900,000
Trade payables		58,567,000	-
Tay Do Concrete JSC	Short-term	58,567,000	-
Other payments		2,000,000,000	2,000,000,000
Tay Do Concrete JSC	Long-term	2,000,000,000	2,000,000,000
Accrued expenses		120,000,000	-
Tay Do Concrete JSC	Short-term	120,000,000	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

7.2 Comparative figures

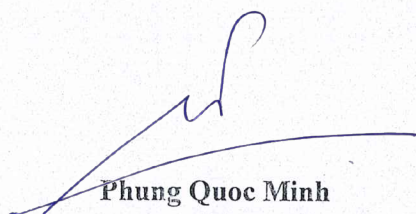
Comparative figures on the interim consolidated Statement of financial position and related notes are taken from the consolidated financial statements for the year ended 31 December 2025 which have been audited by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

Comparative figures in the interim consolidated income statement, interim consolidated cash flows statement and related notes are taken from the interim consolidated financial statements for the period ended 30 June 2025 which have been reviewed by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

The Company has applied the guidance under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC from 01 January 2026. To ensure comparability of information presented in the interim consolidated financial statements, the Company has restated or reclassified certain items as at 1 January 2026 in the interim consolidated statement of financial position as follows:

	As at 01 January 2026 (Re-stated) VND	As at 31 December 2025 (Stated) VND	Difference VND
Short-term investments held to maturity	72,864,200,000	71,000,000,000	1,864,200,000
Other short-term receivables	17,903,747,679	19,767,947,679	(1,864,200,000)
Dividends and profit payable	412,989,200	-	412,989,200
Other short-term payables	20,498,079,265	20,911,068,465	(412,989,200)

Preparer/ Chief Accountant


Phung Quoc Minh

Can Tho City, 28 August 2026
Deputy General Director


Nguyen Van Cuong

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