CÔNG TY CỔ PHẦN SADICO CẦN THƠ

Digitally signed by CÔNG TY CỔ PHẦN SADICO CẦN THƠ
DN: C=VN, L=CẦN THƠ, CN=CÔNG TY CỔ PHẦN SADICO CẦN THƠ, OID.0.9.2342.19200300.100.1.1=MST:1800155452, E=GIAO@SADICO.COM.VN
Reason: I am the author of this document
Location:
Date: 2026.08.29 22:32:52 +07'00'
Foxit PDF Reader Version: 12.1.3

SADICO CAN THO JOINT STOCK COMPANY

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30 June 2026

Can Tho City, August 2026

TABLE OF CONTENTS

CONTENTS	Pages

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 separate 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)
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 separate financial statements for the period ended 30 June 2026.

AUDITORS

The Company's interim separate 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 separate financial statements, which give a true and fair view of the interim separate financial position of the Company as at 30 June 2026 as well as of its interim separate 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 separate financial statements. In preparing these interim separate 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 separate financial statements;
- Design, execute and maintain an effective internal control related to the appropriate preparation and presentation of the interim separate financial statements to obtain reasonable assurance that the interim separate financial statements are free of material misstatements caused by even frauds and errors; and
- Prepare the interim separate 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 interim separate financial position of the Company and to ensure that the interim separate 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 separate 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 separate financial statements.

For and on behalf of the Board of Management,

Nguyen Van Cuong
Deputy General Director
Letter of Authorization No. 03/2026/GUQ-SDC dated 26 August 2026 of Chairman
Can Tho City, 28 August 2026

CPA VIETNAM
CPA VIETNAM AUDITING COMPANY LIMITED
Head Office in Hanoi:
8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam
+84 (24) 3 783 2121 info@cpavietnam.vn
+84 (24) 3 783 2122 www.cpavietnam.vn

INPACT MEMBER

No.: 226/2026/BCSX-CPA VIETNAM-HCM

REVIEW REPORT ON THE INTERIM FINANCIAL INFORMATION

To: **Shareholders**
The Board of Directors, Supervisors, Internal Audit, and Management
SADICO Can Tho Joint Stock Company

We have reviewed the accompanying Interim Separate Financial Statements of SADICO Can Tho Joint Stock Company as set out on pages 05 to pages 36, prepared on 28 August 2026, including the Interim Separate Statement of Financial Position as at 30 June 2025, the Interim Separate Income Statement, and Interim Separate Cash Flows Statement for the period then ended, and Notes to the Interim Separate 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 separate 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 separate financial statements, and for the internal control as the Board of Management determines is necessary to enable the preparation of interim separate 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 separate 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 separate 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 separate financial statements, in all material respects, does not give a true and fair view of the financial position of SADICO Can Tho Joint Stock Company as at 30 June 2026 and the interim separate 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 separate financial statements.

M.S.D.N: 0101917917
CÔNG TY TNHH KIỂM TOÁN CPA VIETNAM
THÀNH PHỐ HÀ NỘI - VIỆT NAM

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 SEPARATE 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=110+120+130+140+150+160)**	**100**		**105,255,314,062**	**144,726,095,197**
I.	**Cash and cash equivalents**	**110**		**4,298,871,310**	**2,171,138,701**
1.	Cash	111		4,298,871,310	2,171,138,701
II.	**Short-term financial investments**	**120**	**5.2**	**31,569,095,890**	**32,103,323,288**
1.	Investments held to maturity	123	5.2a	31,569,095,890	32,103,323,288
III.	**Short-term receivables**	**130**		**19,503,718,672**	**56,904,432,733**
1.	Short-term receivables from customers	131	5.3	29,572,803,840	54,456,159,851
2.	Prepayments to sellers in short-term	132	5.4	710,700,086	8,320,049,126
3.	Other short-term receivables	135	5.5	2,961,019,215	4,705,143,452
4.	Short-term allowances for doubtful debts	136	5.6	(13,740,804,469)	(10,576,919,696)
IV.	**Inventories**	**140**		**48,861,451,629**	**51,764,050,033**
1.	Inventories	141	5.7	48,861,451,629	51,764,050,033
V.	**Short-term biological assets**	**150**		-	-
VI.	**Other current assets**	**160**		**1,022,176,561**	**1,783,150,442**
1.	Short-term deferred expenses	161	5.8	920,107,571	1,010,044,990
2.	Deductible value added tax	162		-	671,036,462
3.	Tax and other receivables from government budget	163	5.14	102,068,990	102,068,990
B -	**LONG-TERM ASSETS (200 = 210+220+230+240+250+260+270)**	**200**		**181,642,714,252**	**145,096,039,468**
I.	**Long-term receivables**	**210**		**43,260,212,052**	-
1.	Long-term trade receivables	211	5.3	43,260,212,052	-
II.	**Fixed assets**	**220**		**75,484,839,121**	**82,094,415,547**
1.	Tangible fixed assets	221	5.9	75,484,839,121	82,094,415,547
-	*Historical Costs*	*222*		*237,643,010,305*	*237,473,010,305*
-	*Accumulated depreciation*	*223*		*(162,158,171,184)*	*(155,378,594,758)*
2.	Intangible fixed assets	227	5.10	-	-
-	*Historical Costs*	*228*		*99,856,000*	*99,856,000*
-	*Accumulated amortization*	*229*		*(99,856,000)*	*(99,856,000)*
III.	**Long-term biological assets**	**230**		-	-
IV.	**Investment properties**	**240**		-	-
V.	**Long-term assets in progress**	**250**		**2,377,974,197**	**1,899,815,987**
1.	Construction in progress	252	5.11	2,377,974,197	1,899,815,987
VI.	**Long-term investments**	**260**	**5.2b**	**57,485,335,162**	**57,485,335,162**
1.	Investments in subsidiaries	261	5.2b	53,251,820,004	53,251,820,004
2.	Investments in equity of other entities	263	5.2b	4,233,515,158	4,233,515,158
VII.	**Other Long-term assets**	**270**		**3,034,353,720**	**3,616,472,772**
1.	Long-term deferred expenses	271	5.8	2,545,485,229	3,047,493,327
2.	Long-term equipment and spare parts for replacement	273		488,868,491	568,979,445
	TOTAL ASSETS (280 = 100+200)	**280**		**286,898,028,314**	**289,822,134,665**

INTERIM SEPARATE 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**		**88,220,741,072**	**91,853,389,839**
I.	**Short-term liabilities**	**310**		**88,220,741,072**	**91,853,389,839**
1.	Short-term trade payables	311	5.12	8,034,106,358	6,974,450,614
2.	Short-term prepayments from customers	312	5.13	1,677,704,806	737,128,480
3.	Dividends and profit payables	313		18,896,000	42,274,000
4.	Short-term Taxes and other payables to State budget	314	5.14	190,275,957	43,832,446
5.	Payables to employees	315		3,243,898,918	4,377,982,187
6.	Short-term accrued expenses	316	5.15	1,254,557,795	3,299,713,193
7.	Short-term deferred revenues	319		-	590,000,000
8.	Other short-term payments	320	5.16	724,708,804	319,256,994
9.	Short-term borrowings and finance lease liabilities	321	5.17	65,839,988,793	67,949,227,189
10.	Bonus and welfare funds	323		7,236,603,641	7,519,524,736
II.	**Long-term liabilities**	**330**		**-**	**-**
D -	**OWNERS' EQUITY**	**400**	**5.18**	**198,677,287,242**	**197,968,744,826**
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		61,162,443,677	60,529,980,166
-	*Undistributed profit after tax brought forward*	*420a*		59,777,822,356	59,261,998,416
-	*Undistributed profit after tax for the current year*	*420b*		1,384,621,321	1,267,981,750
	TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	**440**		**286,898,028,314**	**289,822,134,665**

Can Tho City, 28 August 2026

Preparer/ Chief Accountant

Phung Quoc Minh

Deputy General Director

M.S.D.N: 1800155452 CÔNG TY CỔ PHẦN SADICO CẦN THƠ Q. BÌNH THỦY - TP. CẦN THƠ

Nguyen Van Cuong

INTERIM SEPARATE INCOME STATEMENT
For the period ended 30 June 2026

	ITEMS	Code	Notes	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
1.	**Revenues from sales and services rendered**	**01**	**6.1**	**108,995,480,538**	**98,908,925,645**
2.	Revenue deductions	02	6.2	-	4,350,000
3.	**Net revenues from sales and services rendered (10 = 01-02)**	**10**	**6.3**	**108,995,480,538**	**98,904,575,645**
4.	Cost of goods sold	11	6.4	95,407,019,763	90,653,094,978
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**13,588,460,775**	**8,251,480,667**
6.	Gain/(loss) on sale and disposal of investment properties	21		-	-
7.	Financial income	22	6.5	2,026,349,444	2,984,964,559
8.	Financial expenses	23	6.6	2,468,413,911	1,684,208,681
	In which: borrowing costs	*24*		*2,467,977,663*	*1,684,208,681*
9.	Selling expenses	25	**6.7**	1,184,941,859	1,342,728,145
10.	General administrative expenses	26	6.7	10,575,973,296	7,691,700,776
11.	**Net profits from operating activities {30 = 20+21+(22-23)-(25+26)}**	**30**		**1,385,481,153**	**517,807,624**
12.	Other income	31		240,302	-
13.	Other expenses	32		1,100,134	-
14.	**Other profits (40 = 31-32)**	**40**		**(859,832)**	-
15.	**Total net profit before tax (50 = 30+40)**	**50**		**1,384,621,321**	**517,807,624**
16.	Current corporate income tax expenses	51	6.9	-	-
17.	Deferred corporate income tax expenses	52		-	-
18.	**Profits after corporate income tax (60 = 50-51-52)**	**60**		**1,384,621,321**	**517,807,624**

Can Tho City, 28 August 2026

Preparer/ Chief Accountant | **Deputy General Director**

M.S.D.N: 1800155452-C.T.CP
CÔNG TY CỔ PHẦN SADICO CẦN THƠ
Q. BÌNH THỦY - TP. CẦN THƠ

Phung Quoc Minh | **Nguyen Van Cuong**

INTERIM SEPARATE CASH FLOWS STATEMENT

(Indirect method)

For the period ended 30 June 2026

	ITEMS	Code	Notes	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
I.	**Net cash flows from operating activities**				
1.	***Profit before tax***	***01***		***1,384,621,321***	***517,807,624***
2.	***Adjustments for***				
	- Depreciation of fixed assets and investment properties	02		6,779,576,426	5,971,878,070
	- Provisions	03		3,163,884,773	-
	- Gains, losses on exchange rate differences from revaluation of accounts derived from foreign currencies	04		435,770	(589,668)
	- Gains, losses on investing activities	05		(2,013,470,473)	(2,984,374,891)
	- Borrowing costs	06		2,467,977,663	1,684,208,681
3.	***Operating profit before changes in working capital***	***08***		***11,783,025,480***	***5,188,929,816***
	- Increase, decrease in receivables	09		(8,952,346,302)	1,679,300,661
	- Increase, decrease in inventories	10		2,982,709,358	(7,958,969,010)
	- Increase, decrease in payables	11		(1,185,943,806)	(3,711,629,504)
	- Increase, decrease defered expenses	12		591,945,517	(274,817,948)
	- Borrowing costs paid	14		(2,522,523,133)	(1,703,871,077)
	- Other payments on operating activities	17		(359,000,000)	(916,816,000)
	Net cash flows from operating activities	***20***		***2,337,867,114***	***(7,697,873,062)***
II.	**Cash flows from investing activities**			-	-
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21		(648,158,210)	(52,000,000)
2.	Proceeds from interests, dividends and distributed profits	27		2,547,697,871	3,604,333,795
	Net cashflow from investing activities	***30***		***1,899,539,661***	***3,552,333,795***
III.	**Cash flows from financing activities**			-	-
1.	Proceeds from borrowings	33		86,247,303,840	72,098,739,604
2.	Repayment of financial principal	34		(88,356,542,236)	(67,778,357,172)
	Net cashflow from financing activities	***40***		***(2,109,238,396)***	***4,320,382,432***
	Net cashflow during the period (50 = 20+30+40)	**50**		**2,128,168,379**	**174,843,165**
	Cash and cash equivalents at beginning of period	**60**	**5.1**	**2,171,138,701**	**2,258,246,987**
	Effect of exchange rate fluctuations	61		(435,770)	589,668
	Cash and cash equivalents at end of period (70 = 50+60+61)	**70**	**5.1**	**4,298,871,310**	**2,433,679,820**

Can Tho City, 28 August 2026

Preparer/ Chief Accountant	**Deputy General Director**
Phung Quoc Minh	**Nguyen Van Cuong**

M.S.D.N: 1800155452 - C.T.C.P
CÔNG TY CỔ PHẦN SADICO CẦN THƠ
Q. BÌNH THỦY - TP. CẦN THƠ

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) under the 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 as at 30 June 2026 is 217 (as at 01 January 2026 is 224 employees).

1.6 Statement of information comparability on the interim separate 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 1 January 2026.

The Company has applied the guidance under Circular No. 99/2025/TT-BTC from 1 January 2026. Where the application of this Circular results in changes in the presentation of the 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 separate interim financial statements are comparable, as they have been calculated and presented consistently.

2. FISCAL PERIOD AND ACCOUNTING CURRENCY

Fiscal period

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

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

Accounting currency

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

3. ACCOUNTING STANDARDS AND SYSTEM

Accounting System

The Company 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 separate financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Company in the preparation of the interim separate financial statements:

Basis of preparation the interim separate financial statements

The attached interim separate financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim separate financial statements.

The accompanying interim separate financial statements are not intended to present the interim separate financial position, results of operations and interim separate cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdiction other than Vietnam.

The accompanying interim separate financial statements are those of the Company only and do not include the interim financial statements of its subsidiaries. Users of the interim separate financial statements are advised to read them in conjunction with the Company's interim consolidated financial statements for the accounting period ended 30 June 2026, in order to obtain a comprehensive understanding of the Company's financial position, interim consolidated operating results, and interim consolidated cash flows for the period.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounting estimates

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

Cash and cash equivalents

Cash comprises bank deposits on demand.

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 income statement.

Financial investments

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 loans.

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 separate interim financial statements, less any impairment provision (if any). The impairment provision for held-to-maturity investments is presented separately on the separate interim statement of financial position

Investments in subsidiaries and other entities

Investments in subsidiaries over which the Company has control are stated at cost method in the interim separate financial statements.

Profit distributions that the Company received from the accumulated profits of the subsidiaries after the Company obtains control rights are recognized in the interim separate income statement. Other distributions are considered a recovery of investment and are deducted from the investment value.

Investments in subsidiaries and other investments are presented at cost less allowance for diminution in value (if any) in the interim separate Statement of Financial Position.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments (Continued)

Other investments

Are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Held-to-maturity investments: An impairment allowance is recognised when there are indications or evidence that part or all of an investment may not be recoverable in accordance with the agreed terms.

Investments in subsidiaries, investments in other entities: An impairment allowance is recognised when there are indications or evidence that an investment is impaired as at the interim separate financial reporting date. The impairment loss is determined in accordance with prevailing accounting regulations, taking into account the nature of each investment.

For investees that are parent companies, the impairment allowance is determined based on the investee's interim consolidated financial statements.

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:

	Years
Buildings and structures	06 - 30
Machinery and equipment	03 - 15
Motor vehicles	04 - 10
Office equipment	05 - 07

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.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Intangible fixed assets and Amortization

The Company's intangible assets are computer software, 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 an intangible fixed asset is sold or disposed, 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.

Leases

The determination of whether an arrangement is, or contains, a lease is based on the substance of the arrangement at inception: whether the fulfilment of the arrangement is dependent on the use of a specific asset and whether the arrangement conveys the right to use the asset.

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

Where the Company is the lessee

Lease payments under operating leases are charged to the interim separate income statement on a straight-line basis over the lease term.

Where the Company is the lessor

Assets under operating leases are recognised as investment properties in the interim separate statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the separate interim income statement as incurred.

Operating lease income is recognised in the separate interim income statement on a straight-line basis over the lease term.

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 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.

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.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 payables

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 from JSC Banks.

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".

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.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income

Revenue from the sale of goods 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 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 includes:

Sales allowances: Is deduction for customers who purchase defect products, low-quality and deteriorated goods or goods with incorrect specification as stated in economic contracts; excluding sales discounts for customers presented in VAT or sales invoices.

If incurred before issuance of interim separate financial statements: The revenue will be reduced in the financial statements of the reporting period.

Cost of goods sold

The cost of goods sold or products, including the cost of goods and products sold during the period, is recognized in accordance with the revenue of the period

Financial expenses

Financial expenses reflect expenses incurred during the period, which primarily include borrowing costs.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Current corporate income tax expense

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

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the period and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax year. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies

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.

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.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	30 June 2026 VND	01 January 2026 VND
Bank deposits (i)	4,298,871,310	2,171,138,701
Total	**4,298,871,310**	**2,171,138,701**

(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	3,487,643,166	38,149,441
Vietnam Joint Stock Commercial Bank for Industry and Trade - Can Tho Branch	666,723,707	2,028,934,284
Other Joint Stock Commercial Banks	144,504,437	104,054,976
Total	**4,298,871,310**	**2,171,138,701**

5.2 Financial investments

a. Investments held to maturity

	30 June 2026 (VND)			01 January 2026 (VND) (Re-stated)		
	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
a) Short-term	31,569,095,890	31,569,095,890	-	32,103,323,288	32,103,323,288	-
Term deposits	*31,569,095,890*	*31,569,095,890*	-	*32,103,323,288*	*32,103,323,288*	-
Vietnam Joint Stock Commercial Bank for Investment and Development - Can Tho Branch	30,000,000,000	30,000,000,000	-	30,000,000,000	30,000,000,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - West Can Tho Branch	1,000,000,000	1,000,000,000	-	1,000,000,000	1,000,000,000	-
Accrued interest from term deposit contracts	569,095,890	569,095,890	-	1,103,323,288	1,103,323,288	-
Total	31,569,095,890	31,569,095,890	-	32,103,323,288	32,103,323,288	-

(i) Term deposit of less than 12 months at the Joint Stock Commercial Bank with an interest rate ranging from 4.5% to 7.2% per annum. Of which, a deposit amounting to VND 31,000,000,000 has been pledged as collateral for loans at the Vietnam Joint Stock Commercial Bank for Investment and Development - Can Tho Branch.

5.2 Financial investments (Continued)

b. Long-term financial investments

	Ratio		30 June 2026 (VND)			01 January 2026 (VND)		
	Equity owned	Voting rights	Original cost	Recoverable amount	Provisions	Original cost	Recoverable amount	Provisions
Investment in Subsidiaries			53,251,820,004	53,251,820,004	-	53,251,820,004	53,251,820,004	-
Tay Do Cement JSC (i)	51.1%	51.1%	53,251,820,004	53,251,820,004	-	53,251,820,004	53,251,820,004	-
Investments in other entities			4,233,515,158	4,233,515,158	-	4,233,515,158	4,233,515,158	-
Ha Tien Cement JSC			2,682,621,200	2,682,621,200	-	2,682,621,200	2,682,621,200	-
Ha Tien Kien Giang Cement JSC			1,550,893,958	1,550,893,958	-	1,550,893,958	1,550,893,958	-
Total			57,485,335,162	57,485,335,162	-	57,485,335,162	57,485,335,162	-

(i) During the period, the Company approved Resolution No. 01/2026/NQ-AGM dated 7 May 2026 of the 2026 Annual General Meeting of Shareholders on the transfer of 20% of the shares held in Tay Do Cement Joint Stock Company at an expected offering price of VND 12,000 per share. As of the reporting date, the Company is still in the process of implementing the above-mentioned plan.

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

5.3 Receivables from customers

	30 June 2026 (VND)		01 January 2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	**29,572,803,840**	**(13,580,904,469)**	**54,456,159,851**	**(10,417,019,696)**
Tay Do Cement JSC	-	-	16,398,291,672	-
Cong Thanh Cement JSC	6,400,000,000	(6,400,000,000)	6,400,000,000	(4,224,340,540)
Branch of 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	-
Other entities	15,940,468,962	(5,034,348,920)	20,731,673,681	(5,343,554,500)
Long-term	**43,260,212,052**	-	-	-
Tay Do Cement JSC	43,260,212,052	-	-	-
Total	72,833,015,892	(13,580,904,469)	54,456,159,851	(10,417,019,696)
In which: Trade receivables from related parties (Details in Note 7.1)	*43,260,212,052*	-	*16,398,291,672*	-

All trade receivable balance from customers, with a carrying amount of VND 72,833,015,892 as at 30 June 2026 (as at 01 January 2026: VND 54,456,159,851), have been pledged as collateral for bank borrowings (refer to Note 5.17 and Note 5.19).

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	-
Stavian Chemical JSC.	-	-	2,548,800,000	-
Tay Do Concrete JSC	-	-	5,131,330,000	-
Other entities	710,700,086	-	484,470,914	-
Total	710,700,086	-	8,320,049,126	-
In which: Repayments to suppliers from related parties (Details in Note 7.1)	-	-	*5,131,330,000*	-

5.5 Other short-term receivables

	30 June 2026 (VND)		01 January 2026 (VND) (Re-stated)	
	Book value	Provisions	Book value	Provisions
Advance	2,578,674,569	-	2,677,427,504	-
Others	382,344,646	(159,900,000)	2,027,715,948	(159,900,000)
Total	**2,961,019,215**	**(159,900,000)**	**4,705,143,452**	**(159,900,000)**

(*) 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 Bad debts

	30 June 2026 (VND)				01 January 2026 (VND)			
	Overdue periods	Original value	Allowances (-)	Recoverable amount	Overdue periods	Original value	Overdue periods	Recoverable amount
1. Short-term receivables from customers		**15,731,213,694**	**(13,580,904,469)**	**2,150,309,225**		**16,125,122,920**	**(10,417,019,696)**	**5,708,103,224**
Tan Duc Industrial Corporation	> 3 years	4,499,999,920	(4,499,999,920)	-	> 3 years	4,499,999,920	(4,499,999,920)	-
Saigon Investment, Manufacturing and Import-Export	From 1 to 2 years	4,250,396,450	(2,125,198,225)	2,125,198,225				
Cong Thanh Cement JSC	> 3 years	6,400,000,000	(6,400,000,000)	-	From 2 to 3 years	6,400,000,000	(4,224,340,540)	2,175,659,460
Branch of Thang Long Cement JSC	> 3 years	21,357,324	(21,357,324)	-	From 1 to 2 years	2,061,774,000	(849,124,656)	1,212,649,344
Others entities	> 3 years	559,460,000	(534,349,000)	25,111,000	From 1 to 3 years	3,163,349,000	(843,554,580)	2,319,794,420
2. Other short-term receivables		**159,900,000**	**(159,900,000)**	-		**159,900,000**	**(159,900,000)**	-
Others	> 3 years	159,900,000	(159,900,000)	-	> 3 years	159,900,000	(159,900,000)	-
Total		**15,891,113,694**	**(13,740,804,469)**	**2,150,309,225**		**16,285,022,920**	**(10,576,919,696)**	**5,708,103,224**

5.7 Inventories

	30 June 2026 (VND)		01 January 2026 (VND)	
	Original value	**Provisions**	**Original value**	**Provisions**
Raw material	19,822,007,692	-	17,686,801,309	-
Tool, supplies	8,381,866,590	-	8,452,582,144	-
Work in progress	4,467,273,802	-	4,226,873,294	-
Finish good	16,190,303,545	-	21,397,793,286	-
Total	**48,861,451,629**	-	**51,764,050,033**	-

All raw materials and finished goods inventories, with a carrying amount of VND 36,012,311,237 as at 30 June 2026 (as at 01 January 2026: VND 39,084,594,595), have been pledged as collateral for bank borrowings (refer to Note 5.17 and Note 5.19).

5.8 Deferred expenses

	30 June 2026 VND	01 January 2026 VND
Short-term	**920,107,571**	**1,010,044,990**
Tools and supplies	17,297,176	52,087,332
Insurance expense	40,500,000	86,824,466
Other deferred expenses	862,310,395	871,133,192
Long-term	**2,545,485,229**	**3,047,493,327**
Tools and supplies	1,173,672,860	1,095,402,810
Repair costs	1,031,898,768	1,352,491,636
Other deferred expenses	339,913,601	599,598,881
Total	3,465,592,800	4,057,538,317

5.9 **Tangible fixed assets**

a. **Increased, Decreased tangible fixed assets**

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST					
As at 01 Januuary 2026	32,424,707,650	193,189,025,452	11,504,399,526	354,877,677	237,473,010,305
Purchase	-	170,000,000	-	-	170,000,000
As at 30 June 2026	32,424,707,650	193,359,025,452	11,504,399,526	354,877,677	237,643,010,305
ACCUMULATED DEPRECIATION					
As at 01 Januuary 2026	27,852,484,558	123,372,490,304	3,932,274,901	221,344,995	155,378,594,758
Depreciation	321,169,584	5,952,350,300	478,239,450	27,817,092	6,779,576,426
As at 30 June 2026	28,173,654,142	129,324,840,604	4,410,514,351	249,162,087	162,158,171,184
NET BOOK VALUE					
As at 01 Januuary 2026	4,572,223,092	69,816,535,148	7,572,124,625	133,532,682	82,094,415,547
As at 30 June 2026	4,251,053,508	64,034,184,848	7,093,885,175	105,715,590	75,484,839,121

b. **The list of tangible fixed assets currently existence with individual values representing 10% or more of the total tangible fixed assets:**

	30 June 2026 (VND)			01 January 2026 (VND)		
Asset type and name	History cost	Accumulated Depreciation	Net book value	History cost	Accumulated Depreciation	Net book value
Machinery, equipment	**30,079,077,650**	**4,010,543,688**	**26,068,533,962**	**30,079,077,650**	**3,007,907,766**	**27,071,169,884**
Spinning Machine 3 - Factory 3	30,079,077,650	4,010,543,688	26,068,533,962	30,079,077,650	3,007,907,766	27,071,169,884
Total	**30,079,077,650**	**4,010,543,688**	**26,068,533,962**	**30,079,077,650**	**3,007,907,766**	**27,071,169,884**

In which:

Historical cost of tangible fixed assets which were fully depreciated but still in use as at 30 June 2026 was VND 65,024,953,173 (as at 01 January 2026: VND 62,348,547,774).

Net book value of tangible fixed assets used to secure bank loans as at 30 June 2026: VND 61,559,549,222 (as at 01 January 2026: VND 67,053,673,976).

5.10 Intangible fixed assets

Unit: VND

	Softwares	Total
HISTORY COST		
As at 01 Januuary 2026	**99,856,000**	**99,856,000**
As at 30 June 2026	**99,856,000**	**99,856,000**
ACCUMULATED AMORTIZATION		
As at 01 Januuary 2026	**99,856,000**	**99,856,000**
Amortization	-	-
As at 30 June 2026	**99,856,000**	**99,856,000**
NET BOOK VALUE		
As at 01 Januuary 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 99,856,000 (as at 01 January 2026: VND 99,856,000).

5.11 Construction in progress

	30 June 2026 (VND)		01 January 2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
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	2,377,974,197	2,377,974,197	1,899,815,987	1,899,815,987

5.12 Short-term trade payables

	30 June 2026 VND	01 January 2026 VND
Duc Quan Produce Trading Service JSC	343,245,600	662,385,600
Nghe An Europlast ., Ltd	3,791,907,000	3,881,703,600
Others	3,898,953,758	2,430,361,414
Total	**8,034,106,358**	**6,974,450,614**
In which: Trade payables to related parties (Details in Note 7.1)	***201,241,400***	***56,382,000***

5.13 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
Mohamed Abdullah Al-Hubaishi Trading Corp.	754,713,763	-
Others	723,839,422	-
Total	**1,677,704,806**	**737,128,480**

5.14 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	**43,832,446**	**1,939,982,249**	**1,793,538,738**	**190,275,957**
Value added tax	-	1,682,716,621	1,593,427,923	89,288,698
Import and Export Duties	-	14,945,682	14,945,682	-
Personal income tax	43,832,446	242,319,946	185,165,133	100,987,259
b) Receivables	**102,068,990**	-	-	**102,068,990**
Land tax, Land rental charges	102,068,990	-	-	102,068,990

5.15 Short-term accrued expenses

	30 June 2026 VND	01 January 2026 VND
Interest expenses	66,631,015	121,176,485
Accrued electricity usage fees	-	2,360,000,000
Accrued land lease expenses	610,518,867	-
Others	577,407,913	818,536,708
Total	**1,254,557,795**	**3,299,713,193**

5.16 Other short-term payables

	30 June 2026 VND	01 January 2026 VND (Re-stated)
Trade Union fees	203,977,400	67,399,700
Social insurance	306,950,624	86,624
Health insurance	44,696,701	-
Unemployment insurance	36,664,184	-
Others	132,419,895	251,770,670
Total	**724,708,804**	**319,256,994**

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

5.17 Short-term borrowings

	30 June 2026 VND	Increase during the year (VND)	Decrease during the year (VND)	01 January 2026 VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Can Tho Branch (i)	34,295,125,151	57,354,801,017	52,784,371,736	29,724,695,870
Vietnam Joint Stock Commercial Bank for Investment and Development - Can Tho Branch (ii)	1,591,038,640	1,591,038,640	8,272,170,500	8,272,170,500
Vietnam Joint Stock Commercial 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
Total	65,839,988,793	86,247,303,840	88,356,542,236	67,949,227,189

5.17 Short-term borrowings (Continued)

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

Credit Agreement:	Credit limit loan agreement No. 130/2025-HDCVHM/NHCT820-CTY CP SADICO CAN THO, signed on 01 July 2025.
Purpose of the borrowing:	Supplement working capital for packaging production and business activities.
Duration of the credit limit:	From the contract signing date until 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;

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

Credit Agreement:	Credit limit agreement No. 001/2025/13791013/HDTD, signed on 14 February 2025;
Purpose of the borrowing:	Supplement working capital, provide guarantees, and issue letters of credit (L/C);
Duration of the credit limit:	From the contract signing date until 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;

(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/HĐTD signed on 28 October 2025;
Purpose of the borrowing:	To temporarily supplement short-term capital deficiencies in production and business activities;
Validity period of the overdraft limit:	From the contract signing date until 28 October 2026 (inclusive);
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 in the amount of VND 30,000,000,000 under Asset Pledge Contract No. 01/2021/13791013/HDBD dated 12 April 2021;

5.18 Owners' equity

a. Changes of owners' equity

Unit: VND

	Share capital	Capital surplus	Development and Investment Fund	Retained profits	Total
As at 01 January 2025	101,399,970,000	(50,000,000)	36,024,541,974	70,210,500,788	207,585,012,762
Profit in the previous year	-	-	-	1,267,981,750	1,267,981,750
Distribution to Development and investment funds	-	-	64,252,686	(64,252,686)	-
Appropriation for remuneration of the Board of Directors and the Supervisory Board	-	-	-	(680,000,000)	(680,000,000)
Distributed to bonus & welfare funds	-	-	-	(64,252,686)	(64,252,686)
Dividends	-	-	-	(10,139,997,000)	(10,139,997,000)
As at 01 Januuary 2026	101,399,970,000	(50,000,000)	36,088,794,660	60,529,980,166	197,968,744,826
Profit in this period	-	-	-	1,384,621,321	1,384,621,321
Distribution to Development and investment funds (i)	-	-	76,078,905	(76,078,905)	-
Appropriation for remuneration of the Board of Directors and the Supervisory Board (i)	-	-	-	(600,000,000)	(600,000,000)
Distributed to bonus & welfare funds (i)	-	-	-	(76,078,905)	(76,078,905)
As at 30 June 2026	101,399,970,000	(50,000,000)	36,164,873,565	61,162,443,677	198,677,287,242

(i) During the period, the Company distributed its 2025 profit in accordance with Resolution No. 01/2026/NQ-DHCD dated 07 May 2026 of the 2026 Annual General Meeting of Shareholders, as follows:

		Amount (VND)
• Appropriation to the Development and Investment Fund at a rate of 6% after-tax profit	:	76,078,905
• Appropriation to the Bonus and Welfare Fund at a rate of 6% after-tax profit	:	76,078,905
• Appropriation to remuneration of the Boards of Directors and Supervisors	:	600,000,000

5.18 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
Par value of outstanding shares (VND/ shares)	*10,000*	*10,000*

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**

5.19 Interim Off-Statement of Financial Position Items

a) Operating lease assets

	30 June 2026 VND	01 January 2026 VND
Under 1 year	205,773,994	716,118,950
Total	**205,773,994**	**716,118,950**

The minimum future lease payments under non-cancellable operating lease contracts, classified by lease term, are estimated as follows:

The above operating lease payments include:

As at 30 June 2026, the Company has operating lease commitments in the form of land lease contracts serving its production and business activities, details of which are as follows:

- 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.

b) Bad debts written off

	30 June 2026 VND	01 January 2026 VND
T.Q.T Co., Ltd (i)	80,640,710	80,640,710
Others entities (ii)	840,899,991	840,899,991
Total	**921,540,701**	**921,540,701**

(i) Reason for debt write-off: The debtor no longer operates at the registered address and cannot be contacted.

(ii) Reason for debt write-off: Irrecoverable.

c) Foreign currencies

	30 June 2026	01 January 2026
Bank deposits		
USD	17,767.87	44,205.59
Equivalent to VND	**467,023,610**	**1,153,102,815**

5.19 Interim Off-Statement of Financial Position 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	**141,552,121,139**	**79,992,571,917**	**61,559,549,222**
Machinery, equipment	*141,552,121,139*	*79,992,571,917*	*61,559,549,222*
Total	**141,552,121,139**	**79,992,571,917**	**61,559,549,222**

Item	Book value/ Original value
Held-to-maturity investments	31,000,000,000
Short-term receivables from customers	72,833,015,892
Inventories	36,012,311,237
Total	**139,845,327,129**

Information on the pledgees/mortgagees and the term is presented in Note 5.17.

6. ADDITIONAL INFORMATION ON THE TEMS OF THE INTERIM SEPARATE 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	1,889,274,700	255,000,000
Revenue from sales of finished goods	106,991,660,384	98,539,380,191
Others	114,545,454	114,545,454
Total	**108,995,480,538**	**98,908,925,645**
In which: *Revenue from related parties (Details in Note 7.1)*	*31,947,048,500*	*22,663,184,600*

6.2 Revenue deductions

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Sales discounts	-	4,350,000
Total	**-**	**4,350,000**

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	1,889,274,700	255,000,000
Revenue from sales of finished goods	106,991,660,384	98,535,030,191
Others	114,545,454	114,545,454
Total	**108,995,480,538**	**98,904,575,645**

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	1,889,274,700	251,500,000
Cost of finished goods	93,517,745,063	90,383,569,968
Cost of other activities	-	18,025,010
Total	**95,407,019,763**	**90,653,094,978**

6.5 Financial income

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Interest income	919,536,364	684,490,091
Dividends and profit distributed	1,096,810,200	2,299,884,800
Realized foreign exchange gain	10,002,880	589,668
Unrealized foreign exchange gain	-	589,668
Total	**2,026,349,444**	**2,984,964,559**

6.6 Financial expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Borrowing costs	2,467,977,663	1,684,208,681
Realized foreign exchange loss	478	-
Unrealized foreign exchange loss	435,770	-
Total	**2,468,413,911**	**1,684,208,681**

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	**1,184,941,859**	**1,342,728,145**
Outsourcing expenses	1,181,259,216	1,334,597,451
Other cash expenses	3,682,643	8,130,694
General administrative expenses	**10,575,973,296**	**7,691,700,776**
Employee expenses	4,827,788,535	4,982,851,981
Office supplies expenses	-	31,334,188
Amortization and Depreciation expenses	488,908,950	329,495,800
Charges and fee	610,538,867	207,217,985
Increase in allowances for doubful debts	3,163,884,773	-
Outsourcing expenses	532,874,571	647,814,314
Other cash expenses	951,977,600	1,492,986,508
Total	**11,760,915,155**	**9,034,428,921**

6.8 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	68,997,311,106	70,755,511,221
Employee expenses	17,127,999,494	17,837,455,280
Amortization and Depreciation expenses	6,779,576,426	5,971,878,070
Increase in allowances	3,163,884,773	-
Outsourcing expenses	10,095,018,887	10,140,089,412
Other cash expenses	1,004,144,232	1,602,330,281
Total	**107,167,934,918**	**106,307,264,264**

6.9 Current corporate income tax expense

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Total net profit before tax	**1,384,621,321**	**517,807,624**
Increase adjustment:	**814,924,146**	**-**
Non-deductible expenses	*814,488,376*	*-*
Unrealized foreign exchange loss	*435,770*	*-*
Decrease adjustment:	**1,096,810,200**	**2,300,474,468**
Realized foreign exchange gain	*-*	*589,668*
Dividends income	*1,096,810,200*	*2,299,884,800*
Taxable income	**1,102,735,267**	**(1,782,666,844)**
Tax losses allowed to be carried forward	*1,102,735,267*	*-*
Taxable income	-	-
Corporate income tax rate	20%	20%
Current corporate income tax expense	-	-

7. OTHER INFORMATION

7.1 Information of related parties

Related Parties	Relationship
Tay Do Cement JSC	Direct Subsidiary
Tay Do Cement Media JSC	Indirect Subsidiary
Tay Do Cement Transport JSC	Indirect Subsidiary
Tay Do Concrete JSC	Have same Chairman
Members of the Board of Management, Supervisory Board, Board of Directors, other managers and close family members of individuals are stakeholders	Insiders and Related Persons of Insiders

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 VND	For the period ended 30 June 2025 VND
Mr. Mai Cong Toan	Chairman	60,000,000	60,000,000
Mr. Do Huu Huong	Independent member	60,000,000	60,000,000
Mr. Nguyen Van Ngu	Member	60,000,000	60,000,000
Total		**180,000,000**	**180,000,000**

7.1 Information of related parties (Continued)

a.2 Remuneration of the Board of Supervisors

Name	Position	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 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 VND	For the period ended 30 June 2025 VND
Mr. Mai Cong Toan	Chairman	1,163,306,700	1,194,000,000
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		**1,707,721,190**	**1,521,671,296**

b. Transactions with related parties

Related parties	Nature of transaction	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Purchasing		**133,909,999**	**655,435,184**
Tay Do Concrete JSC	Purchasing of goods, services	54,009,629	595,472,222
Tay Do Cement Transport JSC	Purchasing of goods, services	79,900,370	59,962,962
Selling		**31,947,048,500**	**22,663,184,600**
Tay Do Cement JSC	Sales of goods	31,947,048,500	22,663,184,600

c. Balances with related parties

Related parties	Classification	30 June 2026 VND	01 January 2026 VND
Receivables from customers		**43,260,212,052**	**16,398,291,672**
Tay Do Cement JSC	Short-term	-	16,398,291,672
Tay Do Cement JSC	Long-term	43,260,212,052	-
Prepayments to sellers		**-**	**5,131,330,000**
Tay Do Concrete JSC	Short-term	-	5,131,330,000
Trade payables		**201,241,400**	**56,382,000**
Tay Do Cement Transport JSC	Short-term	142,674,400	56,382,000
Tay Do Concrete JSC	Short-term	58,567,000	-

7.2 Comparative figures

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

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

The Company has applied the guidance under Circular No. 99/2025/TT-BTC from 1 January 2026. To ensure the comparability of information presented in the separate financial statements, the Company has restated or reclassified certain items in the separate financial statements for the fiscal year ended 31 December 2025 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	32,103,323,288	31,000,000,000	1,103,323,288
Other short-term receivables	4,705,143,452	5,808,466,740	(1,103,323,288)
Dividends and profit payable	42,274,000	-	42,274,000
Other short-term payables	319,256,994	361,530,994	(42,274,000)

Can Tho City, 28 August 2026

Preparer/ Chief Accountant

Phung Quoc Minh

Deputy General Director

CÔNG TY CỔ PHẦN SADICO CẦN THƠ
M.S.D.N: 1800155452-C.T.C.P
Q. BÌNH THỦY - TP. CẦN THƠ

Nguyen Van Cuong