NHI HIEP BRICK - TILE CO-OPERATION
AND ITS SUBSIDIARY

Reviewed consolidated interim financial statements
For the six-month period ended 30 June 2026

(Vietnamese report is the official report to reference)

Reviewed by

SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD. (AASCS)

Address: 29 Vo Thi Sau, Tan Dinh Ward, Ho Chi Minh City

CONTENTS

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Nhi Hiep Brick – Tile Co-operation ("the Company") presents the consolidated interim financial statements of the Company and its subsidiary ("the Group") for the first 6 months of year 2026, ended 30 June 2026.

Nhi Hiep Brick – Tile Co-operation operates under the Business Registration Certificate and Tax Identification Number 3700358798, the 17th amended registration issued on 03 April 2026 with a charter capital of VND 30,415,420,000, issued by the Business Registration Division - Department of Finance of the Ho Chi Minh City.

As of 30 June 2026, the Company's actual contributed capital amounts to VND 30,415,420,000.

Head Office Address : No. 34, DT 743 Street, Tan Dong Hiep Ward, Ho Chi Minh City.

Phone : (0274) 3 749 080 **Fax:** (0274) 3 749 287

Legal Representative : Mr. Lam Thanh Lam – Director

The Company's operations according to the business registration certificate:

- Producing high quality construction bricks and tiles of all kinds;
- Trading in other construction materials;
- Loading and unloading of goods (except airport cargo loading and unloading);
- Trade in real estate, own or lease land use rights; trade in warehouse, yards (implemented according to provincial planning);

Operating model: The Company has 01 Branch and 01 Subsidiary.

Branch name: Binh Phuoc Branch – Nhi Hiep Brick – Tile Co-operation

Main activity: Production of construction stone

Address: Hamlet 1, Dong Phu Commune, Dong Nai Province, Vietnam.

Pursuant to the Resolution of the General Meeting of Shareholders, the Company disposed of two stone-crushing machines at its Binh Phuoc Branch. Currently, the Binh Phuoc Branch has temporarily ceased its production activities.

Subsidiary will be consolidated when preparing the consolidated interim financial statements

Subsidiary name: Song Phan Joint Stock Company

Main activity: Production of construction brick

Address: An Binh Hemlet, Tan Lap Commune, Lam Dong Province, Vietnam.

Phone: (0252) 3 606 143 **Fax:** (0252) 3 877 700

Currently, Song Phan Joint Stock Company has suspended its production activities.

Subsidiary is not consolidated when preparing the consolidated interim financial statements: None

Events after the first 6 months of year 2026

The Board of Management confirmed that there have been no significant events occurring after date 30/06/2026 and up to the date of preparing this report which would require adjustments or disclosures to be made in the consolidated interim financial statements.

Board of Directors, Supervisory Board, Board of Management and Chief Accountant:

The Board of Directors, Supervisory Board, Board of Management and Chief Accountant during the six-month period and at the date of this report are:

Board of Directors

Member	Nationality	Position	Appointed	Reappointment
- Mr. Pham Thanh Liem	Vietnam	Chairman	01/01/2026	-
		Member	19/04/2024	-
- Mr. Nguyen Hong Chau	Vietnam	Member	22/04/2022	-
		Chairman	22/04/2022	01/01/2026
- Mrs. Lam Thi Mai	Vietnam	Member	22/04/2022	-
- Mr. Lam Thanh Lam	Vietnam	Member	18/04/2025	-
- Mrs. Bui Hoai Chau	Vietnam	Independent Member	19/04/2024	-

Supervisory Board

Member	Nationality	Position	Appointed
- Mr. Huynh Minh Tam	Vietnam	Head of Board	22/4/2022
- Mrs. Phan Thi Thuyen Huong	Vietnam	Member	22/4/2022
- Mr. Ho Huyen Trang	Vietnam	Member	22/4/2022

Board of Management

Member	Nationality	Position	Appointed
- Mr. Lam Thanh Lam	Vietnam	Director	01/08/2023

Chief Accountant

- Mrs. Nguyen Thi Thu Phuong	Vietnam		01/01/2006

Auditor

The auditors of Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCs) have been appointed to review the Group's consolidated interim financial statements for the six-month period ended 30 June 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS:

The Board of Management is responsible for the consolidated interim financial statements which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operations and its consolidated cash flows for the six-month period. In preparing these consolidated interim financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent.
- Applicable accounting standards have been followed, no material departures need to be disclosed and explained in the consolidated interim financial statements;

- Prepare the consolidated interim financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in bussiness.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management does hereby state that, in its opinion, the accompanying consolidated interim financial statements give a true and fair view of the consolidated financial position of the Group as at 30 June 2026 and of the consolidated results of its operations and its consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.

Ho Chi Minh City, 13 August 2026
DIRECTOR

M.S.D.N:3700358798-C.T.C.P
CÔNG TY CỔ PHẦN GẠCH NGÓI NHỊ HIỆP
P.TÂN ĐÔNG HIỆP-TP.HỒ CHÍ MINH

LAM THANH LAM

APPROVAL OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

We, the Board of Directors of NHI HIEP BRICK - TILE CO-OPERATION, approve our consolidated interim financial statements for the six-month period then ended 30 June 2026.

Ho Chi Minh City, 13 August 2026
ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N:3700358798-C.T.C.P
CÔNG TY CỔ PHẦN GẠCH NGÓI NHỊ HIỆP
P.TÂN ĐÔNG HIỆP-TP.HỒ CHÍ MINH

PHAM THANH LIEM

No: 674 /BCSX/TC/2026/AASCs

INTERIM FINANCIAL INFORMATION REVIEW REPORT

To : SHAREHOLDERS, BOARD OF DIRECTORS AND BOARD OF MANAGEMENT NHI HIEP BRICK – TILE CO-OPERATION

We have reviewed the accompanying consolidated interim financial statements of Nhi Hiep Brick – Tile Co-operation and its subsidiary ("the Group") as prepared on 13 August 2026 and set out on page 06 to 41, which comprise the consolidated interim statement of financial position as at 30 June 2026, the consolidated interim statement of income, the consolidated interim statement of cash flows and the notes thereto for the six-month period then ended.

The Board of Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express a conclusion on these consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of interim financial information performed by the independent auditor of the entity.

A review of interim 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.

Auditor's Conclusion:

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 30 June 2026 and of its consolidated results of operations and its consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to consolidated interim financial statements.

29 Vo Thi Sau Street, District 1, Ho Chi Minh City
Tel: (028) 3820 5944 - (028) 3820 5947 - Fax: (028) 3820 5942
Email: info@aascs.com.vn Website: www.aascs.com.vn

Ho Chi Minh City, 13 August 2026

Southern Auditing and Accounting Financial Consulting Services Company Limited - AASCs

Deputy Director

M.S.D.N: 0305011729 - C.T.T.N.H.H
CÔNG TY
TNHH
DỊCH VỤ TƯ VẤN
TÀI CHÍNH KẾ TOÁN
VÀ KIỂM TOÁN
PHÍA NAM
QUẬN 1 - T.P HỒ CHÍ MINH

Luu Vinh Khoa

Audit Practising Registration Certificate: 0166-2023-142-1

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026

Unit: VND

Items	Codes	Notes	30/06/2026	01/01/2026 (Reclassify)
(1)	(2)	(3)	(4)	(5)
A. CURRENT ASSETS	**100**		**55,029,271,034**	**23,116,837,922**
I. Cash and cash equivalents	**110**	**6.1**	**11,827,921,423**	**9,021,331,536**
1. Cash	111		1,827,921,423	1,399,674,036
2. Cash equivalents	112		10,000,000,000	7,621,657,500
II. Short-term investments	**120**	**6.2**	**18,070,456,750**	**2,530,563,500**
1. Held-for-trading securities	121		26,044,046	26,044,046
2. Provisions for held-for-trading securities	122		(22,587,296)	(22,480,546)
3. Held to maturity investments	123		18,067,000,000	2,527,000,000
III. Short-term receivables	**130**		**23,582,847,193**	**5,029,026,457**
1. Short-term trade receivables	131	**6.3**	21,928,524,339	5,056,856,143
2. Short-term prepayments to suppliers	132		694,967,422	11,339,178
3. Other short-term receivables	135	**6.4.1**	1,170,005,128	176,480,832
4. Short-term provisions for doubtful debts	136	**6.3**	(210,649,696)	(215,649,696)
IV. Inventories	**140**	**6.5**	**1,367,788,798**	**3,847,223,619**
1. Inventories	141		1,605,772,141	4,085,206,962
2. Provision for obsolete inventories	142		(237,983,343)	(237,983,343)
V. Other current assets	**160**		**180,256,870**	**2,688,692,810**
1. Short-term deferred expenses	161	**6.6.1**	24,913,332	364,436,669
2. Value-added tax deductible	162		40,801,707	2,324,256,141
3. Taxes and other receivables from the States	163	**6.13**	114,541,831	-
B. LONG-TERM ASSETS	**200**		**15,589,582,567**	**63,952,488,317**
I. Long-term receivables	**210**		**677,232,833**	**473,600,614**
1. Other long-term receivables	215	**6.4.2**	677,232,833	473,600,614
II. Fixed assets	**220**		**6,244,417,707**	**59,005,172,743**
1. Tangible fixed assets	221	**6.7**	5,763,649,153	58,515,250,253
- Historical costs	222		19,559,420,877	79,176,920,877
- Accumulated depreciation	223		(13,795,771,724)	(20,661,670,624)
2. Intangible fixed assets	227	**6.8**	480,768,554	489,922,490
- Historical costs	228		860,470,113	860,470,113
- Accumulated amortisation	229		(379,701,559)	(370,547,623)
III. Investment properties	**240**	**6.9**	**1,116,999,860**	**1,138,267,784**
- Historical costs	241		3,888,410,818	3,888,410,818
- Accumulated depreciation	242		(2,771,410,958)	(2,750,143,034)
IV. Long-term assets in progress	**250**	**6.10**	**6,011,846,457**	**1,599,555,556**
1. Construction in progress	252		6,011,846,457	1,599,555,556
V. Other long-term assests	**270**		**1,539,085,710**	**1,735,891,620**
1. Long-term deferred expenses	271	**6.6.2**	1,539,085,710	1,718,813,440
2. Deferred tax assets	272		-	17,078,180
TOTAL ASSETS (280 = 100 + 200)	**280**		**70,618,853,601**	**87,069,326,239**

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026

Unit: VND

Items	Codes	Notes	30/06/2026	01/01/2026 (Reclassify)
(1)	(2)	(3)	(4)	(5)
C. LIABILITIES	**300**		**10,113,696,831**	**26,415,787,226**
I. Short-term liabilities	**310**		**10,113,696,831**	**12,907,521,451**
1. Short-term trade payables	311	**6.11**	5,589,310,985	6,042,514,141
2. Short-term prepayments from customers	312	**6.12**	624,770,741	399,826,227
3. Short-term taxes and other payables to the States	314	**6.13**	1,826,399,682	700,004,889
4. Payables to employees	315		497,767,069	1,208,707,720
5. Short-term accrued expenses	316	**6.14**	115,000,000	411,084,822
6. Other short-term payables	320	**6.15**	1,372,909,500	1,419,539,442
7. Short-term loans and finance leases	321	**6.16.1**	-	2,571,432,000
8. Short-term provisions	322		-	75,419,100
9. Bonus and welfare funds	323		87,538,854	78,993,110
II. Long-term liabilities	**330**		-	**13,508,265,775**
1. Long-term loans and finance leases	339	**6.16.2**	-	13,499,994,000
2. Deferred tax liabilities	342		-	8,271,775
D. OWNER'S EQUITY	**400**	**6.17**	**60,505,156,770**	**60,653,539,013**
1. Owners' equity	411		30,415,420,000	30,415,420,000
- Ordinary shares with voting rights	411a		30,415,420,000	30,415,420,000
2. Share premium	412		209,074,994	209,074,994
3. Development and investment funds	418		24,579,153,105	23,242,692,505
4. Undistributed earnings	420		5,176,618,750	6,655,297,794
- Undistributed earnings by the end of prior year	420a		4,833,030,131	1,359,455,514
- Undistributed earnings of current year	420b		343,588,619	5,295,842,280
5. Non-controlling interest	429		124,889,921	131,053,720
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	**440**		**70,618,853,601**	**87,069,326,239**

Approved, 13 August 2026

Prepared by	Chief Accountant	Legal Representative
NGUYEN T. THU PHUONG	NGUYEN T. THU PHUONG	LAM THANH LAM

CÔNG TY CỔ PHẦN GẠCH NGÓI NHỊ HIỆP
P.TÂN ĐÔNG HIỆP-TP HỒ CHÍ MINH

CONSOLIDATED INTERIM STATEMENT OF INCOME

FOR THE FIRST 6 MONTHS OF YEAR 2026

Unit: VND

Items	Codes	Notes	First 6 months of year 2026	First 6 months of year 2025
(1)	(2)	(3)	(4)	(5)
1. Revenues from sales and services rendered	01	7.1	59,073,650,668	44,650,875,287
2. Revenue deductions	02	7.1	-	-
3. Net revenues from sales and services rendered (10=01-02)	**10**	**7.1**	**59,073,650,668**	**44,650,875,287**
4. Cost of goods sold and services rendered	11	7.2	53,359,243,900	40,080,945,600
5. Gross profit from sales and services rendered (20=10-11)	**20**		**5,714,406,768**	**4,569,929,687**
6. Gains/Losses from the retirement or disposal of investment property	**21**		-	-
7. Financial income	22	7.3	163,104,268	121,772,693
8. Financial expenses	23	7.4	450,391,827	283,764,537
- In which: Borrowing costs	*24*		450,285,077	284,241,483
9. Selling expenses	25	7.5	544,715,659	583,264,267
10. General and administration expenses	26	7.6	2,799,167,989	2,048,636,881
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	**30**		**2,083,235,561**	**1,776,036,695**
12. Other income	31	7.7	-	138,888,889
13. Other expenses	32	7.8	1,475,924,418	819,743,708
14. Net other profit/(loss) (40=31-32)	**40**		**(1,475,924,418)**	**(680,854,819)**
15. Accounting profit/(loss) before tax (50=30+40)	**50**		**607,311,143**	**1,095,181,876**
16. Current corporate income tax expenses	51	7.9	261,079,918	222,668,676
17. Deferred corporate income tax expenses	52	7.10	8,806,405	(2,115,080)
18. Net profit/(loss) after corporate income tax (60=50-51-52)	**60**		**337,424,820**	**874,628,280**
- Net profit after tax attributable to shareholders of the parent	61		343,588,619	882,270,383
- Net profit after tax attributable to non-controlling Interests	62		(6,163,799)	(7,642,103)
19. Basic earnings per share	70	7.11	102	261
20. Diluted earnings per share	71	7.12	102	261

Approved, 13 August 2026

Prepared by	Chief Accountant	Director
NGUYEN T. THU PHUONG	NGUYEN T. THU PHUONG	LAM THANH LAM

M.S.D.N: 370035879 C.T.C.P.
CÔNG TY CỔ PHẦN GẠCH NGÓI NHỊ HIỆP
P.TÂN ĐÔNG HIỆP-TP HỒ CHÍ MINH

CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS
(Indirect method)
FOR THE FIRST 6 MONTHS OF YEAR 2026

Unit: VND

Items	Codes	Notes	First 6 months of year 2026	First 6 months of year 2025
(1)	(2)	(3)	(4)	(5)
I. Cash flows from operating activities				
1. Net profit before tax	**01**		**607,311,143**	**1,095,181,876**
2. Adjustments for				
Depreciation and amortisation of fixed assets and investment properties (including amortization of goodwill)	02		2,075,813,290	2,916,931,519
- Provisions	03		(4,893,250)	(3,512,804)
- (Profits)/losses from investing and financing activities	05		(163,104,268)	(253,483,482)
- Borrowing costs	06		450,285,077	284,241,483
3. Operating profit/(loss) before changes in working capital	**08**		**2,965,411,992**	**4,039,358,592**
- (Increase)/decrease in receivables	09		1,916,358,011	746,315,211
- (Increase)/decrease in inventories	10		2,479,434,821	99,001,669
- Increase/(decrease) in payables (other than interest payables, corporate income tax payables)	11		977,183,250	4,270,861,791
- (Increase)/decrease in deferred expenses	12		810,317,239	(852,669,621)
- Borrowing costs paid	14		(450,285,077)	(284,241,483)
- Corporate income tax paid	15		(926,233,009)	-
- Other cash outflows from operating activities	17		(455,070,500)	-
Net cash flows from/(used in) operating activities	**20**		**7,317,116,727**	**8,018,626,159**
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		(5,765,558,246)	(29,074,457,143)
2. Proceeds from disposal of fixed assets and other long-term assets	22		32,654,695,638	138,888,889
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(21,067,000,000)	-
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		5,527,000,000	-
5. Interest and dividends received	27		211,761,768	125,169,993
Net cash flows from investing activities	**30**		**11,560,899,160**	**(28,810,398,261)**

CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS
(Indirect method)
FOR THE FIRST 6 MONTHS OF YEAR 2026

Unit: VND

Items	Codes	Notes	First 6 months of year 2026	First 6 months of year 2025
(1)	(2)	(3)	(4)	(5)
III. Cash flows from financing activities				
1. Drawdown of borrowings	33	**8.2**	-	18,000,000,000
2. Repayment of borrowings	34	**8.3**	(16,071,426,000)	(642,858,000)
Net cash flows from financial activities	**40**		**(16,071,426,000)**	**17,357,142,000**
Net cash flows during the period	**50**		**2,806,589,887**	**(3,434,630,102)**
Cash and cash equivalents at the beginning of period	**60**	**6.1**	**9,021,331,536**	**8,307,354,735**
Effect of exchange rate fluctuations	61		-	
Cash and cash equivalents at the end of period	**70**	**6.1**	**11,827,921,423**	**4,872,724,633**

Approved, 13 August 2026

Prepared by	Chief Accountant	Director
NGUYEN T. THU PHUONG	NGUYEN T. THU PHUONG	LAM THANH LAM

CÔNG TY CỔ PHẦN GẠCH NGÓI NHỊ HIỆP
M.S.D.N:3700356798-C.T.C.P
P.TÂN ĐÔNG HIỆP-TP.HỒ CHÍ MINH

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

1. Company information

1.1. Form of ownership

Nhi Hiep Brick – Tile Co-operation ("the Company"), operates under the Business Registration Certificate and Tax Identification Number 3700358798, the 17th amended registration issued on 03 April 2026 with a charter capital of VND 30,415,420,000, issued by the Business Registration Division - Department of Finance of the Ho Chi Minh City.

The Company's charter capital has changed over the years as follows:

First amendment on 01 July 2002, with charter capital of VND 11,204,100,000;

Second amendment on 05 May 2003, with charter capital of VND 12,324,510,000;

Third amendment on 04 May 2004, with charter capital of VND 12,816,970,000;

Fourth amendment on 20 September 2005, with charter capital of VND 13,360,610,000;

Fifth amendment on 05 December 2007, with charter capital of VND 14,354,790,000;

Sixth amendment on 26 December 2008, with charter capital of VND 15,207,710,000;

Tenth amendment on 24 April 2015, with charter capital of VND 30,415,420,000;

17th amendment on 03 April 2026, with charter capital of VND 30,415,420,000.

The Company's contributed capital as at 30/06/2025 is VND 30,415,420,000.

Principal activities according to the business registration certificate:

- Producing high quality construction bricks and tiles of all kinds;
- Trading in other construction materials;
- Loading and unloading of goods (except airport cargo loading and unloading);
- Trade in real estate, own or lease land use rights; trade in warehouse, yards (implemented according to provincial planning);

Form of ownership: Joint stock company

Company structure:

The Company is an associate of Binh Duong Building Materials & Construction Corporation.

The Operating model: The Company has 01 Branch and 01 Subsidiary.

Branch name: Binh Phuoc Branch – Nhi Hiep Brick – Tile Co-operation

Main activity: Production of construction stone

Address: Hamlet 1, Dong Phu Commune, Dong Nai Province, Viet Nam.

Pursuant to the Resolution of the General Meeting of Shareholders, the Company disposed of two stone-crushing machines at its Binh Phuoc Branch. Currently, the Binh Phuoc Branch has temporarily ceased its production activities.

Subsidiary name: Song Phan Joint Stock Company

Main activity: Producing bricks and tiles.

Address: An Binh Hemlet, Tan Lap Commune, Lam Dong Province, Viet Nam.

Phone: (0252) 3 606 143 **Fax:** (0252) 3 877 700

The Company has taken control of Song Phan Joint Stock Company from 10 June 2016.

Charter capital of the Subsidiary: 20,000,000,000 VND, equivalent to 2,000,000 shares.

Ownership ratio of the Parent Company as of 30 June 2026: 99%, equivalent to 1,980,000 shares

Ratio of voting rights : 99%

Currently, Song Phan Joint Stock Company has suspended its production activities.

2. Accounting period and accounting currency

2.1. Accounting period

Annual accounting period of Nhi Hiep Brick – Tile Co-operation commences from 1st January and ends on 31st December.

Annual accounting period of Song Phan Joint Stock Company commences from 1st January and ends on 31st December.

2.2. Accounting currency

The currency used in accounting records is Vietnam Dong (VND).

3. Accounting Standards and Accounting System

3.1. Accounting system

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the accounting regime applicable to enterprises ("Circular 99"). Circular 99 supersedes the previous guidance on the accounting regime for enterprises prescribed under Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"), as amended by subsequent circulars. Circular 99 is effective from 1 January 2026 and is applicable to annual accounting periods beginning on or after 1 January 2026.

The Company has adopted the relevant requirements of Circular 99 prospectively from 1 January 2026, except where otherwise prescribed by Circular 99. The material changes to the Company's accounting policies and their effects on the financial statements, if any, are disclosed in the relevant Notes to the financial statements.

3.2. Form of accounting record

The Company is applying accounting form of general journal.

4. Basic of consolidated

(a) Subsidiaries

Subsidiaries are those entities in which the Group has control over the financial and operating policies, generally evidenced by holding more than half of voting rights. In assessing control, exercisable potential voting rights are taken into account. The financial statements of the subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

(b) Non-controlling interests

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

(c) Transactions eliminated on consolidation

Intra-group balances, transactions and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with associates, joint venture are eliminated against the investment to the extent of the Group's interest in the associate or joint venture.

(d) Business combination

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

5. Accounting policies

5.1. Principles for recording cash and cash equivalents

Recognition of cash: this is the total current cash of the Company at the date of reporting, including cash on hand, cash in bank and cash in transit.

Recognition of cash equivalents: this item records the short-term investments with maturity less than 3 months from the date investment, has high liquidity, can be converted easily into a certain amount of cash and there is no risk in conversion into cash at the date of reporting.

Other currencies convert:

Transactions in currencies other than Vietnam dong must be recorded in original currency and converted into Vietnam dong. Overdraft is recorded as a bank loan.

At the reporting date, the company is requested to revalue the balance of foreign currencies and monetary gold as belows:

- The balance of foreign currencies: using buying price quoted by commercial bank which is trading with the company at the reporting date;

- The monetary gold: re-evaluated according to the buying prices on the domestic market at the time in which the financial statement is prepared. The buying prices on the domestic market are prices announced by the State bank. In case the State bank does not announce gold buying-prices, the buying-prices announced by enterprise entitled to trade in gold as prescribed shall be chosen.

5.2. Principles of recording financial investments

As investments outside the enterprise to use of capital reasonably as to raise operational efficiency of company: investments in subsidiaries, associated companies, joint ventures, securities investment, and other financial investments, etc.

- Investments with a remaining maturity of less than 12 months or within 1 production and business cycle are classified as short-term.

- Investments with a remaining maturity of more than 12 months or more than 1 production and business cycle are classified as long-term.

Trading securities:

The value of securities and other financial instruments held for trading purposes (waiting for increase in price to sell for profit). Trading securities include:

- Shares, bonds listed on securities market;

- Securities and other financial instruments as commercial papers, forward contracts, swap contracts, etc."

Trading securities must be recorded according to original prices. The trading securities shall be recorded when the investors acquire ownership.

The dividends paid in the period before investment date shall be recorded as a decrease in value of investment. When the investor receives additional shares without paying money to joint-stock companies using share premium, the other funds belong to owners' equity or pay dividends in shares, the investor only observes the quantity of additional shares.

Before any share is exchanged, its value must be determined according to fair value on the exchanging date.

When liquidating or transferring trading securities, the cost price shall be determined according to mobile weighted average method, for every type of security.

Provision for decline in value of trading securities: The company may create provision for the probable impairment loss if it is evident that the market value of held for sale securities of the enterprise decline against the book value. The creating or reverting of allowance for decline in value of trading securities shall be carried out at the time in which the financial statement prepared and recorded in financial expenses during the period.

Held-to-maturity investments

These investments do not reflect bonds and debt instruments which are held for trading purpose. Held-to-maturity investments include term deposits (maturity more than 3 months), treasury bills, promissory notes, bonds, preference shares which the issuer is required to re-buy them in a certain time and held to maturity loans to earn profits periodically and other held-to-maturity investments.

Provision for devaluation of held-to-maturity investment

If the reserve of held-to-maturity investments has not been set up as prescribed by law, the Company must evaluate the recovery ability. Where there is a solid evidence that some or all of the investment may not be recoverable, the amount of losses must be recognized as financial expenses in the period. This provision or reversal is made at the time of preparing the financial statements. Where the amount of losses cannot be reliably determined, it is not recorded as a decrease in investment but disclosured about the recoverability of the investments in the Notes to the financial statements.

Investments in equity instruments of other entities

These are investments on equity instruments of other entities without having neither controlling, jointly controlling right nor significant influence over the investee.

Provision for investments: Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date. Increases and decreases to the provision balance are recorded as finance expense in the consolidated income statement.

5.3. Principles of recording inventories

Inventory Valuation Principles: Inventories are stated at historical cost. Where the net realizable value is lower than historical cost, inventories must be recorded at net realizable value. The cost of inventories comprise all costs of purchase, costs of conversion and other directly relevant costs arised in bringing the inventories to their current locations and conditions.

Recognition principles: Inventories are stated at historical cost. The cost of inventories comprise all costs of purchase, costs of conversion and other directly relevant costs arised in bringing the inventories to their current locations and conditions.

The historical costs of purchased inventories comprise the purchase price, non-reimbursable taxes and duties, costs of transportation, handling, preservation and other costs directly relevant to the purchase.

The historical costs of self-produced inventories comprise the direct materials, direct labour cost, fixed and variable production overheads that arise during the process converting materials into finished goods.

Work in progress at the end of the period is measured at the cost of raw materials.

Costs excluded from the historical cost of inventories are:

- Commercial discounts and sales rebates on substandard or irregular goods;

- Abnormal amounts of raw materials, labour or other production costs;

- Storage costs, unless storage costs are necessary in the next production process, and storage costs arise in the purchase process;

- Selling expenses;

- General and administrative expenses.

Method of determining inventories costs at the end of the period: The cost of inventories at the end of the period is calculated by weighted average method.

Method of accounting inventories: The Company applies the perpetual declaration method to account for inventories.

Provision for obsolete inventories: At the end of the accounting year, if the value of inventories is not fully recovered due to damage, obsolescence, diminution or estimated expense of completing the products or getting them ready for sale is higher than net value, the Company makes provision for devaluation of inventories. The amount of provision for devaluation of inventories is made equal to the difference between the historical cost of inventories and their net realizable value.

5.4. Principles of recording trade receivables

All receivables must be recorded in detail by aging, by each client and in original currency and other details depending on the management request of the Company.

The classification of receivables must be managed as belows:

- Trade receivables: commercial receivable arising from trading activities between the Company and its buyers: selling goods, rendering services, disposal of assets, exported receivable of consigner through the consignee;

- Intra-company receivables: receivables between the company with its dependant branches;
- Other receivables: receivables neither commercial nor relevant to trading activities.

For the preparation of financial statements, the receivables must be classified as belows:

- Having maturity not exceeding 12 months or 01 normal production period are recorded as short-term.
- Having maturity over 12 months or 01 normal production period are recorded as long-term.

At the reporting date, the company revaluates the receivables which have balance in foreign currency (except for advance to suppliers; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the company at the reporting date.

Provision for doubtful debts: Provision for bad debts represents the expected loss of value of receivables that are likely to not be paid by customers for receivables at the time of reporting.

5.5. Principles for recording and depreciating fixed assets, investment properties

Principles for recording tangible fixed assets and intangible fixed assets, investment properties

Tangible fixed assets, intangible fixed assets, investment properties are recorded at historical cost. During the using process, tangible fixed assets, intangible fixed assets, investment properties are tracked in detail at historical cost, accumulated depreciation or amortisation and net book value. The Company depreciates fixed assets, investment real estate into operation and production expense with those assets related to operation and production.

Depreciation method for tangible fixed assets, intangible fixed assets and investment properties: Depreciation are calculated on a straight-line method.

The useful life are estimated as follows:

- Buildings, structures	4-25	years
- Machinery, equipment	5-15	years
- Transportation equipments	5- 8	years
- Office equipment and managing furniture	10	years
- Intangible fixed asset is long-term land use right	49	years

5.6. Principles of recording deferred expenses

The calculation and allocation of deferred expenses to operating expenses for each accounting period must be based on nature and extent of each type of expenses to select appropriate and consistent method and criteria.

Each deferred expense incurred shall be kept records in details, and allocated to objects subject to expenses of each accounting period and residual expenses, which have not been allocated to expenses

The deferred expenses of great value to be allocated in the quarters, but with maturity less than 01 fiscal year, or within a normal production cycle they are recognized as short-term deferred expenses, other expenses deferred expenses over 12 months or over a normal production cycle is presented as long-term deferred expenses.

5.7. Principle of capitalization of borrowing costs and other expenses

Principle of capitalization of borrowing costs: Borrowing costs that are directly attributable to the investment in the construction or production of a work-in-progress are included in the value of the asset (capitalized), including interest on the loan, allocation of discounts or premium when issuing bonds, additional costs incurred related to process of loan procedures.

Capitalization of borrowing costs will be suspended for periods during which investment in construction or production of a work-in-progress is disrupted, unless such interruption is necessary.

Capitalization of borrowing costs ends when substantially necessary activities for the preparation of the work-in-procress asset for its intended use or sale when it have been completed. Borrowing costs incurred will be recorded as production and business expenses in the period when incurred.

Income arising from the temporary investment of separate loans pending their use for the purpose of obtaining work-in-procress assets, must be deducted (-) from borrowing costs incurred when capitalizing.

Borrowing costs capitalized during the period must not exceed the total amount of borrowing costs incurred during the period. Loan interests and discount or premium allocations capitalized in each period must not exceed the actual interest incurred and the discount or premium allocations for that period.

Principle of capitalization of other expenses:

Principle of capitalization of prepaid expenses: Prepaid expenses allocated to investment in capital construction, renovation and upgrading of fixed assets during the period are capitalized into fixed assets being invested or renovated or upgraded.

Principles of capitalization of other expenses: Other expenses in service of investment in capital construction, renovation and upgrading of fixed assets in the period are capitalized into fixed assets being invested or renovated or upgraded.

5.8. Principles of recording payables

All payables are monitored in detail by remaining payment term, by payable object, type of payable original currency and other details depending on the management request of the Company.

The classification of payables is made according to the following principles:

- Trade payables include commercial payables arising from transactions of purchases of goods, services, assets and payables when importing though consiger;
- Intra-company payables: payables between the company with its dependant branches;
- Other payables include non-trade payable, not related to buying – selling transactions

Classification of payables when preparing the financial statements according to the following principles:

- Accounts payable with the remaining payment period not exceeding 12 months or within a production and business cycle are classified as short-term.
- Accounts payable with remaining payment period of more than 12 months or more than 1 business cycle are classified as long-term.

At the reporting date, the Company revaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the Company at the reporting date.

5.9. Principles of accrued expenses

Accrued expenses include those made for goods, sevices received from suppliers in the accounting year but not yet paid due to the lack of receipts or supporting documents, are recognised as manufacturing and operating expense in the reporting year based on the term stated in the respective contract.

5.10. Provision for payables

Provision for payables is recognized when the following conditions are satisfied:

- The Company has current liabilities (legal obligation or joint obligation) as a result of occurred event;
- Decreasing in economic benefits that may occur resulting in the requirement to pay debt obligations;
- Giving a confident estimation on value of debt obligation.

Provision for payables is the most reasonably estimated value which will be paid for current debt obligation at the reporting date.

A provision for restructuring costs is only recognized when all the conditions are in accordance with VAS "Provisions, assets and potential liabilities".

The provision for payables shall be set up or reverse at the reporting date in accordance with the law. When setting up provision for payables, the cost are recorded in general administration expenses. Payable provisions for products /goods warranty shall be recorded in selling expenses; payable provisions for construction warranty shall be recorded in manufacturing overhead expenses and the reversal shall be recorded in other income.

Only costs related to the initial payables provision shall be offseted by that provision.

5.11. Principles of recording ower's equity

Owner's equity is stated at actually contributed capital of owners and monitored detailed each organization, individual to participate in contribution of capital.

When the investment license defining the charter capital of the enterprise is determined in foreign currency equivalent to an Vietnam dong amount, determining the contributed capital by investors in foreign currencies is based on the amount of foreign currency actually contributed.

In case of receipt of contributed capital in asset, owner's capital must be recorded an increase according to revaluated prices of assets accepted by capital contributors. Intangible assets such as brands, trademarks, trade names, rights of development of projects ... shall only be recorded an increase the contributed capital if relevant law provisions allow.

For joint-stock company, contributed capital of the shareholders is recorded according to actual price of stock issuance, but is recorded in detail in two separate criterions:

- Contributions from owners are recorded according to par value of shares;
- Share premium shall record the difference between the par value and issue price of shares.

In addition, share premium shall record the difference between price of repurchasing of treasury stocks and the re-issue price of treasury stocks.

Option of conversion of bonds into shares arising when company issue bonds that can be converted into a certain number of shares shall be prescribed in issuance plan. The value of the capital component of the convertible bond is defined as the difference between the total sums received from the issuance of convertible bonds and the value of the debt component of convertible bonds. At the time of initial recording, the value of stock options of convertible bonds is recorded separately in owner's capital. At the bond maturity, accountants shall record this option as capital stock premium.

Other capital shall recordoperating capital set up additionally from the result of business activities or given as gifts, presents, financing and asset revaluation (according to current regulations).

5.12. Principles of recording revenue

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;

- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;

- The amount of revenue can be measured reliably;

- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;

- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services is recognised when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognised by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;

- It is probable that the economic benefits associated with the transaction will flow to the Company;

- The stage of completion of the transaction at the balance sheet date can be measured reliably;

- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

Principles of revenue recognition from financial income: Revenue arising from interest, dividends, distributed profits and other financial incomes is recognized when the following two (2) conditions are satisfied simultaneously:

- It is probable to get economic benefits from the transaction;

- The revenue can be measured reliably.

Principles of revenue recognition from other income

This account is used to record other income, revenues not from operating activity of business: revenues from transferring, liquidating fixed assets; collecting contractual fine from customer; Collecting compensation of third parties in order to make up lost assets; collecting doubtful debts which have been written off; collecting doubtful debts which have been written off; revenues in cash or in kind from gifts donated by organization individuals; etc.

5.13. Recognition of cost of goods sold

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any)

For the used material over the normal production capacity, labor and general production cost is not allowed to record to production cost but allowed to record to cost of good sold after deduction of compensation (if any), even these finished goods are not sold.

5.14. Recognition of financial expenses

Recognition of financial expenses:

- Expenses or losses relating to financial investment activities;
- The cost of lending and borrowing;
- Loss due to foreign exchange differences arising from transactions relating to foreign currencies;
- Provision for decline in value of trading securities.

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

5.15. Recognition of selling expenses, general administration expenses

Selling expenses is used to record expenses actually incurred in process of selling products, goods, providing services.

General administration expenses is used to record overhead costs of business including salary expenses of business' administrative staffs, susch as salary social insurance, medical insurance, labor union expenses, unemployment insurance of administrative staff; expenses of office materials; labor instruments; depreciation of fixed assets used for administration, lease rent, licence tax, provision for bad debts; outsourced services; other cash expenses.

5.16. Recognition of current corporate income tax expense, deferred corporate income tax expenses

Current corporate income tax expense is determined based on taxable profit and corporate income tax rate applied in the current year.

Deferred income tax expense is calculated basing on deductible temporary differences, taxable temporary differences and income tax rate.

5.17. Financial instruments

Basis of Circular No. 75/2015/TT-BTC dated 18/05/2015 of the Ministry of Finance, before accounting standards for financial instruments and the guiding documents were issued, the Board of Management of the Company decided not presented and notes about financial instruments in accordance with Circular No. 210/2009/TT-BTC of financial statements of the company.

6 . ADDITIONAL INFORMATION REGARDING ITEMS ON CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

6 .1 CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026 (Reclassify)
- Cash on hand (VND)	369,195,533	181,868,620
- Cash in banks (VND)	1,458,725,890	1,217,805,416
+ BIDV Bank	*1,421,381,165*	*1,086,339,536*
+ Others Bank	*16,206,833*	*37,880,401*
- Cash equivalents (*)	10,000,000,000	7,600,000,000
- Accrued interest on cash equivalents	-	21,657,500
Total	**11,827,921,423**	**9,021,331,536**

(*) At BIDV Bank

6 .2 FINANCIAL INVESTMENTS

6.2.1. Short-term financial investment

a. Trading securities

	30/06/2026				01/01/2026			
	Quantity of owned shares	Historical cost	Fair value	Provision	Quantity of owned shares	Historical cost	Fair value	Provision
Labor Export Joint Stock Company (ILC)	500	25,480,000	2,900,000	(22,580,000)	500	25,480,000	3,450,000	(22,030,000)
Other stocks	61	564,046	556,750	(7,296)	61	564,046	113,500	(450,546)
Subtotal	**561**	**26,044,046**	**3,456,750**	**(22,587,296)**	**561**	**26,044,046**	**3,563,500**	**(22,480,546)**

At the date of this report, the fair value of this investment is determined based on the closing prices on 30/06/2026 and 31/12/2025.

b. Held to maturity investments

	30/06/2026			01/01/2026 (Reclassify)		
	Historical cost	Recoverable value	Provision	Historical cost	Recoverable value	Provision
- Term deposits at commercial banks with remaining maturities of less than 12 months and not cash equivalent:						
+ BIDV Bank	12,500,000,000	12,500,000,000	-	-	-	-
+ Vietin Bank	3,000,000,000	3,000,000,000	-	-	-	-
+ OCB Bank	2,567,000,000	2,567,000,000	-	2,500,000,000	2,500,000,000	-
- Accrued interest on short-term term deposits	-	-	-	27,000,000	27,000,000	-
Subtotal	**18,067,000,000**	**18,067,000,000**	-	**2,527,000,000**	**2,527,000,000**	-
Total	18,093,044,046	18,070,456,750	(22,587,296)	2,553,044,046	2,530,563,500	(22,480,546)

6 .3 SHORT-TERM TRADE RECEIVABLES

	30/06/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
a. Short-term trade receivables				
- Dai Loc Phat Construction, Trading and Services JSC	2,851,991,939	-	1,106,439,769	-
- Nam Tien Import-Export Trading and Manufacturing JSC	70,389,073	-	102,847,063	-
- Phuoc An Investment, Trading and Construction Co., Ltd.	155,211,930	-	120,101,185	-
- Binh Duong Hong Tin Concrete Co., Ltd.	12,531,130	-	732,369,019	
- DNP Green Concrete Co., Ltd.	80,819,887	-	767,090,858	
- Phuc Phuong Co., Ltd.	146,805,896	(146,805,896)	151,805,896	(151,805,896)
- Others	176,760,452	(63,843,800)	322,202,631	(63,843,800)
b. Related parties				
- Binh Duong Building Materials & Construction Corporation	18,434,014,032	-	1,753,999,722	
Total	**21,928,524,339**	**(210,649,696)**	**5,056,856,143**	**(215,649,696)**

6 .4 OTHER RECEIVABLES

	30/06/2026		01/01/2026 (Reclassify)	
	Carrying amount	Provision	Carrying amount	Provision
6.4.1 Short-term				
- Advances	1,139,539,108	-	165,308,764	-
- Others	30,466,020	-	11,172,068	-
Total	**1,170,005,128**	**-**	**176,480,832**	**-**

	30/06/2026		01/01/2026 (Reclassify)	
	Carrying amount	Provision	Carrying amount	Provision
6.4.2 Long-term				
- Deposit for environmental restoration of clay mines	650,112,604	-	446,480,385	-
- Deposit for securing the implementation of the clay mining project	27,120,229	-	27,120,229	-
Total	**677,232,833**	**-**	**473,600,614**	**-**

6 .5 INVENTORIES

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
- Goods in transit	-	-	-	-
- Raw materials	1,147,802,542	(216,986,657)	1,396,285,015	(216,986,657)
- Tools and supplies	292,234,062	-	312,897,975	-
- Finished goods	61,192,534	(20,996,686)	61,192,534	(20,996,686)
- Goods	104,543,003	-	2,314,831,438	-
Total	**1,605,772,141**	**(237,983,343)**	**4,085,206,962**	**(237,983,343)**

- Stagnant and poor quality inventory at the end of the period were VND 1,040,235,465 and the beginning of the year were VND 863,430,737;

- There is no inventory used to mortgage or pledge to secure loans at the end of the period and the beginning of the year;

6 .6 DEFFERED EXPENSES

	30/06/2026	01/01/2026
6.6.1. Short-term		
- Costs for repairing machinery, equipment	-	360,800,000
- Tools and supplies	24,913,332	3,636,669
Total	**24,913,332**	**364,436,669**
6.6.2. Long-term		
- Repair expenses	709,015,711	794,588,805
- Ground preparation expenses	458,312,270	586,508,054
- Fee for the mineral mining rights of Tan Lap 2 clay mine	115,000,000	-
- Other expenses	256,757,729	337,716,581
Total	**1,539,085,710**	**1,718,813,440**

6 .7 INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings, structures	Machinery, equipment	Transportation equipment	Office equipment and furniture	Total
Historical cost					
As at 01/01/2026	**13,702,860,494**	**63,317,402,454**	**2,156,657,929**	-	**79,176,920,877**
Increase	-	-	**382,500,000**	-	**382,500,000**
- Purchases	-	-	382,500,000	-	-
Decrease	-	**60,000,000,000**	-	-	**60,000,000,000**
- Liquidating, disposing	-	60,000,000,000	-	-	60,000,000,000
As at 30/06/2026	**13,702,860,494**	**3,317,402,454**	**2,539,157,929**	-	**19,559,420,877**
Accumulated amortisation					
As at 01/01/2026	**(8,411,448,967)**	**(10,727,367,021)**	**(1,522,854,636)**	-	**(20,661,670,624)**
Increase	**(397,170,660)**	**(1,489,766,617)**	**(158,454,153)**	-	**(2,045,391,430)**
- Depreciation	(271,536,138)	(1,679,166,666)	(94,688,626)	-	(2,045,391,430)
- Reclassify	(125,634,522)	189,400,049	(63,765,527)	-	-
Decrease	-	**8,911,290,330**	-	-	**8,911,290,330**
- Liquidating, disposing	-	8,911,290,330	-	-	8,911,290,330
As at 30/06/2026	**(8,808,619,627)**	**(3,305,843,308)**	**(1,681,308,789)**	-	**(13,795,771,724)**
Net book value					
As at 01/01/2026	**5,291,411,527**	**52,590,035,433**	**633,803,293**	-	**58,515,250,253**
As at 30/06/2026	**4,894,240,867**	**11,559,146**	**857,849,140**	-	**5,763,649,153**

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6 .7 INCREASE, DECREASE IN TANGIBLE FIXED ASSETS (CONTINED)

The Company disposed of two stone crushing with capacities of 350 tonnes per hour and 450 tonnes per hour, with original costs of VND 25 billion and VND 35 billion, respectively.

		30/06/2026	01/01/2026
- Net book value of tangible fixed asset put up as collateral for loans	:	None	None
- Original cost of fully depreciated fixed assets at the end of the six-month period.	:	5,464,019,282	5,315,019,282
- Original cost of fixed asset at the end of the six-month period awaiting liquidation	:	None	None
- Commiments on purchase, sales of tangible fixed assets having large value in the future	:	None	None

6 .8 INCREASE, DECREASE INTANGIBLE FIXED ASSETS

Items	Long-term land use right	Total
Historical cost		
As at 01/01/2026	**860,470,113**	**860,470,113**
Increase	-	-
Decrease	-	-
As at 30/06/2026	**860,470,113**	**860,470,113**
Accumulated amortisation		
As at 01/01/2026	**(370,547,623)**	**(370,547,623)**
Increase	**(9,153,936)**	**(9,153,936)**
- Depreciation	(9,153,936)	(9,153,936)
Decrease	-	
As at 30/06/2026	**(379,701,559)**	**(379,701,559)**
Net book value		
As at 01/01/2026	**489,922,490**	**489,922,490**
As at 30/06/2026	**480,768,554**	**480,768,554**

Notes:		30/06/2026	01/01/2026
- Net book value of intangible fixed asset put up as collateral for loans :	:	None	None
- Original cost of fully depreciated intangible fixed assets at the end of the six-month period :	:	None	None

6 .9 INCREASE, DECREASE IN INVESTMENT PROPERTIES

Items	01/01/2026	Increase	Decrease	30/06/2026
Investment properties for rent				
Historical cost	**3,888,410,818**	-	-	**3,888,410,818**
- Land use right	1,999,184,634	-	-	1,999,184,634
- Buildings and structures	1,742,548,507	-	-	1,742,548,507
- Machinery and equipment	146,677,677	-	-	146,677,677
Accumulated amortisation	**(2,750,143,034)**	**(21,267,924)**	-	**(2,771,410,958)**
- Land use right	(860,916,850)	(21,267,924)	-	(882,184,774)
- Buildings and structures	(1,742,548,507)	-	-	(1,742,548,507)
- Machinery and equipment	(146,677,677)	-	-	(146,677,677)
Net book value	**1,138,267,784**	-	**21,267,924**	**1,116,999,860**
- Land use right	1,138,267,784	-	21,267,924	1,116,999,860

Note:	30/06/2026	01/01/2026
- Net book value of investment properties put up as collateral for	None	None
- Original cost of fully depreciated investment properties at the end of the six-month period but is still being leased out or held for	1,889,226,184	1,889,226,184

6 .10 CONSTRUCTION IN PROGRESS

	30/06/2026		01/01/2026	
	Historical cost	Recoverable value	Historical cost	Recoverable value
- Consultancy fee for preparing the proposal dossier for zoning targets in the new urban development area next by Tan Van Bridge.	400,000,000	Not yet assessed	400,000,000	Not yet assessed
- Consultancy fee for preparing the proposal dossier for the new urban development plan next by Tan Van Bridge.	386,875,000	Not yet assessed	355,555,556	Not yet assessed
- Land acquired for clay mining purposes	3,426,850,266	Not yet assessed	844,000,000	Not yet assessed
- Fee for the mining rights of Phuoc Vinh 2 clay mine	1,561,693,568	Not yet assessed	-	-
Upgrading, renovation of fixed assets	236,427,623	Not yet assessed	-	-
Cộng	**6,011,846,457**	-	**1,599,555,556**	-

As at the end of the accounting period, the Company has not assessed the recoverable amount of the above-mentioned items. However, the Company's Management confirms that the recoverable amount is not lower than the original cost.

6 .11 SHORT-TERM TRADE PAYABLES

	30/06/2026	01/01/2026
a. Short-term trade payables		
- Phuc Kim Ngan Co., Ltd.	2,780,778,616	-
- Phat Lam Giang Co., Ltd.	-	341,476,200
- Others	154,726,115	1,027,391,536
b. Related parties		
- Nui Nho Stone Joint Stock Company	2,653,806,254	2,486,284,230
- Binh Duong Building Materials & Construction Corporation	-	2,187,362,175
Total	**5,589,310,985**	**6,042,514,141**

6 .12 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	30/06/2026	01/01/2026
- Hoang Viet Binh Phuoc One Member Co., Ltd.	139,333,815	212,138,539
- Thai Phat Bridge and Road Construction One Member Co., Ltd.	41,449,361	75,742,100
- Thien Phuoc Loc Trading and Construction Co., Ltd.	3,947,378	2,175,526
- Others	440,040,187	109,770,062
Total	**624,770,741**	**399,826,227**

6 .13 TAX AND AMOUNTS OF RECEIVABLES, PAYABLES TO THE STATE

	01/01/2026		Payables	Paid	30/06/2026	
	Receivables tax	Payables tax			Receivables tax	Payables tax
- Value added tax	-	-	2,736,034,430	924,220,532	-	1,811,813,898
- Corporate income tax	-	549,388,497	262,302,681	926,233,009	114,541,831	-
- Personal income tax	-	35,610,391	64,773,682	85,798,289	-	14,585,784
- Real estate tax, land rent tax	-	-	63,642,686	63,642,686	-	-
- Mineral exploitation license fee	-	-	230,032,000	345,038,001	-	-
- Other	-	115,006,001	149,022,328	149,022,328	-	-
Total	**-**	**700,004,889**	**3,505,807,807**	**2,493,954,845**	**114,541,831**	**1,826,399,682**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

6 .14 SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
- Electricity expenses	-	316,084,822
- Others	115,000,000	95,000,000
Total	**115,000,000**	**411,084,822**

6 .15 SHORT-TERM OTHER PAYABLES

	30/06/2026	01/01/2026
- Trade union fund	4,067,100	4,380,300
- Deposits received	1,365,000,000	1,365,000,000
- Others	3,842,400	50,159,142
Total	**1,372,909,500**	**1,419,539,442**

6 .16 LOANS AND OBLIGATIONS UNDER FINANCE LEASES

6.16.1. Short-term

	30/06/2026	01/01/2026
- Vietinbank Bank - BINH DUONG Branch	-	2,571,432,000
Total	-	**2,571,432,000**

6.16.2. Long-term

	30/06/2026	01/01/2026
- Vietinbank Bank - BINH DUONG Branch	-	13,499,994,000
Total	-	**13,499,994,000**

6 .17 OWNER'S EQUITY

6.17.1. Changes in owners' equity

	Owner's contributed capital	Capital Surplus	Development and investment fund	Undistributed profit after tax	Non-Controlling Interests	Total
As at 01/01/2025	**30,415,420,000**	**209,074,994**	**23,242,692,505**	**910,414,350**	**102,657,670**	**54,880,259,519**
- Profits incresed/ (decreased) in the period	-	-	-	882,270,383	(7,642,103)	874,628,280
- Appropriation to funds:	-	-	-	-	-	-
+ Bonus and Welfare Fund, Executive Board Bonus	-	-	-	(54,885,500)	-	(54,885,500)
As at 30/06/2025	**30,415,420,000**	**209,074,994**	**23,242,692,505**	**1,737,799,233**	**95,015,567**	**55,700,002,299**
- Profits incresed/ (decreased) in the period	-	-	-	4,463,571,897	36,038,153	4,499,610,050
- Other increase/(decrease) from consolidation	-	-	-	503,926,664	-	503,926,664
- Appropriation to funds	-	-	-	-	-	-
+ Investment and Development Fund	-	-	-	-	-	-
+ Bonus and Welfare Fund, Executive Board Bonus	-	-	-	*(50,000,000)*	-	*(50,000,000)*
As at 31/12/2025	**30,415,420,000**	**209,074,994**	**23,242,692,505**	**6,655,297,794**	**131,053,720**	**60,653,539,013**
As at 01/01/2026	**30,415,420,000**	**209,074,994**	**23,242,692,505**	**6,655,297,794**	**131,053,720**	**60,653,539,013**
- Profits incresed/ (decreased) in the period	-	-	-	343,588,619	(6,163,799)	337,424,820
- Other increase/(decrease)	-	-	-	(1,222,763)	-	(1,222,763)
- Appropriation to funds (*)	-	-	-	-	-	-
+ Investment and Development Fund	-	-	1,336,460,600	(1,336,460,600)	-	-
+ Bonus and Welfare Fund, Executive Board Bonus	-	-	-	(484,584,300)	-	(484,584,300)
As at 30/06/2026	**30,415,420,000**	**209,074,994**	**24,579,153,105**	**5,176,618,750**	**124,889,921**	**60,505,156,770**

(*) The Company distributes profits in 2025 according to the Resolution of the General Meeting of Shareholders in 2026.

6.17.2. Details of owner's equity

	30/06/2026	01/01/2026
- Binh Duong Building Materials & Construction Corporation	9,137,940,000	9,137,940,000
- Nui Nho Stone Joint Stock Company	7,402,420,000	7,102,420,000
- Ms. Lam Thi Mai	2,848,000,000	2,848,000,000
- Other shareholders	11,027,060,000	11,327,060,000
Total	**30,415,420,000**	**30,415,420,000**

The company does not issue bonds.

6.17.3. Capital transactions with owners and dividend and profit distribution

	First 6 months of year 2026	First 6 months of year 2025
- Owner's investment capital		
Beginning balance	30,415,420,000	30,415,420,000
Ending balance	30,415,420,000	30,415,420,000
- Profit payable to owner	-	-

6.17.4. Stocks

	30/06/2026	01/01/2026
- Quantity of authorized issuing stocks	3.041.542 shares	3.041.542 shares
- Quantity of issued stocks	3.041.542 shares	3.041.542 shares
+ Common stocks	3.041.542 shares	3.041.542 shares
+ Preferred stocks	-	-
- Quantity of circulation stocks	3.041.542 shares	3.041.542 shares
+ Common stocks	3.041.542 shares	3.041.542 shares
+ Preferred stocks	-	-

** Par value per stock: VND 10.000*

6.17.5. Devidends

- Dividends have been announced :		
+ Dividends declared on common :	None	None
+ Dividends announced on preferred :	None	None
- Cumulative preferred stock dividends have not been recorded :	None	None

6.17.6. Funds

	30/06/2026	01/01/2026
- Investment and Development Fund	24,579,153,105	23,242,692,505

7 . ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED INTERIM STATEMENT OF INCOME

7 .1 REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	First 6 months of year 2026	First 6 months of year 2025
- Revenue from trading construction materials	50,123,421,022	33,590,781,470
- Revenue from service rendered	8,950,229,646	11,060,093,817
Total	**59,073,650,668**	**44,650,875,287**
In which, revenue from related parties:		
Binh Duong Building Materials & Construction Corporation	33,024,531,585	7,626,185,297
Nui Nho Stone Joint Stock Company	20,918,433,888	-
REVENUE DEDUCTIONS	-	-
NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES	**59,073,650,668**	**44,650,875,287**

7 .2 COST OF GOODS SOLD AND SERVICES RENDERED

	First 6 months of year 2026	First 6 months of year 2025
- Cost of trading construction materials	46,779,402,937	31,120,400,829
- Cost of service rendered	6,579,840,963	8,960,544,771
Total	**53,359,243,900**	**40,080,945,600**

7 .3 FINANCIAL INCOME

	First 6 months of year 2026	First 6 months of year 2025
- Interest on deposits and loans	163,073,468	114,538,593
- Accumulated interest on undue term deposits	-	7,178,100
- Dividends and profits are distributed	30,800	56,000
Total	**163,104,268**	**121,772,693**

7 .4 FINANCIAL EXPENSES

	First 6 months of year 2026	First 6 months of year 2025
- Interest expenses	450,285,077	284,241,483
- Provision / (Reversal) for devaluation of trading securities	106,750	(476,946)
Total	**450,391,827**	**283,764,537**

7 .5 SELLING EXPENSES

	First 6 months of year 2026	First 6 months of year 2025
- Payroll expenses	422,464,343	477,368,010
- Expenses of tools, supplies	24,060,000	2,430,000
- Expenses of outsourcing services	98,191,316	103,466,257
Total	**544,715,659**	**583,264,267**

7 .6 GENERAL AND ADMINISTRATION EXPENSES

	First 6 months of year 2026	First 6 months of year 2025
- Expenses of administrative staffs	1,370,292,589	1,276,261,419
- Expenses of administrative materials	88,839,695	69,363,819
- Expenses of office requisites	41,948,891	26,625,994
- Depreciation cost of fixed assets	105,537,006	68,003,588
- Taxes, duties, fees.	67,802,686	36,360,407
- Provision/ (Reversal) for doubtful receivables	(5,000,000)	-
- Expenses of outsourcing services	590,540,398	306,462,663
- Other expenses in cash	539,206,724	265,558,991
Total	**2,799,167,989**	**2,048,636,881**

7 .7 OTHER INCOME

	First 6 months of year 2026	First 6 months of year 2025
- Liquidation of assets, tools and instruments	-	138,888,889
Total	**-**	**138,888,889**

7 .8 OTHER EXPENSES

	First 6 months of year 2026	First 6 months of year 2025
- Fees for early repayment of loan principal	374,999,900	-
- Tax penalties and late payment interest	195,189,194	-
- Mineral exploitation license fee	115,032,000	115,016,000
- Others	790,703,324	704,727,708
Total	**1,475,924,418**	**819,743,708**

7 .9 CURRENT CORPORATE INCOME TAX EXPENSES

	First 6 months of year 2026	First 6 months of year 2025
- Corporate Income Tax expenses for the current period	261,079,918	222,668,676
Total	**261,079,918**	**222,668,676**

7 .10 DEFERRED INCOME TAX ASSETS

	First 6 months of year 2026	First 6 months of year 2025
- Deferred corporate income tax expenses/ (reversal) incurred from taxable temporary differences	17,078,180	1,435,620
- Deferred corporate income tax expenses/ (income) incurred from reversion of Deferred income tax assets	(8,271,775)	(3,550,700)
Total	**8,806,405**	**(2,115,080)**

7 .11 BASIC EARNINGS PER SHARE

	First 6 months of year 2026	First 6 months of year 2025
Profit attributable to holders of ordinary shares	343,588,619	882,270,383
Appropriaton of bonus and welfare funds from after-tax income	(34,358,862)	(88,227,038)
Average ordinary shares outstanding during the period	3,041,542	3,041,542
Basic earnings per share	**102**	**261**

7 .12 DILUTED EARNINGS PER SHARE

	First 6 months of year 2026	First 6 months of year 2025
Profit attributable to holders of ordinary shares	343,588,619	882,270,383
Appropriaton of bonus and welfare funds from after-tax income	(34,358,862)	(88,227,038)
Average ordinary shares outstanding during the period	3,041,542	3,041,542
Diluted earnings per share	**102**	**261**

7 .13 PRODUCTIONS COST BY ITEMS

	First 6 months of year 2026	First 6 months of year 2025
- Raw materials	1,738,143,172	2,404,676,292
- Labor	2,467,149,980	2,934,500,714
- Depreciation expenses	1,783,925,894	2,585,586,920
- Expenses from outsourcing	1,550,827,983	2,149,341,283
- Other expenses by cash	602,009,916	302,026,347
Total	**8,142,056,945**	**10,376,131,556**

8 . ADDITIONAL INFORMATION FOR ITEMS IN CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

8 .1 Amounts of cash and cash equivalents held by the Company but not available to use

There is no large amount of money and cash equivalent held by the Company which is not used due to restrictions of law or other obligations which the Company must perform.

8 .2 Proceeds from borrowings in the period	First 6 months of year 2026	First 6 months of year 2025
- Proceeds from ordinary contracts;	-	18,000,000,000

8 .3 Actual repayments on principal in the period	First 6 months of year 2026	First 6 months of year 2025
- Repayment on principal from ordinary contracts	16,071,426,000	642,858,000

9 . OTHER INFORMATION

9 .1 Potential debts, commitments and other financial information: None.

9 .2 Events after the balance sheet date: None.

9 .3 Related parties information

9.3.1. Related parties

Related parties	Relationship
Binh Duong Building Materials & Construction Corporation	Major shareholder
Nui Nho Stone Joint Stock Company	Major shareholder, associate of Binh Duong Building Materials & Construction Corporation

9.3.2. Transactions with other related parties

- Remuneration paid to members of the Board of Directors ("BOD"), Board of Management, Supervisory Board ("SB") and the Chief Accountant:

Name	Position	First 6 months of year 2026	First 6 months of year 2025
Mr. Pham Thanh Liem	Chairman of the BOD (from 01/01/2026)	51,382,922	-
Mr. Nguyen Hong Chau	Member of the BOD	91,654,733	-
Ms. Lam Thi Mai	Member of the BOD	45,827,367	-
Mr. Lam Thanh Lam	Member of the BOD, Director	387,557,200	228,846,000
Mrs. Bui Hoai Chau	Independent member of the BOD	51,382,922	-
Mr. Nguyen Quoc Binh	Member of the BOD (term expired)	5,555,556	-
Mr. Huynh Minh Tam	Head of the SB	45,827,367	-
Ms. Phan Thi Thuyen Huong	Member of the SB	14,580,400	-
Mr. Ho Huyen Trang	Member of the SB	14,580,400	-
Ms. Nguyen Thi Thu Phuong	Chief accountant	239,037,100	151,916,400
	Total	**947,385,967**	**380,762,400**

- Significant transactions with the related parties during the six-month period were as follows:

Related parties	Transactions content	First 6 months of year 2026	First 6 months of year 2025
Binh Duong Building Materials & Construction Corporation			
	Sales of services, machinery and equipment	36,326,984,743	8,236,280,121
	Collected money from sales, machinery and equipment	19,646,970,433	7,779,468,193
	Purchases of materials, goods and services	31,217,416,284	26,638,623,310
	Paid for materials, goods and services	33,404,778,459	24,650,842,334
Nui Nho Stone Joint Stock Company			
	Sales of machinery and equipment	23,010,277,277	
	Collected money from machinery and	23,010,277,277	
	Purchases of goods	11,607,946,250	9,628,783,820
	Paid for goods	11,440,424,226	9,179,302,891

As at the end of the six-month period, the debt situations between the Company and related parties were as follows:

Related parties	Transactions content	30/06/2026	01/01/2026
Binh Duong Building Materials & Construction Corporation			
	Sales of services	18,434,014,032	1,753,999,722
	Purchases of goods	-	2,187,362,175
Nui Nho Stone Joint Stock			
	Purchases of goods	2,653,806,254	2,486,284,230

9 .4 Segment Reporting

Segment information is presented by business lines and by geographical area. Segment reporting is mainly based on the Company's business lines and is organized and managed according to the nature of the products and services provided by the Company, with each segment being a business unit providing different products.

9.4.1. Reporting by geographical area:

The Company only produces and does business in the territory of Vietnam, so the Company does not present segment reports by geographical area.

9.4.2. Segment reports by business field:

Items	Trading of construction materials		Provide Service		Total	
	First 6 months of year 2026	First 6 months of year 2025	First 6 months of year 2026	First 6 months of year 2025	First 6 months of year 2026	First 6 months of year 2025
Departmental business results						
- Revenue	50,123,421,022	33,590,781,470	8,950,229,646	11,060,093,817	59,073,650,668	44,650,875,287
- Revenue deduction	-	-	-	-	-	-
- Cost price	46,779,402,937	31,120,400,829	6,579,840,963	8,960,544,771	53,359,243,900	40,080,945,600
- Gross profit	3,344,018,085	2,470,380,641	2,370,388,683	2,099,549,046	5,714,406,768	4,569,929,687
Department Assets						
Tangible fixed assets						
Historical cost	5,149,652,449	18,573,691,419	80,500,000	62,527,260,837	5,230,152,449	81,100,952,256
Accumulated depreciation	(266,452,806)	(13,149,308,388)	(57,899,630)	(6,573,828,575)	(324,352,436)	(19,723,136,963)
Net book value	4,883,199,643	5,424,383,031	22,600,370	55,953,432,262	4,905,800,013	61,377,815,293

9 .5 ASSESSMENT RATIOS PERFORMANCE OVERVIEW

Item	Unit	30/06/2026	01/01/2026
Assets structure			
Short-term assets/ Total assets	%	77.9%	26.5%
Long-term assets/ Total assets	%	22.1%	73.5%
Sources structure			
Liabilities/ Total sources	%	14.3%	30.3%
Owner's equity/ Total sources	%	85.7%	69.7%
Solvency			
Liquidity ratio	times	1.17	0.70
Quick ratio	times	5.31	1.49
Current ratio	times	5.44	1.79
Rate of earnings		**First 6 months of year 2026**	**First 6 months of year 2025**
Rate of earnings on revenue			
Rate of earnings before tax on net revenue	%	0.44%	2.45%
Rate of earnings after tax on net revenue	%	0.57%	1.96%
Rate of earnings on everage total assets			
Rate of earnings before tax on everage total assets	%	0.33%	1.2%
Rate of earnings after tax on everage total assets	%	0.43%	1.0%
Rate of earnings after tax on everage equity	%	0.56%	1.6%

9 .6 ADJUST THE PREVIOUS FINANCIAL STATEMENTS TO CHANGE IN CURRENT ACCOUNTING POLICIES:

9 .7 GOING-CONCERN ASSUMPTION

Currently, Song Phan Joint Stock Company has suspended its production activities.

Except for the event mentioned above, no event has been caused serious doubt about the continuous operating ability and the loan contract has neither intention nor force to cease operations, or significantly reduce the scale of its operations.

9 .8 COMPARATIVE FIGURES

Comparative figures are figures of the 2025 audited consolidated financial statements ended 31 December 2025 and the reviewed consolidated interim financial statements For the six-month period ended 30 June 2025 and reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance as follows:

Item	New Codes	Old Codes	01/01/2026 (as reclassified)	31/12/2025 (as previously reported)
1. Cash equivalents	112	112	7,621,657,500	7,600,000,000
2. Held to maturity investments	123	123	2,527,000,000	2,500,000,000
3. Other short-term receivables	135	136	176,480,832	225,138,332

Approved, 13 August 2026

Prepared by	**Chief Accountant**	**Legal Representative**
NGUYEN T. THU PHUONG	NGUYEN T. THU PHUONG	LAM THANH LAM

CÔNG TY CỔ PHẦN GẠCH NGÓI NHỊ HIỆP
M.S.D.N:370...798-C.T.C.P
P.TÂN ĐÔNG HIỆP-TP.HỒ CHÍ MINH