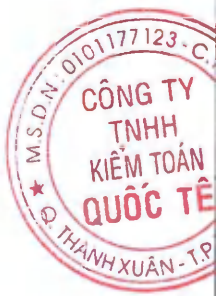
SAISON CEMENT JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS

FOR THE 6-MONTH ACCOUNTING PERIOD ENDED 30 JUNE 2026



August 2026

TABLE OF CONTENTS

CONTENTS	PAGES
STATEMENT OF THE BOARD OF MANAGEMENT	2 - 3
REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATIONS	4 - 5
INTERIM STATEMENT OF FINANCIAL POSITION	6 - 7
INTERIM INCOME STATEMENT	8
INTERIM CASH FLOWS STATEMENT	9
SELECTED NOTES TO THE FINANCIAL STATEMENTS	10 - 35

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Saison Cement Joint Stock Company (the "Company") presents this report together with the interim financial statements for the 6-month accounting period ended June 30, 2026.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISORY

The members of the Board of Directors and Management of the Company who held office during the period and to the date of approval of this report are as follows:

Board of Directors

Mr. Nguyen Sy Tiep	Chairman
Mr. Vuong Duc Nhat	Member
Mrs. Phan Thi Hai	Member

Board of Management

Mr. Vuong Duc Nhat	Chief Executive Officer
Mr. Nguyen Tri Chung	Deputy Chief Executive Officer
Mrs. Nguyen Thu Hang	Deputy Chief Executive Officer

Board of Supervisory

Mrs. Nguyen Ngoc Na	Head of the Supervisory Board
Mr. Nguyen Sy Dat	Member (appointed on 25 April 2026)
Mr. Nguyen Sy Anh Quan	Member (appointed on 25 April 2026)
Mr. Nguyen Van Thang	Member (resigned on 25 April 2026)
Mrs. Phung Thi Duyen	Member (resigned on 25 April 2026)

Legal Representative

The legal representative of the Company during the period and to the date of this report is Mr. Nguyen Sy Tiep - Chairman of the Board of Directors. Mr. Nguyen Sy Tiep (Chairman of the Board of Directors and the Legal Representative of the Company) authorized Mr. Vuong Duc Nhat (Chief Executive Officer) to prepare and approve the Company's interim financial statements in accordance with Authorization Letter No. 02AGUQ/XMSS dated January 5, 2017.

RESPONSIBILITIES OF THE BOARD OF MANAGEMENT

The Board of Management of the Company are responsible for preparing the interim financial statements which give a true and fair view of the financial position of the Company as at 30 June 2026 and its financial performance and its cash flows for the six-month period then ended, in accordance with Vietnamese accounting standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim financial statements. In preparing these interim financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds.

The Board of Management of the Company are responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the interim financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management are 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.

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

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

For and on behalf of the Board of Management,

Vuong Duc Nhat
Chief Executive Officer
*(*In accordance with Authorization Letter No. 02AGUQ/XMSS dated January 5, 2017*)*
Hanoi, August 12, 2026

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No: 081204/2026/BCSX-iCPA

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATIONS

To: **The shareholders, The Board of Directors and Board of Management**
SaiSon Cement Joint Stock Company

We have reviewed the accompanying interim financial statements of SaiSon Cement Joint Stock Company (the "Company"), which were approved on 12 August 2026, as set out from page 6 to page 35, which comprise the interim statement of financial position as at 30 June 2026, the interim income statement, the interim cash flows statement for the six-month period then ended, and selected notes to the financial statements.

Reponsibility of The Board of Management

The Board of Management of the Company are responsible for the preparation true and fair presentation of the Company's interim financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the interim financial statements and for such internal control as the Board of Management determines is necessary to ensure that the preparation and presentation of the interim financial statements are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial statements consists of making inquiries, primarily of person 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 significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditors' conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2026, and of its financial performance and its cash flows for period of six months end 30 June 2026 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of these interim financial statements.

Member Firm of AGN International
Audit. Accounting. Tax Consulting. Finance.

Emphasis of Matter

We draw readers' attention to Note II of the selected notes to the financial statements. As at 30 June 2026 and 31 December 2025, the Company's current liabilities exceeded its current assets by VND 302,885,805,571 and VND 316,751,539,973, respectively. These conditions indicate the existence of significant uncertainties that may cast doubt on the Company's ability to continue as a going concern.

The auditor's conclusion is not related to the emphasis of matter mentioned above.

CÔNG TY TNHH KIỂM TOÁN QUỐC TẾ

Le Quoc Anh
Deputy General Director
Audit Practising Registration Certificate
No. 3384-2025-072-1
On behalf of
International Auditing Company Limited (iCPA)
Hanoi, August 12, 2026

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	**100**		**304,238,682,820**	**350,028,675,156**
I. Cash and cash equivalents	**110**		**298,146,986**	**1,592,795,355**
1. Cash	111	V.1	298,146,986	1,592,795,355
II. Short-term financial investments	**120**		**27,265,452,056**	**26,556,328,767**
1. Short-term held-to-maturity investments	123	V.2a	27,265,452,056	26,556,328,767
III. Short-term receivables	**130**		**92,156,854,466**	**175,211,760,165**
1. Short-term trade receivables	131	V.3	70,781,381,013	166,082,543,325
2. Short-term advances to suppliers	132	V.4	22,195,465,481	10,138,200,200
3. Other short-term receivables	135	V.5	1,029,255,952	840,264,620
4. Provision for short-term doubtful debts	136	V.6	(1,849,247,980)	(1,849,247,980)
IV. Inventories	**140**		**181,087,994,745**	**143,073,288,472**
1. Inventories	141	V.7	181,087,994,745	143,073,288,472
V. Other short-term assets	**160**		**3,430,234,567**	**3,594,502,397**
1. Short-term deferred expenses	161	V.10a	3,054,910,345	3,343,715,309
2. Value added tax deductibles	162		375,324,222	-
3. Taxes and other receivables from the State budget	163	V.14a	-	250,787,088
B. NON-CURRENT ASSETS	**200**		**1,252,453,664,415**	**1,310,826,439,718**
I. Fixed assets	**220**		**1,133,810,192,005**	**1,180,599,566,034**
1. Tangible fixed assets	221	V.8	1,133,810,192,005	1,180,599,566,034
- Cost	222		2,060,498,714,834	2,057,575,392,522
- Accumulated depreciation	223		(926,688,522,829)	(876,975,826,488)
2. Intangible fixed assets	227	V.9	-	-
- Cost	228		152,715,000	152,715,000
- Accumulated depreciation	229		(152,715,000)	(152,715,000)
II. Long-term assets in progress	**250**		**686,236,364**	**-**
1. Construction in progress	252		686,236,364	-
III. Long-term financial investments	**260**		**20,314,630**	**-**
1. Long-term held-to-maturity investments	265	V.2b	20,314,630	-
IV. Other long-term assets	**270**		**117,936,921,416**	**130,226,873,684**
1. Long-term deferred expenses	271	V.10b	117,936,921,416	130,226,873,684
TOTAL ASSETS	**280**		**1,556,692,347,235**	**1,660,855,114,874**

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

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	**300**		**848,874,135,718**	**955,974,202,419**
I. Current liabilities	**310**		**607,124,488,391**	**666,780,215,129**
1. Short-term trade payables	311	V.12a	79,469,261,044	146,182,398,107
2. Short-term advances from customers	312	V.13	6,270,597,818	201,813,600
3. Short-term taxes and amounts payable to the State budget	314	V.14b	8,549,854,148	4,640,826,208
4. Payables to employees	315		4,973,151,154	4,512,837,639
5. Short-term accrued expenses	316	V.11	6,305,642,042	9,213,186,696
6. Other current payables	320	V.15	2,826,537,643	1,708,250,002
7. Short-term loans and obligations under finance leases	321	V.16	498,729,444,542	500,320,902,877
II. Long-term liabilities	**330**		**241,749,647,327**	**289,193,987,290**
1. Long-term trade payables	331	V.12b	14,720,149,486	14,771,109,449
2. Long-term loans and obligations under finance leases	339	V.17	227,029,497,841	274,422,877,841
D. EQUITY	**400**	**V.18**	**707,818,211,517**	**704,880,912,455**
1. Owner's contributed capital	411		578,390,000,000	578,390,000,000
- Ordinary shares carrying voting rights	411a		578,390,000,000	578,390,000,000
2. Share premium	412		7,405,713,000	7,405,713,000
3. Investment and development fund	418		59,383,458,551	59,383,458,551
4. Other equity funds	419		1,811,263	1,811,263
5. Accumulated losses	420		62,637,228,703	59,699,929,641
- Accumulated losses at the end of the previous year	*420a*		*59,699,929,641*	*48,355,549,710*
- Retained earnings of the current period	*420b*		*2,937,299,062*	*11,344,379,931*
TOTAL RESOURCES	**440**		**1,556,692,347,235**	**1,660,855,114,874**

Pham Tien Hieu
Preparer

Vuong Thi Bich Ngoc
Chief Accountant

CÔNG TY CỔ PHẦN XI MĂNG SAI SƠN

Vuong Duc Nhat
Chief Executive Officer
Approved, August 12, 2026

INTERIM INCOME STATEMENT
For the six-month accounting period ended 30 June 2026

Unit: VND

ITEMS	Codes	Notes	Current period	Prior period
1. Gross revenue from goods sold and services rendered	**01**		**424,573,815,889**	**536,621,717,203**
2. Deductions	02		3,431,887,499	-
3. Net revenue from goods sold and services rendered	**10**	**VI.1**	**421,141,928,390**	**536,621,717,203**
4. Cost of sales	11	VI.2	373,890,987,545	485,813,356,020
5. Gross profit from goods sold and services rendered	**20**		**47,250,940,845**	**50,808,361,183**
6. Gain/(Loss) from the sale, liquidation of investment properties	**21**		**-**	**-**
7. Financial income	22	VI.3	781,673,533	18,796,861
8. Financial expenses	23	VI.4	22,981,771,886	21,198,540,907
- In which: Borrowing costs	*24*		22,970,138,004	20,171,266,235
9. Selling expenses	25	VI.5	3,370,996,650	4,250,108,937
10. General and administration expenses	26	VI.6	17,615,968,298	17,590,632,106
11. Operating profit	**30**		**4,063,877,544**	**7,787,876,094**
12. Other income	31		-	4
13. Other expenses	32	VI.7	250,149,639	2,615,006,018
14. Profit from other activities	**40**		**(250,149,639)**	**(2,615,006,014)**
15. Accounting profit before tax	**50**		**3,813,727,905**	**5,172,870,080**
16. Current corporate income tax expense	51	VI.8	876,428,843	2,930,917,505
17. Deferred corporate tax expense	52		-	-
18. Net profit after corporate income tax	**60**		**2,937,299,062**	**2,241,952,575**
19. Basic earnings per share	**70**	**VI.9**	**51**	**39**
20. Diluted earnings per share	**71**	**VI.9**	**51**	**39**

Pham Tien Hieu
Preparer

Vuong Thi Bich Ngoc
Chief Accountant

CÔNG TY CỔ PHẦN XI MĂNG SÀI SƠN

Vuong Duc Nhat
Chief Executive Officer
Approved, August 12, 2026

INTERIM CASH FLOW STATEMENT
(Under indirect method)
For the six-month accounting period ended 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	**01**	**3,813,727,905**	**5,172,870,080**
2. Adjustments for:		-	-
Depreciation and amortisation of fixed assets and investment properties	02	49,712,696,341	62,236,016,982
Foreign exchange (gain)/ loss arising from translating foreign currency items	04	(69,910,713)	1,025,465,672
(Gain)/loss from investing, financing activities	05	(711,762,820)	1,217,023,094
Borrowing costs	06	22,970,138,004	20,171,266,235
3. Operating profit before movements in working capital	**08**	**75,714,888,717**	**89,822,642,063**
(Increase)/decrease in receivables	09	82,932,693,466	(43,260,405,907)
(Increase)/decrease in inventories	10	(38,014,706,273)	(47,481,326,473)
Increase/(decrease) in payables (excluding accrued loan interest and corporate income tax payable)	11	(62,579,796,323)	(18,981,217,227)
(Increase)/decrease in deferred expenses	12	12,578,757,232	(5,874,390,599)
Borrowing costs paid	14	(19,900,721,813)	(51,853,352,733)
Corporate income tax paid	15	-	(1,449,336,277)
Net cash generated by/(used in) operating activities	**20**	**50,731,115,006**	**(79,077,387,153)**
II. CASH FLOWS FROM INVESTING ACTIVITIES		-	-
1. Acquisition and construction of fixed assets and other long-term assets	21	(3,020,925,040)	(3,547,146,865)
2. Cash outflow for lending, buying debt instruments of other entities	23	(20,000,000)	(2,000,000,000)
3. Interest earned, dividends and profits received	27	-	18,796,861
Net cash generated by/(used in) investing activities	**30**	**(3,040,925,040)**	**(5,528,350,004)**
III. CASH FLOWS FROM FINANCING ACTIVITIES		-	-
1. Proceeds from borrowings	33	518,119,334,483	494,318,400,965
2. Repayment of borrowings	34	(567,104,172,818)	(409,518,990,524)
Net cash generated by/(used in) financing activities	**40**	**(48,984,838,335)**	**84,799,410,441**
Net increase/(decrease) in cash and cash equivalents	**50**	**(1,294,648,369)**	**193,673,284**
Cash and cash equivalents at the beginning of the	**60**	**1,592,795,355**	**851,151,695**
Cash and cash equivalents at the end of the period	**70**	**298,146,986**	**1,044,824,979**

Pham Tien Hieu
Preparer

Vuong Thi Bich Ngoc
Chief Accountant

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CÔNG TY CỔ PHẦN XI MĂNG SAI SƠN

Vuong Duc Nhat
Chief Executive Officer
Approved, August 12, 2026

I. GENERAL INFORMATION

1. Structure of ownership

SaiSon Cement Joint Stock Company (the "Company") was established under Decision No. 482-QD/UB dated December 1, 1992, by the People's Committee of Ha Tay Province and was converted into a joint stock company under Decision No. 2369/QD-UB dated November 13, 2003, by the People's Committee of Ha Tay Province (now Hanoi City).

The Company operates under Business Registration Certificate No. 0500444444 issued by the Department of Planning and Investment of Hanoi City on December 25, 2003. Currently, the Company operates under the 9th amended Enterprise Registration Certificate issued on February 27, 2023.

The charter capital of the Company according to the latest business registration certificate is VND 578,390,000,000 (Five hundred seventy-eight billion three hundred ninety million VND). This is equivalent to 57,839,000 shares, with a par value of 10,000 VND per share.

2. Field of business

The main activities of the company during the period: Production and trading of clinker cement and construction materials.

3. Normal production and business cycle

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

4. The Company's structure

The Company's head office is located at Nam Son Hamlet, Xuan Mai Commune, Hanoi City, Vietnam.

5. Employees

The total number of employees as at June 30, 2026 was 234 people (as at December 31, 2025 was 245 people).

II. BASIS FOR PREPARING INTERIM FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

Basis for preparing interim financial statements

The accompanying interim financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the interim financial statements.

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

Accounting period

The Company's fiscal year begins on 1 January and ends on 31 December each year. This interim financial statements have been prepared for the period from 1 January 2026 to 30 June 2026.

II. BASIS FOR PREPARING INTERIM FINANCIAL STATEMENTS AND ACCOUNTING PERIOD (CONTINUED)

Going Concern Assumption

As at 30 June 2026 and 31 December 2025, the Company's current liabilities exceeded its current assets by VND 302,885,805,571 and VND 316,751,539,973, respectively. The Company's ability to continue as a going concern depends on the restructuring of commercial bank borrowings, the extension of payment terms with suppliers, and requesting support from its shareholders.

The Board of Directors and Board of Management have been continuously assessing the impact and have been actively implementing measures to maximize the Company's ability to continue as a going concern. The solutions that have been implemented and are being pursued include:

- Maximizing the capacity of the Nam Son Cement Plant after renovation in Nam Son Hamlet, Xuan Mai Commune, Hanoi City, while simultaneously improving the plant's environmental conditions to become greener and cleaner, increasing production output, and reducing operating costs.

- Leveraging the Company's long-standing experience in the cement manufacturing industry, with an innovative leadership team and experienced workforce, to produce high-quality products, expand market share, and enhance competitiveness.

- The Company's shareholders have expressed their willingness to provide financial support during periods of difficulty. In 2026, Mr. Nguyen Sy Tiep provided the Company with an interest-free loan amounting to VND 4,687,000,000.

- The Company has been negotiating and rescheduling payment terms with several suppliers, making the most of the support and cooperation from its partners to sustain ongoing operations.

- Furthermore, the Company has recorded profits in recent years, thereby preserving and increasing shareholders' equity.

- ...

The Board of Directors and Board of Management have prudently evaluated the Company's business plans and cash flow forecasts, as well as the availability of financial resources to meet due obligations and liabilities. The Board of Directors and Board of Management believe that the preparation of the accompanying interim financial statements on a going concern basis is appropriate.

III. ACCOUNTING STANDARDS AND APPLIED ACCOUNTING REGIME

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the accounting regime for enterprises. This Circular is effective for the fiscal year beginning on or after January 1, 2026. Circular No. 99/2025/TT-BTC replaces the regulations on the enterprise accounting regime under Circular No. 200/2014/TT-BTC dated December 22, 2014 and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC. The Company's Board of management has applied Circular No. 99/2025/TT-BTC in preparing and presenting the Company's interim financial statements for the 6-month accounting period ending June 30, 2026.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Company in preparing the interim financial statements:

Accounting estimates

The preparation of interim financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim financial statements and the reported amounts of revenues and expenses during the financial period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent and ability to hold until maturity. Held-to-maturity investments include term deposits at banks, valuable papers (including treasury bills, promissory notes, and certificates of deposit), bonds, preference shares, held-to-maturity loans held for collecting periodic interest, and other held-to-maturity investments or those of a similar nature, excluding derivative instruments.

Held-to-maturity investments are initially recognized at cost, including par value minus (-) prepaid interest for multiple periods [in cases where interest on held-to-maturity investments is received in advance] plus (+) premium or minus (-) discount.

After initial recognition, discounts and/or premiums are amortized using the effective interest method or the straight-line method in accordance with the term of the investment, specifically:

- Discounts on held-to-maturity investments are amortized gradually into financial income for each period throughout the duration of the investment;

- Premiums on held-to-maturity investments are amortized gradually to reduce financial income for each period throughout the duration of the investment. [If the period's premium amortization on held-to-maturity investments exceeds the period's nominal interest (if any), such difference is recorded in financial expenses.]

Held-to-maturity investments are stated at cost less provision for impairment of held-to-maturity investments.

Provision for impairment of held-to-maturity investments is made when there is any indication or evidence that part or all of the Company's held-to-maturity investments may not be recoverable.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue, or receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy, or similar difficulties.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories

Inventories are stated at the lower of cost and net realizable value. Cost of inventories comprises direct material costs, direct labor costs, and manufacturing overheads, where applicable, incurred in bringing the inventories to their present location and condition.

The Company determines the value of inventory issued upon each occurrence to account for inventories.

Cost of inventories is determined using the weighted average method. Net realizable value is determined as the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale.

The Company's provision for devaluation of inventories is made in accordance with applicable accounting regulations. Accordingly, the Company is allowed to recognize a provision for devaluation of inventories when the cost of inventories exceeds their net realizable value as at the end of the accounting period.

Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost, accumulated depreciation, and net book value..

The cost of tangible fixed assets acquired through purchase comprises the purchase price and all other directly attributable costs of bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The cost of self-constructed or self-manufactured tangible fixed assets comprises actual construction or production costs plus installation and test-run costs, and directly attributable costs of bringing the fixed asset to the location and condition capable of operating.

Tangible fixed assets are depreciated using the straight-line method based on the estimated useful life, as follows:

	Current period	Prior period
	Years	Years
Buildings and structures	05 - 30	05 - 30
Machinery and equipment	03 - 25	03 - 25
Office equipment	03 - 10	03 - 10
Motor vehicles	03 - 10	03 - 10
Other fixed assets	06 - 15	06 - 15

Intangible Fixed assets and depreciation

The cost of an intangible fixed asset comprises all costs incurred by the enterprise to acquire the intangible fixed asset up to the time it is brought into the condition capable of operating in the manner intended by management.

Depreciation of intangible fixed assets is calculated using the straight-line method, applied to all assets at a rate determined to allocate the original cost over the estimated useful life. The depreciation period for the company's intangible fixed assets is as follows:

	Years
Accounting software, weighing control system	02

Construction in progress

Assets under construction for production, lease, management, or for any other purposes are stated at cost, which includes necessary costs incurred to form the assets in accordance with the Company's accounting policy. Depreciation of these assets is recognized on the same basis as other assets, commencing when the assets are in the location and condition necessary to be capable of operating.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred expenses

Deferred expenses represent actual expenses incurred that are related to the operating results of multiple accounting periods. Deferred expenses comprise short-term prepaid expenses or long-term prepaid expenses on the interim statement of financial position and are allocated over the prepayment period corresponding to the economic benefits generated from these expenses.

The long-term deferred expenses of the Company include goodwill from the merger of Number Two Sai Son Construction and Cement Company Limited costs of tools and equipment used over multiple periods with significant value, major repair costs for fixed assets, and insurance purchase costs...

Goodwill arising on acquisition represents the excess of the cost of business combination over the Company's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities of the acquiree. Goodwill is recognized as an intangible asset and amortized on a straight-line basis over its estimated useful life. In accordance with VAS 11 - Business Combinations, the maximum estimated useful life shall not exceed 10 years.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services, or assets from suppliers in the ordinary course of business. Trade payables are stated at cost.

Dividends and profits payable

Dividends and profits payable reflect dividends payable to shareholders. Dividends payable are recognized when the Company has no unconditional right to avoid the obligation to pay dividends to shareholders in accordance with applicable laws.

Accured expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet actually paid due to the lack of sufficient supporting documents, and are recognized in production and business expenses for the accounting period.

Loans and obligations under finance leases

Loans and obligations under finance leases are stated at cost, which comprises the net proceeds received from borrowings less directly attributable transaction costs.

Borrowing Costs

Borrowing costs comprise interest and other costs directly incurred in connection with the Company's borrowings.

Borrowing costs are recognized in production and business expenses in the period in which they are incurred, except to the extent that they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of that asset until substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Ordinary shares

Ordinary shares with voting rights are recognised at par value. Shares issued to increase the Company's charter capital and shareholders' contributed capital are recognised at the actual proceeds received, corresponding to the par value of the shares successfully issued.

Share premium

Share premium represents the difference between the par value and the issuance price of ordinary shares, net of costs directly attributable to the share issuance.

Costs directly attributable to the share issuance are allocated between successfully issued shares and unsuccessfully issued shares as follows:

- The portion allocated to successfully issued shares is offset against share premium.
- The portion related to unsuccessfully issued shares is recognised as finance expenses for the period

Profit distribution

The Company's net profit after tax is available for appropriation to shareholders as dividends upon approval by the Company's General Meeting of Shareholders.

Dividends are declared and paid from retained earnings based on the approval of shareholders at the Company's Annual General Meeting of Shareholders

Development and investment fund

The development and investment fund is appropriated from the Company's profit after corporate income tax and is used to finance the expansion of the Company's production and business activities or capital investment projects. The appropriation and utilisation of the development and investment fund are carried out in accordance with the Resolution of the General Meeting of Shareholders and the prevailing regulations.

Revenue and other income recognition

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

(a) The Company has transferred to the buyer the significant risks and rewards 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; When the contract stipulates that the buyer is entitled to return the products or goods, purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to pay return products and goods (except for cases where customers have the right to return goods in the form of exchange for other goods or services);
(d) The Company has obtained or will receive economic benefits from the sale transaction; and
(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Interest on deposits is recognized on an accrual basis, determined on the balance of deposit accounts and the applicable interest rate. Interest from investments is recognized when the Company has the right to receive the interest.

Other income represents income derived from non-recurring activities, other than those generating main operating revenues.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deductions

Deductions include trade discounts, sales allowances, and sales returns.

Deductions arising in the same period as the sale of products, goods, and services are adjusted as a reduction in revenue for that period. In cases where products, goods, and services were sold during the reporting period, but trade discounts, sales allowances, or sales returns arise in the subsequent period, the Company recognizes a reduction in revenue for the reporting period if these deductions occur prior to the issuance date of the interim financial statements

Cost of sales and services rendered

Cost of goods sold and services rendered comprises the cost of products, goods sold and services rendered during the period and is recognised consistently with the related revenue in the same period.

Selling expenses

Selling expenses comprise costs incurred directly in relation to the process of selling products, goods and rendering services of the Company and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses comprise costs incurred in relation to the Company's general management activities, which are not directly attributable to selling or production activities, and are recognised as expenses in the period on an accrual basis.

Foreign currencies

Transactions arising in foreign currencies are translated at the actual exchange rates prevailing on the transaction dates. The balances of monetary items denominated in foreign currencies as at the end of the accounting period are retranslated at the average bank transfer buying and selling exchange rates quoted by the commercial bank with which the Company regularly transacts as at that date, except for demand deposits denominated in foreign currencies, which are retranslated at the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts. Exchange differences arising are recognised in the income statement.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current corporate income tax includes current corporate income tax expense in accordance with the Law on Corporate Income Tax and top-up tax expense in accordance with the global minimum tax regulations. Current corporate income tax expense is calculated based on taxable income for the year. Taxable income differs from profit before tax as presented in the income statement because taxable income excludes items of income or expenses that are taxable or deductible in other years, including tax losses carried forward, if any, and further excludes items that are non-taxable or non-deductible.

Deferred tax is calculated on temporary differences between the carrying amounts and tax bases of assets and liabilities in the financial statements. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised only when it is probable that the Company will have future taxable income against which the deductible temporary differences can be utilised.

Deferred tax is determined using the tax rates expected to apply in the year in which the assets are recovered or the liabilities are settled. Deferred tax is recognised in the income statement and is recognised directly in equity only when it relates to items recognised directly in equity.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation (Continued)

Deferred tax assets and deferred tax liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and deferred tax liabilities relate to corporate income taxes levied by the same tax authority and the Company intends to settle current tax assets and liabilities on a net basis.

The determination of the Company's corporate income tax is based on the prevailing tax regulations. However, these regulations are subject to periodic changes, and the final determination of corporate income tax depends on the results of examinations by the competent tax authorities. Other taxes are applied in accordance with the prevailing tax laws in Vietnam.

Basic earnings per share

Basic earnings per share are calculated by dividing the profit or loss after tax attributable to holders of the Company's ordinary shares, after adjusting for appropriations to the bonus and welfare fund, by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share are calculated by dividing the profit or loss after tax attributable to holders of the Company's ordinary shares, after adjusting for dividends on convertible preference shares, by the weighted average number of ordinary shares outstanding during the year and the weighted average number of ordinary shares that would be issued on the conversion of all dilutive potential ordinary shares into ordinary shares.

Related parties

Related parties include enterprises, including parent companies, subsidiaries and associates, and individuals that directly, or indirectly through one or more intermediaries, control, are controlled by, or are under common control with the Company. Associates and individuals that directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel, including the Company's directors and officers, close family members of such individuals or related parties, and entities associated with such individuals are also considered related parties. In considering each related party relationship, attention is directed to the substance of the relationship rather than its legal form.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION

1. CASH

	Closing balance VND	Opening balance VND
Cash on hand	54,047,709	43,857,908
Bank demand deposits (i)	244,099,277	1,548,937,447
Total	**298,146,986**	**1,592,795,355**

(i) Details of the Company's demand deposits are as follows:

	Closing balance VND	Opening balance VND
Ho Chi Minh City Development Commercial Joint Stock Bank - Ha Nam Branch	97,191,480	55,583,646
Woori Bank Vietnam Limited - Ha Nam Branch	43,413,774	644,518,468
Tien Phong Commercial Joint Stock Bank - Son Tay Branch	32,632,086	11,016,902
Others bank	70,861,937	837,818,431
Total	**244,099,277**	**1,548,937,447**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

2. HELD-TO-MATURITY INVESTMENTS

	Closing balance			Opening balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
a) Short-term						
Principal of term deposits	**26,000,000,000**	**26,000,000,000**	**-**	**26,000,000,000**	**26,000,000,000**	**-**
Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch (i)	26,000,000,000	26,000,000,000	-	26,000,000,000	26,000,000,000	-
Interest on term deposits	**1,265,452,056**	**1,265,452,056**	**-**	**556,328,767**	**556,328,767**	**-**
Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch	1,265,452,056	1,265,452,056	-	556,328,767	556,328,767	-
Total	**27,265,452,056**	**27,265,452,056**	**-**	**26,556,328,767**	**26,556,328,767**	**-**
b) Long-term						
Principal of term deposits	**20,000,000**	**20,000,000**	**-**	**-**	**-**	**-**
Woori Bank Vietnam Limited - Ha Nam Branch (ii)	20,000,000	20,000,000	-	-	-	-
Interest on term deposits	**314,630**	**314,630**	**-**	**-**	**-**	**-**
Woori Bank Vietnam Limited - Ha Nam Branch	314,630	314,630	-	-	-	-
Total	**20,314,630**	**20,314,630**	**-**	**-**	**-**	**-**

(i) 12-month term deposits at Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch with an interest rate of 5.5% per annum. The abovementioned term deposits are being used as collateral for loans at Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch under Credit Contract No. BCLC-7277-01 dated 18/06/2025 and Pledge Contract No. BCLC-9349-HDTC-01 dated 12/08/2025.

(ii) Term deposit at Woori Bank Vietnam Limited - Ha Nam Branch under the Deposit Application cum Agreement dated 24/03/2026. The deposit amount is VND 20,000,000, with an interest rate of 5.8% per annum, a 24-month term, and interest payable at maturity.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

3. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	Carrying amount VND	Provision amount VND	Carrying amount VND	Provision amount VND
Hoang Long Cement Joint Stock Company	31,971,422,491	-	117,146,321,922	-
Hoang Hai Construction Company	12,407,699,635	-	11,654,549,636	-
Hung Vuong Thu Do Investment Development Joint Stock Company	10,594,413,239	-	10,594,413,239	-
Minh Dang Services and Trading Company Limited	6,812,125,003	-	-	-
Others	8,995,720,645	(682,936,000)	26,687,258,528	(682,936,000)
Total	**70,781,381,013**	**(682,936,000)**	**166,082,543,325**	**(682,936,000)**
In which: Receivables from related parties	**31,971,422,491**		**117,146,321,922**	
(Details in Note VIII.2 - Related parties)				

4. SHORT- TERM ADVANCES TO SUPPLIERS

	Closing balance		Opening balance	
	Carrying amount VND	Provision amount VND	Carrying amount VND	Provision amount VND
Cat Hai Joint Stock Company	15,237,584,958	-	-	-
Yellow ANT Mechanical and Construction Co., LTD	4,168,341,140	-	4,168,341,140	-
Guangxi Pingxiang Mingrun Import and Export Co., LTD	1,094,332,800	-	530,568,000	-
Others	1,695,206,583	(366,311,980)	5,439,291,060	(366,311,980)
Total	**22,195,465,481**	**(366,311,980)**	**10,138,200,200**	**(366,311,980)**
Advances to suppliers is a related party	**15,237,584,958**	-	-	-
(Details in Note VIII.2)				

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

5. OTHER SHORT-TERM RECEIVABLES

	Closing balance		Opening balance	
	Carrying amount VND	Provision amount VND	Carrying amount VND	Provision amount VND
Advance to employees	33,000,000	-	40,157,120	-
Others	996,255,952	(800,000,000)	800,107,500	(800,000,000)
Total	**1,029,255,952**	**(800,000,000)**	**840,264,620**	**(800,000,000)**

6. BAD DEBT

	Closing balance			Opening balance		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Phu Thai Binh Company Limited	800,000,000	-	(800,000,000)	800,000,000	-	(800,000,000)
Viet Han Construction and Commercial Investment Joint Stock Company	682,936,000	-	(682,936,000)	682,936,000	-	(682,936,000)
Ha Noi Cadastral Survey and Consulting Service Joint Stock Company	200,000,000	-	(200,000,000)	200,000,000	-	(200,000,000)
Anh Duong Equipment Trading and Investment Company Limited	166,311,980	-	(166,311,980)	166,311,980	-	(166,311,980)
Total	**1,849,247,980**	**-**	**(1,849,247,980)**	**1,849,247,980**	**-**	**(1,849,247,980)**

7. INVENTORIES

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	163,505,859,065	-	121,878,489,583	-
Tools and supplies	437,596,241	-	401,923,935	-
Finished goods	17,144,539,439	-	20,792,874,954	-
Total	**181,087,994,745**	**-**	**143,073,288,472**	**-**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

8. INCREASE, DECREASE IN PROPERTY, PLANT AND EQUIPMENT

	Buildings and structures	Machinery and equipment	Means of transport loading, transmission	Fixed assets used in management	Others	Cộng
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	**690,751,504,809**	**1,334,899,890,284**	**1,692,970,597**	**29,741,736,832**	**489,290,000**	**2,057,575,392,522**
Addition	-	2,923,322,312	-	-	-	2,923,322,312
Closing balance	**,690,751,504,809**	**1,337,823,212,596**	**, 1,692,970,597**	**29,741,736,832**	**489,290,000**	**2,060,498,714,834**
ACCUMULATED DEPRECIATION						
Opening balance	**256,131,961,687**	**600,817,832,448**	**1,087,824,350**	**18,550,604,043**	**387,603,960**	**876,975,826,488**
Charge for the period	14,482,954,849	33,493,985,225	96,600,000	1,628,212,933	10,943,334	49,712,696,341
Closing balance	**,270,614,916,536**	**634,311,817,673**	**1,184,424,350**	**20 178,816,976**	**398,547,294**	**926,688,522,829**
NET BOOK VALUE						
Opening balance	**434,619,543,122**	**734,082,057,836**	**605,146,247**	**11,191,132,789**	**101,686,040**	**1,180,599,566,034**
Closing balance	**420,136,588,273**	**703 511,394,923**	**,508,546,247**	**9,562,919,856**	**90,742,706**	**1,133,810,192,005**

The net book value of tangible fixed assets pledged or mortgaged as collateral for loans as of June 30, 2026, was VND 1,125,532,464,640 (as of December 31, 2025, it was VND 1,174,401,068,281).

The historical cost of fully depreciated tangible fixed assets still in use as of June 30, 2026, was VND 42,177,801,978 (as of December 31, 2025, it was VND 40,927,801,978).

9. INCREASE, DECREASE INTANGIBLE FIXED ASSETS

The Company's intangible fixed assets include accounting software and a weighing control system with a total original cost of VND 152,715,000, which has been fully depreciated.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

10. DEFERRED EXPENSES

	Closing balance VND	Opening balance VND
a) Short-term		
Repair expenses	1,038,489,405	3,272,121,696
Insurance expenses	737,920,942	71,593,613
Others	1,278,499,998	-
Total	**3,054,910,345**	**3,343,715,309**
b) Long-term		
Goodwill arising from the merger with Sai Son II Cement and Construction Company Limited (*)	117,182,706,417	129,305,055,351
Others	754,214,999	921,818,333
Total	**117,936,921,416**	**130,226,873,684**

(*) Goodwill recognized at the time of the merger of Number two Sai Son Construction and Cement Co., Ltd. (April 30, 2021) was VND 242,446,978,735, which the Company estimates will be allocated over 10 years.

This goodwill was generated when the acquisition cost exceeded the net asset value of Saison II Cement and Construction Company Limited at the merger date. Specifically:

+ Consolidated cost: VND 403,500,000,000.
+ Net asset value of Sai Son Cement and Construction Company Limited at the merger date: VND 161,053,021,265.

11. SHORT - TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
Interest expense	3,743,222,655	673,806,464
Accrued production electricity expenses	2,562,419,387	8,539,380,232
Total	**6,305,642,042**	**9,213,186,696**
Accrued expenses from related parties	**3,042,396,241**	**-**
(Details stated in Note VIII.2)		

12. TRADE PAYABLES

	Closing balance VND	Opening balance VND
a) Short-term		
Hoang Long Hoa Binh Cement Joint Stock Company	23,341,440,000	-
Nanjing C-Hope Cement Engineering Group Co., Ltd	5,474,059,500	5,493,010,250
Thach Kim Hoa Binh One Member Limited Liability Company	10,216,467,600	-
Others	40,437,293,944	140,689,387,857
Total	**79,469,261,044**	**146,182,398,107**
b) Long-term		
Nanjing C-Hope Cement Engineering Group Co., Ltd	14,720,149,486	14,771,109,449
Total	**14,720,149,486**	**14,771,109,449**
In which: Trade payables to related parties	**23,341,440,000**	**28,764,948,536**
(Details in Notes VIII.2 - Related parties)		

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

13. SHORT- TERM ADVANCES FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
Son Dong Company Limited	5,192,803,633	-
Others	1,077,794,185	201,813,600
Total	**6,270,597,818**	**201,813,600**

14. TAXES AND AMOUNTS RECEIVABLE/ PAYABLE TO THE STATE BUDGET

	Closing balance	Payable during the period	Paid during the period	Opening balance
	VND	VND	VND	VND
a. Receivables				
Real estate tax, land rent	-	250,787,088	-	250,787,088
Total	**-**	**250,787,088**	**-**	**250,787,088**
b. Payables				
Value Added Tax	4,312,790,920	34,006,067,509	32,013,693,274	2,320,416,685
Import and export taxes	-	97,554,249	97,554,249	-
Corporate income tax	3,196,772,366	876,428,843	-	2,320,343,523
Resource tax	63,600	385,200	387,600	66,000
Real estate tax, land rent	1,040,227,262	1,040,227,262	-	-
Fees, charges and other receivables	-	100,142,938	100,142,938	-
Total	**8,549,854,148**	**36,120,806,001**	**32,211,778,061**	**4,640,826,208**

15. OTHER CURRENT PAYABLES

	Closing balance	Opening balance
	VND	VND
Trade union fee	1,211,150,111	1,008,075,111
Social insurance	910,872,298	4,739,657
Others	704,515,234	695,435,234
Total	**2,826,537,643**	**1,708,250,002**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

16. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Closing balance		In the period		Opening balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Short-term loans	**481,562,684,542**	**481,562,684,542**	**358,822,334,483**	**360,413,792,818**	**483,154,142,877**	**483,154,142,877**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch (a)	162,533,406,629	162,533,406,629	113,133,183,516	119,243,574,240	168,643,797,353	168,643,797,353
- Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch (b)	106,404,584,769	106,404,584,769	139,087,287,433	134,175,000,000	101,492,297,336	101,492,297,336
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ha Nam Branch (c)	63,575,524,280	63,575,524,280	70,733,334,670	70,803,331,658	63,645,521,268	63,645,521,268
- Tien Phong Commercial Joint Stock Bank - West Hanoi Branch (d)	49,039,768,864	49,039,768,864	35,868,528,864	36,191,886,920	49,363,126,920	49,363,126,920
- Woori Bank Vietnam Limited - Ha Nam Branch (e)	100,000,000,000	100,000,000,000	-	-	100,000,000,000	100,000,000,000
- Personal loans	9,400,000	9,400,000	-	-	9,400,000	9,400,000
Long-term debt due date (Details in Note V.17)	**17,166,760,000**	**17,166,760,000**			**17,166,760,000**	**17,166,760,000**
Total	**498,729,444,542**	**498,729,444,542**			**500,320,902,877**	**500,320,902,877**

(a) Loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch, under credit facility agreement No. 01/2025/2745062/HDTD dated February 26, 2025. The maximum regular credit limit is VND 184,000,000,000. The purpose is to supplement working capital, provide guarantees, and open L/Cs. The term of the credit facility is 12 months from the date of signing this agreement. The loan term, interest rate, and fees are determined according to each specific credit agreement, guarantee agreement, and issued L/C. The loan is secured by assets under pledge contracts signed before, on, and after the date of signing the credit facility agreement.

Amendment and Supplement to Credit Contract No. 01a/2025/2745062/HDTD dated March 19, 2026 amends the credit limit period to be effective from the signing date of this Agreement until the end of May 26, 2026.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

16. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(b) Loan from Vietnam Prosperity Joint Stock Commercial Bank Thang Long Branch under credit facility agreement No.BCLC-7277-01 dated June 18, 2025. The value of the credit facility is VND 150,000,000,000. The duration of the credit facility is 12 months from the date of signing the facility agreement. The purpose of the loan is to supplement working capital, issue various types of guarantees in accordance with VPBank's regulations (excluding loan guarantees), and issue domestic L/Cs serving the production and business activities of various types of clinker and cement. The maximum loan term for each disbursement under the credit limit shall not exceed 06 months. The lending interest rate is stipulated in each specific debt receipt agreement. The loan is secured by the following assets: motor vehicle mortgaged under the Vehicle Mortgage Agreement to secure obligations of a third party No. 5514181.01/HDTC/VPB-SAISON dated January 25, 2021, Vehicle Mortgage Agreement No. 2022-05/HDTC/VPB-SAISON dated May 27, 2022, real estate under Mortgage Agreement No. 2022-03/HDTC/VPB-SS (notarization number: 2194, book number 02/2022TP/CC-SCC/HDGD) dated May 26, 2022, savings book/deposit pledged under Pledge Agreement No. BCLC-1397-HDTC-01 dated November 10, 2023, personal guarantee by Mr. Nguyen Sy Tiep under Guarantee Agreement No. 10.08.2020/HDBL/VPB-SAISON dated August 19, 2020,...

(c) Loan from Ho Chi Minh City Development Joint Stock Commercial Bank - Ha Nam Branch under Loan Agreement No. 35164/24MB/HDTD dated December 25, 2024. The credit limit is VND 60,000,000,000. The purpose of the loan is to supplement working capital and issue L/Cs to serve the production activities of cement and clinker. The term of the credit facility is 36 months until December 25, 2027. The repayment term and lending interest rate of each disbursement are determined according to each specific debt receipt agreement. Collateral under the mortgage agreement consists of deposit contracts of Mr. Nguyen Sy Tiep at Ho Chi Minh City Development Joint Stock Commercial Bank.

(d) Short-term loan from Tien Phong Joint Stock Commercial Bank - West Hanoi Branch under credit facility agreement No. 274/2024/HDTD/STY dated August 01, 2024. The credit facility value is VND 100,000,000,000. The purpose of the loan is to supplement working capital for the Company's cement production activities. The credit facility term is 12 months from the date of signing the agreement. The lending interest rate is specified in each debt acknowledgment document and is flexible. The term of each loan under the facility shall not exceed 08 months. The loan is secured by assets under the Pledge Agreements to secure obligations of a third party No. 01/2022/HDBD/STY dated February 23, 2022; No. 471/2021/HDBD/STY/01 dated December 20, 2021; No. 133/2022/HDBD/STY dated August 03, 2022,...

(e) Loan from Woori Bank Vietnam Limited - Ha Nam Branch under credit facility agreement No. VN124017451/WBVN303 dated January 14, 2025. The credit limit is VND 100,000,000,000. The purpose of the loan is to supplement working capital and cover other expenses. The credit facility term is from January 14, 2025 to January 13, 2026. The loan term for each drawdown is specified in the corresponding debt acknowledgment agreement. Collateral under the mortgage agreement is the pledged deposit balance under Pledge Agreement No. VN124017451/HDCC/WBVN303 dated 14 January, 2025.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

17. LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Closing balance		In the period		Opening balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Long-term loans	**244,196,257,841**	**244,196,257,841**	**159,297,000,000**	**206,690,380,000**	**291,589,637,841**	**291,589,637,841**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch (a)	19,889,953,200	19,889,953,200	-	7,820,000,000	27,709,953,200	27,709,953,200
- Mr. Nguyen Sy Tiep (b)	181,115,478,375	181,115,478,375	4,687,000,000	13,000,000,000	189,428,478,375	189,428,478,375
- Hoang Long Cement Joint Stock Company (c)	38,896,209,801	38,896,209,801	154,610,000,000	185,107,000,000	69,393,209,801	69,393,209,801
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ha Nam Branch (d)	4,294,616,465	4,294,616,465	-	763,380,000	5,057,996,465	5,057,996,465
Current portion of long-term debt	(17,166,760,000)	(17,166,760,000)	-	-	(17,166,760,000)	(17,166,760,000)
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch	(15,640,000,000)	(15,640,000,000)	-	-	(15,640,000,000)	(15,640,000,000)
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ha Nam Branch	(1,526,760,000)	(1,526,760,000)	-	-	(1,526,760,000)	(1,526,760,000)
Total	**227,029,497,841**	**227,029,497,841**			**274,422,877,841**	**274,422,877,841**
Loans and obligations under finance leases from related parties	**220,011,688,176**	**220,011,688,176**			**258,821,688,176**	**258,821,688,176**

(a) Long-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch under the following credit agreements:

- Loan package of VND 100,000,000,000 under Credit Agreement No. 02/2020/2745062/HDTD dated 28 September 2020 with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch. The loan purpose is to invest in a waste heat recovery power generation system with a capacity of 5MW. The loan term is 84 months. The interest rate applicable until 31 December 2020 is 10% per annum. The loan is secured by security agreements entered into before, on, and after the date of this agreement, in which the scope of security includes this agreement. The outstanding loan balance as at 30 June 2026 of Credit Agreement No. 02/2020/2745062/HDTD dated 28 September 2020 is VND 17,999,953,200.

- Credit Agreement No. 02/2023/2745062/HDTD dated 3 August 2023 with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch, for a loan amount of VND 4,200,000,000. The purpose of the loan is to finance the purchase of one brand-new, 100% Porsche Panamera Platinum Edition passenger car (manufactured in 2023 and imported from Germany), under Sales Contract No. 233449 dated 15 June 2023 between Sai Son Cement Joint Stock Company and Uy Tin Sports Car Company Limited. The loan term is 60 months. The interest rate applicable until 30 June 2024 is 9.5% per annum; a floating interest rate will apply thereafter. The loan is secured by guarantee agreements entered into before, on, and after the date of this agreement, in which the scope of security includes this agreement. As at 30 June 2026, the outstanding balance of the loan under Credit Agreement No. 02/2023/2745062/HDTD dated 3 August 2023 is VND 1,890,000,000.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

17. LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(b) Long-term loan from Mr. Nguyen Sy Tiep under Credit Agreement No. 01/HDTD/SS-NST dated 31 December 2023 between Mr. Nguyen Sy Tiep and Sai Son Cement Joint Stock Company. The loan disbursement schedule is as follows:

- In 2024: Mr. Tiep committed to providing a loan of VND 200,000,000,000, with the capital mobilization schedule aligning with the timing of the Company's medium-term loans at Bank for Investment and Development of Vietnam JSC - Son Tay Branch and Hanoi - Saigon Commercial Joint Stock Bank - Ha Nam Branch. In 2024, Mr. Nguyen Sy Tiep disbursed a loan of VND 143,935,288,100 to the Company.

- In 2025: Mr. Tiep committed to providing a loan of VND 100,000,000,000. In 2025 and the first 06 months of 2026, Mr. Nguyen Sy Tiep disbursed loans of VND 30,816,000,000 and VND 4,687,000,000 to the Company, respectively.

The purpose of the loan is to support the Company's production and business activities. The loan term is 60 months for each tranche disbursed into the Company's bank account or deposited in cash into the Company's petty cash. The interest rate is 0% per annum. The loan is unsecured.

(c) The loan facility with Hoang Long Cement Joint Stock Company was executed under Agreement No. 01/HDVT/SS-HL dated April 01, 2022. The total principal loan amount is VND 300 billion. The timeline for fully mobilizing the aforementioned amount was until December 31, 2022. The loan purpose is to serve the Company's business and production activities. The loan tenor is 60 months, calculated separately for each disbursement transferred to the Company's account. The loan interest rate is 8% per annum, accruing from the time of fund receipt. The loan is unsecured.

According to the appendix to Contract No. 01/HDVT/SS-HL dated 01 October 2022, the interest rate was adjusted to 9% per annum from 01 October 2022.

According to loan contract appendix No. 03/HĐVT/SS-HL dated January 1, 2026, Hoang Long Cement Joint Stock Company lends the Company with a maximum limit of 500 billion VND. The fundraising period for the full amount is from January 1, 2026, to December 31, 2027.

(d) Loan from Ho Chi Minh City Development Joint Stock Commercial Bank - Ha Nam Branch under Credit Agreement No. 500/25MB/HDTD dated 13 February 2025. The loan amount under the agreement is VND 5,400,000,000, and as at 30 June 2026 the Company has drawn down VND 4,294,616,465. The purpose of the loan is to pay/reimburse the investment cost of machinery and equipment to be installed at the factory. The loan term is 48 months from the day following the date of the first disbursement. The collateral pledged is a 100% brand-new clinker cooling machine of Chinese origin and term deposits (savings books / deposit contracts...) issued by the bank/margin deposits at the bank.

Long-term loans are repaid according to the following schedule:

	Closing balance VND	Opening balance VND
Within one year	17,166,760,000	17,166,760,000
From the second year to the fifth year	227,029,497,841	274,422,877,841
Total	**244,196,257,841**	**291,589,637,841**
Less: Amount payable within 12 months	17,166,760,000	17,166,760,000
Amount payable after 12 months	**227,029,497,841**	**274,422,877,841**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

18. OWNER'S EQUITY

a) Statement of Changes in Equity

	Owner's contributed capital	Share premium	Investment and development fund	Other owner's capital	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Balance as at January 01, 2025	**578,390,000,000**	**7,405,713,000**	**59,383,458,551**	**1,811,263**	**48,355,549,710**	**693,534,721,261**
Profit for the year	-	-	-	-	11,344,379,931	11,344,379,931
Balance as at January 01, 2026	**578,390,000,000**	**7,405,713,000**	**59,383,458,551**	**1,811,263**	**59,699,929,641**	**704,880,912,455**
Profit for the period	-	-	-	-	2,937,299,062	2,937,299,062
Balance as of June 30, 2026	**578,390,000,000**	**7,405,713,000**	**59,383,458,551**	**1,811,263**	**62,637,228,703**	**707,818,211,517**

b) Details of owner's investment capital

Pursuant to the Business Registration Certificate No. 0500444444 issued by the Department of Planning and Investment of Hanoi City for the first time on December 25, 2003, and amended for the 9th time on February 27, 2023, the charter capital of the Company is 578,390,000,000 VND. As of June 30, 2026, the details of the Company's investment capital are as follows:

	Closing balance		Opening balance	
	VND	Proportion	VND	Proportion
Mr. Nguyen Sy Tiep	441,809,510,000	76,4%	441,809,510,000	76,4%
Hoang Long Cement Joint Stock Company	48,066,470,000	8,3%	48,066,470,000	8,3%
Other shareholders	88,514,020,000	15,3%	88,514,020,000	15,3%
Total	**578,390,000,000**	**100,0%**	**578,390,000,000**	**100,0%**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

18. OWNER'S EQUITY (CONTINUED)

c) Shares

	Closing balance Share	Opening balance Share
Number of shares sold	**57,839,000**	**57,839,000**
- Common shares	57,839,000	57,839,000
Number of outstanding shares in circulation	**57,839,000**	**57,839,000**
- Common shares	57,839,000	57,839,000

The par value of the outstanding shares: 10,000 VND per share

19. BUSINESS SEGMENTS AND GEOGRAPHICAL SEGMENTS

The Company's primary business activities are the production of clinker and cement, while other activities account for an insignificant proportion of its business performance results and total asset value. In addition, all of the Company's operations take place within the territory of Vietnam. Therefore, the Company does not prepare Segment Reporting by business sector or geographical area.

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM INCOME STATEMENT

1. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
Total sales of merchandise and services	**424,573,815,889**	**536,621,717,203**
Of which:		
Revenue from sale of products and goods	417,645,775,807	535,830,918,733
Revenue from rendering of services	6,914,884,434	790,798,470
Others	13,155,648	-
Revenue deductions	**3,431,887,499**	**-**
- Trade discount	3,431,887,499	-
Total	**421,141,928,390**	**536,621,717,203**
Revenue from related parties *(Details stated in Note VIII.2)*	308,328,722,597	450,216,175,066

2. COST OF SALES

	Current period VND	Prior period VND
Cost of finished goods sold	366,511,225,191	485,022,557,550
Cost of goods sold	7,379,762,354	790,798,470
Total	**373,890,987,545**	**485,813,356,020**

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM INCOME STATEMENT (CONTINUED)

3. FINANCIAL INCOME

	Current period VND	Prior period VND
Interest earned on deposits	711,762,820	18,796,861
Exchange rate difference	69,910,713	-
Total	**781,673,533**	**18,796,861**

4. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Loan interest expense	22,970,138,004	20,171,266,235
Exchange rate loss	11,633,882	1,027,274,672
Total	**22,981,771,886**	**21,198,540,907**

5. SELLING EXPENSES

	Current period VND	Prior period VND
Employees cost	835,900,289	772,610,943
Cement handling cost	2,521,906,540	3,405,799,237
Other expenses	13,189,821	71,698,757
Total	**3,370,996,650**	**4,250,108,937**

6. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Employees cost	2,586,489,253	2,249,467,758
Raw materials and supplies expenses	234,719,703	132,590,280
Fixed asset depreciation expenses	1,570,079,741	1,854,861,588
Taxes, fees, and charges	385,200	3,390,000
Outside purchasing services cost	890,973,299	722,844,722
Other cash expenses	210,972,168	505,128,824
Allocated goodwill	12,122,348,934	12,122,348,934
Total	**17,615,968,298**	**17,590,632,106**

7. OTHER EXPENSES

	Current year VND	Prior year VND
Loss on disposal of fixed assets	-	1,235,819,955
Late payment penalties for taxes and social insurance	100,149,636	182,982,958
Tax arrears	-	611,901,651
Other expenses	150,000,003	584,301,454
Total	**250,149,639**	**2,615,006,018**

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM INCOME STATEMENT (CONTINUED)

8. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Accounting profit before tax	**3,813,727,905**	**5,172,870,080**
Adjustment for taxable income		
Less: Deductible adjustments	-	-
Add: Increasing adjustments	568,416,308	2,235,036,062
- Tax fines and administrative penalties	*100,149,636*	*1,229,186,063*
- Other non-deductible expenses	*468,266,672*	*1,005,849,999*
Income subject to corporate income tax	**4,382,144,213**	**7,407,906,142**
Corporate income tax rate	**20%**	**20%**
Corporate income tax payable	**876,428,843**	**1,481,581,228**
Additional corporate income tax payable according to the Tax	-	1,449,336,277
Current corporate income tax expense	**,876,428,843**	**2,930,917,505**

9. BASIC/DILUTED EARNINGS PER SHARE

	Current period VND	Prior period VND
Profit after corporate income tax	2,937,299,062	2,241,952,575
Less: Appropriation of bonus and welfare fund (*)	-	-
Profit for calculating basic earnings per share	**2,937,299,062**	**2,241,952,575**
Weighted average number of common shares for Basic Earnings per share calculation (**)	57,839,000	57,839,000
Total	**51**	**39**

(*) According to the provisions of Circular No. 99/2025/TT-BTC, the bonus and welfare funds appropriated from after-tax profit must be excluded from the after-tax profit when estimating basic earnings per share. The Company has not yet estimated the bonus and welfare funds for the first 6 months of 2026 as the Company's Charter does not provide specific regulations on this matter. In addition, the General Meeting of Shareholders has not yet decided on the distribution of the Company's after-tax profit.

(**) Diluted earnings per share: The Company has no potentially dilutive ordinary shares that would affect earnings per share during the financial year and as at the date of this financial statements. Therefore, diluted earnings per share is equal to basic earnings per share.

10. PRODUCTION AND BUSINESS COSTS BY FACTORS

	Current period VND	Prior period VND
Material and supplies cost	228,957,479,754	377,577,952,987
Employees cost	19,109,866,098	15,506,993,097
Fixed asset depreciation expenses	49,712,696,341	50,113,668,048
Taxes, fees, charges	1,291,399,550	1,294,404,350
Outside purchasing services cost	72,445,091,779	78,852,586,506
Other expense	210,972,168	592,712,581
Goodwill	12,122,348,934	12,122,348,934
Total	**383,849,854,624**	**536,060,666,503**

VII. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CASH FLOWS STATEMENT

1. Proceeds from borrowings actually received during the period:
Proceeds from borrowings under normal loan contracts/promissory notes: VND 518,119,334,483

2. Principal loan repayments actually made during the period:
Principal repayments under normal loan contracts/promissory notes: VND 567,104,172,818

VIII. OTHER INFORMATION

1. OPERATIONAL COMMITMENT

The Company signed a land lease agreement in Nam Phuong Tien Commune, Chuong My District, Hanoi City (currently Nam Son Hamlet, Xuan Mai Commune, Hanoi City) for the purpose of constructing Nam Son Cement Plant, establishing the Company's office,... The land lease term is 50 years from January 03, 2007 until November 15, 2056 in accordance with the decision of Ha Tay Provincial People's Committee (currently Hanoi City). The total area of the leased land plot is 163,156 m². Under this agreement, the Company is required to make annual land rental payments until the expiry date of the contract in compliance with current State regulations.

The Company is unable to reliably estimate the total minimum future lease payments under the land lease agreement. This is because the annual land rental payable is subject to regulations issued by regulatory authorities at specific points in time. Therefore, the Company does not disclose this value in the interim financial statements for the 6-month accounting period ended June 30, 2026.

2. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List of related parties:

Related party	Relationship
Mr. Nguyen Sy Tiep	Major Shareholder and Chairman of the Board of Directors
Hoang Long Cement Joint Stock Company	Major shareholder. Mr. Nguyen Sy Tiep is also the Chairman of the Board of Directors of Sai Son and Hoang Long Cement
Hoang Long Hoa Binh Cement Joint Stock Company	Mr. Nguyen Sy Tiep - Chairman of the Board of Directors of the company, is also the legal representative of Hoang Long Hoa Binh
Cat Hai Joint Stock Company	Related company (is a subsidiary of Hoang Long Hoa Binh Cement Joint Stock Company)
Mr. Vuong Duc Nhat	Chief Executive Officer
Mr. Nguyen Tri Chung	Deputy Chief Executive Officer
Mrs. Nguyen Thu Hang	Deputy Chief Executive Officer
Other members of the Board of Directors, Board of Management, and individuals who are close relatives of key members.	

VIII. OTHER INFORMATION (CONTINUED)

2. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)

During the period, the Company had the following major transactions with related parties:

	Current period VND	Prior period VND
Sales	**308,328,722,597**	**450,216,175,066**
Hoang Long Cement Joint Stock Company	308,328,722,597	450,216,175,066
Purchase goods	**75,072,159,360**	**52,462,784,800**
Hoang Long Cement Joint Stock Company	13,560,568,000	12,944,153,600
Hoang Long Hoa Binh Cement Joint Stock Company	56,168,000,000	-
Cat Hai Joint Stock Company	5,343,591,360	39,518,631,200
Increase in loans	**159,297,000,000**	**79,955,000,000**
Mr. Nguyen Sy Tiep	4,687,000,000	2,615,000,000
Hoang Long Cement Joint Stock Company	154,610,000,000	77,340,000,000
Loan principal repayment	**198,107,000,000**	**102,717,126,727**
Mr. Nguyen Sy Tiep	13,000,000,000	639,329,679
Hoang Long Cement Joint Stock Company	185,107,000,000	102,077,797,048
Interest payment	**-**	**24,784,102,952**
Hoang Long Cement Joint Stock Company	-	24,784,102,952
Interest expenses incurred	**3,042,396,241**	**3,106,776,468**
Hoang Long Cement Joint Stock Company	3,042,396,241	3,106,776,468

Significant balances with related parties as at the end of the accounting period:

	Closing balance VND	Opening balance VND
Short-term trade receivables	**31,971,422,491**	**117,146,321,922**
Hoang Long Cement Joint Stock Company	31,971,422,491	117,146,321,922
Short-term advances to suppliers	**15,237,584,958**	**-**
Cat Hai Joint Stock Company	15,237,584,958	-
Short-term trade payables	**23,341,440,000**	**28,764,948,536**
Hoang Long Hoa Binh Cement Joint Stock Company	23,341,440,000	-
Hoang Long Cement Joint Stock Company	-	17,884,483,990
Cat Hai Joint Stock Company	-	10,880,464,546
Short-term accrued expenses	**3,042,396,241**	**-**
Hoang Long Cement Joint Stock Company	3,042,396,241	-
Long-term loans and obligations under finance	**220,011,688,176**	**258,821,688,176**
Mr. Nguyen Sy Tiep	181,115,478,375	189,428,478,375
Hoang Long Cement Joint Stock Company	38,896,209,801	69,393,209,801

VIII. OTHER INFORMATION (CONTINUED)

2. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)

The income of the Board of Management , the Board of Directors, and the Board of Supervisory for the period is as follows:

	Current period VND	Prior period VND
Board of Directors	**42,000,000**	**42,000,000**
Mr. Nguyen Sy Tiep	30,000,000	30,000,000
Mr. Vuong Duc Nhat	6,000,000	6,000,000
Mrs. Phan Thi Hai	6,000,000	6,000,000
Board of Management	**214,212,307**	**257,048,000**
Mr. Vuong Duc Nhat	46,773,846	92,016,000
Mr. Nguyen Tri Chung	76,117,692	92,016,000
Mrs. Nguyen Thu Hang	91,320,769	73,016,000
Board of Supervisory	**15,000,000**	**15,000,000**
Mrs. Nguyen Ngoc Na	6,000,000	6,000,000
Mr. Nguyen Sy Dat	1,500,000	-
Mr. Nguyen Sy Anh Quan	1,500,000	-
Mr. Nguyen Van Thang	3,000,000	4,500,000
Mrs. Phung Thi Duyen	3,000,000	4,500,000
Total	271,212,307	314,048,000

3. COMPARATIVE FIGURES

Comparative figures on the interim statement of financial position and the corresponding notes are extracted from the audited financial statements for the fiscal year ended December 31, 2025, and restated in accordance with the guidance of Circular No. 99/2025/TT-BTC dated October 27, 2025 guiding the Vietnamese Corporate Accounting System.

Comparative figures on the interim statement of income, interim statement of cash flows, and corresponding notes are extracted from the reviewed interim financial statements for the 6-month accounting period ended June 30, 2025, and restated in accordance with the guidance of Circular No. 99/2025/TT-BTC dated October 27, 2025 guiding the Vietnamese Corporate Accounting System.

Certain figures of the prior reporting period have been restated to ensure comparability with those of the current period, due to the Company's adoption of the accounting regime changing from Circular No. 200/2014/TT-BTC dated December 22, 2014 to Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance in 2026, specifically as follows:

Effects of adjustments and reclassifications on the Statement of Financial Position as at December 31, 2025:

ITEMS	Codes	According to Circular No. 200/2014/TT-BTC dated December 22, 2014 (VND)	According to Circular No. 99/2025/TT-BTC dated October 27, 2025 (VND)
1. Other short-term receivables	136	27,396,593,387	-
2. Other short-term receivables	135	-	840,264,620
3. Short-term held-to-maturity investments	123	-	26,556,328,767
4. Short-term prepaid expenses	151	3,343,715,309	-
5. Short-term deferred expenses	161	-	3,343,715,309
6. Long-term prepaid expenses	261	130,226,873,684	-
7. Long-term deferred expenses	271	-	130,226,873,684

VIII. OTHER INFORMATION (CONTINUED)

3. COMPARATIVE FIGURES (CONTINUED)

Effects of adjustments and reclassifications on the Interim Statement of Cash Flows for the 6-month accounting period ended June 30, 2025:

ITEMS	Codes	According to Circular No. 200/2014/TT-BTC dated December 22, 2014	According to Circular No. 99/2025/TT-BTC dated October 27, 2025
I. Cash Flows from operating activities			
2. Adjustments for:			
Interest expense	04	20,171,266,235	-
Borrowing costs	04	-	20,171,266,235
3. Operating profit before movements in working capital		-	-
(Increase)/decrease in prepaid expenses	12	(5,874,390,599)	-
(Increase)/decrease in deferred expenses	12	-	(5,874,390,599)
Interest paid	14	(51,853,352,733)	-
Borrowing costs paid	14	-	(51,853,352,733)

4. SUBSEQUENT EVENTS

There were no significant events occurring after June 30, 2026 that require adjustment to or disclosure in the interim financial statements.

Pham Tien Hieu	**Vuong Thi Bich Ngoc**	**Vuong Duc Nhat**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		Approved, August 12, 2026