

Phụ lục VI /Appendix VI

CÔNG TY CỔ PHẦN HÓA AN
HOA AN JOINT STOCK COMPANY

Số: 161/CV-CTY

No: 161/CV-CTY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Đồng Nai, ngày 14 tháng 08 năm 2025

Dong Nai, date 14 month 08 year 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi: - Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: - The State Securities Commission;
- The Stock Exchange.

1. Tên công ty niêm yết/ Name of company: CÔNG TY CỔ PHẦN HÓA AN/HOA AN JOINT STOCK COMPANY

- Địa chỉ trụ sở chính/ Address of headoffice: 20C, KP Cầu Hang, P. Biên Hòa, Đồng Nai/20C, Cau Hang Quarter, Bien Hoa Ward, Dong Nai Province.

- Điện thoại/Telephone: 02513954458 , Email: info@hoaan.com.vn

- Mã chứng khoán/Stock symbol: DHA

2. Nội dung thông tin công bố/ Information disclosure content:

- Công bố Báo cáo tài chính soát xét 06 tháng đầu năm 2025 và Giải trình kết quả SXKD so cùng kỳ năm 2024/ Announcement of the Reviewed Financial Statements for the First Six Months of 2025 and Explanation of Business Results Compared to the Same Period in 2024.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 14/08/2025 tại đường dẫn: <http://hoaancom.vn> mục quan hệ cổ đông/báo cáo tài chính/năm 2025. / This information was published on the company's website on August 14, 2025 at the link: <http://hoaancom.vn> shareholder relations/financial reports/2025

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./ We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Đại diện tổ chức/Organization representative

Người được UQ CBTT/Person authorized to disclose information
(Ký, ghi rõ họ tên, chức vụ, đóng dấu/Signature, full name and seal - if any)

Tài liệu đính kèm:

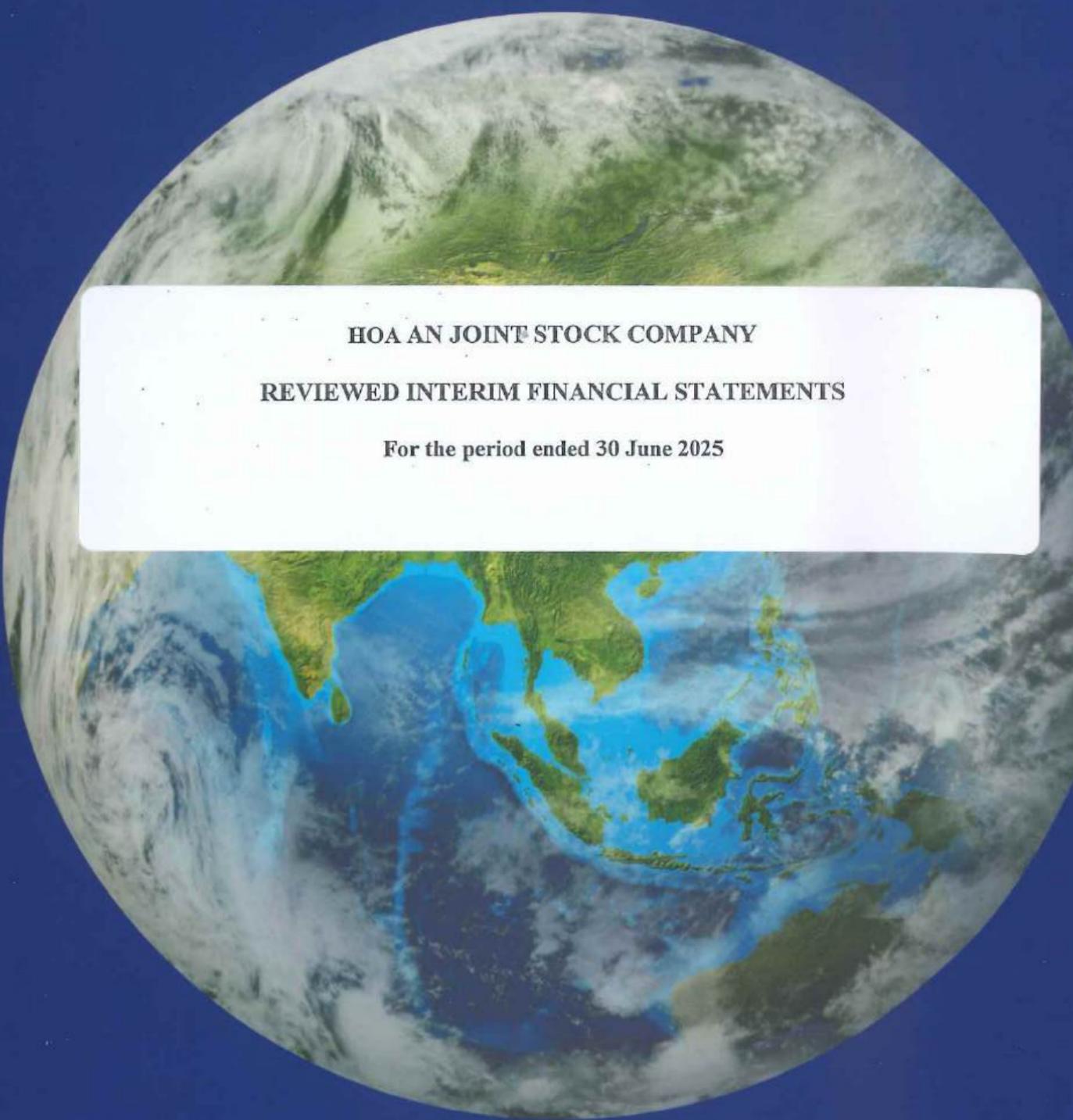
- Báo cáo tài chính soát xét 6th-2025 và giải trình/ Reviewed Financial Statements for the First Six Months of 2025 and explanation.



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HOA AN JOINT STOCK COMPANY
REVIEWED INTERIM FINANCIAL STATEMENTS
For the period ended 30 June 2025

HOA AN JOINT STOCK COMPANY

20C, Cau Hang Quarter, Ward Bien Hoa, Dong Nai Province.

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Hoa An Joint Stock Company presents this report together with the Company's reviewed interim financial statements for the period ended 30 June 2025.

THE COMPANY

Hoa An Joint Stock Company (hereinafter referred to as the "Company") was established under the Decision No. 47/2000/QĐ-TTg dated 18 April 2000, issued by the Prime Minister, regarding the transformation of Hoa An Stone Mining and Construction Materials Company, formerly under the FICO Corporation – JSC, into a joint stock company. The Company operates under Certificate of Business Registration No. 3600464464 (formerly No. 4703000008), initially issued by the Department of Planning and Investment of Dong Nai Province on 08 June 2000, and changed for the 13th time on 28 March 2024.

The Company's Charter capital according to the Certificate of Business Registration changed for the 13th time on 28 March 2024 is VND 151,199,460,000 (In words: One hundred and fifty-one billion, one hundred and ninety-nine million, four hundred and sixty thousand Vietnamese Dongs).

English name of the company: Hoa An Joint Stock Company.

The Company's stock is currently listed on the HOSE with stock code: DHA.

The Company's headquarter is located on: 20C, Cau Hang Quarter, Ward Bien Hoa, Dong Nai Province.

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

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

BOARD OF MANAGEMENT

Mr. Cao Truong Thu	Chairman
Mr. Nguyen Van Luong	Member
Mr. Mai Hoang Nguyen	Member
Mr. Nguyen Tan Loc	Member
Mr. Nguyen Van Phuc	Member

BOARD OF SUPERVISORS

Mr. Pham Viet Thang	Head of the Board
Mr. Tran Quoc Trung	Member
Mr. Dang Xuan Long	Member

BOARDS OF GENERAL DIRECTORS

Mr. Nguyen Van Luong	General Director
Mr. Trinh Dinh Trong	Deputy General Director

SUBSEQUENT EVENTS

According to the Board of General Directors, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the interim financial statements for the period ended 30 June 2025.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

AUDITORS

The Company's interim financial statements for the period ended 30 June 2025 have been reviewed by CPA VIETNAM Auditing Company limited - An Independent Member Firm of INPACT.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Company's Board of General Directors is 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 2025 as well as of its interim financial performance and cash flows for the period then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the interim financial statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the interim financial statements are free from material misstatements due to frauds or errors;
- Prepare the interim financial statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the interim financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

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

For and on behalf of the Board of General Directors,



Nguyen Van Luong
General Directors
Dong Nai, 11 August 2025

Head Office in Hanoi:

8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam

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No: 210/2025/BCKT-CPA VIETNAM-HCM

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: Shareholders
Boards of Management, Supervisors and General Directors
Hoa An Joint Stock Company

We have reviewed the accompanying interim financial statements of Dong Nai Import Export Joint Stock Company, prepared on 11 August 2025, from pages 05 to pages 34, including the Interim Balance Sheet as at 30 June 2025, Interim Income Statement, Interim Cash Flows Statements for the period ended 30 June 2025 and Notes to the interim financial statements.

The Board of General Directors' responsibility

The Board of General Directors is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and prevailing relevant regulations in preparation and presentation of the interim financial statement and for such internal control as the Board of General Directors determines to be necessary to enable the preparation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the 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 Vietnam 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.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements, in all material respects, does not give a true and fair view of the financial position of the Company as at 30 June 2025, and of its interim financial performance and its interim cash flows for the accounting 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.



Bui Thi Thuy
Deputy General Director
Audit Practising Registration Certificate
No: 0580-2023-137-1

Letter of Authorization No: 04/2025/UQ-CPA VIETNAM dated 02 January 2025 of Chairman

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED - A MEMBER FIRM OF INPACT

Hanoi, 11 August 2025

INTERIM BALANCE SHEET

As at 30 June 2025

ASSETS	Codes	Notes	30 June 2025 VND	01 January 2025 VND
A - CURRENT ASSETS	100		321,092,244,464	368,317,433,857
(100 = 110+120+130+140+150)				
I- Cash and cash equivalents	110	5.1	37,600,979,400	85,960,835,809
1. Cash	111		37,600,979,400	21,960,835,809
2. Cash equivalents	112		-	64,000,000,000
II- Short-term financial investments	120	5.2	210,546,340,581	240,314,017,685
1. Trading securities	121		163,974,134,161	157,638,454,161
2. Allowances for decline in value of trading securities	122		(5,089,836,800)	(3,324,436,476)
3. Investments held to maturity	123		51,662,043,220	86,000,000,000
III- Short-term receivables	130		66,159,448,201	37,439,801,835
1. Short-term receivables from customers	131	5.3	21,336,190,734	21,659,556,025
2. Prepayments to sellers in short-term	132	5.4	6,527,907,477	5,869,262,486
3. Short-term loan receivables	135	5.5	27,159,956,623	27,159,956,623
4. Other short-term receivables	136	5.6	30,655,079,990	2,270,713,324
5. Short-term allowances for doubtful debts		5.7	(19,519,686,623)	(19,519,686,623)
IV- Inventories	140	5.8	64,650,000	64,650,000
1. Inventories	141		632,726,166	632,726,166
2. Allowances for devaluation of inventories	149		(568,076,166)	(568,076,166)
V- Other short-term assets	150		6,720,826,282	4,538,128,528
1. Short-term prepaid expenses	151	5.9	189,977,081	435,949,583
2. Deductible VAT	152		2,900,614,092	2,725,536,012
3. Taxes and other revenues to the State	153	5.15	3,630,235,109	1,376,642,933
B - LONG-TERM ASSETS	200		181,365,618,480	102,128,755,166
(200 = 210+220+240+250+260)				
I Long-term receivables	210		10,932,118,117	10,535,311,658
1. Other long-term receivables	216	5.6	10,932,118,117	10,535,311,658
II Fixed assets	220		39,733,406,409	43,948,773,241
1. Tangible fixed assets	221	5.10	15,007,070,736	16,736,643,382
- Historical costs	222		91,702,048,754	91,702,048,754
- Accumulated depreciation	223		(76,694,978,018)	(74,965,405,372)
2. Intangible fixed assets	227	5.11	24,726,335,673	27,212,129,859
- Historical costs	228		97,797,141,259	97,797,141,259
- Accumulated amortization	229		(73,070,805,586)	(70,585,011,400)
III. Investment property	230		-	-
IV. Long-term unfinished assets	240		31,985,268,801	21,140,058,801
1. Construction in progress	242	5.12	31,985,268,801	21,140,058,801
V. Long-term financial investments	250	5.13	76,768,162,880	-
1. Investments in subsidiaries	251		76,768,162,880	-
2. Investments in joint ventures and associates	252		8,459,840,000	8,459,840,000
3. Investments in equity of other entities	253		510,000,000	510,000,000
4. Allowances for long-term investments	254		(8,969,840,000)	(8,969,840,000)
VI Other long-term assets	260		21,946,662,273	26,504,611,466
1. Long-term prepaid expenses	261	5.9	21,946,662,273	26,504,611,466
TOTAL ASSETS (270 = 100+200)	270		502,457,862,944	470,446,189,023

INTERIM BALANCE SHEET(CONTINUED)
As at 30 June 2025

RESOURCES	Codes	Notes	30 June 2025 VND	01 January 2025 VND
C- LIABILITIES (300 = 310+330)	300		44,805,690,028	43,239,895,336
I- Short-term liabilities	310		37,589,284,635	36,524,473,442
1. Short-term supplier payables	311	5.14	11,421,301,477	7,346,971,915
2. Short-term deferred revenues	312		1,695,849,919	7,772,484,507
3. Taxes and other payables to State	313	5.15	13,407,206,015	6,484,431,160
4. Payables to employees	314		3,537,776,445	7,918,188,834
5. Short-term accrued expenses	315		299,551,192	383,530,486
6. Other short-term payables	319		168,828,400	98,615,000
7. Bonus and welfare fund	322		7,058,771,187	6,520,251,540
II- Long-term liabilities	330		7,216,405,393	6,715,421,894
1. Long-term provisions	342	5.16	7,216,405,393	6,715,421,894
D- OWNERS' EQUITY (400 = 410+430)	400		457,652,172,916	427,206,293,687
I- Owner's equity	410	5.17	457,652,172,916	427,206,293,687
1. Contributed capital	411		151,199,460,000	151,199,460,000
- Ordinary shares with voting rights	411a		151,199,460,000	151,199,460,000
2. Capital surplus	412		58,398,416,000	58,398,416,000
3. Treasury shares	415		(11,846,503,500)	(11,846,503,500)
4. Investment and development funds	418		98,745,293,116	98,745,293,116
5. Retained earnings (Accumulated losses)	421		161,155,507,300	130,709,628,071
- Undistributed profit after tax brought forward	421a		104,499,034,378	79,003,008,069
- Undistributed profit after tax for the current year	421b		56,656,472,922	51,706,620,002
II- Funding sources and other funds	430		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY (430 = 300+400)	440		502,457,862,944	470,446,189,023

Dong Nai, 11 August 2025

Preparer

Chief Accountant

General Director





Nguyen Thi Cam Nhung

Do Van Ngoc

Nguyen Van Luong

INTERIM INCOME STATEMENT

For the period ended 30 June 2025

ITEMS	Codes	Notes	For the period ended 30 June 2025	For the period ended 30 June 2024
			VND	VND
1. Revenues from sales and services rendered	01	6.1	196,601,867,470	163,789,595,465
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered (10=01-02)	10		196,601,867,470	163,789,595,465
4. Cost of goods sold	11	6.2	126,655,193,030	115,169,978,763
5. Gross revenues from sales and services rendered (20 = 10-11)	20		69,946,674,440	48,619,616,702
6. Financial income	21	6.3	11,044,723,027	6,518,229,198
7. Financial expenses	22	6.4	1,782,539,666	626,985,435
<i>In which: Interest expenses</i>	23		-	-
8. Selling expenses	24	6.5	-	21,000,000
9. General administrative expenses	25	6.5	10,154,599,287	8,748,478,912
10. Net profits from operating activities {30 = 20+(21-22)-(25+26)}	30		69,054,258,514	45,741,381,553
11. Other income	31	6.6	3,206,250	-
12. Other expenses	32	6.6	117,331,129	7,335,813,136
13. Other profits	40	6.6	(114,124,879)	(7,335,813,136)
14. Total net profit before tax (50 = 30+40)	50		68,940,133,635	38,405,568,417
15. Current corporate income tax expenses	51	6.7	12,283,660,713	10,540,470,394
16. Deferred corporate income tax expenses	52		-	-
17. Profits after corporate income tax (60 = 50-51-52)	60		56,656,472,922	27,865,098,023
18. Basic earnings per share	70	6.8	3,849	1,753

Dong Nai, 11 August 2025

Preparer

Chief Accountant

General Director



Nguyen Thi Cam Nhung



Do Van Ngoc



Nguyen Van Luong

INTERIM CASH FLOW STATEMENT

(Indirect method)

For the period ended 30 June 2025

ITEMS	Code	Note	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
I. Cash flows from operating activities				
1. Profit before tax	01		68,940,133,635	38,405,568,417
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		4,215,366,832	4,123,249,676
- Provisions	03		2,266,383,823	783,395,371
- Gains (losses) on investing activities	05		(11,044,723,027)	(6,518,229,198)
3. Operating profit before changes in working capital	08		64,377,161,263	36,793,984,266
- Increase (decrease) in receivables	09		(31,545,123,081)	(807,324,683)
- Increase (decrease) in inventories	10		-	2,197,081,935
- Increase (decrease) in payables	11		(6,618,319,150)	(28,723,446,270)
- Increase (decrease) in prepaid expenses	12		4,803,921,695	2,882,131,118
- Increase (decrease) in trading securities	13		(6,335,680,000)	-
- Enterprise income tax paid	15		(6,206,636,210)	(9,194,681,036)
- Other payments on operating activities	17		(2,563,878,353)	(2,058,953,240)
Net cash flows from operating activities	20		15,911,446,164	1,088,792,090
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(10,845,210,000)	(554,500,000)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(10,000,000,000)	(134,000,000,000)
3. Proceeds from lending or repurchase of debt instruments from other entities	24		44,337,956,780	65,000,000,000
4. Expenditures on equity investments in other entities	25		(76,768,162,880)	-
5. Proceeds from interests, dividends and distributed profits	27		11,085,723,027	6,338,906,798
Net cash flows from investing activities	30		(42,189,693,073)	(63,215,593,202)
III. Cash flows from financial activities				
1. Dividends and profits paid to owners	36		(22,081,609,500)	-
Net cash flows from financial activities	40		(22,081,609,500)	-
Net cash flows during the period (50 = 20+30+40)	50		(48,359,856,409)	(62,126,801,112)
Cash and cash equivalents at the beginning of the period	60	5.1	85,960,835,809	116,161,635,042
Cash and cash equivalents at the end of the period (70 = 50+60)	70	5.1	37,600,979,400	54,034,833,930

Preparer



Nguyen Thi Cam Nhung

Chief Accountant



Do Van Ngoc

Dong Nai, 11 August 2025

General Director



Nguyen Van Luong

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period ended 30 June 2025

1. COMPANY INFORMATION

1.1 Structure of ownership

Hoa An Joint Stock Company was established under the Decision No. 47/2000/QĐ-TTg dated 18 April 2000, issued by the Prime Minister, regarding the transformation of Hoa An Stone Mining and Construction Materials Company, formerly under the FICO Corporation – JSC, into a joint stock company. The Company operates under Certificate of Business Registration No. 3600464464 (formerly No. 4703000008), initially issued by the Department of Planning and Investment of Dong Nai Province on 08 June 2000, and changed for the 13th time on 28 March 2024.

The Company's Charter capital according to the Certificate of Business Registration number 3600464464 changed for the 13th time on 28 March 2024 is VND 151,199,460,000 (In words: One hundred and fifty-one billion, one hundred and ninety-nine million, four hundred and sixty thousand Vietnamese Dongs).

The Company's name in English: Hoa An Joint Stock Company.

The Company's stock is currently listed on the HOSE with stock code: DHA.

The Company's headquarter is located on: 20C, Cau Hang Quarter, Hoa An Ward, Bien Hoa City, Dong Nai Province.

Total number of the Company's employees as at 30 June 2025 is 108 (as at 31 December 2024 is 108 employees).

1.2 Operating industries and principle activities

Business activities as per the Certificate of Business Registration:

- Mining of stone, sand, gravel, and clay Planting other perennials;
- Construction of roadworks.
- Construction of water supply and drainage systems.
- Support services directly related to waterway transportation.
- Cargo handling services.
- Construction of other civil engineering works.
- Other mining support services.
- Provision and management of labor resources.
- Manufacturing of building materials from clay.
- Wholesale of construction materials and other installation equipment.
- Wholesale of machinery, equipment, and other spare parts.
- Real estate business, including ownership, use rights, or lease of land.
- Travel agency services.
- Other professional, scientific, and technological activities not elsewhere classified.
- Construction of residential buildings.

The Company's primary business activity during the year was the mining of stone, sand, gravel, and clay.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The company structure

As at 30 June 2025, the Company has Subsidiary, associates and dependent units as follows:

Name	Address	Major bussiness lines	Voting Ratio	Capital contribution ratio	Benefit ratio
Subsidiary					
Anh Duong Construction Stone Mining and Production Joint Stock Company	Khanh Hoa	Mining of stone, sand, gravel and clay	99.997%	99.997%	99.997%
Associated companies and joint-ventures					
Tan Dinh Mechanical Joint Stock Company - FICO	Ho Chi Minh City	Mechanical processing, manufacturing of building materials	28.13%	28.13%	28.13%

The dependent units:

<u>Name of the enterprise</u>	<u>Address</u>
Branch of Hoa An Joint Stock Company in Bien Hoa	To 9, KP. Thien Binh, Ward Tam Phuoc, Dong Nai Province
Branch of Hoa An Joint Stock Company in Binh Phuoc	Nui Gio Hamlet, Tan Quan Commune, Dong Nai Province
Branch of Hoa An Joint Stock Company in Vinh Cuu	Ong Huong Hamlet, Trang Dai Ward, Dong Nai Province

1.5 Statement of information comparability on the interim financial statements

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. Therefore, the information and figures presented in the Financial Statements are comparable.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

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

The Company's interim financial statements are prepared for the period ended 30 June 2025.

2.2 Accounting currency

The accompanying financial statements are expressed in Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Company applied the Vietnamese Enterprise Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014, issued by the Ministry of Finance; Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance, amending and adding some articles of Circular No. 200/2014/TT-BTC.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Basis of preparation of the interim financial statements

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

The interim financial statements of the Company are prepared on the basis of the summary of the financial statements of the dependent units and the financial statements of the Office of the Company. All transactions and balances between the Office of the Company and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Company's separate interim financial statements.

The accompanying interim financial statements are the Company's interim financial statements, therefore, excluding the interim financial statements of its subsidiaries. As of 30 June 2025, the Company is completing procedures related to the acquisition of its subsidiary, Anh Duong Construction Stone Exploitation and Production Joint Stock Company, under the principle contract on the transfer of shares dated 22 May 2025 with a total transfer value of VND 129,000,000,000.

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

Accounting estimates

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

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Financial investments

Trading securities

Trading securities are those held by the Company for trading purposes. Trading securities are initially recognized at cost which include fair value of the payment made at the time of transaction plus any directly attributable transaction cost.

At the subsequent financial years, the trading securities are measured at cost less allowance for diminution in value.

An allowance for diminution in value of trading securities is made in conformity with current accounting regulations.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments (Continued)

Investments associates and other investments

Held-to-maturity investments include those investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include: bank deposits with original maturities of more than 3 months for the purpose of earning periodic interest.

Held-to-maturity investments are recognized on the date of acquisition and are initially measured at cost, including the purchase price and any transaction costs. Interest income from investments held to maturity after the acquisition date is recognized in the Income Statement on an accrual basis. Interest earned before the Company holds the investment is deducted from the cost at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

Provision for doubtful debts of investments held to maturity is made in accordance with the provisions of the current Accounting Regime.

Investments in Subsidiaries, Associates and Other Investments

Investments in subsidiaries over which the Company has control, investments in associates over which the Company has significant influence are presented under the cost method in the interim consolidated financial statements.

Distributions from the accumulated profits of the associates received by the Company subsequent to the date of acquisition are recognised in the consolidated income statement for the period. Other distributions are considered as a return on investment and are deducted from the investment value.

Investments in Associates and other investments are presented in the balance sheet at cost less provisions for impairment.

Allowance for loss of investments

Allowance for losses of investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

Loans

Loans are stated at cost less allowance for doubtful loans

Allowance for doubtful loans is made in conformity with current accounting regulations.

Receivables

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

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of purchase and other costs directly attributable to the purchase of the inventory.

The cost of inventories is determined in accordance with the weighted average method.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Company uses the perpetual inventory method and the inventory cost is calculated via average method.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

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

	<u>Years</u>
Buildings, structures	05 - 25
Machinery and equipment	05 - 15
Motor vehicles	06 - 10
Office equipment	05 - 10

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

Intangible fixed assets and Amortization

The Company's intangible assets are stated at history cost less accumulated amortization.

Historical costs of intangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Costs related to intangible fixed assets incurred after initial recognition are recognized as costs for production and business in the year, unless these costs are directly attributable to a specific intangible fixed asset and increase the economic benefits derived from such assets.

When an intangible fixed asset is sold or disposed, its historical cost and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

The Company's intangible assets consist of the land use rights for the Thanh Phu 2, Ward Trang Dai, Dong Nai Province; the land use rights for the Nui Gio quarry in Tan Quan Commune, Dong Nai Province; and the land use rights for the Tan Cang 3 quarry in Tam Phuoc Ward, Dong Nai Province. These assets are amortized using the straight-line method over a period of 20 years.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid expenses

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

Tools and supplies

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

Land lease rent

Prepaid land rent represents the land rent paid for the land the Company is using. Prepaid land rent is amortized to expenses on a straight-line basis over the lease period.

Surface soil Stripping cost

Stripping costs represent the expenditures incurred by the Company to remove the surface layer of soil at the quarries under its operation. These costs are gradually allocated to the income statement over a period ranging from 3 to 15 years.

Road Construction and Mine Exploration Costs

Road construction and mine exploration costs are incurred by the Company to carry out stone exploitation, which are allocated from 03 to 20 years.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Company's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Payables

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

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

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

Accrued expenses

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

The Company recognizes Accrued expenses as follows:

Production electricity costs, repair material costs, and other accrued expenses: Recognized as accruals when incurred but before the Company receives the related invoices or supporting documents.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Provisions for payables

The recognized amount of a provision for payables is the best estimate of the amount that will be required to settle the present obligation as at the end of the annual or interim consolidated reporting period.

Only expenses related to the provision for payables made initially will be offset by such provision.

When the difference between the provision for payables made in the previous accounting period that has not yet been used up is larger than the provision for payables made in the reporting period, it shall be reversed and recorded as a decrease in production and business expenses in the period, excluding the larger difference of the provision payables for warranty of construction works reversed into other income in the period.

The Company's provisions represent environmental restoration costs accrued based on the approved environmental rehabilitation plan by the government, with the settlement occurring at the time of actual implementation of the plan.

Owners' equity

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

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

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

Equity reserves are allocated based on the resolution of the Annual General Meeting of Shareholders.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders upon the Company's announcement of the dividend payment Schedule.

Revenue and other income

The Company's revenue comprises sales revenue, primarily from the sale of construction stone.

Revenue from sale of goods and products

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

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

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

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

Cost of goods sold

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial expenses

Finance costs represent expenses incurred during the year, primarily including costs or losses related to financial investments, provisions for impairment of trading securities, and provisions for losses on investments in other entities.

Current corporate income tax expense

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

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

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

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

Earnings per share

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

Related parties

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

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

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of [General] Directors confirms that the Company operates in business segments of electricity trading, construction and installation, other activities in a single geographical segment - Vietnam. Therefore, the segment report will be prepared by geographical area.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

5.1 Cash and cash equivalents

	30 June 2025	01 January 2025
	VND	VND
Cash on hand	1,274,377,641	822,188,168
Cash in banks	36,326,601,759	21,138,647,641
Cash equivalents	-	64,000,000,000
Total	37,600,979,400	85,960,835,809

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.2 Short-term Financial investments

a. Trading securities

	30 June 2025 (VND)			01 January 2025 (VND)		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
1. Investment in stocks (i)						
Total value of shares	161,828,134,161	182,194,459,200	(4,136,774,961)	155,492,454,161	164,778,191,200	(2,945,162,961)
Thanh Thanh Ceramic Joint Stock Company (i)	6,043,354,161	1,906,579,200	(4,136,774,961)	6,043,354,161	3,098,191,200	(2,945,162,961)
Bien Hoa Construction and Building Materials Production Joint Stock Company (i)	155,784,780,000	180,287,880,000	-	149,449,100,000	161,680,000,000	-
2. Others	2,146,000,000		(953,061,839)	2,146,000,000		(379,273,515)
Saigon - Phu Yen Tourism Joint Stock Company	2,146,000,000	(ii)	(953,061,839)	2,146,000,000	(ii)	(379,273,515)
Total	163,974,134,161		(5,089,836,800)	157,638,454,161		(3,324,436,476)

(i) The Company has determined the fair value of these investments based on the closing price of the shares on the stock exchange as of 30 June 2025, and the number of shares held by the Company.

(ii) The Company has not determined the fair value of unlisted investments, as the current Vietnamese Accounting Standards and Vietnamese Enterprise Accounting System do not provide guidance on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amount.

b. Held to maturity investments

	30 June 2025 (VND)		01 January 2025 (VND)	
	Book value	Book value	Book value	Provision
Held to maturity investments (i)				
Term Deposits with an Original Maturity of Over 3 Months and Remaining Maturity of No More Than 12 Months.	51,662,043,220	51,662,043,220	86,000,000,000	86,000,000,000
Total	51,662,043,220	51,662,043,220	86,000,000,000	86,000,000,000

(i) Term deposit contracts with banks, with terms ranging from 3 months to 12 months, and interest rates from 5.2% to 5.5% per year. In which, the Company has pledged a term deposit contract at the Bank for Investment and Development of Vietnam - Dong Nai Branch to secure the implementation of the Thanh Phu 2 Construction Stone Mining Project.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.3 Short-term receivables from customers

	30 June 2025 VND	01 January 2025 VND
Thanh Phu Stone Single Member Limited Liability Company	10,482,947,821	8,289,061,300
Thien Phat Joint Stock Company	5,940,000,000	6,300,000,000
Le Thu Stone Exploitation Limited Liability Company	3,343,545,039	3,373,545,039
Ha Nam Stone Exploitation Joint Stock Company	1,070,000,000	1,430,000,000
Others	499,697,874	2,266,949,686
Total	21,336,190,734	21,659,556,025

5.4 Repayments to suppliers

	30 June 2025 VND	01 January 2025 VND
Le Thu Stone Exploitation Limited Liability Company	4,445,233,412	4,445,233,412
Southern Geological Science and Production Union	483,316,800	366,676,800
Others	1,599,357,265	1,057,352,274
Total	6,527,907,477	5,869,262,486

5.5 Short-term loan receivables

	30 June 2025 VND	01 January 2025 VND
Phu My An Hanoi Limited Liability Company (i)	26,598,900,000	26,598,900,000
Others	561,056,623	561,056,623
Total	27,159,956,623	27,159,956,623

(i) This is an amount of receivables from capital contribution for the construction of a commercial building, office, and apartments with Phu My An Co., Ltd. - Hanoi under the business cooperation agreement No. 86/2017/HĐHTKD dated May 31, 2017, with an initial value of VND 30,000,000,000. According to the agreement, after 6 months, the Company has the right to withdraw its capital and receive a fixed return of 11% per year. On April 17, 2018, both parties proceeded to liquidate the business cooperation agreement under the liquidation minutes No. 86/2017/HĐHTKD. According to the most recent meeting minutes with Phu My An Co., Ltd. - Hanoi on November 25, 2022, Phu My An Co., Ltd. - Hanoi will settle the outstanding amount in 2023

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.6 Other receivables

	30 June 2025 (VND)		01 January 2025 (VND)	
	Book value	Provision	Book value	Provision
a) Short-term	30,655,079,990	(339,400,000)	2,270,713,324	(339,400,000)
Advances	365,000,000	-	224,277,050	-
Principal and Interest on Loans.	523,588,000	(339,400,000)	564,588,000	(339,400,000)
Financial support provided to Anh Duong Construction Stone Mining and Production Joint Stock Company (i)	28,940,014,999	-	-	-
Others	826,476,991	-	1,481,848,274	-
b) Long-term	10,932,118,117	-	10,535,311,658	-
Environmental Rehabilitation Bond	10,932,118,117	-	10,535,311,658	-
Total	41,587,198,107	(339,400,000)	12,806,024,982	(339,400,000)

(i) Under Loan Agreement No. 01/2025/HĐVTS dated 11 June 2025 and Contract Appendix No. 01/2025/HĐVTS-PL dated 24 June 2025, with a loan amount of 28,940,014,999 VND, the purpose of the loan is to settle the debts of Anh Duong Construction Stone Mining and Production Joint Stock Company. The loan has a term of 1 month with an interest rate of 0% and is intended to facilitate the transfer of shares of Anh Duong Construction Stone Mining and Production Joint Stock Company in accordance with the Memorandum of Understanding on Share Transfer dated 22 May 2025.

5.7 Bad debts

	30 June 2025 (VND)				01 January 2025 (VND)			
	Debt age	Original value (+)	Allowances (-)		Recoverable amount	Debt age	Original value (+)	Allowances (-)
Total value of receivables, loans that are overdue or not pass due but hardly recoverable:								
Mr. Tran Kim Thi	Over three year	900,456,623	(900,456,623)	-	Over three year	900,456,623	(900,456,623)	-
Phu My An Hanoi Limited Liability Company	Over three year	26,598,900,000	(18,619,230,000)	7,979,670,000	Over three year	26,598,900,000	(18,619,230,000)	7,979,670,000
Total		27,499,356,623	(19,519,686,623)	7,979,670,000		27,499,356,623	(19,519,686,623)	7,979,670,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.8 Inventories

	30 June 2025 (VND)		01 January 2025 (VND)	
	Book value	Provision	Book value	Provision
Raw materials	632,726,166	(568,076,166)	632,726,166	(568,076,166)
Total	632,726,166	(568,076,166)	632,726,166	(568,076,166)

5.9 Prepaid expenses

	30 June 2025 VND	01 January 2025 VND
a) Short-term	189,977,081	435,949,583
Prepaid materials, tools and supplies expenses	189,977,081	435,949,583
b) Long-term	21,946,662,273	26,504,611,466
Overburden Stripping Cost	10,207,963,900	12,075,543,963
Land Rental Cost	6,182,308,756	7,702,906,408
Road Construction and Reserves Exploration Cost	2,861,371,157	3,316,484,315
Compensation costs, office and warehouse relocation at Tan Cang 3 quarry	408,195,113	487,200,611
Others	2,286,823,347	2,922,476,169
Total	22,136,639,354	26,940,561,049

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.10 Tangible fixed assets

	Buildings	Machinery and equipment	Vehicles	Office equipments	Total
HISTORY COST					
As at 01 January 2025	29,800,141,306	47,292,939,716	14,319,504,052	289,463,680	91,702,048,754
Increase	-	-	-	-	-
Decrease	-	-	-	-	-
As at 30 June 2025	29,800,141,306	47,292,939,716	14,319,504,052	289,463,680	91,702,048,754
ACCUMULATED DEPRECIATION					
As at 01 January 2025	27,234,800,526	39,995,651,292	7,461,809,874	273,143,680	74,965,405,372
Increase	233,388,432	859,063,258	628,960,956	8,160,000	1,729,572,646
Charged for the period	233,388,432	859,063,258	628,960,956	8,160,000	1,729,572,646
Decrease	-	-	-	-	-
As at 30 June 2025	27,468,188,958	40,854,714,550	8,090,770,830	281,303,680	76,694,978,018
NET BOOK VALUE					
As at 01 January 2025	2,565,340,780	7,297,288,424	6,857,694,178	16,320,000	16,736,643,382
As at 30 June 2025	2,331,952,348	6,438,225,166	6,228,733,222	8,160,000	15,007,070,736

In which:

History cost of tangible fixed assets which are fully depreciated but still in use as at 30 June 2025 is 41,797,375,687 VND (as at 31 December 2024 is VND 34,893,506,676).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.11 Intangible fixed assets

Unit: VND

	<u>Land use rights</u>	<u>Total</u>
HISTORY COST		
As at 01 January 2025	97,797,141,259	97,797,141,259
Increase	-	-
Decrease	-	-
As at 30 June 2025	<u>97,797,141,259</u>	<u>97,797,141,259</u>
ACCUMULATED AMORTISATION		
As at 01 January 2025	70,585,011,400	70,585,011,400
Increase	2,485,794,186	2,485,794,186
Charged for the period	2,485,794,186	2,485,794,186
Decrease	-	-
As at 30 June 2025	<u>73,070,805,586</u>	<u>73,070,805,586</u>
NET BOOK VALUE		
As at 01 January 2025	<u>27,212,129,859</u>	<u>27,212,129,859</u>
As at 30 June 2025	<u>24,726,335,673</u>	<u>24,726,335,673</u>

5.12 Construction in progress

	<u>30 June 2025</u>	<u>01 January 2025</u>
	<u>VND</u>	<u>VND</u>
Hoa An Tourism and Residential Area (i)	4,087,439,696	4,087,439,696
Investment in Nui Gio Quarry (i)	248,058,177	248,058,177
Cost of Purchasing Land for Tan Cang 3 Quarry (i)	8,080,644,400	8,080,644,400
Cost of Purchasing Land for Thanh Phu 2 Quarry (i)	12,685,895,107	1,840,685,107
Construction Cost of Tan Cang 3 Quarry (i)	6,883,231,421	6,883,231,421
Total	<u>31,985,268,801</u>	<u>21,140,058,801</u>

(i) These are costs incurred by the Company for land purchase and compensation in the mining area (land adjacent to the mines) that are part of the planned exploitation area. Currently, the Company is in the process of completing legal documentation and awaiting decisions from government authorities to proceed with the project. The details of the mining rights issuance period for the Company's quarries are presented in Note 7.1

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.13 Long-term financial assets

	Ratio		30 June 2025 (VND)			01 January 2025 (VND)		
	Equity owned	Voting rights	Original cost	Fair value (i)	Provision	Original cost	Fair value (i)	Provision
Investments in subsidiaries			76,768,162,880		-			
Anh Duong Construction Stone Mining and Production Joint Stock Company	99.997%	99.997%	76,768,162,880		-			
Investments in associated companies and joint-ventures			8,459,840,000	(8,459,840,000)		8,459,840,000	(8,459,840,000)	
Tan Dinh Mechanical Joint Stock Company - FICO	28.13%	28.13%	8,459,840,000	(8,459,840,000)		8,459,840,000	(8,459,840,000)	
Investments in other units			510,000,000	(510,000,000)		510,000,000	(510,000,000)	
Foodinco Investment and Import-Export Joint Stock Corporation	0.23%	0.23%	510,000,000	(510,000,000)		510,000,000	(510,000,000)	
Total			85,738,002,880	-	(8,969,840,000)	8,969,840,000	-	(8,969,840,000)

- (i) The Company has not determined the fair value of unlisted investments, as the current Vietnamese Accounting Standards and Vietnamese Enterprise Accounting System do not provide guidance on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amount.

5.14 Trade payables

	30 June 2025 (VND)		01 January 2025 (VND)	
	Book value	Repayable amount	Book value	Repayable amount
Thanh Phu Stone Single Member Limited Liability Company	7,250,126,134	7,250,126,134	5,085,222,062	5,085,222,062
Tan Phu Thanh Single Member Limited Liability Company	1,694,532,293	1,694,532,293	1,130,651,832	1,130,651,832
Others	2,476,643,050	2,476,643,050	1,131,098,021	1,131,098,021
Total	11,421,301,477	11,421,301,477	7,346,971,915	7,346,971,915

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.15 Taxes and payables to State Treasury

	01 January 2025 VND	Additions VND	Paid VND	30 June 2025 VND
Payables	6,484,431,160	54,081,647,429	47,158,872,574	13,407,206,015
VAT	1,322,240,238	11,836,465,173	10,930,119,810	2,228,585,601
Corporate income tax	1,983,354,821	12,283,660,713	6,206,636,210	8,060,379,324
Personal income tax	472,543,390	973,484,502	1,424,616,785	21,411,107
Natural resource tax	1,677,203,220	17,498,926,556	17,141,948,809	2,034,180,967
Land tax, Land rental charges	-	1,952,828,251	1,952,828,251	-
Business Registration Tax	-	6,000,000	6,000,000	-
Environment Tax	1,029,089,491	7,938,309,474	7,904,749,949	1,062,649,016
Mineral Exploration License Fee	-	1,591,972,760	1,591,972,760	-
Receivables	1,376,642,933	-	2,253,592,176	3,630,235,109
Land tax, Land rental charges	1,376,642,933	-	2,057,529,651	3,434,172,584
Mineral Exploration License Fee	-	-	196,062,525	196,062,525

5.16 Provision for long term payables

	30 June 2025 VND	01 January 2025 VND
Environmental Rehabilitation Provision	7,216,405,393	6,715,421,894
Total	7,216,405,393	6,715,421,894

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.17 Owners' equity

Unit: VND

	Share capital	Share premium	Treasury shares	Investment and development funds	Retained profits	Total
As at 01 January 2024	151,199,460,000	58,398,416,000	(11,645,123,500)	98,745,293,116	114,070,158,233	410,768,203,849
Profit in the previous year	-	-	-	-	51,706,620,002	51,706,620,002
Appropriation to equity funds	-	-	-	-	(4,352,683,000)	(4,352,683,000)
Remuneration for Board of Management	-	-	-	-	(1,058,321,164)	(1,058,321,164)
Remuneration for Board of Supervisors	-	-	-	-	(204,000,000)	(204,000,000)
Dividends 2023	-	-	-	-	(29,452,146,000)	(29,452,146,000)
Others	-	-	(201,380,000)	-	-	(201,380,000)
As at 31 December 2024	151,199,460,000	58,398,416,000	(11,846,503,500)	98,745,293,116	130,709,628,071	427,206,293,687
As at 01 January 2025	151,199,460,000	58,398,416,000	(11,846,503,500)	98,745,293,116	130,709,628,071	427,206,293,687
Profit in the previous year	-	-	-	-	56,656,472,922	56,656,472,922
Remuneration for Board of Management (i)	-	-	-	-	(822,586,193)	(822,586,193)
Remuneration for Board of Supervisors (i)	-	-	-	-	(204,000,000)	(204,000,000)
Interim dividend for the first tranche of 2024 (i)	-	-	-	-	(22,081,609,500)	(22,081,609,500)
Appropriation to the social welfare fund (i)	-	-	-	-	(1,551,199,000)	(1,551,199,000)
Appropriation to the bonus and welfare fund (i)	-	-	-	-	(1,551,199,000)	(1,551,199,000)
As at 30 June 2025	151,199,460,000	58,398,416,000	(11,846,503,500)	98,745,293,116	161,155,507,300	457,652,172,916

(i) In the period, the Company distributed profits of year 2024 according to its Resolution of the General Meeting of Shareholders No. 01/NQĐHĐCĐ-CtyCPHA dated 18/4/2025. In which:

- Allocation to the Social Welfare Fund: VND 1,551,199,000
- Allocation to the Reward and Welfare Fund: VND 1,551,199,000.
- Allocation to the Remuneration for Board of Management: VND 1,034,132,000. Of which, the Company has provisionally deducted VND 295,545,807 in 2025, the remaining amount deducted in 2025 is VND 822,586,193.
- Allocation to the Remuneration for Board of Supervisors: VND 288,000,000. Of which, the Company has provisionally deducted 84,000,000 VND in 2025 and the remaining amount deducted in 2025 is 204,000,000 VND.
- Dividend distribution: 30% of the charter capital, with the following breakdown: The interim dividend for 2024 (1st instalment) is 15%, amounting to VND 22,081,609,500, the remaining 2025 dividend corresponding to 15% is VND 22,081,609,500.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.17 Owners' equity (Continued)

a. Details of owners' equity

	30 June 2025 (VND)			01 January 2025 (VND)		
	Ratio	Share	Value (VND)	Ratio	Share	Value (VND)
No. 1 Building Materials Corporation - Joint Stock Company (JSC)	23.73%	3,588,343	35,883,430,000	23.73%	3,588,343	35,883,430,000
Ms. La My Phuong	9.13%	1,381,100	13,811,000,000	9.13%	1,381,100	13,811,000,000
Other organizations and individuals	67.14%	10,150,503	101,505,030,000	67.14%	10,150,503	101,505,030,000
	100%	15,119,946	151,199,460,000	100%	15,119,946	151,199,460,000

b. Capital transactions with shareholders and appropriation of profits and dividends

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Capital contribution As at 01 January	151,199,460,000	151,199,460,000
Increased during the year	-	-
Decreased during the year	-	-
Capital contribution As at 30 June	151,199,460,000	151,199,460,000
Dividends and profits are divided	22,081,609,500	29,452,146,000

c. Shares

	30 June 2025 Shares	01 January 2025 Shares
Number of registered shares issued	15,119,946	15,119,946
Quantity of issued shares	15,119,946	15,119,946
Common shares	15,119,946	15,119,946
Number of shares redeemed	(398,873)	(398,873)
Common shares	(398,873)	(398,873)
Number of shares outstanding	14,721,073	14,721,073
Common shares	14,721,073	14,721,073
Par value of outstanding shares (VND/ shares)	10,000	10,000

d. The Company's equity funds

	30 June 2025 VND	01 January 2025 VND
Development and investment funds	98,745,293,116	98,745,293,116
Total	98,745,293,116	98,745,293,116

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Revenue from Selling Construction Materials (Stone)	196,601,867,470	163,789,595,465
Total	196,601,867,470	163,789,595,465

6.2 Cost of goods sold

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Cost of Goods Sold for Construction Materials (Stone)	126,655,193,030	115,169,978,763
Total	126,655,193,030	115,169,978,763

6.3 Financial income

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Interest income from deposits	3,405,561,827	6,279,906,798
Dividends received	7,639,161,200	238,322,400
Total	11,044,723,027	6,518,229,198

6.4 Financial expenses

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Allowance for diminution in value of trading securities	1,191,612,000	625,596,300
Provision for investment losses	573,788,324	-
Others	17,139,342	1,389,135
Total	1,782,539,666	626,985,435

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

6.5 Selling expenses and Administrative expenses

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Selling expenses	-	21,000,000
Other cash expense	-	21,000,000
General and administration expenses	10,154,599,287	8,748,478,912
Employee expenses	5,596,269,622	4,426,819,293
Materials expenses	396,289,936	288,610,637
Amortization and Depreciation expenses	637,120,956	409,336,404
Charges and fee	75,147,916	93,814,212
Outsourcing expenses	75,920,959	81,220,212
Other cash expense	3,373,849,898	3,448,678,154
Total	10,154,599,287	8,769,478,912

6.6 Other profits

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
<i>Other income</i>	-	-
Others	3,206,250	-
Total	3,206,250	-
<i>Other expenses</i>		
Late payment penalties on taxes and fees	14,606,241	7,296,563,212
Others	102,724,888	39,249,924
Total	117,331,129	7,335,813,136
Other profit	(114,124,879)	(7,335,813,136)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

6.7 Current corporate income tax expense

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
1. Total net profit before tax	68,940,133,635	38,405,568,417
- Increase adjustment	117,331,129	14,535,105,947
+ <i>Non-Deductible Expenses</i>	117,331,129	14,535,105,947
- Increase adjustment	-	-
2. Increase adjustment	69,057,464,764	52,940,674,364
3. Nontaxable Income	(7,639,161,200)	(238,322,400)
+ <i>Dividends received</i>	(7,639,161,200)	(238,322,400)
4. Taxable income	61,418,303,564	52,702,351,964
Corporate Income Tax rate	20%	20%
5. Current corporate income tax expense	12,283,660,713	10,540,470,394

6.8 Basic earnings per share

	For the period ended 30 June 2025	For the period ended 30 June 2024 (Re-stated amount)
Profit after corporate income tax (VND)	56,656,472,922	27,865,098,023
Adjustments :	-	(2,064,492,097)
<i>Amount distracted from bonus and welfare funds, remuneration for managers (i)</i>	-	(2,064,492,097)
Profit distributable to common shareholders (VND)	56,656,472,922	25,800,605,927
Average quantity of outstanding common shares (shares)	14,721,073	14,721,073
Basic earnings per shares (VND/ share)	3,849	1,753

- (i) At the reporting date, the Company cannot estimate of the profit for the accounting period ending June 30, 2025 that can be allocated to the bonus and welfare funds, remuneration for BODs or/and Board of Management. If the Company uses the bonus and welfare funds to pay remuneration for BODs or Board of management for the accounting period ending June 30, 2025, the net profit for shareholders and basic earnings per share will reduce equivalently.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

6.8 Basic earnings per share (Continued)

Presentation of "Basic Earnings Per Share" for accounting period ending 30 June 2024 as follows:

The Company determines the amount of bonus and welfare funds, and remuneration for Board of Management, Board of Supervisors for the fiscal year ended 31 December 2024 according to the profit distribution ratio of year 2024, which are approved in the Resolutions of the General Meeting of Shareholders in the year 2025. Accordingly, basic earnings per share for the accounting period ending 30 June 2024 are restated as follows:

	Amount report	Re-stated amount	Differences
Profit after corporate income tax (VND)	27,865,098,023	27,865,098,023	-
Adjustments :	-	(2,064,492,097)	2,064,492,097
Amount distracted from bonus and welfare funds, remuneration for managers (i)	-	(2,064,492,097)	2,064,492,097
Profit used to calculate basic earnings per share	27,865,098,023	25,800,605,927	2,064,492,097
Average number of outstanding shares in the period (share)	14,721,073	14,721,073	-
Basic earnings per share	1,892	1,753	(139)

6.9 Production and business expenses by factors

	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Raw material expenses	13,209,307,332	8,686,058,055
Employee expenses	14,422,492,893	12,063,384,410
Amortization and Depreciation expenses	4,215,366,832	4,123,249,676
Outsourcing expenses	83,253,668,058	74,145,666,515
Other cash expenses	21,708,957,202	24,921,099,019
Total	136,809,792,317	123,939,457,675

7. OTHER INFORMATION

7.1 Commitments

The quarries currently licensed for exploitation by the Company and their respective usage periods are as follows:

Quarry	Location	Legal document	Expiration date
Tan Cang 3	Phuoc Tan Ward and Tam Phuoc Ward, Dong Nai Province.	Decision No. 2773/QD-UBND dated 23 September 2009, issued by the People's Committee of Dong Nai Province, granting approval for the exploitation of the Tan Cang 3 construction stone quarry, located in Phuoc Tan Ward and Tam Phuoc Ward, Bien Hoa City, Dong Nai Province.	30 June 2037

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

7. OTHER INFORMATION (CONTINUED)

7.1 Commitments

The quarries currently licensed for exploitation by the Company and their respective usage periods are as follows (Continued)

Quarry	Location	Legal document	Expiration date
Tan Cang 3	Phuoc Tan Ward and Tham Phuoc Ward, Dong Nai Province.	Decision No. 1625/QD-UBND dated June 30, 2011, issued by the People's Committee of Dong Nai Province, granting approval for the exploitation of the Tan Cang 3 construction stone quarry, located in Phuoc Tan Ward and Tam Phuoc Ward, Bien Hoa City, Dong Nai Province. Decision No. 2290/QD-UBND dated 7 July 2020, issued by the People's Committee of Dong Nai Province, granting approval for the exploitation of the Tan Cang 3 construction stone quarry, located in Phuoc Tan Ward and Tam Phuoc Ward, Bien Hoa City, Dong Nai Province.	30 June 2037
Thanh Phu 2	Trang Dai Ward, Dong Nai Province	Decision No. 1078/QD-UBND dated May 6, 2010, issued by the People's Committee of Dong Nai Province, granting approval for Hoa An Joint Stock Company to exploit construction stone at Thanh Phu 2 Quarry, located in Thien Tan Commune, Vinh Cuu District, Dong Nai Province. Mineral Mining License No. 3221/GP-UBND dated 20 October 2015, issued by the People's Committee of Dong Nai Province for the exploitation of construction stone.	01 March 2027
Nui Gio 2	Tan Quan Commune, Dong Nai Province	Mineral Mining License No. 55/GP-UB dated 15 August 2002, issued by the People's Committee of Binh Phuoc Province to Hoa An Joint Stock Company. Mineral Mining License No. 54/GP-UB dated 14 August 2019, issued by the People's Committee of Binh Phuoc Province to Hoa An Joint Stock Company.	14 October 2040

D. N. G.
C. O.
T. H.
T. I. E. M.
A. V. H.
H. A. N.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

7.2 Information of related parties:

a. List of related parties

Related party	Relationship
No. 1 Building Materials Corporation - Joint Stock Company (JSC)	Blockholder
Members of the Board of Managements, Supervisors, Board of General Directors, Other managers and individuals close to the families of these members	Significant influence

b. Remuneration for Boards of Management, Supervisors and General Directors

Remuneration and Other Benefits of Boards of Management and General Directors

Related parties	Position	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Mr. Cao Truong Thu	Chairman	148,692,000	83,425,000
Mr. Nguyen Van Luong	Member /General Director	906,082,000	852,709,000
Mr. Trinh Tien Bay	Former Member/ Former General Director	-	881,988,000
Mr. Nguyen Tan Loc	Member	123,900,000	69,522,000
Mr. Mai Hoang Nguyen	Member	123,900,000	69,522,000
Mr. Nguyen Van Phuc	Member	94,570,000	-
Total		1,397,144,000	1,957,166,000

Remuneration and Other Benefits of the Board of Supervisors

Related parties	Position	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Mr. Pham Viet Thang	Head of the Board	60,000,000	60,000,000
Mr. Tran Quoc Trung	Member	42,000,000	42,000,000
Mr. Dang Xuan Long	Member	42,000,000	42,000,000
Total		144,000,000	144,000,000

Remuneration and Other Benefits of Deputy General Director and Chief Accountant.

Related parties	Position	For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Mr. Trinh Dinh Trong	Deputy General Director	443,960,000	308,210,000
Mr. Do Van Ngoc	Chief Accountant	398,223,000	380,065,000
Total		842,183,000	688,275,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

7.2 Information of related parties (Continued)

c Transactions with related parties

Transactions with related parties		For the period ended 30 June 2025 VND	For the period ended 30 June 2024 VND
Related parties	Nature of transaction		
Others transaction			
No. 1 Building Materials Corporation - Joint Stock Company (JSC)	Dividend distribution	5,382,514,500	-
Mr. Nguyen Tan Loc	Dividend distribution	206,610,000	-
Mr. Nguyen Van Luong	Dividend distribution	1,658,619,000	-
Total		7,247,743,500	-

7.3 Segment reporting

The company prepares segment reporting based on three business segments, categorized by the company's operating locations: Vinh Cuu Branch, Bien Hoa Branch, and Binh Phuoc Branch.

Segment report of income for the period ended 30 June 2025

Unit: thousand VND

Expenses related to fixed assets and long-term prepaid expenses for the period ended 30 June 2025

	Vinh Cuu	Bien Hoa	Binh Phuoc	Total
Total revenue	37,564,645	93,867,261	65,169,961	196,601,867
Internal Profit/ Loss				
Gross profit	9,148,973	30,082,726	30,714,976	69,946,674
Financial income				11,044,723
Financial expenses (cannot be allocated)				(1,782,540)
Selling expenses				-
General and administration expenses				(10,154,599)
Other income				3,206
Other expenses				(117,331)
Total net profit before tax				68,940,134
Current tax expense				(12,283,661)
Profit after tax				56,656,473

Segment assets and liabilities as at 30 June 2025

Unit: thousand VND

	Vinh Cuu	Bien Hoa	Binh Phuoc	Total
ASSETS				
Segment Assets	35,006,180	26,851,341	10,977,844	72,835,365
Assets cannot be allocated				429,622,498
Total Assets				502,457,863
LIABILITIES				
Segment Payables	713,831	2,986,575	1,625,009	5,325,416
Liabilities cannot be allocated				39,480,274
Total Liabilities				44,805,690

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

7.3. Segment reporting (Continued)

Segment report of income for the period ended 30 June 2024

Unit: thousand VND

	Vinh Cuu	Bien Hoa	Binh Phuoc	Total
Total revenue	62,998,805	76,682,825	24,107,966	163,789,595
Internal Profit/ Loss				
Gross profit	18,394,445	20,338,341	9,886,831	48,619,617
Financial income				6,518,229
Financial expenses (cannot be allocated)				(626,985)
Selling expenses				(21,000)
General and administration expenses				(8,748,479)
Other income				-
Other expenses				(7,335,813)
Total net profit before tax				38,405,568
Current tax expense				(10,540,470)
Profit after tax				27,865,098

Segment report of assets and liabilities for the year ended 31 December 2024

Unit: thousand VND

	Vinh Cuu	Bien Hoa	Binh Phuoc	Total
ASSETS				
Segment Assets	38,466,739	30,489,219	12,533,924	81,489,881
Assets cannot be allocated				388,956,308
Total Assets				470,446,189
LIABILITIES				
Segment Payables	1,201,008	1,214,103	1,613,422	4,028,533
Liabilities cannot be allocated				39,211,362
Total Liabilities				43,239,895

7.4 Comparative figures

Comparative figures on the Interim Balance Sheet and related notes are figures taken from the Financial Statements for the fiscal year ended 31 December 2024 which have been audited by CPA VIETNAM Auditing Company Limited – A Member Firm of INPACT.

Comparative figures on the Interim Income Statement, Interim Cash Flow Statement and notes are figures taken from the interim Financial Statements for the period ended 30 June 2024 which have been reviewed by CPA VIETNAM Auditing Company Limited - A Member Firm of INPACT.

Preparer

Nguyen Thi Cam Nhung

Chief Accountant

Do Van Nhoc

Dong Nai, 11 August 2025
General Director



Nguyen Van Luong