# SAISON CEMENT JOINT STOCK COMPANY

# REVIEWED INTERIM FINANCIAL STATEMENTS

# FOR THE 6-MONTH ACCOUNTING PERIOD ENDED 30 JUNE 2026

August 2026

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SAISON CEMENT JOINT STOCK COMPANY
Nam Son Hamlet, Xuan Mai Commune, Hanoi City, Vietnam

## 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,

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CÔNG TY CỔ PHẦN XI MĂNG SÀI SƠN
T.P HÀ NỘI

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

CÔNG TY CỔ PHẦN XI MĂNG SÀI SƠN

Digitally signed by CÔNG TY CỔ PHẦN XI MĂNG SÀI SƠN
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iCPA since 2001

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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.

## REPORT ON REVIEW OF
## INTERIM FINANCIAL INFORMATIONS (CONTINUED)

**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**

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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** |

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CÔNG TY CỔ PHẦN XI MĂNG SÀI SƠN

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

**SELECTED NOTES TO THE FINANCIAL STATEMENTS**

*These notes are an integral part of and should be read in conjunction with the accompanying interim financial statement*

## 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 VND | Opening balance 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 VND | Payable during the period VND | Paid during the period VND | Opening balance 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 VND | Opening balance 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<br>VND | Amount able to be paid off<br>VND | Increases<br>VND | Decreases<br>VND | Amount<br>VND | Amount able to be paid off<br>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 VND | Amount able to be paid off VND | Increases VND | Decreases VND | Amount VND | Amount able to be paid off 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 VND | Share premium VND | Investment and development fund VND | Other owner's capital VND | Retained earnings VND | Total 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<br>Share | Opening balance<br>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<br>VND | Prior period<br>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** | 308,328,722,597 | 450,216,175,066 |
| *(Details stated in Note VIII.2)* | | |

### 2. COST OF SALES

| | Current period<br>VND | Prior period<br>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<br>VND | Prior period<br>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<br>VND | Prior period<br>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<br>VND | Prior period<br>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.

CÔNG TY CỔ PHẦN XI MĂNG SÀI SƠN

**Pham Tien Hieu**
**Preparer**

**Vuong Thi Bich Ngoc**
**Chief Accountant**

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