

Số: 135/CBTT-FiCO

Ho Chi Minh City, 29/04/2025

**REGULAR DISCLOSURE OF INFORMATION
ON FINANCIAL REPORTS**

To: Hanoi Stock Exchange

Implementing the regulations in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, FiCO Corporation - JSC announce the financial statements for the first quarter of 2026 with the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: FIC
- Address: 15th Floor Sailing Tower, 111a Pasteur, Ben Nghe Ward, District 1, Ho Chi Minh City
- Tel: 028 38 212 960 Fax: 028 38 213 233
- Email: dung.nguyen@fico.com.vn
- Website: fico.com.vn

2. Content of published information:

- Financial statements for the first quarter of 2026
 - + Separate financial statements (listed company have no subsidiaries and superior accounting units have affiliated units); ☐
 - + Consolidated financial statements (Listed company with subsidiaries); ☒
 - + General financial statements (Listed company have an affiliated accounting unit and organize their own accounting apparatus). ☐
- Cases subject to explanation of reasons:
 - + The auditing organization gives an opinion that is not a full acceptance opinion on the financial statements (for reviewed/audited financial statements.....):

Yes <input type="checkbox"/>	No <input type="checkbox"/>
------------------------------	-----------------------------

 Explanatory text in case of "yes":

Yes <input type="checkbox"/>	No <input type="checkbox"/>
------------------------------	-----------------------------
 - + Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa:

Yes <input type="checkbox"/>	No <input type="checkbox"/>
------------------------------	-----------------------------

 Explanatory text in case of "yes":

Yes <input type="checkbox"/>	No <input type="checkbox"/>
------------------------------	-----------------------------



- + Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period report of the previous year:

Yes ☒

No ☐

Explanatory text in case of "yes":

Yes ☒

No ☐

- + Profit after tax in the reporting period is at a loss, changing from profit in the same period last year to loss in this period or vice versa:

Yes ☐

No ☐

Explanatory text in case of "yes":

Yes ☐

No ☐

This information was announced on the company's website on 29/04/2026 at the link: <https://www.fico.com.vn/co-dong>

Attached documents:

- Financial statements for the Q1 2026;
- Explanatory text.

FICO CORPORATION - JSC



Nguyễn Lê Dung



FICO CORPORATION-JSC
INTERIM CONSOLIDATED FINANCIAL STATEMENTS
THE FIRST QUARTER OF 2026

Ho Chi Minh City, April 2026



TABLE OF CONTENTS

CONTENTS	Page
STATEMENT OF THE BOARD OF GENERAL DIRECTORS	01 - 02
INTERIM CONSOLIDATED FINANCIAL STATEMENTS	
Interim Consolidated Statement of Financial Position	03 - 05
Interim Consolidated Income Statement	06
Interim Consolidated Cash Flow Statement	07
Notes to The Interim Consolidated Financial Statements	08 - 55

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

THE CORPORATION

FICO CORPORATION-JSC ("the Corporation") formerly known as Building Materials Corporation No.1, was incorporated according to the Decision No. 90/TTg dated 07 March 1994 and Decision No.997/BXD-TCLD dated 20 November 1995 issued by the Minister of Construction.

In accordance with the Decision No.2438/QĐ-BXD dated 30 December 2005 issued by the Minister of Construction, FICO CORPORATION-JSC was re-organized and operated under the Parent - Subsidiary Corporation model. Business registration certificate of State-owned enterprise was re-registered for the first time of the Corporation with No.4106000303 by Department of Planning and Investment of Ho Chi Minh City dated 06 September 2006.

In accordance with the Decision No.614/QĐ-BXD dated 10 June 2010 issued by the Minister of Construction, the Corporation was transformed into One member Limited Company and operating under Enterprises Law.

In accordance with Decision 1874/QĐ-TTg dated 03 November 2015, the Prime Minister approved the Corporation's equitization plan and the Corporation officially transformed into Joint Stock Company and operating under Joint Stock Company Business Registration Certificate code 0300402493 dated 1 October 2016, which was amended for the thirteenth on 04 August 2025 by the Ho Chi Minh City Department of Finance.

The Corporation's headquarter is located at Floor 15, Sailing Tower, 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City.

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

BOARDS OF MANAGEMENT

On April 21, 2026, the Corporation held the Annual General Meeting of Shareholders for 2026. The meeting unanimously approved Resolution No. 01/NQ-ĐHCD dated April 21, 2026, regarding the re-election of the Board of Directors for the term 2026 - 2031, with the following list:

Ms	Do Thi Hieu	Chairman
Mr	Cao Truong Thu	Member
Mr	Pham Viet Thang	Member
Mr	Nguyen Xuan Thang	Member
Mr	Nguyen Ngoc Vu Chuong	Member

Members of the Boards of General Directors who held the Corporation during the period and at the date of this report are as follows:

Board of General Directors

Mr	Cao Truong Thu	General Director
Mr	Pham Viet Thang	Deputy General Director
Mr	Nguyen Duc Loi	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 interim balance sheet date, affecting the financial position and operation of the Corporation which would require adjustments to or disclosures to be made in the Interim Consolidated Financial Statements for the three -month period ended March 31, 2026

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Board of General Directors of the Corporation is responsible for preparing the Interim Consolidated Financial Statements which give a true and fair view of the financial position as well as of its incomes and cash flow of the statements for the year of the Corporation. In preparing these Interim Consolidated 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 Consolidated Financial Statements;
- Design, implement, and maintain an internal control system related to the preparation and fair presentation of the Interim Consolidated Financial Statements to ensure that the Interim Consolidated Financial Statements are free from material misstatements, whether due to fraud or error.
- Prepare the Interim Consolidated Financial Statements of the Corporation on the going-concern basis, except for the cases in that the going-concern assumption is considered inappropriate.

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the Interim Consolidated Financial Statements.

The Corporation's 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 Corporation and to ensure that the Interim Interim Consolidated Financial Statements comply with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and relevant legal regulations to preparation and presentation of Interim Consolidated Financial Statements. The Board of General Directors is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of General Directors,



Cao Trung Thu
General Director

Ho Chi Minh City, April 29, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 March 2026

ASSETS	Code	Notes	31/03/2026	01/01/2026
			VND	VND
A - CURRENT ASSETS (100 = 110+120+130+140+160)	100		1,456,527,506,339	1,523,502,998,002
I- Cash and cash equivalents	110	5.1	152,476,412,193	237,742,516,221
1. Cash	111		91,976,412,193	114,742,516,221
2. Cash equivalents	112		60,500,000,000	123,000,000,000
II- Short-term financial investments	120		597,426,513,290	552,222,737,810
1. Trading securities	121	5.2	11,427,575,701	11,427,575,701
2. Provision for devaluation of trading securities (*)	122	5.2	(7,824,185,701)	(7,652,595,701)
3. Current held-to-maturity investments	123	5.2	593,823,123,290	548,447,757,810
III- Short-term receivables	130		229,844,473,969	238,826,765,465
1. Short-term receivables from customers	131	5.3	296,610,417,174	308,153,414,146
2. Short-term prepayments to suppliers	132		11,023,810,187	9,587,378,908
3. Other short-term receivables	135	5.4	81,827,796,033	80,603,521,836
4. Short-term allowances for doubtful debts	136	5.5	(161,707,933,547)	(161,607,933,547)
5. Shortage of assets awaiting resolution	137	5.6	2,090,384,122	2,090,384,122
IV- Inventories	140	5.7	448,695,137,121	485,418,698,256
1. Inventories	141		466,641,799,286	533,501,564,333
2. Allowances for devaluation of inventories (*)	142		(17,946,662,165)	(48,082,866,077)
VI- Other short-term assets	160		28,084,969,766	9,292,280,250
1. Short-term prepaid expenses	161	5.8	25,475,020,352	4,904,977,318
2. Deductible value added tax	162		836,818,855	1,484,636,410
3. Taxes and receivables from the State Budget	163		1,773,130,559	2,902,666,522

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 31 March 2026

ASSETS	Code	Notes	31/03/2026	01/01/2026
			VND	VND
B - LONG-TERM ASSETS	200		1,306,722,820,873	1,304,872,729,877
I Long-term receivables	210		12,993,232,964	10,911,482,131
1. Other long-term receivables	215	5.4	12,993,232,964	10,911,482,131
II Fixed assets	220		212,534,433,135	218,556,085,811
1. Tangible fixed assets	221	5.9	154,712,298,499	159,970,075,437
- Historical costs	222		829,274,580,101	829,274,580,101
- Accumulated depreciation	223		(674,562,281,602)	(669,304,504,664)
2. Finance lease fixed assets	224	5.10	131,025,198	229,294,095
- Historical costs	225		1,572,302,368	1,572,302,368
- Accumulated depreciation	226		(1,441,277,170)	(1,343,008,273)
3. Intangible fixed assets	227	5.11	57,691,109,438	58,356,716,279
- Historical costs	228		86,611,158,453	86,611,158,453
- Accumulated amortization	229		(28,920,049,015)	(28,254,442,174)
IV. Investment property	240	5.12	8,776,646,133	9,124,250,670
1. Historical costs	241		31,597,726,547	31,597,726,547
2. Accumulated depreciation	242		(22,821,080,414)	(22,473,475,877)
V. Long-term unfinished assets	250	5.13	26,444,738,301	26,253,185,834
1. Construction in progress	252		26,444,738,301	26,253,185,834
VI. Long-term financial investments	260		979,872,308,118	969,600,706,833
1. Investments in joint ventures and associates	262	5.2	924,833,360,261	912,561,758,976
2. Investments in other units	263	5.2	55,435,569,518	57,435,569,518
3. Provision for impairment of investments in other entities (*)	264	5.2	(396,621,661)	(396,621,661)
VII Other long-term assets	270		66,101,462,222	70,427,018,598
1. Long-term prepaid expenses	271	5.8	51,001,855,125	53,765,383,180
2. Good-will	279	5.14	15,099,607,097	16,661,635,418
TOTAL ASSETS(280 = 100+200)	280		2,763,250,327,212	2,828,375,727,879

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 31 March 2026

RESOURCES	Codes	Notes	31/03/2026 VND	01/01/2026 VND
C- LIABILITIES	300		1,084,393,134,986	1,215,415,268,437
I- Short-term liabilities	310		1,030,430,455,257	1,162,599,615,874
1. Short-term trade payables	311	5.15	71,070,318,334	75,917,748,708
2. Short-term prepayments from customers	312		103,681,779,979	110,811,395,675
3. Dividends and profits payable	313		104,020,677	220,949,316
4. Taxes and payables to the State Budget	314		30,629,823,904	12,651,060,306
5. Payables to employees	315		21,787,639,684	35,189,157,842
6. Short-term accrued expenses	316	5.16	18,129,669,163	18,324,751,203
7. Short-term unearned revenue	319		168,473,500	94,000,000
8. Other short-term payables	320	5.17	35,834,561,346	34,205,155,277
9. Short-term borrowings and finance lease liabilities	321	5.18	739,346,626,077	862,417,781,738
10. Bonus and welfare fund	323		9,677,542,593	12,767,615,809
II- Long-term liabilities	330		53,962,679,729	52,815,652,563
1. Other long-term payables	338	5.17	26,440,925,716	26,440,925,716
2. Long-term borrowings and finance lease liabilities	339	5.18	5,310,000,000	5,493,000,000
3. Deferred income tax payables	342		15,181,490,623	14,212,247,717
4. Long-term provisions	343		7,030,263,390	6,669,479,130
D- RESOURCES	400		1,678,857,192,226	1,612,960,459,442
1. Contributed capital	411		1,270,000,000,000	1,270,000,000,000
- Ordinary shares with voting rights	411a		1,270,000,000,000	1,270,000,000,000
2. Other capital	414		44,350,938,000	44,320,988,000
3. Differences upon asset revaluation	416		(201,803,855,880)	(201,803,855,880)
4. Investment and development funds	418		70,326,837,628	70,356,787,628
5. Undistributed profit after tax	420		486,090,051,896	425,344,380,937
- The prior year retained earnings (Accumulated losses)	420a		469,113,490,729	306,707,323,356
- The current year retained earnings (Accumulated losses)	420b		16,976,561,167	118,637,057,581
6. Non-controlling interests	429		9,893,220,582	4,742,158,757
TOTAL RESOURCES (430 = 300+400)	440		2,763,250,327,212	2,828,375,727,879

Ho Chi Minh city, April 29, 2026

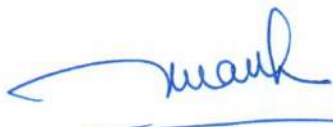
Prepared

Chief Accountant

General Director



Nguyen Thi Ngan



Nguyen Xuan Hung



Cao Truong Thu

CONSOLIDATED STATEMENT OF PROFIT AND LOSS
1st Quarter 2026

ITEMS	Codes	Notes	Quarter 1		Cumulative from 01 January to 31 March	
			Current period VND	Previous period VND	Current period VND	Previous period VND
1. Gross sales of merchandise and services	01	5.20	225,028,128,881	283,716,370,636	225,028,128,881	283,716,370,636
2. Revenue deductions	02	5.20	1,006,229,742	2,563,714,637	1,006,229,742	2,563,714,637
Net revenues from sales and services rendered (10=01-02)	10	5.20	224,021,899,139	281,152,655,999	224,021,899,139	281,152,655,999
4. Cost of goods sold	11	5.21	173,756,166,748	234,766,715,908	173,756,166,748	234,766,715,908
Gross revenues from sales and services rendered (20 = 10-11)	20		50,265,732,391	46,385,940,091	50,265,732,391	46,385,940,091
6. Gains/losses from disposals of investment properties	21		-	-	-	-
7. Financial income	22	5.22	3,643,225,876	1,155,381,198	3,643,225,876	1,155,381,198
8. Financial expenses	23	5.23	10,294,205,328	7,936,251,219	10,294,205,328	7,936,251,219
<i>In which: Interest expenses</i>	24		<i>10,093,364,432</i>	<i>7,927,362,594</i>	<i>10,093,364,432</i>	<i>7,927,362,594</i>
9. Selling expenses	25	5.24	5,034,830,493	4,951,867,453	5,034,830,493	4,951,867,453
10. General and administration expenses	26	5.25	23,218,393,783	28,371,497,274	23,218,393,783	28,371,497,274
Share of net profit of associates and joint ventures	27	5.26	10,231,947,325	9,984,784,371	10,231,947,325	9,984,784,371
Net profits from operating activities { 30 = 20 + 21+ (22-23) - (25+26) + 27 }	30		25,593,475,988	16,266,489,714	25,593,475,988	16,266,489,714
13. Other income	31	5.27	7,070,230,765	7,035,784,581	7,070,230,765	7,035,784,581
14. Other expenses	32	5.27	6,644,848,467	7,243,370,575	6,644,848,467	7,243,370,575
Other profits (40 = 31-32)	40		425,382,298	(207,585,994)	425,382,298	(207,585,994)
Total accounting profit before tax (50 = 30+40)	50		26,018,858,286	16,058,903,720	26,018,858,286	16,058,903,720
17. Current corporate income tax expenses	51		3,382,939,831	3,523,567,906	3,382,939,831	3,523,567,906
18. Deferred corporate income tax expenses	52		508,295,463	427,642,527	508,295,463	427,642,527
Profits after corporate income tax (60 = 50-51-52)	60		22,127,622,992	12,107,693,287	22,127,622,992	12,107,693,287
Profit after tax of Parent Company	61		16,976,561,167	10,085,655,380	16,976,561,167	10,085,655,380
Profit after tax attributable to Non-controlling interests	62		5,151,061,825	2,022,037,907	5,151,061,825	2,022,037,907
Basic earnings per share	70	5.28	134	79	134	79

Prepared

Chief Accountant

Ho Chi Minh city, April 29, 2026
General Director



Nguyen Thi Ngan



Nguyen Xuan Hung



Cao Truong Thu

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
1st Quarter 2026

ITEMS	Codes	Cumulative from 01 January to 31 March	
		Current period VND	Previous period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	26,018,858,286	16,058,903,720
2. Adjustments for:			
- Depreciation of fixed assets and investment real property	02	7,931,285,534	10,794,309,513
- Provisions	03	(29,503,829,652)	(1,523,455,137)
- Profits / losses of exchange rate differences from revaluation of accounts derived from foreign currencies	04	297,219	1,432,768
- Profits/losses from investment	05	(3,643,225,876)	(1,104,044,101)
- Interest expense	06	10,093,364,432	7,927,362,594
3. Operating profit before movements in working capital	08	10,896,749,943	32,154,509,357
- (Increase) decrease in receivables	09	8,577,943,882	(7,450,737,441)
- (Increase) decrease in inventories	10	66,859,765,047	52,892,487,330
- Increase (decrease) in accounts payable	11	30,192,465,906	46,749,098,425
- (Increase) decrease in prepaid expenses	12	(17,806,514,979)	(15,940,470,812)
- Interest paid	14	(10,675,297,516)	(8,586,186,287)
- Corporate income tax paid	15	(1,168,334,190)	(10,473,209,982)
- Other cash outflows	17	(3,090,073,216)	(1,654,721,850)
Net cash from operating activities	20	83,786,704,877	87,690,768,740
II. CASH FLOWS FROM INVESTING ACTIVITIES			
- Acquisition and construction of fixed assets and other long-term assets	21	(5,948,304,761)	(1,113,948,051)
- Cash outflow for lending and buying debt instruments of other companies	23	(227,963,550,000)	(40,500,000,000)
- Cash recovered from lending and selling debt instruments of other companies	24	176,700,000,000	41,150,973,278
- Cash recovered from investments in other entities	26	2,000,000,000	-
- Loan interest, dividends and profits shared received	27	9,531,410,396	3,413,821,003
Net cash used in investing activities	30	(45,680,444,365)	2,950,846,230
III. CASH FLOWS FROM FINANCING ACTIVITIES			
- Proceeds from borrowings	33	330,184,732,553	429,096,090,279
- Repayments of borrowings	34	(453,284,888,227)	(629,344,191,027)
- Repayments of obligations under finance lease	35	(153,999,987)	(77,000,001)
- Dividends and interest paid to owners	36	(116,928,639)	-
Net cash from finance activities	40	(123,371,084,300)	(200,325,100,749)
Net cash inflows/(outflows) (50 = 20+30+40)	50	(85,264,823,788)	(109,683,485,779)
Cash and cash equivalents at the beginning of the year	60	237,742,516,221	223,142,986,686
Effects of changes in foreign exchange rates	61	(1,280,240)	1,211,423
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	152,476,412,193	113,460,712,330

Ho Chi Minh city, April 29, 2026

Prepared



Nguyen Thi ngan

Chief Accountant



Nguyen Xuan Hung

General Director



Gao Truong Thu

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1. COMPANY INFORMATION

1.1 Structure of ownership

FICO CORPORATION-JSC formerly known as Building Materials Corporation No.1, was incorporated according to the Decision No. 90/TTg dated 07 March 1994 and Decision No.997/BXD-TCLD dated 20 November 1995 issued by the Minister of Construction.

In accordance with the Decision No.2438/QĐ-BXD dated 30 December 2005 issued by the Minister of Construction, FICO CORPORATION-JSC was re-organized and operated under the Parent - Subsidiary company model. Business registration certificate of State-owned enterprise was re-registered for the first time of the Corporation with No.4106000303 by Department of planning and investment of Ho Chi Minh City dated 06 September 2006.

In accordance with the Decision No.614/QĐ-BXD dated 10 June 2010 issued by the Minister of Construction, the Corporation was transformed into One member Limited Company and operating under Enterprises Law.

The Corporation officially converted to a Joint Stock Company and operates under the Joint Stock Company business registration certificate number 0300402493, which was amended for the thirteenth on 04 August 2025 by the Ho Chi Minh City Department of Finance.

Name: Building Materials Corporation No.1 Joint Stock Company

Abbreviated Corporation name: FICO Co., JSC

The charter capital of the Corporation, according to the Joint Stock Company business registration certificate, is 1,270,000,000,000 VND.

The Corporation's headquarter is located at Floor 15, Sailing Tower, 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City.

The total number of employees of the Corporation and its subsidiaries as of March 31, 2026 was 369 (as of December 31, 2025: 356)

Ownership of capital as of March 31, 2026:

Shares holders	As at 31/03/2026			As at 01/01/2026		
	(%)	Shares	value of Shares	(%)	Shares	value of Shares
State Capital Investment Corporation (SCIC) - Limited Liability Company	40.08%	50,900,100	509,001,000,000	40.08%	50,900,100	509,001,000,000
Xuan Cau Investment Joint Stock Company	40.00%	50,800,000	508,000,000,000	40.00%	50,800,000	508,000,000,000
Others	19.92%	25,299,900	252,999,000,000	19.92%	25,299,900	252,999,000,000
Total		127,000,000	1,270,000,000,000		127,000,000	1,270,000,000,000

(*) On August 31, 2020, the Ministry of Construction transferred the representative ownership rights of the State to the State Capital Investment Corporation (SCIC) (according to the minutes of the transfer of representative ownership rights at FiCO Corporation – Joint Stock Company).

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.2 Operating industry and principal activities

The activities of the Corporation include:

Consulting, brokerage, auction real estate, auction of land use rights (Real estate business services: real estate brokerage, real estate valuation, delivery floor real estate consultancy, real estate consultancy, real estate auction, real estate advertising, real estate management); Manufacture of spare parts and accessories for motor vehicles and engines (manufacture of spare parts, specialized motor vehicles for the construction industry, production of building materials);Wholesaling materials, installation equipment in construction (trading, importing, and exporting building materials, materials, materials, and products for the construction industry, building materials);Sale of spare parts and auxiliary parts of automobiles and other motor vehicles (trading, import, and export of spare parts, equipment, specialized motor vehicles for the construction industry, production of building materials); Wholesaling automobiles and other motor vehicles (trading, importing, and exporting specialized motor vehicles for the construction industry, building materials production);

Other mining (mining and processing minerals, raw materials, and additives for construction); Building all kinds of houses (civil and industrial construction); Constructing other civil engineering works (construction of irrigation works, hydroelectricity, residential areas, industrial parks, export processing zones); Architectural and engineering consultancy services (Design of civil engineering works, design of urban technical infrastructure works, supervision of construction and completion of civil works Consultancy on investment in production of raw materials, building materials, surveying maps); Consultancy on the management of application and transfer of technologies for the production of raw materials and construction materials); Vocational education (human resource training); Trading the port, renting premises, offices, workshops, warehouses); Freight transport by road; short stay (hotel business - not working in the office); Restaurant and Catering Services (Restaurant-Not at the Headquarters); Activities of sports facilities (activities of the aesthetic club); Other production (production of construction materials, materials, materials, and products for the construction industry, production of construction materials - not produced at the head office); Manufacture of other special-purpose machines (specialized motor vehicles for construction industry, construction materials production - Not produced at the head office); Exploiting stone, sand, gravel, clay (not produced at the head office); Construction of railway and road works (construction of transport works, urban technical infrastructure); Other specialized construction activities (foundation and infrastructure treatment, weak soil); Freight inland waterway; Wholesale of solid, liquid, and gaseous fuels and related products (Wholesale of coal, lignite, peat, charcoal, coke, fuel diesel, fuel oil).

Principal activities of the Corporation and its subsidiaries in the period: Wholesale of materials, equipment installed in the construction, exploitation of stone, sand, gravel, clay; Construction of civil engineering works, real estate business.

1.3 Declaration on the comparability of information on the Interim Interim Consolidated Financial Statements

The Corporation has consistently applied accounting policies in accordance with the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025; and the figures presented in the Consolidated Financial Statements are comparable.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.4 The Corporation structure

List of consolidated subsidiaries

<u>No</u>	<u>Name</u>	<u>Address</u>	<u>Activities</u>	<u>Equity interest</u>	<u>Vote interest</u>
1	Phuoc Hoa FiCO Joint Stock Company	76 Ho Dac Di, Tan Phuoc Ward, Ho Chi Minh City	Manufacturing construction stone and granite.	73.90%	73.90%
2	Tan Dinh FiCO Construction Mechanics Joint Stock Company	Lot E, Road 2B, Dong An IP, Binh Hoa Ward, Ho Chi Minh City	Mechanical; trading of materials; equipment installed	64.24%	64.24%
3	Cam Ranh Ficosand Company Limited	Tan Hai Hamlet, Cam Lam Commune, Khanh Hoa Province	Manufacturing and trading sand	100.00%	100.00%
4	Fico Trading Building Materials Company Limited	Floor 15, Sailing Tower, 111A Pasteur, Sai Gon Ward, Ho Chi Minh City	Manufacturing and trading construction materials	100.00%	100.00%
5	Asean Tiles Corporation	Plot No. 257, Map No. 17, Quarter 9, Chanh Phu Hoa Ward, Ho Chi Minh City	Manufacturing and trading bricks	51.00%	51.00%
6	Thanh Thanh Ceramic Joint Stock Company.	Road 1, Bien Hoa 1 IP, Tran Bien Ward, Dong Nai Province	Manufacturing and trading bricks	51.44%	51.44%
7	Fico Commerce Product One member Company Limited	Floor 15, Sailing Tower, 111A Pasteur, Sai Gon Ward, Ho Chi Minh City	Trading of Fico products	100.00%	100.00%

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.4 The Corporation structure (Continued)

Subsidiaries: As at March 31, 2026 The Corporation has the following subsidiaries:

<u>No</u>	<u>Branches Name</u>	<u>Address, Branch code</u>
1	Branch of Building Materials Corporation No. 1 - Joint Stock Company - Thong Nhat Stone Mining Factory	Hamlet 3, Trang Bom Commune, Dong Nai Province. Branch code: 0300402493-002
2	Branch of Building Materials Corporation No. 1 - Joint Stock Company - FiCO Building Materials Trading Company	15th Floor, Sailing Tower Building – 111A Pasteur, Sai Gon Ward, Ho Chi Minh City Branch code: 0300402493-007
3	Branch of Building Materials Corporation No. 1 - Joint Stock Company - FiCO Dong Nai Branch.	5, Street 16 A, Bien Hoa 2 Industrial Zone, Tran Bien Ward, Dong Nai Province. Branch code: 0300402493-010
4	Branch of Building Materials Corporation No. 1 - Joint Stock Company - FiCO Binh Duong Branch	Lot F, Street 2B, Dong An Industrial Park, Binh Hoa Ward, Ho Chi Minh City Branch code: 0300402493-014
5	Branch of Building Materials Corporation No. 1 - Joint Stock Company - Cam Ranh Fico Sand Company	Tan Hai Hamlet, Cam Lam Commune, Khanh Hoa province. Branch code: 0300402493-006

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.4 The Corporation's structure (Continued)

Associates : As at March 31, 2026

No	Name	Address	Main Activities	Equity interest	Vote interest
1	Fico Tay Ninh Cement Joint Stock Company	No. 433, 30/4 Boulevard, Tan Ninh Ward, Tay Ninh Province	Cement production	25.84%	25.84%
2	Hoa An Joint Stock Company	20C Cau Hang Hamlet, Bien Hoa Ward, Dong Nai Province	Exploiting and processing minerals, construction materials	22.61%	22.61%
3	Vitaly Joint Stock Company	Road N1, Binh Chuan Production and Trade Zone, Thuan Giao Ward, Ho Chi Minh City	Manufacture and sale of construction materials, Trading in houses	30.75%	30.75%
4	Havali Fico Joint stock Company	No. 65, Street 3, Chu Van An Residence, Binh Thanh Ward, Ho Chi Minh City	Production of glass, glass products, refractory products	20%	20%
5	Fico- Corea Construction Investment Company Limited	Floor M (mezzanine), Block C, Van Do Apartment, 348 Ben Van Don, Vinh Hoi Ward, Ho Chi Minh City	Providing technical services for treating soft soil for construction works	49.5%	49.5%
6	Tan Bach Viet Construction Investment Company Limited	No. 01 Bach Dang, Tan Son Hoa Ward, Ho Chi Minh City	Construction civil and industry building	29%	29%
7	Fico Pan- United Concrete Joint Stock Company	No. 60 Truong Son, Tan Son Hoa Ward, Ho Chi Minh City	Production of commercial concrete	45%	45%
8	Fico High Technology Joint Stock Company	102 Phung Van Cung, Cau Kieu Ward, Ho Chi Minh City	Production of brick and concrete products	45%	45%
9	Packaging and Minerals No.1 Joint Stock Company	Plot No. 200, Map Sheet No. DC 8 - 3, N1 Street, Binh Chuan Industrial Production Area, An Phu Ward, Ho Chi Minh City	Manufacturing of package	24.00%	24.00%

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

2. FISCAL YEAR AND ACCOUNTING CURRENCY

Fiscal year

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

The interim consolidated financial statements for the first quarter are prepared for the period from January 01 to March 31 annually.

Accounting currency

The Interim Consolidated Financial Statements are expressed in Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

Accounting System

The Corporation applied to Vietnamese Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance

Statement of Compliance with Accounting Standards and Systems

The Corporation's Management ensures that the Consolidated Financial Statements have been prepared in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and other relevant statutory requirements regarding the preparation and presentation of these statements

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation of the Consolidated Financial Statements

The accompanying Consolidated Financial Statements are presented in Vietnam Dong (VND) and have been prepared on a historical cost basis in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and other relevant statutory requirements regarding the preparation and presentation of Consolidated Financial Statements.

The Corporation's Consolidated Financial Statements are prepared in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance providing guidance on the preparation and presentation of Consolidated Financial Statements. Specifically:

The Consolidated Financial Statements are prepared based on the combined financial statements of the Corporation and the financial statements of its controlled entities (subsidiaries) for the financial period from 01 January 2026 to 31 March 2026. Control is achieved when the Corporation has the power to govern the financial and operating policies of an invested entity so as to obtain benefits from its activities.

The operating results of subsidiaries acquired or disposed of during the year are included in the Consolidated Income Statement from the date of acquisition or until the date of disposal of the investment in that subsidiary. Where necessary, the financial statements of subsidiaries are adjusted to ensure consistency with the accounting policies applied by the Corporation and other entities within the Group. All intra-group transactions and balances are eliminated upon consolidation.

Non-controlling interests (NCI) in the net assets of consolidated subsidiaries are identified and presented as a separate component of the owners' equity. Non-controlling interests consist of the value of those interests at the date of the original business combination (see detailed disclosure below) and the NCI's share of changes in total equity since the date of the combination. Losses incurred by a subsidiary are allocated to the non-controlling interests even if such losses exceed the non-controlling interest's share in the net assets of the subsidiary.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Business consolidation

The assets, liabilities, and contingent liabilities of the Subsidiary are determined at their fair values at the date of acquisition of the Subsidiary. Any additional amount between the purchase price and the total fair value of the acquired asset is recognized as business advantage. Any deficit between the purchase price and the total fair value of the acquired asset is recognized in the consolidated income statement of the accounting period in which the acquisition of the subsidiary occurred.

Goodwill

Goodwill represents the excess of the cost of acquisition over the Corporation's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities of a subsidiary, associate, or jointly controlled entity at the date of acquisition. Goodwill is recognized as an asset and is amortized over its estimated useful life of 10 years.

On disposal of a subsidiary, associate, or jointly controlled entity, the attributable amount of unamortized goodwill is included in the determination of the profit or loss on disposal.

Accounting Estimates

The preparation of the Interim Consolidated Financial Statements in compliance with Vietnamese Accounting Standards requires the Management to make certain estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosure of contingent assets and liabilities at the date of the Interim Consolidated Financial Statements, as well as the reported amounts of revenues and expenses during the accounting period. Actual consolidated results could differ from those estimates and assumptions.

The type of exchange rates applied in accounting

For transactions arising in foreign currencies

Transactions arising in foreign currencies are translated at the exchange rates prevailing at the transaction dates. Foreign exchange differences arising from these transactions are recognized as financial income or financial expenses in the Consolidated Income Statement.

Revaluation of foreign currency monetary items at the end of the reporting period

At the date of the financial statements, monetary items denominated in foreign currencies (including both assets and liabilities) are revalued using the average of the buying and selling telegraphic transfer rates of the commercial bank(s) where the Corporation regularly transacts, as of 31 March 2026.

All foreign exchange differences resulting from the revaluation of foreign currency monetary items as of 31 March 2026 are transferred to financial income or financial expenses for the reporting period. Notably, any unrealized foreign exchange gains arising from the revaluation of year-end balances of monetary items denominated in foreign currencies are not available for profit distribution or dividend payments.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits, recorded on an accrual basis of actual income and expenditure.

Cash equivalents comprise short-term investments and time deposits with a maturity of no more than 3 months from the date of investment, which can be easily converted into a known amount of cash and pose no risk in conversion to cash at the reporting date.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments

Trading securities

Trading securities are those held by the Corporation for trading purposes (including securities with a maturity of more than 12 months that are bought and sold for profit), such as: listed stocks and bonds on the stock market; various other securities and financial instruments.

Trading securities are initially recognized at the fair value of the consideration paid at the transaction date. Costs directly related to the purchase of trading securities are recognized as financial expenses in the period in which they are incurred.

In subsequent fiscal years, trading securities are measured at cost less any allowance for diminution in value.

An allowance for diminution in value of trading securities is made in accordance with current accounting regulations. The timing for recognition of trading securities is when the Company obtains legal ownership, specifically as follows:

- ❖ Listed securities: Recognized at the order matching date (T+0)..
- ❖ Unlisted securities: Recognized at the time legal ownership is officially established in accordance with statutory requirements.

Held to maturity investments

Held-to-maturity investments comprise investments that the Corporation has the positive intent and ability to hold until maturity. These investments include: time deposits with original maturities of more than 03 months (including bills and promissory notes).

Held-to-maturity investments are recognized from the date of purchase and are initially measured at purchase price plus directly attributable transaction costs.

Interest income from held-to-maturity investments subsequent to the purchase date is recognized in the Consolidated Income Statement on an accrual basis. Interest income earned prior to the Corporation's acquisition is recorded as a reduction to the cost of the investment at the time of purchase.

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

An allowance for doubtful debts for held-to-maturity investments is made in accordance with current accounting regulations.

Loans

These are loans based on agreements between the parties but are not traded on the market like securities.

All loans classified as monetary items with foreign currency denominated principal will be revalued at the actual exchange rate at the time of preparing the Interim Consolidated Financial Statements.

Provisions for doubtful loans are established for each problematic loan based on the overdue period of the principal repayment according to the original debt commitment (without considering any debt extensions between the parties) or based on the expected loss that may occur.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments (Continued)

Investments in associates and other investments

- Investments in associates that the Corporation has significant influence over are measured at cost on the Interim Interim Consolidated Financial Statements.

The profit distributions that the Corporation receives from the accumulated profits of the associates after the Corporation gains control are recognized in the Corporation's operating results for the year. Other distributions are considered as a recovery of investments and are deducted from the investment value.

- Other investments: Are recorded at cost

Provision for devaluation of investments

Provisions for losses on investments in subsidiaries, joint ventures, and associates are established when these companies incur losses that may lead to the investor potentially losing capital or when there is a provision for impairment of the value of investments in these companies.

For other investments, the provision for impairment is based on the fair value of the investment at the time of provision. If the fair value cannot be determined, the provision is based on the losses of the investee.

Receivables

Accounts receivable are monitored in detail by collection term, debtor, currency type, and other factors according to the management needs of the Corporation.

Accounts receivable, including receivables from customers and other receivables, are recognized based on the principle of:

- Receivables from customers include trade receivables arising from the buying and selling transactions between the Company and buyers (who are independent entities from the seller, including receivables between the parent company and subsidiaries, joint ventures, and associates). Trade receivables are recognized in accordance with revenue recognition standards based on invoices and supporting documents.
- Other receivables comprise non-commercial receivables that are not related to purchase and sale transactions.

Receivables are classified as Current and Non-current on the Consolidated Balance Sheet based on their remaining maturities at the date of the Consolidated Financial Statements.

Allowance for doubtful debts: is made for each doubtful debt based on the aging of the outstanding principal in accordance with the original debt commitment (excluding any debt rescheduling or extensions between parties), or when there are signs of uncollectibility arising from the debtor being declared bankrupt, or undergoing dissolution, or being missing or absconding

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories

Inventories are stated at the lower of cost and net realizable value.

The cost of inventories comprises direct materials, direct labor, and manufacturing overheads (if any) incurred in bringing the inventories to their present location and condition. For trading activities, cost includes purchase costs and other expenses directly attributable to the acquisition of goods. The Corporation applies the perpetual inventory system to account for inventories, and the cost of outgoing inventories is determined using the weighted average method.

Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale, marketing, and distribution.

An allowance for diminution in value of inventories is made when there is reliable evidence that the net realizable value is lower than the cost. Accordingly, the Corporation provides an allowance for obsolete, damaged, or sub-standard inventories in cases where their carrying value exceeds their net realizable value at the end of the accounting period.

Accounting Principles and Depreciation of Tangible and Intangible Fixed Assets

The Corporation manages, utilizes, and depreciates fixed assets in accordance with the guidelines provided in Circular No. 45/2013/TT-BTC dated April 25, 2013, and Circular No. 147/2016/TT-BTC dated October 13, 2016.

a. Accounting Principles

Tangible Fixed Assets

Tangible fixed assets are stated at historical 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.

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 year.

Intangible fixed assets

- ❖ Land use rights: This includes all actual costs incurred by the Corporation directly related to the area of land used, including: payments made to obtain land use rights, compensation costs, site clearance costs, land leveling expenses, and registration fees, etc.
- ❖ Land use rights with a definite term are presented at cost less accumulated depreciation.
- ❖ Management software: is initially recorded at purchase price and is depreciated using the straight-line method based on the estimated useful life.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounting Principles and Depreciation of Tangible and Intangible Fixed Assets (Continued)

b. Depreciation Method

Tangible fixed assets are depreciated using the straight-line method based on the estimated useful life. The specific depreciation periods are as follows:

	<u>Years</u>
Buildings, structures	08-25
Machinery and equipment	06-10
Motor vehicles	05-08
Office equipment	03-05
Other	08-20

Intangible fixed assets consist of land use rights with a definite term, which are depreciated using the straight-line method based on the validity period of the land use rights certificate. Land use rights with an indefinite term are recorded at cost and are not subject to depreciation.

Intangible fixed assets include management software, which is depreciated over a period of 2 to 20 years.

Financial lease as lessee

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. All other leases are considered operating leases.

The company is the lessor.

The company recognizes the carrying amount of assets under finance leases as a receivable, at the net investment value in the finance lease contract. Finance lease income is allocated to accounting periods to maintain a consistent periodic interest rate on the net investment balance of the finance lease. Operating lease income is recognized on a straight-line basis over the lease term. Initial direct costs incurred during the negotiation and signing of an operating lease are added to the carrying amount of the leased asset and amortized on a straight-line basis over the lease term.

The company is the lessee.

The company recognizes leased assets under finance leases as its assets at the fair value of the leased asset at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is recorded on the Balance Sheet as a finance lease liability. Lease payments are apportioned between finance costs and the reduction of the lease liability to ensure a constant periodic interest rate on the remaining balance of the liability. Finance costs are recognized in profit or loss, unless they are directly attributable to the leased asset, in which case they are capitalized in accordance with the company's policy on borrowing costs (see further details below). Operating lease payments are recognized in profit or loss on a straight-line basis over the lease term. Any amounts received or receivable to incentivize signing the operating lease are also recognized on a straight-line basis over the lease term.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investment Properties

Investment properties include land use rights and buildings, structures held by the Corporation for the purpose of earning rentals or awaiting higher price, which is stated at cost less accumulated depreciation.

The historical cost of investment property includes all expenses (cash and cash equivalents) paid by the Company, or the fair value of other amount exchanged to acquire the investment property by the time of purchase or construction of the investment property.

Subsequent expenditure relating to an investment property that has already been recognized should be added to the net-book value of the investment property when it is probable that future economic benefits in excess of the originally assessed standard of performance of the existing investment property will flow to the enterprise and an increase in the cost of the investment property shall be recorded.

Depreciation: Investment properties for rental are depreciated using the straight-line method to gradually deduct the asset's original value over its estimated useful life. The company does not depreciate investment properties that are held for capital appreciation.

Construction in Progress

Assets under construction for production, leasing, management, or any other purposes are recorded at cost. This cost includes related service expenses and interest expenses in accordance with the Corporation's accounting policies. Depreciation of these assets is applied similarly to other assets, starting from when the asset is in a state of readiness for use.

Repair Expenses

Prepaid expenses reflect actual costs that have been incurred but are related to the results of business operations over multiple accounting periods. These expenses are then allocated to the cost of production or business operations in subsequent accounting periods.

Prepaid expenses are recorded at their historical cost and classified as either current or non-current assets on the balance sheet, depending on the duration of the prepaid contract.

Payables

The account payables are monitored in detail by payable terms, payable parties, original currency, and other factors depending on the Corporation'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 the amount to be paid. They are classified as follows:

- ✓ Trade payables: Include commercial amounts payables arisen from purchase of goods, services or asset between the Company and sellers, which are independent with the Corporation;
- ✓ Other payables: Include non-commercial amounts payables, or amounts payables relating to trading in goods or services.

Recognition and capitalization principles for borrowing costs.

All other borrowing costs are recognised in the income statement when incurred, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year 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.

Provision 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 fiscal year end date or balance sheet date.

Owners' equity

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

Retained earnings are determined based on the post-tax business results and the distribution of profits or handling of losses by the Corporation.

Profit after corporate income tax is distributed to shareholders after setting up funds under the Corporation's Charter as well as the provisions of law and approved by the Shareholders at the Annual General Meeting of the Corporation.

Dividends are declared and paid based on the estimated profits earned. Official dividends are declared and paid in the following fiscal year from retained earnings, based on the approval of the shareholders at the Corporation's annual general meeting.

Revenue and other income recognition

Revenue from the sale of goods shall be recognized if it simultaneously meets the following five (5) conditions:

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

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be reliably measured;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) Identify the completed work as at the consolidated balance sheet date; and
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from interest income, dividends and profits received and other income: The revenue is recognized when the Corporation can obtain economic benefits from the above activities and when it is reliably measured.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue deductions

Revenue deductions include:

- Trade discount: Is a reduction for customers having bulk purchasing, excluding commercial discounts for buyers shown in VAT invoices or sales invoices.
- Sales allowances: Is deduction for customers who purchase defect products, low-quality and deteriorated goods or goods with incorrect specification as stated in economic contracts; excluding sales discounts for customers presented in VAT or sales invoices.
- Returned goods: Due to violation of commitments, economic contracts, low quality or incorrect types and specifications.

Cost of good sold

Cost of goods sold or services rendered including the cost of products, goods, services sold during the period is recorded corresponding to revenue of the period.

Financial expenses

Financial expenses reflect expenses incurred during the period, which mainly include borrowing costs, discounts for buyers deferred sales interest, provision for devaluation of trading securities, provision for loss of investments in other entities and loss on exchange rates.

Current corporate income tax and deferred tax expenses

Corporate income tax expenses (or corporate income tax income): Is total current and deferred income tax expenses (or total current and deferred tax) in determining 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.
- Deferred corporate income tax expenses: Is the amount of corporate income tax payable in the future arising from: recognition of deferred tax payable during the year; reversal of deferred tax assets recognized from previous years; no deferred tax assets or deferred tax liabilities arising from transactions are recognized directly in equity.

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

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Instrument

Initial recognition

Financial Asset

At initial recognition, a financial asset is recognized at its cost, including any directly attributable transaction costs incurred in acquiring the financial asset.

The Company's financial assets include cash, short-term deposits, cash equivalents, short-term receivables, other receivables, deposits, loans, both listed and unlisted financial instruments, and derivative financial instruments.

Financial Liabilities

At initial recognition, financial liabilities are recognized at their cost, including any directly attributable transaction costs incurred in issuing the financial liabilities.

The Corporation's financial liabilities include accounts payable to suppliers, other payables, accrued expenses, finance lease liabilities, loans, and derivative financial instruments.

Subsequent measurement

Currently, there are no regulations regarding the subsequent measurement of financial instruments after initial recognition.

Earnings per shares

Basic earnings per share for ordinary shares are calculated by dividing the profit or loss attributable to ordinary shareholders, after deducting the amount allocated to the reward and welfare fund, by the weighted average number of ordinary shares outstanding during the year. Diluted earnings per share is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of potential dilutive ordinary shares, including convertible bonds and stock options.

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 the relationship is focused more than its legal form.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION, INCOME STATEMENT.

5.1 Cash and cash equivalents

	31/03/2026 VND	01/01/2026 VND
Cash on hand	7.878.544.963	7.602.065.918
Cash in banks (i)	79.097.867.230	107.140.450.303
Cash in transit (ii)	5.000.000.000	-
Cash equivalents (iii)	60.500.000.000	123.000.000.000
Total	152.476.412.193	237.742.516.221

Details of demand deposits: Items accounting for 10% or more of the total

Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	14.718.072.873	13.193.709.330
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	29.294.784.240	64.351.811.118
Vietnam Public Joint Stock Commercial Bank (PVcomBank)	21.799.835.071	503.044.855
Vietnam Bank for Agriculture and Rural Development (Agribank)	7.120.241.278	9.935.295.643
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	964.269.802	2.990.066.037
Vietnam Export Import Commercial Joint Stock Bank (Eximbank)	4.336.368.353	204.579.869
Sai Gon Thuong Tin Commercial Joint Stock Bank (Sacombank)	341.990.977	297.922.946
Vietnam International Commercial Joint Stock Bank (VIB)	101.988.686	15.429.631.658
Other banks	420.315.950	234.388.847

Details of cash equivalents: Items accounting for 10% or more of the total balance

Vietnam Bank for Agriculture and Rural Development (Agribank)	10.000.000.000	10.000.000.000
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	2.500.000.000	97.000.000.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	8.000.000.000	11.000.000.000
Vietnam Public Joint Stock Commercial Bank (PVcomBank)	40.000.000.000	-
Vietnam Export Import Commercial Joint Stock Bank (Eximbank)	-	5.000.000.000

Cash equivalents represent bank deposits with original maturities of between one (01) and three (03) months, which earn interest at the prevailing rates

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments

a. Trading securities

	31/03/2026 (VND)			01/01/2026 (VND)		
	Historical cost	Fair value (i)	Provision	Historical cost	Fair value (i)	Provision
Vitaly Jointstock Company	11,427,575,701	3,603,390,000	(7,824,185,701)	11,427,575,701	3,774,980,000	(7,652,595,701)
Total	11,427,575,701	3,603,390,000	(7,824,185,701)	11,427,575,701	3,774,980,000	(7,652,595,701)

Shares of Vitaly Joint Stock Company are currently traded on the Hanoi Stock Exchange (HNX) under the ticker symbol 'VTA' on the UPCoM market. The fair value of the investment is determined based on the closing price as of 31 March 2026, as published by the Hanoi Stock Exchange.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

b. Held-to-maturity investments

	31/03/2026 (VND)		01/01/2026 (VND)	
	Original cost	Book value	Original cost	Book value
Short term				
- <i>Term deposit</i>				
<i>Vietnam Bank for Agriculture and Rural Development (Agribank)</i>	593,823,123,290	593,823,123,290	548,447,757,810	548,447,757,810
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)</i>	593,823,123,290	593,823,123,290	548,447,757,810	548,447,757,810
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)</i>	11,200,000,000	11,200,000,000	10,200,000,000	10,200,000,000
<i>Vietnam Public Joint Stock Commercial Bank (PVcomBank)</i>	123,300,000,000	123,300,000,000	13,300,000,000	13,300,000,000
<i>Vietnam Prosperity Joint Stock Commercial Bank (VPBank)</i>	9,563,550,000	9,563,550,000	300,000,000	300,000,000
<i>Vietnam International Commercial Joint Stock Bank (VIB)</i>	20,000,000,000	20,000,000,000	20,000,000,000	20,000,000,000
<i>Vietnam Export Import Commercial Joint Stock Bank (Eximbank)</i>	142,400,000,000	142,400,000,000	276,400,000,000	276,400,000,000
<i>Nam A Joint Stock Commercial Bank (Nam A Bank)</i>	57,700,000,000	57,700,000,000	87,700,000,000	87,700,000,000
<i>Asia Commercial Bank (ACB)</i>	212,100,000,000	212,100,000,000	127,100,000,000	127,100,000,000
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade (vietinbank)</i>	1,830,000,000	1,830,000,000	1,830,000,000	1,830,000,000
<i>Interest receivable from term deposits</i>	2,534,000,000	2,534,000,000	2,534,000,000	2,534,000,000
Long term	10,000,000,000	10,000,000,000	-	-
Total	3,195,573,290	3,195,573,290	9,083,757,810	9,083,757,810
	-	-	-	-
	593,823,123,290	593,823,123,290	548,447,757,810	548,447,757,810

These represent bank deposits with original maturities of not more than six (06) months, which earn interest at the prevailing rates. Specifically, the entire balance of time deposits held at the Vietnam Bank for Agriculture and Rural Development (Agribank) - Branch 5, amounting to VND 10,200,000,000, has been pledged as collateral to secure a loan.

Finance

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Investments in associates and joint ventures

Items	31/03/2026 (VND)			01/01/2026 (VND)			
	Equity owned	Value re-assessed after equitization	Value accounted for using equity method	Fair value	Value re-assessed after equitization	Value accounted for using equity method	Fair value
Investments in Associates							
Hoa An Joint Stock Company (i)	22.61%	48,801,747,700	116,407,999,429	163,406,355,400	48,801,747,700	110,485,694,374	229,042,381,000
Vitaly Joint Stock Company (i)	41.78%	7,588,086,720	-	5,166,000,000	7,588,086,720	-	5,412,000,000
Packaging and Minerals No.1 Joint Stock Company	24.00%	1,920,000,000	-	-	1,920,000,000	-	-
Havali FiCO Joint Stock Company	20.00%	600,000,000	-	-	600,000,000	-	-
FiCO-Corea Construction Company Limited	49.50%	17,391,654,060	15,340,226,666	-	17,391,654,060	15,355,545,683	-
Tan Bach Viet Construction Investment Company Limited	29.00%	22,988,735,000	27,163,814,419	-	22,988,735,000	27,163,814,419	-
FiCO High Technology Joint Stock Company	45.00%	2,000,000,000	-	-	2,000,000,000	-	-
FiCO Pan-United Concrete Joint Stock Company	45.00%	54,000,000,000	68,805,327,592	-	54,000,000,000	67,350,312,345	-
FiCO Tay Ninh Cement Joint Stock Company	25.84%	451,750,000,000	697,115,992,155	-	451,750,000,000	692,206,392,155	-
		607,040,223,480	924,833,360,261		607,040,223,480	912,561,758,976	

The Corporation has pledged 3,058,343 shares of Hoa An Joint Stock Company (ticker: DHA) and 3,056,097 shares of Thanh Thanh Glazed Tile Joint Stock Company (ticker: TTC) as collateral to secure loans at Vietnam International Commercial Joint Stock Bank (VIB) - Head Office, under Mortgage Agreement No. 5082839.24 dated 15 April 2024.

(i) The Corporation has determined the fair value of these investments based on the number of shares held by the Corporation and the quoted market prices of the shares on the Stock Exchange as of the date of the Consolidated Financial Statements.

(iii) Additionally, the Corporation has pledged 64,600,250 shares to secure its short-term loans at the Joint Stock Bank for Investment and Development of Vietnam (BIDV) – Ho Chi Minh City Branch.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

d. Investments in other entities

Items	Equity owned	31/03/2026 (VND)			01/01/2026 (VND)		
		Original cost	Fair value	Provision	Original cost	Fair value	Provision
Investments in other entities							
SaiGon Materials and Construction Joint Stock Company		293,330,739	(ii)	-	293,330,739	(ii)	-
Packaging and Minerals No.1 Joint Stock Company	10.00%	1,041,450,787	(ii)	-	1,041,450,787	(ii)	-
General Construction Consultant Joint Stock Company	5.33%	2,300,016,674	(ii)	-	2,300,016,674	(ii)	-
FiCO Tay Ninh Mineral Joint Stock Company	4.03%	4,096,610,711	(ii)	-	4,096,610,711	(ii)	-
Golden Lotus Securities Joint Stock Company	0.00%	3,093,151,670	(ii)	(294,621,661)	3,093,151,670	(ii)	(294,621,661)
Truong Thanh Furniture Corporation	0.00%	2,444	(ii)	-	2,444	(ii)	-
Building Materials Trading and Investment Joint Stock Company (BMT)	13.61%	7,298,882,365	(ii)	-	7,298,882,365	(ii)	-
BT20 - Cuu Long Joint Stock Company	8.90%	9,985,124,128	(ii)	-	11,985,124,128	(ii)	-
Thua Thien Hue Ceramic Tiles & Minerals Joint Stock Company	3.30%	102,000,000	(ii)	(102,000,000)	102,000,000	(ii)	(102,000,000)
FiCO High Technology Joint Stock Company	15.00%	900,000,000	(ii)	-	900,000,000	(ii)	-
FiCO Investment Joint Stock Company	13.16%	19,743,750,000	(ii)	-	19,743,750,000	(ii)	-
Binh Dinh Fico Energy Joint Stock Company	1.28%	6,581,250,000	(ii)	-	6,581,250,000	(ii)	-
Total		55,435,569,518		(396,621,661)	57,435,569,518		(396,621,661)

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

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.3 Short-term receivables from customers**

	31/03/2026 (VND)		01/01/2026 VND)	
	Book value	Allowance	Book value	Allowance
a) Short-term	296,610,417,174	(108,126,542,181)	308,153,414,146	(108,026,542,181)
Nhat Khang Ceramic Tiles One Member Co.Ltd	7,844,406,213	-	10,374,392,596	-
Vitaly Joint Stock Company	13,490,003,889	(6,745,001,945)	13,522,608,095	(6,745,001,945)
Chim Phuoc Co.Ltd	9,868,029,812	-	6,136,476,331	-
Mekong East Service Trade Manufacturing Construction Co., Ltd. (QL20)	14,248,147,377	(14,248,147,377)	14,248,147,377	(14,248,147,377)
Hoang Dung Construction Trading Co., Ltd	15,862,179,158	(15,862,179,158)	15,862,179,158	(15,862,179,158)
Quang Trung Construction Investment Joint Stock Company	7,417,581,104	(7,417,581,104)	7,417,581,104	(7,417,581,104)
Fico-Corea Construction Company Limited	6,078,550,264	-	6,821,863,427	-
STE Hai Phat Co.,Ltd	26,593,919,191	-	15,021,996,526	-
Beton 6 Joint Stock Company	11,932,519,621	(11,932,519,621)	11,932,519,621	(11,932,519,621)
Minh Long Material business joint stock Company	48,716,740,361	-	70,639,994,984	-
Phu My Ultra White Float Glass Co., Ltd	4,570,137,853	-	7,182,490,715	-
Dai Vuong Thanh Trading and Service One Member Co.Ltd	11,832,336,879	-	11,926,347,787	-
Cuong Phat Import-Export Trade Service Co., Ltd	16,297,878,835	-	16,043,218,083	-
Others	101,857,986,617	(51,921,112,976)	101,023,598,342	(51,821,112,976)
b) Long-term	-	-	-	-
Total	296,610,417,174	(108,126,542,181)	308,153,414,146	(108,026,542,181)
In which				
- Short-term receivables from related parties	19,745,355,433	(6,921,803,225)	21,464,907,537	(6,921,803,225)

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.4 Others receivables

	31/03/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
a) Short-term	81,827,796,033	(49,044,362,712)	80,603,521,836	(49,044,362,712)
Short-term deposits	623,995,995	-	792,784,414	-
Advances	3,444,725,981	(17,386,780)	3,130,516,784	(17,386,780)
Others	77,759,074,057	(49,026,975,932)	76,680,220,638	(49,026,975,932)
Receivables from Vitaly Joint Stock Company	25,305,660,435	(25,305,660,435)	25,305,660,435	(25,305,660,435)
Mr Tran Thanh Hai	7,911,266,047	-	7,911,266,047	-
Interest recievables- Xuan Cau Investment Joint Stock Company	5,923,054,795	-	5,923,054,795	-
Receivables from Truong An Joint Stock Company	1,846,506,273	(1,846,506,273)	1,846,506,273	(1,846,506,273)
Havali FiCO Joint Stock Company	5,462,296,435	(5,462,296,435)	5,462,296,435	(5,462,296,435)
Receivables for compensation support funds for the Project in Quarter 4, 5, 6, Thu Thiem Ward, District 1	5,118,888,000	(5,118,888,000)	5,118,888,000	(5,118,888,000)
BT 20 - Cuu Long Joint Stock Company	8,210,292,645	(8,210,292,645)	8,210,292,645	(8,210,292,645)
Dividends and profits receivable (BMT)	430,040,000	-	430,040,000	-
FiCO Investment Joint Stock Company	11,444,000,000	-	11,444,000,000	-
Others	6,107,069,427	(3,083,332,144)	5,028,216,008	(3,083,332,144)
b) Long-term	12,993,232,964	-	10,911,482,131	-
Long-term deposits	11,327,516,942	-	10,902,280,109	-
Others	1,665,716,022	-	9,202,022	-
Total	94,821,028,997	(49,044,362,712)	91,515,003,967	(49,044,362,712)
In which:				
Other receivables from related parties	36,712,208,413	(30,767,956,870)	36,712,208,413	(30,767,956,870)

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.5 Bad debts**

	31/03/2026 (VND)				01/01/2026 (VND)			
	Overdue periods	Original value (+)	Allowances (-)	Recoverable amount	Overdue periods	Original value (+)	Allowances (-)	Recoverable amount
A. Receivables from customers		118,229,891,260	(108,126,542,181)	10,103,349,079	-	118,229,891,260	(108,026,542,181)	10,203,349,079
Hoang Dung Construction Trading Company Limited	> 3 years	15,862,179,158	(15,862,179,158)	-	> 3 years	15,862,179,158	(15,862,179,158)	-
Dong Me Kong Co., Ltd (Highway 20)	> 3 years	14,248,147,377	(14,248,147,377)	-	> 3 years	14,248,147,377	(14,248,147,377)	-
Beton 6 Joint Stock Company	> 3 years	11,932,519,621	(11,932,519,621)	-	> 3 years	11,932,519,621	(11,932,519,621)	-
Vitaly Joint Stock Company	< 3 years	13,490,003,889	(6,745,001,945)	6,745,001,944		13,490,003,889	(6,745,001,945)	6,745,001,944
Others	> 2, 3 years	62,697,041,215	(59,338,694,080)	3,358,347,135	> 2, 3 years	62,697,041,215	(59,238,694,080)	3,458,347,135
B. Prepayments to sellers		4,537,028,654	(4,537,028,654)	-		4,537,028,654	(4,537,028,654)	-
Sagen Constructive Design	> 3 years	631,215,000	(631,215,000)	-	> 3 years	631,215,000	(631,215,000)	-
Consultancy Joint Stock Company								
Lixil Vietnam Corporation	> 3 years	559,330,130	(559,330,130)	-	> 3 years	559,330,130	(559,330,130)	-
SPL Corporation	> 3 years	245,000,000	(245,000,000)	-	> 3 years	245,000,000	(245,000,000)	-
Others	> 3 years	3,101,483,524	(3,101,483,524)	-	> 3 years	3,101,483,524	(3,101,483,524)	-
C. Other receivables		49,026,975,932	(49,026,975,932)	-		49,026,975,932	(49,026,975,932)	-
Vitaly Joint Stock Company	> 3 years	25,305,660,435	(25,305,660,435)	-	> 3 years	25,305,660,435	(25,305,660,435)	-
BT20 - Cuu Long Joint Stock Company	> 3 years	8,210,292,645	(8,210,292,645)	-	> 3 years	8,210,292,645	(8,210,292,645)	-
Havali - FiCO Joint Stock Company	> 3 years	5,462,296,435	(5,462,296,435)	-	> 3 years	5,462,296,435	(5,462,296,435)	-
Project of Neighborhoods 4, 5, 6, Tan	> 3 years	5,118,888,000	(5,118,888,000)	-	> 3 years	5,118,888,000	(5,118,888,000)	-
Others	> 3 years	4,929,838,417	(4,929,838,417)	-	> 3 years	4,929,838,417	(4,929,838,417)	-
D. Advances		17,386,780	(17,386,780)	-		17,386,780	(17,386,780)	-
Ms. Duong Thi Mai Lien	> 3 years	9,000,000	(9,000,000)	-	> 3 years	9,000,000	(9,000,000)	-
Mr. Vu Hoang Long	> 3 years	8,386,780	(8,386,780)	-	> 3 years	8,386,780	(8,386,780)	-
Total		171,811,282,626	(161,707,933,547)	10,103,349,079		171,811,282,626	(161,607,933,547)	10,203,349,079

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.6 Assets awaiting resolution**

	31/03/2026 (VND)		01/01/2026 (VND)	
	Quantity	Value	Quantity	Value
Lost assets of Winery SP	-	2,090,384,122	-	2,090,384,122
Total	-	2,090,384,122	-	2,090,384,122

5.7 Inventories

	31/03/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Materials	38,617,867,922	-	30,627,905,762	(1,056,472,316)
Tools	10,379,733,404	-	8,746,079,835	-
Work in progress	218,325,794,168	-	218,382,419,686	-
Finished goods	98,068,381,552	(10,375,271,251)	134,137,784,137	(26,087,173,478)
Merchandise	81,287,458,840	(7,571,390,914)	120,580,545,086	(20,939,220,283)
Goods in transit for sale	-	-	1,064,266,427	-
Real estate goods	19,962,563,400	-	19,962,563,400	-
Total	466,641,799,286	(17,946,662,165)	533,501,564,333	(48,082,866,077)

Details of Work-in-Progress

	31/03/2026 VND		01/01/2026 VND	
	Original value	Allowances	Original value	Allowances
FICO Star Project	218,297,958,941	-	218,297,958,941	-
Others	27,835,227	-	84,460,745	-
Total	218,325,794,168	-	218,382,419,686	-

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.8 Prepaid expenses

	31/03/2026 VND	01/01/2026 VND
a) Short-term	25,475,020,352	4,904,977,318
Tools and supplies	3,902,910,291	1,767,258,403
Mineral exploitation licensing fee	1,357,446,000	-
Insurance and repair	99,600,747	850,216,618
Land rent, water surface rent	787,346,913	-
Others	19,327,716,401	2,287,502,297
b) Long-term	51,001,855,125	53,765,383,180
Sailing Tower office rental expenses (i)	36,907,132,948	37,374,311,845
Tools and supplies	5,974,810,522	12,662,344,052
Insurance and repair	5,018,224,014	1,230,182,670
Showroom construction expenses	750,011,112	-
Cost of opening Phuoc Hoa quarry site	1,240,213,687	1,530,816,522
Others	1,111,462,842	967,728,091
Total	76,476,875,477	58,670,360,498

(i) The Corporation has pledged long-term prepaid expenses as collateral for short-term borrowings obtained from the Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.9 Tangible fixed assets		Unit: VND				
		Buildings	Machineries	Vehicles	Office equipments	Others
						Total
COST						
As at 01/01/2026		283,933,604,225	486,522,717,027	54,167,558,403	4,370,071,447	280,628,999
Addition		-	-	-	-	-
Purchase		-	-	-	-	-
Completed capital construction investment		-	-	-	-	-
Acquisition of finance leased assets		-	-	-	-	-
Decrease		-	-	-	-	-
Transition to investment real estate.		-	-	-	-	-
Disposal		-	-	-	-	-
Other decrease		-	-	-	-	-
As at 31/03/2026		283,933,604,225	486,522,717,027	54,167,558,403	4,370,071,447	280,628,999
ACCUMULATED DEPRECIATION						
As at 01/01/2026		138,903,869,734	480,877,089,828	45,251,622,650	4,248,536,702	23,385,750
Addition		2,659,808,083	2,098,077,439	443,818,119	56,073,297	-
Charged for the year		2,659,808,083	2,098,077,439	443,818,119	56,073,297	-
Acquisition of finance leased assets		-	-	-	-	-
Deduction		-	-	-	-	-
Transition to investment real estate.		-	-	-	-	-
Disposal		-	-	-	-	-
Other decrease		-	-	-	-	-
As at 31/03/2026		141,563,677,817	482,975,167,267	45,695,440,769	4,304,609,999	23,385,750
NET BOOK VALUE						
As at 01/01/2026		145,029,734,491	5,645,627,199	8,915,935,753	121,534,745	257,243,249
As at 31/03/2026		142,369,926,408	3,547,549,760	8,472,117,634	65,461,448	257,243,249

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.10 Finance lease fixed assets***Unit: VND*

	Vehicles	Total
COST		
As at 01/01/2026	1,572,302,368	1,572,302,368
Addition	-	-
Deduction	-	-
As at 31/03/2026	1,572,302,368	1,572,302,368
ACCUMULATED DEPRECIATION		
As at 01/01/2026	1,343,008,273	1,343,008,273
Addition	98,268,897	98,268,897
Charged for the year	98,268,897	98,268,897
Deduction	-	-
Acquisition of finance leased assets	-	-
As at 31/03/2026	1,441,277,170	1,441,277,170
NET BOOK VALUE		
As at 01/01/2026	229,294,095	229,294,095
As at 31/03/2026	131,025,198	131,025,198

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.11 Intangible fixed assets

	Land use rights	Softwares	Others	Unit: VND	Total
COST					
As at 01/01/2026	53,027,637,548	451,071,228	33,132,449,677		86,611,158,453
Addition	-	-	-		-
Purchasings	-	-	-		-
Deduction	-	-	-		-
Disposals	-	-	-		-
As at 31/03/2026	53,027,637,548	451,071,228	33,132,449,677		86,611,158,453
ACCUMULATED AMORTISATION					
As at 01/01/2026	21,587,788,109	384,556,493	6,282,097,572		28,254,442,174
Addition	249,146,982	6,235,755	410,224,104		665,606,841
Charged for the year	249,146,982	6,235,755	410,224,104		665,606,841
Other	-	-	-		-
Deduction	-	-	-		-
Disposals	-	-	-		-
As at 31/03/2026	21,836,935,091	390,792,248	6,692,321,676		28,920,049,015
NET BOOK VALUE					
As at 01/01/2026	31,439,849,439	66,514,735	26,850,352,105		58,356,716,279
As at 31/03/2026	31,190,702,457	60,278,980	26,440,128,001		57,691,109,438

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.12 Investment property

INVESTMENT PROPERTY FOR LEASE.

	01/01/2026			31/03/2026
	VND		Addition	Deduction
				VND
Cost	31,597,726,547			31,597,726,547
Department Store at Apartment Building 17, Ho Hao Hon	5,546,280,685	-	-	-
Office at Van Do Apartment	1,748,530,392	-	-	-
Real estate trading floor at Van Do Apartment	1,067,851,400	-	-	-
Commercial and service area at Van Do Apartment	10,832,417,430	-	-	-
Commercial and service area at Horizon Apartment	3,247,061,227	-	-	-
Rolling mill	6,424,310,413	-	-	-
Land rental in Rolling mill	2,731,275,000	-	-	-
Accumulated Depreciation	22,473,475,877		347,604,537	22,821,080,414
Department Store at Apartment Building 17, Ho Hao Hon	4,437,024,564		138,657,015	4,575,681,579
Office at Van Do Apartment	1,079,378,968		18,844,290	1,098,223,258
Real estate trading floor at Van Do Apartment	663,524,123		11,598,729	675,122,852
Commercial and service area at Van Do Apartment	6,916,602,793		108,324,174	7,024,926,967
Commercial and service area at Horizon Apartment	1,750,548,808		32,411,415	1,782,960,223
Rolling mill	6,404,510,413		19,800,000	6,424,310,413
Land rental in Rolling mill	1,221,886,208		17,968,914	1,239,855,122
Net Book Value	9,124,250,670		347,604,537	8,776,646,133
Department Store at Apartment Building 17, Ho Hao Hon	1,109,256,121		-	970,599,106
Office at Van Do Apartment	669,151,424		-	650,307,134
Real estate trading floor at Van Do Apartment	404,327,277		-	392,728,548
Commercial and service area at Van Do Apartment	3,915,814,637		-	3,807,490,463
Commercial and service area at Horizon Apartment	1,496,512,419		-	1,464,101,004
Rolling mill	19,800,000		-	-
Land rental in Rolling mill	1,509,388,792		-	1,491,419,878

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.12 Investment property (Continued)**

The Corporation's investment properties for lease consist of office buildings and other structures located at: No. 17 Ho Hao Hon Street, Cau Ong Lanh Ward, Ho Chi Minh City; No. 348 Ben Van Don Street, Vinh Hoi Ward, Ho Chi Minh City; No. 214 Tran Quang Khai Street, Tan Dinh Ward, Ho Chi Minh City; and Lot C, Street No. 2, Dong An Industrial Park, Binh Hoa Ward, Thuan An City. These properties are currently held and utilized by the Corporation for operating leases.

In accordance with Vietnamese Accounting Standard No. 05 - Investment Property, the fair value of investment properties as of 31 March 2026 is required to be disclosed. At the reporting date, the Corporation has not determined the fair value of these investment properties as sufficient information is not available. Furthermore, the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System currently do not provide specific guidance on the application of valuation techniques for determining the fair value of investment properties

5.13 Construction in progress

	31/03/2026 VND	01/01/2026 VND
	26,444,738,301	26,253,185,834
Silica plant project construction costs	3,131,766,995	3,131,766,995
Acquisition of Fixed Assets	3,790,000,000	3,790,000,000
Sand mining licensing costs	5,641,798,250	-
Phuoc Hoa quarry expansion investment costs	9,533,664,603	12,114,202,910
Others	4,347,508,453	7,217,215,929
Total	26,444,738,301	26,253,185,834

5.14 Good will

	31/03/2026 VND	01/01/2026 VND
Goodwill from long-term investment in Asean Tiles Corporation	62,481,132,834	62,481,132,834
Goodwill from long-term investment in Phuoc Hoa FiCO Joint Stock Company	1,268,633,495	1,268,633,495
	-	-
Total	63,749,766,329	63,749,766,329
Allocated to accumulated expenses as of the end of the previous period	47,088,130,911	40,840,017,628
Allocated to expenses during the period	1,562,028,321	6,248,113,283
Remaining goodwill to be amortized as at 31/03/2026	15,099,607,097	16,661,635,418

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.15 Short-term trade payables

Unit: VND

	31/03/2026 (VND)		01/01/2026 (VND)	
	Book value	Repayable amount	Book value	Repayable amount
a) Short-term	71,070,318,334	71,070,318,334	75,917,748,708	75,917,748,708
Bui Duc Production and trading company Limited	10,475,956,800	10,475,956,800	6,867,050,400	6,867,050,400
Minh Duc Phat One Member Company Limited	6,834,508,456	6,834,508,456	2,876,272,636	2,876,272,636
Ngoc Thien Import-Export Service Trading Company Limited.	2,821,169,520	2,821,169,520	4,938,540,192	4,938,540,192
Hung Trong Import Export Company Limited	3,295,274,400	3,295,274,400	6,511,104,000	6,511,104,000
Hai Tung Co.,LTd	4,834,478,880	4,834,478,880	4,814,457,120	4,814,457,120
Phuong Nam Packaging Manufacturing & Trading Co., Ltd	1,944,434,635	1,944,434,635	976,388,741	976,388,741
Hung Vuong Construction Co., Ltd. – Ba Ria - Vung Tau Branch	581,693,660	581,693,660	1,752,919,855	1,752,919,855
Hoang Phat Industrial Material Company Limited	603,673,774	603,673,774	613,468,436	613,468,436
Vitaly Joint Stock Company	326,842,661	326,842,661	158,938,225	158,938,225
Others	39,352,285,548	39,352,285,548	46,408,609,103	46,408,609,103
b) Long-term	-	-	-	-
Total	71,070,318,334	71,070,318,334	75,917,748,708	75,917,748,708
<i>In which:</i>				
<i>Payables from related parties.</i>	<i>326,842,661</i>	<i>326,842,661</i>	<i>158,938,225</i>	<i>158,938,225</i>

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.16 Short-term accrued expense**

	31/03/2026	01/01/2026
	VND	VND
a) Short-term	18,129,669,163	18,324,751,203
Interest expense	212,242,307	794,175,391
Processing expenses of rubble stone for Phuoc Hoa FiCO	10,819,458,944	11,750,420,344
Support expenses, sales discount	992,333,470	-
Site clearance and compensation costs for mining/extraction	1,173,919,740	268,339,940
Others	4,931,714,702	5,511,815,528
b) Long-term	-	-
Total	18,129,669,163	18,324,751,203

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.17 Other payables

	31/03/2026 (VND)		01/01/2026 (VND)	
	Book value	Repayable amount	Book value	Repayable amount
a) Short-term	35,834,561,346	35,834,561,346	34,205,155,277	34,205,155,277
Short-term deposit payables	26,350,308,637	26,350,308,637	16,885,655,141	16,885,655,141
Trade union fees	193,834,760	193,834,760	56,718,700	56,718,700
Social insurance	67,953,655	67,953,655	58,271,594	58,271,594
Remuneration for the Boards of Directors and Supervisors	295,580,798	295,580,798	714,580,798	714,580,798
Other payables	8,926,883,496	8,926,883,496	16,489,929,044	16,489,929,044
b) Long-term	26,440,925,716	26,440,925,716	26,440,925,716	26,440,925,716
Long-term deposit payables	8,625,741,729	8,625,741,729	8,625,741,729	8,625,741,729
Payable to Tan Bach Viet Construction Investment Co., Ltd. (i)	17,815,183,987	17,815,183,987	17,815,183,987	17,815,183,987
Total	62,275,487,062	62,275,487,062	60,646,080,993	60,646,080,993
In which:				
Other payables are to related parties.	17,815,183,987	17,815,183,987	17,815,183,987	17,815,183,987

Payables to Tan Bach Viet Investment Construction Company Limited regarding the FiCO Tower project located at No. 927 Tran Hung Dao Street, Cho Quan Ward, Ho Chi Minh City. The Corporation will finalize the payment upon debt netting-off and completion of the project's final account settlement

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.18 Loans and finance lease liabilities**

Unit: VND

	31/03/2026				Cumulative from 01 January to 31 March				01/01/2026	
	Carrying value	Repayable amount	Addition	Deduction	Carrying value	Repayable amount				
a) Short-term	739,346,626,077	739,346,626,077	330,184,732,553	453,255,888,214	862,417,781,738	862,417,781,738				
a1) Short-term borrowings	739,346,626,077	739,346,626,077	330,184,732,553	453,101,888,227	862,263,781,751	862,263,781,751				
Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch (1)	402,582,878,297	402,582,878,297	205,310,857,001	262,104,393,658	459,376,414,954	459,376,414,954				
Vietnam Joint Stock Commercial Bank for Foreign Trade - Bac Binh Duong Branch (2)	178,125,260,775	178,125,260,775	96,897,632,557	103,214,632,557	184,442,260,775	184,442,260,775				
Vietnam Bank for Agriculture and Rural Development - Branch 5 (3)	89,975,085,285	89,975,085,285	1,281,723,268	7,801,266,605	96,494,628,622	96,494,628,622				
Vietnam International Commercial Joint Stock Bank (VIB) Head Office (4)	24,000,000,000	24,000,000,000	13,000,000,000	75,797,190,560	86,797,190,560	86,797,190,560				
Vietnam Joint Stock Commercial Bank for Foreign Trade - Phu My Branch	-	-	1,678,660,456	1,678,660,456	-	-				
Vietnam Joint Stock Commercial Bank for Foreign Trade - Visa	12,717,000	12,717,000	15,859,271	5,744,391	2,602,120	2,602,120				
Letnam Prosperity Joint Stock Commercial Bank (5)	12,000,000,000	12,000,000,000	12,000,000,000	2,500,000,000	2,500,000,000	2,500,000,000				
Others (6)	32,650,684,720	32,650,684,720	-	-	32,650,684,720	32,650,684,720				
a2) Current portion of long-term borrowings	-	-	-	153,999,987	153,999,987	153,999,987				
CHAILLEASE International One Member Limited Financial Leasing Company (7)	-	-	-	153,999,987	153,999,987	153,999,987				
b) Long-term	5,310,000,000	5,310,000,000	-	183,000,000	5,493,000,000	5,493,000,000				
b1) Long-term borrowings	5,310,000,000	5,310,000,000	-	183,000,000	5,493,000,000	5,493,000,000				
Vietnam Joint Stock Commercial Bank for Foreign Trade - Bac Binh Duong Branch (2)	5,310,000,000	5,310,000,000	-	183,000,000	5,493,000,000	5,493,000,000				
Total	744,656,626,077	744,656,626,077	330,184,732,553	453,438,888,214	867,910,781,738	867,910,781,738				

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18 Loans and finance lease liabilities (Continued)

Detailed information regarding loans:

(1) Loans from the Joint Stock Bank for Investment and Development of Vietnam (BIDV) – Ho Chi Minh City Branch

(1a) Credit Agreement No	: 01/2026/77158/HĐTD dated 07/01/2026
Credit Limit	: VND 500.000.000.000
Availability Period	: Until 31/12/2026
Purpose	: To finance working capital, open L/Cs, and issue guarantees for business and production activities.
Interest Rate	: Applied in accordance with each specific credit agreement and debt acknowledgment instrument
Collateral	: Mortgage Agreement No. 52/2015/77158/HĐTC dated 02/11/2015 and its Amendment No. 52/2015/77158/HĐTC-PL1 dated 24/03/2017; Mortgage Agreements: No. 01/2020/77158/HĐBĐ, No. 03/2020/77158/HĐBĐ, and No. 04/2020/77158/HĐBĐ, all dated 18/05/2020; Mortgage Agreement No. 08/2021/77158/HĐBĐ dated 30/11/2021; Pledge of Deposit Agreement No. 01/2025/77158/HĐBĐ dated 25/03/2025 and its Amendment No. 01/2025/77158/HĐBĐ-PL1 dated 16/01/2026.

Balance as of 31/03/2026 : VND 402,557,668,041

(1b) Credit Agreement No : 114/2025/77158/HĐTD dated 15/09/2025.

Credit Limit : VND 1.500.000.000

Balance as of 31/03/2026 : VND 25.210.256

(2) Loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Bac Binh Duong Branch

(2.1) Loans to FICO Corporation – Joint Stock Company:

Credit Agreement No	: 038A25/HM-QLN dated 05/11/2025;
Credit Limit	: VND 50.000.000.000;
Availability Period	: Until 14/11/2026; the loan term for each specific debt acknowledgment instrument is a maximum of six (06) months from the day following the disbursement date.;
Purpose	: To finance working capital for business and production activities;
Interest Rate	: Applied in accordance with each debt acknowledgment instrument.;
Collateral	: Mortgage of minimum inventories under Mortgage Agreement No. 004TC22-QLN dated 17/05/2022, together with Amendment Agreement No. 03/004TC22-QLN dated 05/11/2025; Mortgage of property rights arising from agreements under Mortgage Agreement No. 007TC22-QLN dated 17/05/2022, together with Amendment Agreement No. 03/007TC22-QLN dated 05/11/2025.

Balance as of 31/03/2026 : VND 48.435.260.775

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18 Loans and finance lease liabilities (Continued)

(2.2) Loans to Dong Nam A Brick Joint Stock Company:

Credit Agreement No	: 042A25/BBD-QLN dated 18/11/2025
Credit Limit	: VND 140.000.000.000;
Availability Period	: 01 year from the disbursement date;
Purpose	: To finance working capital for business and production activities;
Interest Rate	: To be determined on a case-by-case basis.
Collateral	: Mortgages of assets owned by the Company, including: Land use rights and assets attached to land under Mortgage Agreement No. 005TT22-QLN dated 21/03/2022; Land use rights under Mortgage Agreement No. 006TT22-QLN dated 21/03/2022; Machinery and equipment for Production Line 1 under Mortgage Agreement No. 023TC22 dated 07/10/2022; Machinery and equipment for Production Line 2 under Mortgage Agreement No. 036TC20-QLN dated 29/10/2020; Machinery and equipment for Production Line 3 under Mortgage Agreement No. 024TC22 dated 17/10/2022; Machinery and equipment under Mortgage Agreement No. 025TC17 dated 17/10/2022; Machinery and equipment under Mortgage Agreement No. 041TC23 dated 24/10/2023; Land use rights under Land Use Rights Certificate No. CS 890929 (Registered No. CS 13562) issued by the Department of Natural Resources and Environment of Binh Duong Province on 26/11/2019, mortgaged by the Bank, Mr. Quan Trong Hung, and Mrs. Le Thi Thu Hien on 29/09/2020; Inventories under Mortgage Agreement No. 020TC21-QLN dated 23/08/2021.
Balance as of 31/03/2026	: VND 129.690.000.000

(2.3) Loans to Dong Nam A Brick Joint Stock Company:

Credit Agreement No	: Specific medium and long-term loan agreement No. 029A24/TDH-QLN dated 17/06/2025, attached to Credit Facility Agreement No. 029A24/BBD-QLN dated 28/10/2024.;
Credit Limit	: Maximum loan amount of VND 5,859,000,000, not exceeding 77% of the total investment cost for fixed assets
Availability Period	: 96 months from the day following the first disbursement date
Purpose	: To finance the investment plan for upgrading and repairing the fire prevention and fighting system
Interest Rate	: In accordance with the Bank's lending rate notifications in each period.;
Collateral	: Mortgages of assets owned by the Company, including: Inventories; Machinery and equipment; Land use rights and assets attached to land.
Balance as of 31/03/2026	: VND 5.310.000.000

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18 Loans and finance lease liabilities (Continued)

(3) Loans from Vietnam Bank for Agriculture and Rural Development (Agribank) – Branch 5

(3a) Credit Agreement No	:	6222-LAV-202500600 dated 16/10/2025.
Credit Limit	:	VND 40,000,000,000
Availability Period	:	36 months from the date of the agreement. The Bank will conduct annual reviews of the credit limit.
Purpose	:	To finance working capital, issue guarantees, and open L/Cs for the procurement of goods and raw materials for business and production activities.
Interest Rate	:	Floating interest rate; interest rate adjustment periods are specified in each Disbursement Request cum Debt Acknowledgment Instrument or as stated in written notifications.
Collateral	:	Mortgage of land use rights and assets attached to land under Mortgage Agreement No. 6222-LCP-202500276 dated 16/10/2025.
Balance as of 31/03/2026	:	VND 39,975,085,285
(3b) Credit Agreement No	:	6222-LAV-202300530 dated 19/07/2023 and Amendment Agreement No. 6222-LAV-202300530-01 dated 19/07/2024.
Credit Limit	:	VND 60,000,000,000
Availability Period	:	36 months from the date of the agreement. The Bank will conduct annual reviews of the credit limit
Purpose	:	To finance working capital for the 2025 - 2026 business and production plan
Interest Rate	:	The lending rate is determined for each specific debt acknowledgment instrument; the interest rate at the time of signing was 7.5% per annum. The overdue interest rate is 150% of the within-term interest rate applied at the time of reclassification to overdue debt.
Collateral	:	Asset Pledge Agreements entered into between the Company and the Bank, including the Company's time deposits.
Balance as of 31/03/2026	:	VND 50,000,000,000

(4) Loans from Vietnam International Commercial Joint Stock Bank (VIB) – Head Office

Credit Agreement No	:	No. 1013485.25 dated 20/02/2025
Credit Limit	:	VND 100,000,000,000 (short-term loans) and VND 20,000,000,000 (documentary credits - L/C).
Availability Period	:	312 months from the date of the agreement.
Purpose	:	To finance working capital and open L/Cs for the trading of construction materials.
Interest Rate	:	Floating interest rate as determined in each Disbursement Request cum Debt Acknowledgment Instrument.
Collateral	:	Corporate guarantee provided by FICO Corporation – JSC (the Parent Company) for the Company's entire debt obligations, secured by: 3,058,343 shares of Hoa An Joint Stock Company (ticker: DHA) owned by FICO Corporation – JSC; 3,056,097 shares of Thanh Thanh Glazed Tile Joint Stock Company (ticker: TTC) owned by FICO Corporation – JSC; The Company's time deposits.
Balance as of 31/03/2026	:	VND 24,000,000,000

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18 Loans and finance lease liabilities (Continued)

(5) Short-term loans from Vietnam Prosperity Joint Stock Commercial Bank (VPBank)

Credit Agreement No	:	No. BCLC-4328-01 dated 03/03/2025.
Credit Limit	:	VND 100,000,000,000
Availability Period	:	12 months from the date of this agreement, but not exceeding the term of the Parent Company's Credit Agreement.
Purpose	:	To finance working capital for the production and trading of construction materials (including steel wire rods) and coal.
Interest Rate	:	The lending rate and interest rate adjustment mechanism shall be agreed upon by the Bank and the Customer based on market capital supply and demand, borrowing needs, and the customer's creditworthiness, as specifically stipulated in the Debt Acknowledgment Instrument(s) or relevant documents signed between the Bank and the Company.
Collateral	:	Mortgage of revolving accounts receivable/rights to debt collection to secure a maximum loan balance and loan equivalents of VND 100,000,000,000
Balance as of 31/03/2026	:	VND 12,000,000,000

(6) Loans from other parties under the following agreements:

(6.1) Loans from Hai Phong Trading - Construction Company Limited

- Short-term loan under the Loan Agreement Minutes dated 27/05/2015: Loan amount of VND 2,000,000,000; Loan term of 03 months from the signing date; Interest rate of 7.5% per annum. This loan is unsecured. The outstanding balance as of 31/12/2025 was VND 2,000,000,000.
- Short-term loan under the Loan Agreement dated 09/03/2018: Loan amount of VND 12,200,000,000; Loan term of 06 months from 09/03/2018; Interest rate is applied in accordance with the lending rate of Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – District 12 Branch offered to Hai Phong Trading - Construction Company Limited. This loan is unsecured. The outstanding balance as of 31/03/2026 was VND 10,700,000,000.
- Both parties are currently in discussions to reach an agreement on the extension of the aforementioned loan agreements as stipulated in the Appendix of the Share Transfer Agreement No. 277/FICO/HĐCN-ASEAN dated 29/08/2018 regarding the acquisition of 51% shares in Dong Nam A Brick Joint Stock Company by FICO Corporation - JSC.

(6.2) Loans from G7 World Joint Stock Company

- **Under the Loan Agreement dated 10/05/2018:** Loan amount of VND 19,950,684,720; Loan term of 01 year from 10/05/2018; Interest rate: Applied in accordance with the lending rate of Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Thu Duc Branch offered to G7 World Joint Stock Company. This loan is unsecured. The outstanding balance as of 31/03/2026 was VND 19,950,684,720.
- Both parties are currently in discussions to reach an agreement on the extension of the aforementioned loan agreements as stipulated in the Appendix of the Share Transfer Agreement No. 277/FICO/HĐCN-ASEAN dated 29/08/2018 regarding the acquisition of 51% shares in Dong Nam A Brick Joint Stock Company by FICO Corporation - JSC.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18 Loans and finance lease liabilities (Continued)

(7) Finance lease liabilities to Chailease International Financial Leasing Co., Ltd.

- Finance Lease Agreement No.: B220607603 dated 09/06/2022.
- Leased Asset: CHL Forklift (Historical cost: VND 1,663,200,000).
- Purpose: To serve business and production activities.
- Lease Amount: VND 1,330,560,000 (Including 10% VAT and representing 80% of the asset value).
- Prepayment Amount: VND 332,640,000 (Equivalent to 20% of the total asset value).
- Lease Interest Rate: Standard interest rate plus a margin of 5.22%.
- Lease Term: 48 months from the date th
- Lessor first transfers the funds to the Corporation.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.19 Owners' Equity

a. Change of owners' equity

Unit: VND

	Legal capital	Other legal capital	Assets revaluation reserve	Investment and development funds	earnings (Accumulated losses)	Non-controlling interest	Total
As at 01/01/2025	1.270.000.000.000	22.161.000.000	(201.803.855.880)	34.253.808.214	431.722.741.723	(5.405.232.618)	1.550.928.461.439
Profit in the previous year	-	-	-	-	118.637.057.581	12.008.250.433	130.645.308.014
Increase due to the capital hike of Phuoc Hoa FICO Joint Stock Company	-	22.159.988.000	-	(22.159.988.000)	-	3.136.002.000	3.136.002.000
Dividend distribution	-	-	-	-	(63.500.000.000)	(5.857.775.400)	(69.357.775.400)
Appropriation to investment and development fund	-	-	-	58.262.967.414	(58.262.967.414)	-	-
Appropriation for the Bonus and Welfare Fund	-	-	-	-	(5.643.331.908)	(877.193.414)	(6.520.525.322)
Appropriation for the Board of Managements and Supervisory Board Bonus Fund	-	-	-	-	(839.999.130)	(296.670.870)	(1.136.670.000)
Consolidation adjustment	-	-	-	-	3.230.880.085	2.034.778.626	5.265.658.711
As at 31/12/2025	1.270.000.000.000	44.320.988.000	(201.803.855.880)	70.356.787.628	425.344.380.937	4.742.158.757	1.612.960.459.442
As at 01/01/2026	1.270.000.000.000	44.320.988.000	(201.803.855.880)	70.356.787.628	425.344.380.937	4.742.158.757	1.612.960.459.442
Profit for the year	-	-	-	-	22.127.622.992	5.151.061.825	27.278.684.817
Profit distribution	-	-	-	-	-	-	-
Increase due to the capital hike of Phuoc Hoa FICO Joint Stock Company	-	29.950.000	-	(29.950.000)	-	-	-
Dividend distribution	-	-	-	-	-	-	-
Appropriation for the Development Investment Fund	-	-	-	-	-	-	-
Appropriation for the Bonus and Welfare Fund	-	-	-	-	-	-	-
Appropriation for the Board of Managements and Supervisory Board Bonus Fund	-	-	-	-	-	-	-
Consolidation adjustment	-	-	-	-	38.618.047.967	-	38.618.047.967
As at 31/03/2026	1.270.000.000.000	44.350.938.000	(201.803.855.880)	70.326.837.628	486.090.051.896	9.893.220.582	1.678.857.192.226

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.19 Owners' Equity (Continued)

b. Details of owners' equity

	31/03/2026	01/01/2026
	VND	VND
State Capital Investment Corporation (SCIC) - Limited Liability Company	509,001,000,000	509,001,000,000
Xuan Cau Investment Joint Stock Company	508,000,000,000	508,000,000,000
Others	252,999,000,000	252,999,000,000
Total	1,270,000,000,000	1,270,000,000,000

5.20 Revenues from sales and services rendered

	Q1, 2026	Q1, 2025
	(VND)	(VND)
Revenue from sales of finished goods, merchandise, and services	225,028,128,881	283,716,370,636
Total	225,028,128,881	283,716,370,636
Revenue deductions	1,006,229,742	2,317,715,088
- Trade discount	1,006,229,742	2,310,147,219
- Sales allowances	-	245,999,549
- Sales returns	-	7,567,869
Net sales	224,021,899,139	281,398,655,548
<i>In which:</i>		
<i>Revenues from sales and services rendered with related parties (Details in Note 6.2)</i>	<i>8,476,239,615</i>	<i>18,829,807,094</i>
<i>Revenue deduction is related parties (Details in Note 6.2)</i>	<i>-</i>	<i>567,205,152</i>

5.21 Cost of goods sold

	Q1, 2026	Q1, 2025
	(VND)	(VND)
Cost of finished goods and merchandise sold	173,756,166,748	234,766,715,908
Total	173,756,166,748	234,766,715,908

5.22 Financial income

	Q1, 2026	Q1, 2025
	(VND)	(VND)
Interest income from deposits and loans	3,643,225,876	1,104,044,101
Realized foreign exchange gains	-	51,337,097
Total	3,643,225,876	1,155,381,198

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.23 Financial expense

	Q1, 2026 (VND)	Q1, 2025 (VND)
Interests expenses of loan	10,093,364,432	7,927,362,594
Realized foreign exchange losses	29,250,896	8,888,625
Expense/Reversal of provision for impairment of trading securities and investment losses	171,590,000	-
Total	10,294,205,328	7,936,251,219

5.24 Selling expense

	Q1, 2026 (VND)	Q1, 2025 (VND)
Employee expenses	1,859,156,020	1,879,046,505
Materials expenses	251,300,532	158,450,934
Office supplies expenses	308,499	7,805,123
Amortization and Depreciation expenses	150,566,478	247,237,431
Outsourced service expenses	958,039,634	1,393,760,579
Other cash expenses	1,815,459,330	1,265,566,881
	5,034,830,493	4,951,867,453

5.25 General administration expenses

	Q1, 2026 (VND)	Q1, 2025 (VND)
Employee expenses	11,539,646,267	18,129,670,272
Materials expenses	223,048,339	150,003,711
Office supplies expenses	132,562,340	673,322,042
Amortization and Depreciation expenses	934,071,139	1,391,451,165
Taxes, fees and charges	111,712,831	103,586,692
Provision expenses	100,000,000	(1,869,749,217)
Outsourced service expenses	3,950,112,292	5,146,828,576
Other cash expense	4,665,212,254	3,084,355,712
Amortization of goodwill	1,562,028,321	1,562,028,321
Total	23,218,393,783	28,371,497,274

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.26 Share of profit or loss of associates and joint ventures

	Q1, 2026 (VND)	Q1, 2025 VND
FiCO Tay Ninh Cement Joint Stock Company	4.909.600.000	5.593.234.922
Hoa An Joint Stock Company	5.922.286.121	5.783.407.505
Vitaly Joint Stock Company	(2.113.349.740)	(2.005.847.035)
FiCO - Corea Construction Company Limited	(15.319.017)	208.295.437
FiCO Pan - United Concrete Joint Stock Company	1.455.015.297	501.627.046
Packaging and Minerals No.1 Joint Stock Company	73.714.664	(95.933.504)
Total	10.231.947.325	9.984.784.371

5.27 Other income/ other expenses

	Q1, 2026 (VND)	Q1, 2025 (VND)
Income from bonuses, compensations, and trade discounts received	190,682,655	278,554,282
Income from the sale of petroleum, oil, electricity and blasting services	5,992,042,096	5,807,476,124
Income from leasing services	660,089,652	626,950,596
Others	227,416,362	322,803,579
Total	7,070,230,765	7,035,784,581
Expenses from the sale of petroleum, oil, electricity and blasting services	5,655,214,057	5,804,335,507
Amortization and depreciation expenses, and lease expenses for premises	493,475,080	412,034,284
Penalties and compensations	229,092,575	622,953,437
Others	267,066,755	404,047,347
Total	6,644,848,467	7,243,370,575
Net other income/expenses	425,382,298	(207,585,994)

5.28 Earnings per share

	Q1, 2026 (VND)	Q1, 2025 (VND)
Profit after tax	16.976.561.167	10.085.655.380
Profit/Loss for the year attributable to holders of ordinary shares (VND)	16.976.561.167	10.085.655.380
Weighted average number of ordinary shares (Shares)	127.000.000	127.000.000
Earnings per share (VND/ Share)	134	79

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6. OTHERS INFORMATION

6.1 Commitments

Operating lease commitments

As of March 31, 2026 the Corporation has an irrevocable operating lease commitment that is an office lease contract, the lease term is 36 years from 01 January 2010, the rent is paid one month in advance times for the entire rental period.

Operating lease commitments

The Corporation is currently leasing warehouses, factories, part of offices, and premises of commercial and service areas under operating lease revenue contracts, according to which the operating rental price is agreed on yearly basis.

6.2 Information about related parties

The list of related parties includes

	Relationship
State Capital Investment Corporation - Limited Liability Company	Significant shareholders
Xuan Cau Investment Joint Stock Company	Significant shareholders
FiCO Tay Ninh Cement Joint Stock Company	Associates
Hoa An Joint Stock Company	Associates
Vitaly Joint Stock Company	Associates
Havali FiCO Joint Stock Company	Associates
FiCO Corea Construction Company Limited	Associates
Tan Bach Viet Investment Construction Limited Liability Company	Associates
FiCO High Technology Joint Stock Company	Associates
FiCO Pan United Concrete Joint Stock Company	Associates
Packaging and Minerals Joint Stock Company No. 01	Associates of a subsidiaries
Members of the Board of Managements, Supervisory Board, General Director, other managers, and close family members of these individuals	Significant influence

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.2 Information about related parties (Continued)

In the Period, the Corporation has transactions and outstanding balances with related parties as follows:

a. Remineration of the Boards of Management, Supervisors, General Directors and other managing personals

Salaries, remuneration, and other benefits of the Board of Directors

Name	Position	For the period ended 31/03/2026	For the period ended 31/03/2025
		VND	VND
Mrs. Do Thi Hieu	Chairman	429,400,000	388,479,000
Mr. Cao Truong Thu	Member	-	16,000,000
Mr. Nguyen Xuan Thang	Member	298,500,000	272,194,000
Mr. Pham Viet Thang	Member	-	16,000,000
Mr Dang Minh Thua	Member	-	16,000,000
Mr Nguyen Ngoc Vu Chuong	Member	-	-
Total		727,900,000	708,673,000

Remuneration of the Supervisory Board members

Name	Position	For the period ended 31/03/2026	For the period ended 31/03/2025
		VND	VND
Mr. Dao Quang Son	Head of the Boa	204,240,000	191,990,000
Mrs. Tran Linh Chi	Member	-	10,000,000
Mr Le Van Huy	Member	-	10,000,000
Total		204,240,000	211,990,000

Salaries and other benefits of the General Director and other managers

Name	Position	For the period ended 31/03/2026	For the period ended 31/03/2025
		VND	VND
Mr. Cao Truong Thu	General Director	417,500,000	358,271,000
Mr. Pham Viet Thang	Deputy General Director	322,300,000	276,609,000
Mr. Nguyen Duc Loi	Deputy General Director	175,000,000	-
Mr. Nguyen Xuan Hung	Chief Accounttant	311,625,000	256,194,000
Mrs. Nguyen Le Dung	Administration in charge	155,757,400	96,953,000
Total		1,382,182,400	988,027,000

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.2 Information about related parties (Continued)

b. Transactions with related parties

Related parties	Relationship	Nature of transactions	For the period ended 31/03/2026 VND	For the period ended 31/03/2025 VND
<u>Purchasing transactions</u>				
Vitaly Jointstock Company	Associates	Purchase of materials	155,467,070	4,880,438,628
Packaging and Minerals Joint Stock Company No. 01	Associates	Purchase of construction materials	155,467,070	4,122,228,128
			-	758,210,500
<u>Selling transactions</u>				
FICO Tay Ninh Cement Joint Stock Company	Associates	Sales of materials	8,476,239,615	18,829,807,094
FICO Pan United Concrete Joint Stock Company	Associates	Sales of construction materials	-	601,088,181
FICO - Corea Construction Limited Liability Company	Associates	Sales of construction materials	-	7,970,802,804
			8,476,239,615	10,257,916,109
			-	567,205,152
<u>Revenue Deductions</u>				
FICO - Corea Construction Limited Liability Company	Associates	Revenue deductions	-	567,205,152
			-	40,921,342
<u>Other transactions</u>				
Vitaly Jointstock Company	Associates	Broken brick compensation	-	7,466,526
		Sales discounts received	-	18,181,668
		Trade discounts received	-	15,273,148

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.2 Information about related parties (Continued)

c. Balance with related parties

Related parties	Relationship	Nature of transactions	31/03/2026 VND	01/01/2026 VND
<u>Short-term receivables from customers</u>			19,745,355,433	21,464,907,537
Vitaly Jointstock Company	Associates	Sales of goods	13,490,003,889	13,522,608,095
FiCO High Technology Joint Stock Company	Associates	Sales of goods	176,801,280	176,801,280
FiCO Pan United Concrete Joint Stock Company	Associates	Receivables from sale of goods	-	938,634,735
FiCO - Corea Construction Limited Liability Company	Associates	Receivables from sale of goods	6,078,550,264	6,821,863,427
Packaging and Minerals Joint Stock Company No. 01	Associates	Receivables from sale of goods	-	5,000,000
<u>Prepayments to sellers in short-term</u>			27,976,650	27,976,650
FiCO High Technology Joint Stock Company	Associates	Purchase of goods	27,976,650	27,976,650
<u>Other receivables</u>			36,712,208,413	36,712,208,413
Vitaly Jointstock Company	Associates	Charter Capital	20,579,214,440	20,579,214,440
		Pre-privatization debt	4,722,757,195	4,722,757,195
		Others receivables	3,688,800	3,688,800
Havali FiCO Joint Stock Company	Associates	Pre-privatization debt	5,462,296,435	5,462,296,435
FiCO High Technology Joint Stock Company	Associates	Pre-privatization debt	21,196,748	21,196,748
Xuan Cau Investment Joint Stock Company	Significant shareholders	Income from Lending	5,923,054,795	5,923,054,795
<u>Short-term supplier payables</u>			326,842,661	158,938,225
Vitaly Jointstock Company	Associates	Purchase of Brick	326,842,661	158,938,225
<u>Other long-term payables</u>			17,815,183,987	17,815,183,987
Tan Bach Viet Investment Construction Ltd.	Associates	FiCO Tower Project	17,815,183,987	17,815,183,987

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.3 Comparative information

The comparative figures are the data from the Interim Consolidated Financial Statements for Q1, 2025.
Some of the figures have been restated to align with the presentation of this quarter's financial statements

Ho Chi Minh City April 29 , 2026

Prepared

Nguyen Thi Ngan

Chief Accountant

Nguyen Xuan Hung

General Director

Cao Truong Thu

