

THANH THANH CERAMIC JOINT STOCK COMPANY
BIEN HOA 1 INDUSTRIAL ZONE, TRAN BIEN WARD, DONG NAI CITY

FINANCIAL REPORT

QUARTER 2-2026

THANH THANH CERAMIC JOINT STOCK COMPANY

Address: Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai City

Tel: Fax:

Form CBTT-03**SUMMARY OF FINANCIAL REPORT**

Q2 Fiscal Year 2026

I. BALANCE SHEET

No	Items	Closing Balance	Opening Balance
1	2	4	5
I	CURRENT ASSETS	143,494,517,871	133,674,830,472
1	Cash and cash equivalents	4,499,444,388	18,063,247,966
2	Short-term financial investments	118,603,390,000	83,774,980,000
3	Short-term receivables	20,356,108,956	22,323,915,061
4	Inventories	-	9,501,916,668
5	Short-term biological assets	-	-
6	Other current assets	35,574,527	10,770,777
II	NON-CURRENT ASSETS	2,073,033,117	4,139,967,389
1	Long-term receivables	85,700,000	85,700,000
2	Fixed assets	1,987,333,117	4,054,267,389
	- Tangible fixed assets	1,987,333,117	4,054,267,389
	- Finance lease assets	-	-
	- Intangible fixed assets	-	-
3	Long-term biological assets	-	-
4	Investment property	-	-
5	Long-term work-in-progress	-	-
6	Long-term financial investments	-	-
7	Other non-current assets	-	-
III	TOTAL ASSETS	145,567,550,988	137,814,797,861
IV	LIABILITIES	20,815,209,350	21,582,830,759
1	Current liabilities	20,070,209,350	20,477,830,759
2	Non-current liabilities	745,000,000	1,105,000,000
V	OWNERS' EQUITY	124,752,341,638	116,231,967,102
1	- Contributed capital	59,923,480,000	59,923,480,000
2	- Share premium	313,744,700	313,744,700
3	- Bond conversion option	-	-
4	- Other capital	14,054,939,829	14,054,939,829
5	- Treasury shares	(652,100,000)	(652,100,000)
6	- Asset revaluation surplus	-	-
7	- Foreign currency translation reserve	-	-
8	- Development investment fund	17,691,184,747	17,691,184,747
9	- Other equity funds	3,905,815,558	3,905,815,558
10	- Retained earnings	29,515,276,804	20,994,902,268
VI	TOTAL EQUITY AND LIABILITIES	145,567,550,988	137,814,797,861

II .BUSINESS PERFORMANCE RESULTS

No	Items	Trong kỳ	Lũy kế
1	- Revenue from sale of goods and rendering of service	4,782,680,857	19,370,786,977
2	- Deductions from revenue	6,301,072	6,301,072
3	- Net revenue from sale of goods and rendering of s	4,776,379,785	19,364,485,905
4	- Cost of goods sold	1,918,382,640	9,444,721,503
5	- Gross profit from sale of goods and rendering of	2,857,997,145	9,919,764,402
6	- Gain/(loss) from disposal of investment properties		
7	- Finance income	3,276,179,842	3,335,059,494
8	- Finance costs	0	185,609,267
9	- Selling expenses	373,825,691	919,806,971
10	- General and administrative expenses	1,693,608,247	3,293,954,126
11	- Share of profit/(loss) in associates and joint ventures		
12	- Net profit from operating activities	4,066,743,049	8,855,453,532
13	- Other income	11,818,181,818	11,818,636,363
14	- Other expenses	1,897,603,575	1,903,515,827
15	- Other profit/(loss)	9,920,578,243	9,915,120,536
16	- Total profit before tax	13,987,321,292	18,770,574,068
17	- Current corporate income tax expense	2,797,464,258	3,755,297,264
18	- profit after corporate income tax	11,189,857,034	15,015,276,804
19	- Basic earnings per share	1,884	2,528

Đồng nai July 17, 2026
General Director
 GACH MEN
 THANH THANH
 TP. BIÊN HOÀ, T. ĐỒNG NAI

TRAN HUNG LUONG

THANH THANH CERAMIC TILE JOINT STOCK COMPANY Financial Statements

Address: Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong N Q2 Fiscal Year 2026

Tel: Fax:

Form No.

STATEMENT OF FINANCIAL POSITION (Form 43)

Items	Code	Notes	Closing Balance	Opening Balance
ASSETS				
A. CURRENT ASSETS	100		143,494,517,871	133,674,830,472
I. Cash and cash equivalents	110		4,499,444,388	18,063,247,966
- Cash	111		4,499,444,388	3,063,247,966
- Cash equivalents	112		-	15,000,000,000
II. Short-term financial investments	120		118,603,390,000	83,774,980,000
- Trading securities	121		11,427,575,701	11,427,575,701
- Allowance for decline in value of trading securities	122		(7,824,185,701)	(7,652,595,701)
- Held-to-maturity investments	123		115,000,000,000	80,000,000,000
- Allowance for short-term held-to-maturity investments	124		-	-
- Other short-term investments	125		-	-
- Allowance for impairment of other short-term investments	126		-	-
III. Short-term receivables	130		20,356,108,956	22,323,915,061
- Trade receivables	131		18,712,695,519	21,794,563,650
- Prepayments to suppliers	132		166,989,012	167,778,647
- Inter-company receivables	133		-	-
- Receivables under construction contracts	134		-	-
- Other receivables	135		1,882,677,315	767,825,654
- Allowance for doubtful receivables (*)	136		(406,252,890)	(406,252,890)
- Assets awaiting resolution	137		-	-
IV. Inventories	140		-	9,501,916,668
- Inventories	141		-	35,220,624,219
- Allowance for inventory write-down (*)	142		-	(25,718,707,551)
V. Short-term biological assets	150		-	-
- Short-term livestock for single-harvest production	151		-	-
- Short-term seasonal or single-harvest crops	152		-	-
- Allowance for impairment of short-term biological assets	153		-	-
VI. Other current assets	160		35,574,527	10,770,777
- Short-term prepaid expenses	161		-	-
- Deductible value added tax	162		-	-
- Taxes and other receivables from the State	163		35,574,527	10,770,777
- Government bond repurchase transactions	164		-	-
- Other current assets	165		-	-
B. NON-CURRENT ASSETS	200		2,073,033,117	4,139,967,389
I. Long-term receivables	210		85,700,000	85,700,000
- Long-term trade receivables	211		-	-
- Long-term prepayments to suppliers	212		-	-
- Working capital at subsidiary units	213		-	-
- Long-term inter-company receivables	214		-	-
- Other long-term receivables	215		85,700,000	85,700,000

- Allowance for doubtful long-term receivables (*)	216	-	-
II. Fixed assets	220	1,987,333,117	4,054,267,389
- Tangible fixed assets	221	1,987,333,117	4,054,267,389
- Cost	222	4,593,702,580	38,521,923,263
- Accumulated depreciation	223	(2,606,369,463)	(34,467,655,874)
- Finance lease assets	224	-	-
- Cost	225	-	-
- Accumulated depreciation	226	-	-
- Intangible fixed assets	227	-	-
- Cost	228	100,896,000	100,896,000
- Accumulated depreciation	229	(100,896,000)	(100,896,000)
III. Long-term biological assets	230	-	-
- Livestock for recurring production	231	-	-
a) Immature livestock for recurring production	232	-	-
b) Mature livestock for recurring production	233	-	-
- Cost	234	-	-
- Accumulated depreciation	235	-	-
- Long-term livestock for single-harvest production	236	-	-
- Long-term seasonal or single-harvest crops	237	-	-
- Allowance for impairment of long-term biological	238	-	-
IV. Investment property	240	-	-
- Cost	241	-	-
- Accumulated depreciation	242	-	-
V. Long-term work-in-progress	250	-	-
- Long-term production costs in progress	251	-	-
- Construction in progress	252	-	-
VI. Long-term financial investments	260	-	-
- Investments in subsidiaries	261	-	-
- Investments in associates and joint ventures	262	1,920,000,000	1,920,000,000
- Capital contributions to other entities	263	-	-
- Allowance for impairment of long-term investment	264	(1,920,000,000)	(1,920,000,000)
- Long-term held-to-maturity investments	265	-	-
- Allowance for long-term held-to-maturity investment	266	-	-
VII. Other non-current assets	270	-	-
- Long-term prepaid expenses	271	-	-
- Deferred tax assets	272	-	-
- Long-term spare parts and supplies	273	-	-
- Other non-current assets	274	-	-
- Goodwill	279	-	-
TOTAL ASSETS	280	145,567,550,988	137,814,797,861
EQUITY AND LIABILITIES		-	-
C. LIABILITIES	300	20,815,209,350	21,582,830,759
I. Current liabilities	310	20,070,209,350	20,477,830,759
- Trade payables	311	677,611,669	1,154,869,145
- Advances received from customers	312	1,114,230,898	1,107,721,986
- Dividends and profit payable	313	145,509,410	-
- Taxes and other payables to the State	314	2,859,586,645	2,014,448,130
- Payables to employees	315	1,288,804,280	1,989,334,330
- Accrued expenses	316	271,100,000	-

- Short-term inter-company payables	317	-	-
- Payables under construction contracts	318	-	-
- Deferred revenue (current)	319	-	-
- Other current payables	320	9,649,995,123	9,543,723,611
- Short-term borrowings and finance lease liabilities	321	-	-
- Short-term provisions	322	-	-
- Bonus and welfare fund	323	4,063,371,325	4,667,733,557
- Price stabilisation fund	324	-	-
- Government bond repurchase transactions	325	-	-
II. Non-current liabilities	330	745,000,000	1,105,000,000
- Long-term trade payables	331	-	-
- Long-term advances received from customers	332	-	-
- Long-term taxes and payables to the State	333	-	-
- Long-term accrued expenses	334	-	-
- Inter-company payables for working capital	335	-	-
- Long-term inter-company payables	336	-	-
- Long-term deferred revenue	337	-	-
- Other non-current payables	338	745,000,000	1,105,000,000
- Long-term borrowings and finance lease liabilities	339	-	-
- Convertible bonds	340	-	-
- Preference shares	341	-	-
- Deferred tax liabilities	342	-	-
- Long-term provisions	343	-	-
- Science and technology development fund	344	-	-
D. OWNERS' EQUITY	400	124,752,341,638	116,231,967,102
- Contributed capital	411	59,923,480,000	59,923,480,000
- Ordinary shares with voting rights	411a	59,923,480,000	59,923,480,000
- Preference shares	411b	-	-
- Share premium	412	313,744,700	313,744,700
- Bond conversion option	413	-	-
- Other capital	414	14,054,939,829	14,054,939,829
- Treasury shares	415	(652,100,000)	(652,100,000)
- Asset revaluation surplus	416	-	-
- Foreign currency translation reserve	417	-	-
- Development investment fund	418	17,691,184,747	17,691,184,747
- Other equity funds	419	3,905,815,558	3,905,815,558
- Retained earnings	420	29,515,276,804	20,994,902,268
- Retained earnings brought forward	420a	14,500,000,000	18,220,745,506
- Retained earnings for current period	420b	15,015,276,804	2,774,156,762
- Non-controlling interests	429	-	-
TOTAL EQUITY AND LIABILITIES	440	145,567,550,988	137,814,797,861

Preparer

Chief Accountant

Dong Nai, 17 July, 2026

General Director



Nguyen Xuan Khiem

Vo Thi Thu Thuy

Tran Hung Luong

Form No.

QUARTERLY INCOME STATEMENT

Items	Code	Notes	Current Quarter (This Year)	Same Quarter (Prior Year)	Year-to-Date (This Year)	Year-to-Date (Prior Year)
- Revenue from sale of goods and rendering of services	01		4,782,680,857	38,168,674,775	19,370,786,977	66,158,551,837
- Deductions from revenue	02		6,301,072	238,310,246	6,301,072	426,497,625
- Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10		4,776,379,785	37,930,364,529	19,364,485,905	65,732,054,212
- Cost of goods sold	11		1,918,382,640	31,533,515,030	9,444,721,503	55,016,564,063
- Gross profit from sale of goods and rendering of services (20=10-11)	20		2,857,997,145	6,396,849,499	9,919,764,402	10,715,490,149
- Gain/(loss) from disposal of investment properties	21		-	-	-	-
- Finance income	22		3,276,179,842	186,973,579	3,335,059,494	264,461,386
- Finance costs	23		-	266,527,479	185,609,267	271,264,371
+ Of which: Interest expense	24		-	-	-	-
- Selling expenses	25		373,825,691	1,223,086,004	919,806,971	1,845,570,669
- General and administrative expenses	26		1,693,608,247	5,132,449,854	3,293,954,126	8,818,161,096
- Share of profit/(loss) in associates and joint ventures	27		-	-	-	-
- Net profit from operating activities {30=20+21+(22-23)-(25+26)+27}	30		4,066,743,049	(38,240,259)	8,855,453,532	44,955,399
- Other income	31		11,818,181,818	4,507,250	11,818,636,363	4,507,250
- Other expenses	32		1,897,603,575	25,013,668	1,903,515,827	25,013,668
- Other profit/(loss) (40=31-32)	40		9,920,578,243	(20,506,418)	9,915,120,536	(20,506,418)
- Total profit before tax (50=30+40)	50		13,987,321,292	(58,746,677)	18,770,574,068	24,448,981
- Current corporate income tax expense	51		2,797,464,258	-	3,755,297,264	7,611,400
- Deferred corporate income tax expense	52		-	-	-	-
- Profit after corporate income tax (60=50-51-52) (*)	60		11,189,857,034	(58,746,677)	15,015,276,804	16,837,581
- Profit after tax attributable to owners of the parent	61		-	-	-	-
- Profit after tax attributable to non-controlling interests	62		-	-	-	-
- Basic earnings per share (*)	70		1,884	(10)	2,528	3
- Diluted earnings per share (*)	71		-	-	-	-

Preparer

Chief Accountant

Dong Nai, July 17, 2026

General Director

Nguyen Xuan Khiem

Vo Thi Thu Thuy

Tran Hung Luong

THANH THANH CERAMIC JOINT STOCK COMPANY Financial Statements

Address: Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Ci Q2 Fiscal Year 2026

Tel: Fax:

Form No.

QUARTERLY STATEMENT OF CASH FLOWS (INDIRECT METHOD)

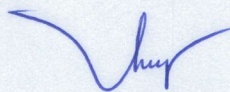
Items	Code	Notes	Year-to-Date (This Year)	Year-to-Date (Prior Year)
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash receipts from sales of goods, rendering of services and other revenue	01		33,868,557,919	70,614,025,909
2. Cash payments to suppliers of goods and services	02		(1,548,444,836)	(50,914,547,390)
3. Cash payments to and on behalf of employees	03		(2,699,705,100)	(9,645,383,212)
4. Interest paid	04			
5. Corporate income tax paid	05		(1,781,376,865)	(245,979,217)
6. Other cash receipts from operating activities	06		57,193,808,924	2,331,529,326
7. Other cash payments from operating activities	07		(79,856,738,710)	(9,631,776,333)
Net cash flows from operating activities	20		5,176,101,332	2,507,869,083
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Cash payments to acquire fixed assets and other long-term	21			
2. Cash receipts from disposal of fixed assets and other long	22			
3. Cash payments for loans granted and purchases of debt instruments of other entities	23		2,201,903,330	216,210,505
4. Cash receipts from repayments of loans and sales of debt	24			
5. Cash payments for equity investments in other entities	25			
6. Cash receipts from recovery of equity investments in othe	26			
7. Cash receipts from interest, dividends and profit distribut	27			
Net cash flows from investing activities	30		2,201,903,330	216,210,505
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Cash receipts from issuance of shares and capital contribu	31		-	-
2. Cash payments to return capital to owners and repurchase	32		-	-
3. Cash receipts from borrowings	33		-	745,649,000
4. Cash repayments of borrowings principal	34		-	(745,649,000)
5. Cash repayments of finance lease liabilities principal	35			
6. Dividends and profit paid to owners	36		(5,940,528,000)	(2,376,211,200)
Net cash flows from financing activities	40		(5,940,528,000)	(2,376,211,200)
Net increase/(decrease) in cash and cash equivalents (50 = 20	50		1,437,476,662	347,868,388
Cash and cash equivalents at the beginning of the period	60		3,063,247,966	22,627,469,397
Effect of exchange rate changes on cash and cash equivalent	61		(1,280,240)	11,498,888
Cash and cash equivalents at the end of the period (70 = 50+	70		4,499,444,388	22,986,836,673

Preparer



Nguyen Xuan Khiem

Chief Accountant



Vo Thi Thu Thuy

Dong Nai, July 17, 2026
General Director



Tran Hung Luong

Financial statement footnotes)

Quarter 2-2026

I.Characteristics of the Enterprise's operations

1. Establishment: THANH THANH CERAMIC TILES JOINT STOCK COMPANY (hereinafter referred to as "the Company") was converted from a state-owned enterprise, THANH THANH CERAMIC TILES Company, pursuant to Decision No. 1706/QĐ-BXD dated December 22, 2003 of the Ministry of Construction. THANH THANH CERAMIC TILES JOINT STOCK COMPANY is under Construction Materials Corporation No. 1, is an independent economic accounting unit, with full legal status. THANH THANH CERAMIC TILES JOINT STOCK COMPANY was granted Business Registration Certificate No. 4703000091 by the Department of Planning and Investment of Dong Nai Province, first issued on January 2, 2004 and changed for the twelfth time on December 29, 2020.
2. Form of capital ownership: equity
The Company's charter capital: VND 59,923,480,000
Members of the Board of Directors and the Board of Supervisors of the Company as of the date of preparing the financial statements are

Members of the Board of Directors

No	Full name	Position
1	Mr Cao Truong Thu	Chair man
2	Mr Tran Hung Luong	Member
3	Mr Pham Viet Thang	Member
4	Mrs Vo Thi Thu Thuy	Member
5	Mr Nguyen Thanh Ha	Member

Board of Supervisors

No	Full name	Position
1	Mr Đào Quang Sơn	Head of the Board
2	Mr Le Nguyen Quoc Truong	Member

Board of Directors

No	Full name	Position
1	Mr Tran Hung Luong	General Director
2	Mr Tran Hung Du	Deputy General Manager
3	Mrs Vo Thi Thu Thuy	Deputy General Manager

The Company's head office is located at: Road No. 1, Bien Hoa 1 Industrial Zone, Tran Bien Ward, Dong Nai City.

3. Business fields: According to the current investment license, the Company's business fields include:
 - Production of construction materials;
 - Industrial construction and installation
 - Wholesale of construction materials of all kinds, wholesale of supplies and import and export of construction materials;
 - Investment and trading in real estate and infrastructure;
 - Consulting and technology transfer for construction materials production;
 - Mining and processing of minerals;
 - Transportation and tourism services;

II. Accounting period, currency used in accounting.

1. Accounting period

The Company's accounting period begins on January 1 and ends on December 31 of each year.

2. Currency used in accounting

Financial statements are expressed in Vietnamese Dong ("VND")

Financial statement footnotes)

Quarter 2-2026

III. Applicable accounting standards and regimes

The Company applies the Vietnamese Enterprise Accounting Regime System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025.

The Company's financial statements are presented on the historical cost principle and in accordance with Vietnamese accounting standards, regimes and other current regulations on accounting in Vietnam

Applicable accounting form: General journal

IV. Applicable accounting policies

1. Principles for determining cash and cash equivalents.

Principles for determining cash equivalents include cash in hand, bank deposits and other short-term investments with an original maturity of no more than three months.

2. Principles for recording inventories

Principles for evaluating inventories: at original cost.

The cost of inventories is calculated using the weighted average method.

The method of accounting for inventories is the regular declaration method.

Method of establishing inventory depreciation provisions: Inventory depreciation provisions are established for the estimated value lost due to possible declines in value of materials, finished products and inventories owned by the Enterprise based on reasonable evidence of decline in value at the time of preparing the balance sheet. The increase or decrease in inventory value is transferred to the cost of goods sold in the period.

3. Principles of recording and depreciating fixed assets

Tangible fixed assets are determined according to their original cost and accumulated depreciation. Fixed assets are depreciated using the straight-line method, determined based on the estimated useful life of the assets, applied according to Circular No. 45/2013/TT-BTC dated April 25, 2013. The number of depreciation years for each group of assets is as follows:

1 Buildings and structures	:	05-30 years
2 Machinery and equipment	:	05-10 years
3 Means of transport	:	07-14 years
4 Office equipment	:	03-06 years
5 Accounting software	:	03 years

4. Principles of recording financial investments

Principles of recording investments in subsidiaries and associates: At original cost. Net profits distributed from subsidiaries and associates arising after the date of investment are recorded in the income statement. Other distributions (other than net profit) are considered as investment recovery and are recorded as deductions from the original investment cost.

Principles for recording short-term securities investments: at the time of preparing financial statements, securities investments have a capital recovery period of less than 1 year or within 1 business cycle.

Principles for recording other short-term and long-term investments: at the time of preparing financial statements, other investments have a capital recovery period of less than 1 year or within 1 business cycle are considered short-term investments, and if the capital recovery period is over 1 year or more than 1 business cycle, it is considered long-term investments.

Method for establishing short-term and long-term investment depreciation provisions: Investment depreciation provisions are established at the end of the year as the difference between the original cost of investments greater than their market value.

5. Principles of recording and capitalizing borrowing costs

Principles of recording borrowing costs: According to actual borrowing costs.

Principles of capitalizing borrowing costs: Borrowing costs are capitalized when the enterprise is certain to obtain future economic benefits from the use of that asset and the borrowing costs are reliably determined.

6. Principles of recording and capitalizing other expenses

Method of allocating prepaid expenses: based on the estimated time of use that the asset brings economic benefits.

Financial statement footnotes)

Quarter 2-2026

7. Principles of recording payable expenses

Actual expenses that have not yet arisen but are deducted in advance from production and business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When those costs arise, if there is a difference with the amount deducted, the accountant will record additional or reduce the cost corresponding to that difference.

8. Principles and methods of recording provisions payable

Unemployment allowance reserve fund: According to Circular No. 180/2012/TT-BTC dated October 24, 2012.

9. Principles of recording equity:

Recording dividends: According to the resolution of the Annual General Meeting of Shareholders.

Principles of setting aside reserves for funds from after-tax profits: According to the resolution of the Annual General Meeting of Shareholders

10. Principles and methods of recording revenue

10.1 Sales revenue: Recorded at the time of transferring ownership of goods and issuing sales invoices.

10.2 Service revenue: Recorded at the time the service work is completed and sales invoices are issued.

10.3 Financial income: Interest income, exchange rate differences and other financial income are recorded at the time when economic benefits are likely to be received and are reliably determined.

11. Principles and methods of recording financial expenses

Interest expenses, exchange rate differences and other financial expenses are recorded at the time when there is evidence of expenses arising, regardless of whether money has been spent or not.

12. Principles and methods of recording current corporate income tax expenses, deferred corporate income tax expenses

According to the provisions of Circular No. 12/2003/TT-BTC dated December 22, 2003 of the Ministry of Finance detailing the implementation of the Law on Corporate Income Tax (CIT) and Circular No. 88/2004/TT-BTC dated September 1, 2004 of the Ministry of Finance amending and supplementing Circular No. 128/2003/TT-BTC of the Ministry of Finance and other relevant regulations, the Company applies a CIT tax rate of 15% for 12 years, is exempted from CIT for 03 years from the time of taxable income and is entitled to a 50% reduction in CIT payable for 02 years from the time of making transactions in addition to the above incentives as prescribed by the Law on Corporate Income Tax. Combining the above incentives, the Company can determine Exemption from corporate income tax for 05 years from the date of taxable income and 50% reduction of payable tax for the next 05 years. In 2017, the Company has expired the period of 50% reduction of payable tax, and expired the period of application of corporate income tax rate of 15%. From 2016, according to Clause 1, Article 11 of Circular 78/2014 TT-BTC, in case of applying tax rate of 22%, it will switch to apply tax rate of 20% from January 1, 2017.

In addition to corporate income tax, the Company is obliged to pay other taxes according to current tax regulations.

The amount of tax payable shown in the accounting books is the company's estimated data. The specific amount of tax payable will be recorded according to the tax settlement audit of the tax authority.

Current tax

Tax assets and liabilities for the current and prior periods are measured at the amount expected to be paid to (recovered from) the taxation authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred income taxes

Deferred income taxes are recognised on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax assets are recognised for all deductible temporary differences, carry-forward of unused tax losses and unused tax credits, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised.

13. Foreign exchange risk hedging transactions

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Transactions arising in foreign currencies are translated at the exchange rate applicable on the date of the transaction. Exchange rate differences arising from these transactions are transferred to the statement of profit and loss.

Current assets and short-term liabilities denominated in foreign currencies at the balance sheet date are translated at the exchange rate applicable on the balance sheet date. Unrealized differences due to translation are presented in the balance sheet.

Long-term liabilities denominated in foreign currencies at the balance sheet date are translated at the exchange rate applicable on the balance sheet date. Differences in gains/losses due to translation are transferred to financial income or expenses in the statement of profit and loss.

V. Additional information for items presented in the balance sheet

		30 June 2026	01 January 2026
1	Cash and cash equivalents	4.499.444.388	18.063.247.966
-	Cash	182.400.150	267.920.347
-	Bank deposits	4.317.044.238	2.795.327.619
-	Cash equivalents	-	15.000.000.000
2	Short-term financial investments	118.603.390.000	83.774.980.000
-	Securities and trading financial instruments	11.427.575.701	11.427.575.701
-	Other short-term investments	(7.824.185.701)	(7.652.595.701)
-	Other short-term investments	115.000.000.000	80.000.000.000
3	Short-term receivables	20.356.108.956	22.323.915.061
-	Trade receivables	18.712.695.519	21.794.563.650
-	In which: Receivables from related parties	10.117.222.024	13.749.145.503
	Construction Materials Corporation No. 1-CTCP	8.935.722.024	12.567.645.503
	Southeast Asia Brick Joint Stock Company	1.181.500.000	1.181.500.000
	Prepayments to sellers	166.989.012	167.778.647
	Other receivables: Of which:	1.882.677.315	767.825.654
	+ Receivables (Account 1388)	1.866.249.315	733.093.151
	+ Advances to employees	16.428.000	26.428.000
	+ Other payables	-	8.304.503
	Provision for doubtful debts	(406.252.890)	(406.252.890)
4	Inventories	-	9.501.916.668
-	Raw materials	-	1.286.651.966
-	Tools and equipment	-	-
	Finished products	-	33.933.972.253
	Goods	-	-
	Total cost of inventory	-	35.220.624.219

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	Provision for devaluation of inventory materials	-	1.056.472.316
	Provision for impairment of finished goods inventory.	-	24.662.235.235
	Provision for commodity price depreciation	-	-
	Total cost of goods Inventories	-	25.718.707.551
		30 June 2026	01 January 2026
5	Other current assets	35.574.527	10.770.777
-	Short-term prepaid expenses	-	-
-	Deductible VAT	-	-
	Taxes and receivables from the State	35.574.527	10.770.777
			-

6 Increase or decrease in fixed assets

6.1 Tangible fixed assets:

Indicators	Factories, structures	Machinery and equipment	Means of transport	Management equipment	Total
I.Original price					
Beginning balance	25.328.736.587	9.426.379.237	3.660.551.239	106.256.200	38.521.923.263
Purchases during the period					
Completed construction investment					
Other increases		36.203.200	933.151.341		969.354.541
Transfer to investment real estate					
Liquidation, sale	25.328.736.587	9.462.582.437		106.256.200	34.897.575.224
Other decreases					
Ending balance	-	-	4.593.702.580	-	4.593.702.580
II Depreciation value					
Beginning balance	24.067.732.030	8.795.080.656	1.498.586.988	106.256.200	34.467.655.874
Depreciation during the period	39.406.389	73.058.151	174.631.134	-	287.095.674
Other increases		36.203.200	933.151.341	-	969.354.541
Liquidation, sale	24.107.138.419	8.904.342.007		106.256.200	33.117.736.626
Other decreases					
Ending balance			2.606.369.463		2.606.369.463
III Remaining value					
Beginning balance	1.261.004.557	631.298.581	2.161.964.251	-	4.054.267.389
Ending balance	-	-	1.987.333.117	0	1.987.333.117

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6.2 intangible fixed assets

Item	Beginning of the year	Increase	Decrease	End of the period
Original cost	100.896.000	-	-	100.896.000
Accumulated depreciation	100.896.000	-	-	100.896.000
Remaining value				

		30 June 2026	01 Janary 2026
7	Long-term investments	-	-
-	Investments in associates	1.920.000.000	1.920.000.000
-	Long-term financial investment reserve	(1.920.000.000)	(1.920.000.000)
8	Long-term receivables +Deposits	85.700.000	85.700.000
-	Long-term deposits and bets	85.700.000	85.700.000
9	Short-term loans and debts	-	-
10	Payables to suppliers	677.611.669	1.154.869.145
	In which: Payables to suppliers are related parties	-	35.396.205
	Construction Materials Corporation No. 1-JSC	-	35.396.205
	Southeast Asia Brick Joint Stock Company	-	-
	Packaging and Minerals Joint Stock Company No. 1	-	-
11	Dividends and profits must be paid.	145.509.410	8.737.435
12	Taxes and amounts payable to the State	2.859.586.645	2.014.448.130
13	Short-term payables	271.100.000	-
14	Expenses payable to employees	1.288.804.280	989.334.330
15	Advance payments from customers	1.114.230.898	1.107.721.986
16	Other Provisions	9.649.995.123	9.534.986.176
	Details include:		
	Union fees	9.858.000	72.471.200
	Social insurance and health insurance + unemployment insurance	46.572.000	-
	Other payables due to agents depositing for exclusive production of goods	9.042.552.593	11.604.190.517
	Remuneration and bonuses for the Board of Directors	370.580.798	672.580.798
	Other payables	180.431.732	238.719.064
17	Other long-term payables	745.000.000	1.105.000.000
	Deposits and bets received from agents	745.000.000	1.105.000.000
18	Deferred income tax payable		
19	Increase or decrease in equity	-	-

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a. Increase or decrease in equity

Unit: thousand VND

Item	Beginning of the year	Increase	Decrease	End of the period
Owner's investment capital	59.923.480			59.923.480
Share premium	313.745			313.745
Other owners' capital	14.054.940			14.054.940
Treasury shares	(652.100)			(652.100)
Exchange rate difference	-			-
Development investment fund	17.691.184			17.691.184
Training Fund	100.000			-
Financial reserve fund	3.805.816			-
Other funds belonging to equity	-			3.905.816
Undistributed profits	20.994.902	15.015.277	6.494.902	29.515.277
Total	116.231.967	14.692.541	6.494.902	124.752.342

b. Owner's capital details:

Unit: thousand VND

Target	Last year			This year		
	Total	Common stock	Preferred stock	Total	Common stock	Preferred stock
Contributed capital (shareholders)	59.923.480	59.923.480		59.923.480	59.923.480	
Share premium	313.745	313.745		313.745	313.745	
Treasury shares	(652.100)	(652.100)		(652.100)	(652.100)	
Total	59.585.125	59.585.125		59.585.125	59.585.125	

c. Capital transactions with owners and profit dividend distribution:

	30 June 2026	01 January 2026
Owner's equity		
- Capital contribution at the beginning of the year	59.923.480.000	59.923.480.000
- Capital contribution increased during the year	-	
Capital contribution at the end of the period	59.923.480.000	59.923.480.000
Including: Shareholders of Construction Materials Corporation No. 1-Joint Stock Company	30.560.970.000	30.560.970.000
Other shareholders	29.362.510.000	29.362.510.000

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d. Dividends:

	30 June 2026	01 Jan 2026
Dividends declared after the end of the accounting year	10%	
- Dividends declared on common stock	10%	
- Dividends declared on preference stock	Not declared	
Dividends on cumulative preference stock	Not declared	

e. Shares

	30 June 2026	01 Jan 2026
Number of Shares authorized to be issued	5.992.348	5.992.348
- Number of Shares issued and fully contributed	5.992.348	5.992.348
- Common shares	5.992.348	5.992.348
Preferred shares	-	-
Number of outstanding shares	51.820	51.820
Common shares	51.820	51.820
Preferred shares		
Number of outstanding shares	5.940.528	5.940.528
Common shares	5.940.528	5.940.528
Preferred shares		
Par value of shares (VND/share) coupon)	10.000	10.000

VI. Additional information for items presented in the Income Statement

	Quarter 2-2026	Quarter 2-2025
1 Revenue		
Sales revenue	4.782.680.857	38.168.674.775
Revenue deductions	6.301.072	238.310.246
Trade discounts	-	238.310.246
Sales returns	-	-
Net sales revenue and service provision:	4.776.379.785	37.930.364.529
2 Cost of goods sold	1.918.382.640	31.533.515.030
3 Financial income	3.276.179.842	186.973.579
Interest on bank deposits	3.276.179.842	181.010.370
Exchange rate difference	-	5.963.209
Reversal of short-term investment depreciation provision	-	-
4 Financial expenses	-	266.527.479
Interest on loans	-	-
Exchange rate difference loss	-	5.280.000
Reversal of Provisions for Short-term Investments	-	261.247.479
5 Other income	11.818.181.818	4.507.250
6 Other expenses	1.897.603.575	25.013.668

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7	Selling expenses	373.825.691	1.223.086.004
	Employee expenses	339.034.411	909.961.765
	Material expenses	24.406.000	118.690.238
	Fixed assets expenses	-	-
	Outsourced service expenses	-	113.304.866
	Other cash expenses	10.385.280	81.129.135
8	Business management expenses	1.693.608.247	5.132.449.854
	Management staff costs	786.953.089	1.121.115.228
	Materials and office supplies costs	22.376.129	94.813.866
	Fixed asset management costs	87.315.567	673.513.451
	Taxes, fees, charges	7.989.884	18.038.944
	Provision costs		2.000.000.000
	Outsourced service costs	5.772.511	82.453.321
	Other cash costs	783.201.067	1.097.535.232
9	Provisional corporate income tax expense		
	Accounting profit before tax	13.987.321.292	(58.746.677)
	Estimated taxable income	13.987.321.292	(58.746.677)
	Corporate income tax (20%)	2.797.464.258	(11.779.334)
	Estimated corporate income tax payable	2.797.464.258	(46.967.343)
10	Basic earnings per share		
	Accounting profit after corporate income tax	11.189.857.034	66.556.526
	Average outstanding common shares	5.940.528	5.940.528
	Basic earnings per share	1.884	11
11	Production and business costs by element		
	Cost of raw materials and office supplies	46.782.129	35.390.276.750
	Labor costs	1.172.769.629	8.195.401.433
	Depreciation costs of fixed assets	87.315.567	1.229.397.765
	Cost of outsourced services	13.762.395	5.624.481.991
	Other cash costs	79.586.347	1.766.945.284
	Total	2.067.433.938	52.206.503.223

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VII. OTHER INFORMATION

7.1 Information about related parties

List of related parties includes:

Related party	Relationship
Construction Materials Corporation No. 1 - JSC	Parent company
FICO Products Trading Company Limited	Same parent company
Tan Dinh Construction Mechanical Joint Stock Company	Same parent company
Southeast Asia Brick Joint Stock Company	Same parent company
Packaging and Minerals Joint Stock Company No. 1	Associate company
Phuoc Hoa FICO Joint Stock Company	Same parent company

During the year, the Company had the following main transactions with related parties:

a. Income of the Board of Directors, Board of Supervisors and Board of General Directors

Remuneration and other benefits of Board of Directors members:

Full name	Position	Q2-Year 2026	Q2-Year 2025
Mr. Cao Truong Thu	Chair man	80.000.000	30.000.000
Mr. Tran Hung Luong	Member	48.000.000	18.000.000
Mr Pham Viet Thang	Member	48.000.000	18.000.000
Mr Nguyen Thanh Ha	Member	48.000.000	18.000.000
Mrs Vo Thi Thu Thuy		48.000.000	18.000.000
Total		272.000.000	102.000.000

Remuneration and other benefits of members of the Board of Supervisors:

Full name	Position	Q2-Year 2026	Q2-Year 2025
Mr Đào Quang Sơn	Head of the Board	48.000.000	18.000.000
Mr Le Nguyen Quoc Trung	Member	32.000.000	12.000.000
Total		80.000.000	30.000.000

Salary and other benefits of the Board of Directors and other managers:

Full name	Position	Q2-Year 2026	Q2-Year 2025
Mr. Tran Hung Luong	General Director	437.318.000	265.708.000
Mr. Tran Hung Du	Deputy General Director	232.153.000	141.846.000
Mrs. Vo Thi Thu Thuy	Deputy General Director	275.595.000	171.873.000
Mr. Nguyen Xuan Khiem	Head of Department General Accountant	182.995.000	120.465.000
Mr. Dang Dinh Thong	Secretary of the Board of Directors	219.713.000	112.143.000
Total		1.347.774.000	812.035.000

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b. Transactions with related parties:

Related party	Relationship	Nature	Q2-Year 2026	Q2-Year 2025
Purchase transaction				
			-	3.777.677.877
Construction Materials Corporation No. 1-JSC	Parent company	Purchase of materials	-	2.106.518.922
FICO Product Trading Company Limited Same parent company	Same parent company	Purchase of materials		
Tan Dinh Construction Mechanical Joint Stock Company	Same parent company	Purchase of materials		
Southeast Asia Brick JSC	Same parent company	Payables for purchases		-
Packaging and Minerals JSC No. 1	Associate Purchase	Receive dividends	-	1.666.613.500
Phuoc Hoa FICO Joint Stock Company	Same parent company			
Vitaly Joint Stock Company	Same parent company	Payables for purchases	-	4.545.455
Sales transaction			1.427.048.856	27.572.472.752
Construction Materials Corporation No. 1-JSC	Parent company	Revenue from sales of goods	1.427.048.856	27.572.472.752
Revenue deduction			-	215.047.022
Construction Materials Corporation No. 1-JSC	Parent company	trade discount	-	215.047.022
Other transactions			-	-
Construction Materials Corporation No. 1-JSC	Parent company	Software copyright cost	-	-
Southeast Asia Brick JSC	Same parent company	Payables for purchases	-	-
Packaging and Minerals JSC No. 1	Associate Purchase	Receive dividends	-	-
Vitaly Joint Stock Company	Same parent company	brick mold repair cost	-	-
Short-term receivables from customers			10.117.222.024	16.391.202.871
Construction Materials Corporation No. 1-JSC	Parent company	receivables from customers	8.935.722.024	16.391.202.871
Southeast Asia Brick JSC	Same parent company	Payables for purchases	1.181.500.000	-
b. Balance with related parties:			-	1.182.002.077
Construction Materials Corporation No. 1-JSC	Parent company	Payables for purchases	-	850.925.453

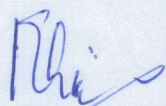
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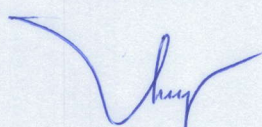
Southeast Asia Brick JSC	Same parent company	Payables for purchases	-	-
Packaging and Minerals JSC No. 1	Associate Purchase	Purchase of materials	-	326.076.624
Vitaly Joint Stock Company	Same parent company	Payables for purchases	-	5.000.000
Other short-term payables			500.000.000	1.685.000.000
Construction Materials Corporation No. 1-JSC	Parent company	Payables for purchases	500.000.000	1.685.000.000

Preparer



Nguyen Xuan Khiem

Chief Accountant



Vo Thi Thu Thuy

Dong Nai, July 17, 2026
General Director




Tran Hung Luong