

Số: ~~198~~/CBTT-FiCO

Ho Chi Minh City, 30/07/2026

**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 second 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 second 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 ☐	No ☐
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 Explanatory text in case of "yes":

Yes ☐	No ☐
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 - + 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 ☐	No ☐
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 Explanatory text in case of "yes":

Yes ☐	No ☐
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- + 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 30/07/2026 at the link: <https://www.fico.com.vn/co-dong>

Attached documents:

- Financial statements for the Q2 2026;
- Explanatory text.

FICO CORPORATION - JSC



Nguyễn Lê Dung



FICO CORPORATION-JSC
CONSOLIDATED FINANCIAL STATEMENTS
THE SECOND THE QUARTER OF 2026

Ho Chi Minh City, July 2026

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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 Consolidated Financial Statements for the three -month period ended June 30, 2026

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Board of General Directors of the Corporation is responsible for preparing the 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 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 Consolidated Financial Statements;
- Design, implement, and maintain an internal control system related to the preparation and fair presentation of the Consolidated Financial Statements to ensure that the Consolidated Financial Statements are free from material misstatements, whether due to fraud or error.
- Prepare the 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 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 Consolidated Financial Statements comply with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and relevant legal regulations to preparation and presentation of 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 Truong Thu
General Director

Ho Chi Minh City, July 29, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

ASSETS	Code	Notes	30/06/2026	01/01/2026
			VND	VND
A - CURRENT ASSETS (100 = 110+120+130+140+160)	100		1,343,848,854,490	1,523,502,998,002
I- Cash and cash equivalents	110	5.1	128,946,141,230	237,742,516,221
1. Cash	111		55,446,141,230	114,742,516,221
2. Cash equivalents	112		73,500,000,000	123,000,000,000
II- Short-term financial investments	120		561,390,262,508	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	557,786,872,508	548,447,757,810
III- Short-term receivables	130		168,081,926,698	238,826,765,465
1. Short-term receivables from customers	131	5.3	236,556,069,586	308,153,414,146
2. Short-term prepayments to suppliers	132		8,484,647,816	9,587,378,908
3. Other short-term receivables	135	5.4	83,208,758,721	80,603,521,836
4. Short-term allowances for doubtful debts (*)	136	5.5	(162,257,933,547)	(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	451,329,632,951	485,418,698,256
1. Inventories	141		460,335,662,252	533,501,564,333
2. Allowances for devaluation of inventories (*)	142		(9,006,029,301)	(48,082,866,077)
VI- Other short-term assets	160		34,100,891,103	9,292,280,250
1. Short-term prepaid expenses	161	5.8	32,005,021,875	4,904,977,318
2. Deductible value added tax	162		428,418,890	1,484,636,410
3. Taxes and receivables from the State Budget	163		1,667,450,338	2,902,666,522

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

ASSETS	Code	Notes	30/06/2026	01/01/2026
			VND	VND
B - LONG-TERM ASSETS	200		1,330,180,594,876	1,304,872,729,877
I Long-term receivables	210		11,749,562,979	10,911,482,131
1. Other long-term receivables	215	5.4	11,749,562,979	10,911,482,131
II Fixed assets	220		204,144,328,843	218,556,085,811
1. Tangible fixed assets	221	5.9	147,118,826,246	159,970,075,437
- Historical costs	222		797,006,365,786	829,274,580,101
- Accumulated depreciation	223		(649,887,539,540)	(669,304,504,664)
2. Finance lease fixed assets	224	5.10	-	229,294,095
- Historical costs	225		-	1,572,302,368
- Accumulated depreciation	226		-	(1,343,008,273)
3. Intangible fixed assets	227	5.11	57,025,502,597	58,356,716,279
- Historical costs	228		86,611,158,453	86,611,158,453
- Accumulated amortization	229		(29,585,655,856)	(28,254,442,174)
IV. Investment property	240	5.12	8,448,841,596	9,124,250,670
1. Historical costs	241		31,597,726,547	31,597,726,547
2. Accumulated depreciation	242		(23,148,884,951)	(22,473,475,877)
V. Long-term unfinished assets	250	5.13	31,152,576,915	26,253,185,834
1. Construction in progress	252		31,152,576,915	26,253,185,834
VI. Long-term financial investments	260		1,008,693,828,792	969,600,706,833
1. Investments in joint ventures and associates	262	5.2	953,654,880,935	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		65,991,455,751	70,427,018,598
1. Long-term prepaid expenses	271	5.8	52,453,876,975	53,765,383,180
2. Good-will	279	5.14	13,537,578,776	16,661,635,418
TOTAL ASSETS(280 = 100+200)	280		2,674,029,449,366	2,828,375,727,879

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

RESOURCES	Codes	Notes	30/06/2026 VND	01/01/2026 VND
C- LIABILITIES	300		1,000,329,831,060	1,215,415,268,437
I- Short-term liabilities	310		946,418,121,496	1,162,599,615,874
1. Short-term trade payables	311	5.15	75,029,043,866	75,917,748,708
2. Short-term prepayments from customers	312		102,543,785,296	110,811,395,675
3. Dividends and profits payable	313		278,621,129	220,949,316
4. Taxes and payables to the State Budget	314		31,078,903,498	12,651,060,306
5. Payables to employees	315		22,475,810,449	35,189,157,842
6. Short-term accrued expenses	316	5.16	19,123,410,117	18,324,751,203
7. Short-term unearned revenue	319		-	94,000,000
8. Other short-term payables	320	5.17	37,238,938,361	34,205,155,277
9. Short-term borrowings and finance lease liabilities	321	5.18	645,056,508,308	862,417,781,738
10. Bonus and welfare fund	323		13,593,100,472	12,767,615,809
II- Long-term liabilities	330		53,911,709,564	52,815,652,563
1. Other long-term payables	338	5.17	26,082,508,166	26,440,925,716
2. Long-term borrowings and finance lease liabilities	339	5.18	5,127,000,000	5,493,000,000
3. Deferred income tax payables	342		15,671,938,008	14,212,247,717
4. Long-term provisions	343		7,030,263,390	6,669,479,130
D- RESOURCES	400		1,673,699,618,306	1,612,960,459,442
I- Owner's equity	410	5.19	1,673,699,618,306	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		79,905,503,489	70,356,787,628
5. Undistributed profit after tax	420		463,436,035,221	425,344,380,937
- The prior year retained earnings (Accumulated losses)	420a		379,455,310,843	306,707,323,356
- The current year retained earnings (Accumulated losses)	420b		83,980,724,378	118,637,057,581
6. Non-controlling interests	429		17,810,997,476	4,742,158,757
TOTAL RESOURCES (440 = 300+400)	440		2,674,029,449,366	2,828,375,727,879

Ho Chi Minh city, July 29, 2026

Prepared



Nguyen Thi Ngan

Chief Accountant



Nguyen Xuan Hung



General Director

Cao Truong Thu

CONSOLIDATED STATEMENT OF PROFIT AND LOSS
2nd Quarter 2026

ITEMS	Codes	Notes	Quarter 2		Cumulative from 01 January to 30 June	
			Current period VND	Previous period VND	Current period VND	Previous period VND
1. Gross sales of merchandise and services	01	5.20	219,850,778,081	344,302,001,219	444,878,906,962	628,018,371,855
2. Revenue deductions	02	5.20	2,972,483,900	2,452,595,051	3,978,713,642	5,024,450,429
3. Net revenues from sales and services rendered (10=01-02)	10	5.20	216,878,294,181	341,849,406,168	440,900,193,320	622,993,921,426
4. Cost of goods sold	11	5.21	151,344,249,033	276,373,555,844	325,100,415,781	511,132,131,011
5. Gross revenues from sales and services rendered (20 = 10-11)	20		65,534,045,148	65,475,850,324	115,799,777,539	111,861,790,415
6. Gains/losses from disposals of investment properties	21		-	-	-	-
7. Financial income	22	5.22	18,108,900,625	7,324,876,655	21,752,126,501	8,480,257,853
8. Financial expenses	23	5.23	10,953,420,066	8,339,672,906	21,247,625,394	16,275,924,125
<i>In which: Interest expenses</i>	24		10,953,420,066	8,162,802,906	21,046,784,498	16,090,165,500
9. Selling expenses	25	5.24	2,954,105,185	6,388,113,086	7,988,935,678	11,339,980,539
10. General and administration expenses	26	5.25	23,566,309,078	26,616,280,009	46,784,702,861	54,987,777,283
11. Share of net profit of associates and joint ventures	27	5.26	27,847,765,737	26,590,369,534	38,079,713,062	36,575,153,904
12. Net profits from operating activities { 30 = 20 + 21+ (22-23) - (25+26) + 27 }	30		74,016,877,181	58,047,030,512	99,610,353,169	74,313,520,225
13. Other income	31	5.27	21,194,722,466	17,814,345,513	28,264,953,231	24,850,130,095
14. Other expenses	32	5.27	8,983,497,345	11,707,666,460	15,628,345,812	18,951,037,036
15. Other profits (40 = 31-32)	40		12,211,225,121	6,106,679,053	12,636,607,419	5,899,093,059
16. Total accounting profit before tax (50 = 30+40)	50		86,228,102,302	64,153,709,565	112,246,960,588	80,212,613,284
17. Current corporate income tax expenses	51		7,632,851,590	4,771,342,244	11,015,791,421	8,297,661,752
18. Deferred corporate income tax expenses	52		490,808,496	445,574,023	999,103,959	873,216,550
19. Profits after corporate income tax (60 = 50-51-52)	60		78,104,442,216	58,936,793,298	100,232,065,208	71,041,734,982
20. Profit after tax of Parent Company	61		67,004,163,211	52,207,071,251	83,980,724,378	62,291,311,206
21. Profit after tax attributable to Non-controlling interests	62		11,100,279,005	6,729,722,047	16,251,340,830	8,750,423,776
22. Basic earnings per share	70	5.28	528	411	661	490

Prepared



Nguyen Thi Ngan

Chief Accountant



Nguyen Xuan Hung

Ho Chi Minh city, July 29, 2026

General Director



Cao Truong Thu

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

2st Quarter 2026

ITEMS	Codes	Cumulative from 01 January to 30 June	
		Current period VND	Previous period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	112,246,960,588	80,212,613,284
2. Adjustments for:			
- Depreciation of fixed assets and investment real property	02	16,519,088,086	21,754,786,637
- Provisions	03	(37,894,462,516)	370,718,109
- Profits / losses of exchange rate differences from revaluation of accounts derived from foreign currencies	04	(85,883)	(5,963,209)
- Profits/losses from investment	05	(31,643,842,001)	(8,997,203,256)
- Interest expense	06	21,046,784,498	16,090,165,500
3. Operating profit before movements in working capital	08	80,274,442,772	109,425,117,065
- (Increase) decrease in receivables	09	71,548,191,623	(6,357,572,262)
- (Increase) decrease in inventories	10	73,165,902,081	79,374,721,610
- Increase (decrease) in accounts payable	11	(3,910,120,474)	19,412,392,276
- (Increase) decrease in prepaid expenses	12	(22,707,623,567)	(5,441,349,853)
- Interest paid	14	(20,982,981,706)	(16,283,899,479)
- Corporate income tax paid	15	(3,665,670,837)	(5,878,817,017)
- Other cash outflows	17	(4,208,164,184)	(6,295,278,894)
Net cash from operating activities	20	169,513,975,708	167,955,313,446
II. CASH FLOWS FROM INVESTING ACTIVITIES			
- Acquisition and construction of fixed assets and other long-term assets	21	(8,068,009,866)	(4,069,568,282)
- Proceeds from sales of fixed assets and other long-term assets	22	11,700,542,755	746,045,455
- Cash outflow for lending and buying debt instruments of other companies	23	(472,783,598,290)	(168,630,000,000)
- Cash recovered from lending and selling debt instruments of other companies	24	464,234,000,000	163,602,230,009
5. Investments in other entities	25	(5,922,960,000)	-
- Cash recovered from investments in other entities	26	2,000,000,000	-
- Loan interest, dividends and profits shared received	27	20,933,621,436	7,177,395,253
Net cash used in investing activities	30	12,093,596,035	(1,173,897,565)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
- Proceeds from borrowings	33	753,096,142,888	901,471,369,006
- Repayments of borrowings	34	(970,669,416,331)	(1,056,809,031,932)
- Repayments of obligations under finance lease	35	(153,999,987)	(154,000,002)
- Dividends and interest paid to owners	36	(72,676,759,187)	(64,623,051,634)
Net cash from finance activities	40	(290,404,032,617)	(220,114,714,562)
Net cash inflows/(outflows) (50 = 20+30+40)	50	(108,796,460,874)	(53,333,298,681)
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	85,883	12,710,310
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	128,946,141,230	169,822,398,315

Prepared

Chief Accountant

Ho Chi Minh city, July 29, 2026

General Director



Nguyen Thi ngan



Nguyen Xuan Hung



Cao Truong Thu

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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 June 30, 2026 was 362 (as of December 31, 2025: 356)

Ownership of capital as of June 30, 2026:

Shares holders	As at 30/06/2026			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 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.

Finance

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%

Finance

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.4 The Corporation structure (Continued)

Subsidiaries: As at June 30, 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

Finance

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.4 The Corporation's structure (Continued)

Associates : As at June 30, 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	23.43%	23.43%
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 consolidated financial statements for the first quarter are prepared for the period from April 01 to June 30 annually.

Accounting currency

The 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 April 2026 to 30 June 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 30 June 2026.

All foreign exchange differences resulting from the revaluation of foreign currency monetary items as of 30 June 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 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 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

	30/06/2026 VND	01/01/2026 VND
Cash on hand	7,406,365,314	7,602,065,918
Cash in banks (i)	48,039,775,916	107,140,450,303
Cash equivalents (ii)	73,500,000,000	123,000,000,000
Total	128,946,141,230	237,742,516,221

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

Vietnam Bank for Agriculture and Rural Development (Agribank)	12,975,455,430	9,935,295,643
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	9,253,507,304	64,351,811,118
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	7,795,363,495	13,193,709,330
Vietnam Export Import Commercial Joint Stock Bank (Eximbank)	3,955,613,025	204,579,869
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	3,151,007,762	2,990,066,037
Vietnam International Commercial Joint Stock Bank (VIB)	3,268,632,515	15,429,631,658
Securities account at Bao Viet Securities Joint Stock Company	7,167,176,664	234,388,847
Vietnam Public Joint Stock Commercial Bank (PVcomBank)	9,609,501	503,044,855
Sai Gon Thuong Tin Commercial Joint Stock Bank (Sacombank)	31,847,240	297,922,946
Other banks	431,562,980	

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
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)	1,000,000,000	11,000,000,000
Vietnam Public Joint Stock Commercial Bank (PVcomBank)	70,000,000,000	-
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

	30/06/2026 (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 30 June 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

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original cost	Book value	Original cost	Book value
Short term				
- Term deposit				
<i>Vietnam Bank for Agriculture and Rural Development (Agribank)</i>				
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)</i>	557,786,872,508	557,786,872,508	548,447,757,810	548,447,757,810
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)</i>	557,786,872,508	557,786,872,508	548,447,757,810	548,447,757,810
<i>Vietnam Prosperity Joint Stock Commercial Bank (VPBank)</i>	26,200,000,000	26,200,000,000	10,200,000,000	10,200,000,000
<i>Vietnam International Commercial Joint Stock Bank (VIB)</i>	108,300,000,000	108,300,000,000	13,300,000,000	13,300,000,000
<i>Vietnam Export Import Commercial Joint Stock Bank (Eximbank)</i>	21,563,550,000	21,563,550,000	300,000,000	300,000,000
<i>Nam A Joint Stock Commercial Bank (Nam A Bank)</i>	209,400,000,000	209,400,000,000	276,400,000,000	276,400,000,000
<i>Asia Commercial Bank (ACB)</i>	10,000,000,000	10,000,000,000	87,700,000,000	87,700,000,000
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade (vietinbank)</i>	157,400,000,000	157,400,000,000	127,100,000,000	127,100,000,000
<i>Vietnam Public Joint Stock Commercial Bank (PVcomBank)</i>	1,500,000,000	1,500,000,000	1,830,000,000	1,830,000,000
<i>Interest receivable from term deposits</i>	3,550,048,290	3,550,048,290	2,534,000,000	2,534,000,000
Long term	10,000,000,000	10,000,000,000	-	-
Total	9,873,274,218	9,873,274,218	20,000,000,000	20,000,000,000
	-	-	9,083,757,810	9,083,757,810
	557,786,872,508	557,786,872,508	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.

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Investments in associates and joint ventures

Items	30/06/2026 (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)	23.43%	48,276,382,900	124,260,040,352	179,961,184,400	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	15,077,094,919	-	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	71,390,018,245	-	54,000,000,000	67,350,312,345	-
FICO Tay Ninh Cement Joint Stock Company (ii)	25.84%	451,750,000,000	715,763,913,000	-	451,750,000,000	692,206,392,155	-
Total		606,514,858,680	953,654,880,935		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.

(ii) Additionally, the Corporation has pledged 64,600,250 shares of Fico Tay Ninh Cement Joint Stock Company 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

d. Investments in other entities		30/06/2026 (VND)			01/01/2026 (VND)			
		Equity owned	Original cost	Fair value	Provision	Original cost	Fair value	Provision
Investments in other entities								
SaiGon Materials and Construction Joint Stock Company			293,330,739	(iii)	-	293,330,739	(iii)	-
Packaging and Minerals No.1 Joint Stock Company	10.00%		1,041,450,787	(iii)	-	1,041,450,787	(iii)	-
General Construction Consultant Joint Stock Company	5.33%		2,300,016,674	(iii)	-	2,300,016,674	(iii)	-
FiCO Tay Ninh Mineral Joint Stock Company	4.03%		4,096,610,711	(iii)	-	4,096,610,711	(iii)	-
Golden Lotus Securities Joint Stock Company			3,093,151,670	(iii)	(294,621,661)	3,093,151,670	(iii)	(294,621,661)
Truong Thanh Furniture Corporation	0.00%		2,444	(iii)	-	2,444	(iii)	-
Building Materials Trading and Investment Joint Stock Company (BMT)	13.61%		7,298,882,365	(iii)	-	7,298,882,365	(iii)	-
BT20 - Cuu Long Joint Stock Company	8.90%		9,985,124,128	(iii)	-	11,985,124,128	(iii)	-
Thua Thien Hue Ceramic Tiles & Minerals Joint Stock Company	3.30%		102,000,000	(iii)	(102,000,000)	102,000,000	(iii)	(102,000,000)
FiCO High Technology Joint Stock Company	15.00%		900,000,000	(iii)	-	900,000,000	(iii)	-
FiCO Investment Joint Stock Company	13.16%		19,743,750,000	(iii)	-	19,743,750,000	(iii)	-
Binh Dinh Fico Energy Joint Stock Company	1.28%		6,581,250,000	(iii)	-	6,581,250,000	(iii)	-
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

	30/06/2026 (VND)		01/01/2026 VND	
	Book value	Allowance	Book value	Allowance
a) Short-term				
Vitaly Joint Stock Company	236,556,069,586	(108,676,542,181)	308,153,414,146	(108,026,542,181)
Chin Phuoc Co.Ltd	13,390,003,889	(6,745,001,945)	13,522,608,095	(6,745,001,945)
	10,091,760,753	-	6,136,476,331	-
Mekong East Service Trade Manufacturing Construction Co., Ltd. (QL2	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)
STE Hai Phat Co.,Ltd	12,661,376,239	-	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)
Dai Vuong Thanh Trading and Service One Member Co.Ltd	11,217,281,643	-	11,926,347,787	-
Cuong Phat Import-Export Trade Service Co., Ltd	16,371,784,219	-	16,043,218,083	-
Nhat Khang Ceramic Tiles One Member Co.Ltd	8,861,812,652	-	10,374,392,596	-
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	5,610,778,708	-	6,821,863,427	-
Minh Long Material business joint stock Company	-	-	70,639,994,984	-
Phu My Ultra White Float Glass Co., Ltd	-	-	7,182,490,715	-
Others	108,890,844,223	(52,471,112,976)	101,023,598,342	(51,821,112,976)
b) Long-term				
Total	236,556,069,586	(108,676,542,181)	308,153,414,146	(108,026,542,181)
<i>In which</i>				
<i>- Short-term receivables from related parties</i>	<i>19,177,583,877</i>	<i>(6,921,803,225)</i>	<i>21,464,907,537</i>	<i>(6,921,803,225)</i>

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.4 Others receivables

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
a) Short-term	83,208,758,721	(49,044,362,712)	80,603,521,836	(49,044,362,712)
Short-term deposits	544,289,995	-	792,784,414	-
Advances	4,093,070,525	(17,386,780)	3,130,516,784	(17,386,780)
Others	78,571,398,201	(49,026,975,932)	76,680,220,638	(49,026,975,932)
Receivables from Vitaty Joint Stock Company Equitisation deposits and other	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-Loans provided and capital contributions	5,462,296,435	(5,462,296,435)	5,462,296,435	(5,462,296,435)
Receivables for compensation support funds for the	5,118,888,000	(5,118,888,000)	5,118,888,000	(5,118,888,000)
Project in Quarter 4, 5, 6, Thu Thiem Ward, District 1	8,210,292,645	(8,210,292,645)	8,210,292,645	(8,210,292,645)
BT 20 - Cuu Long Joint Stock Company- Management and operating expenses	430,040,000	-	430,040,000	-
Dividends and profits receivable (BMT)	11,319,000,000	-	11,444,000,000	-
FICO Investment Joint Stock Company-Refund of apartment maintenance fee	7,044,393,571	(3,083,332,144)	5,028,216,008	(3,083,332,144)
Others	11,749,562,979	-	10,911,482,131	-
b) Long-term	11,023,846,957	-	10,902,280,109	-
Long-term deposits	725,716,022	-	9,202,022	-
Others	-	-	-	-
Total	94,958,321,700	(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

	30/06/2026 (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	(108,676,542,181)	9,553,349,079	-	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	(59,888,694,080)	2,808,347,135	> 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	(162,257,933,547)	9,553,349,079		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

	30/06/2026 (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

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Materials	36,029,349,004	-	30,627,905,762	(1,056,472,316)
Tools	10,885,243,769	-	8,746,079,835	-
Work in progress	218,393,870,686	-	218,382,419,686	-
Finished goods	94,994,623,859	(1,805,015,364)	134,137,784,137	(26,087,173,478)
Merchandise	80,070,011,534	(7,201,013,937)	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	460,335,662,252	(9,006,029,301)	533,501,564,333	(48,082,866,077)

Details of Work-in-Progress

	30/06/2026 (VND)		01/01/2026 VND	
	Original value	Allowances	Original value	Allowances
FICO Star Project	218,297,958,941	-	218,297,958,941	-
Others	95,911,745	-	84,460,745	-
Total	218,393,870,686	-	218,382,419,686	-

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.8 Prepaid expenses

	30/06/2026 VND	01/01/2026 VND
a) Short-term	32,005,021,875	4,904,977,318
Tools and supplies	3,267,665,801	1,767,258,403
Mineral exploitation licensing fee	8,353,730,499	-
Insurance and repair	37,116,211	850,216,618
Land rent, water surface rent	14,602,051,801	-
Others	5,744,457,563	2,287,502,297
b) Long-term	52,453,876,975	53,765,383,180
Sailing Tower office rental expenses (i)	36,439,954,051	37,374,311,845
Tools and supplies	6,010,197,483	12,662,344,052
Insurance and repair	4,916,620,173	1,230,182,670
Showroom construction expenses	3,664,986,598	-
Cost of opening Phuoc Hoa quarry site	1,202,893,676	1,530,816,522
Others	219,224,994	967,728,091
Total	84,458,898,850	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	829,274,580,101
Addition	703,398,478	3,218,066,653	(1,726,902,503)	434,798,281	-	2,629,360,909
Purchase	54,440,000	-	-	-	-	54,440,000
Acquisition of finance leased assets	-	-	1,605,566,368	-	-	1,605,566,368
Other increases from reclassification	648,958,478	3,218,066,653	(3,332,468,871)	434,798,281	-	969,354,541
Decrease	25,328,736,587	9,462,582,437	-	106,256,200	-	34,897,575,224
Disposal	25,328,736,587	9,462,582,437	-	106,256,200	-	34,897,575,224
As at 30/06/2026	259,308,266,116	480,278,201,243	52,440,655,900	4,698,613,528	280,628,999	797,006,365,786
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	669,304,504,664
Addition	4,467,605,923	5,760,654,267	3,360,364,718	112,146,594	-	13,700,771,502
Charged for the year	4,467,605,923	5,724,451,067	985,936,221	112,146,594	-	11,290,139,805
Acquisition of finance leased assets	-	-	1,441,277,156	-	-	1,441,277,156
Other increases from reclassification	-	36,203,200	933,151,341	-	-	969,354,541
Deduction	24,107,138,419	8,904,342,007	-	106,256,200	-	33,117,736,626
Disposal	24,107,138,419	8,904,342,007	-	106,256,200	-	33,117,736,626
Prior year consolidation adjustments	26,424,950,740	(22,809,434,121)	(4,101,823,595)	229,063,727	257,243,249	0
As at 30/06/2026	145,689,287,978	454,923,967,967	44,510,163,773	4,483,490,823	280,628,999	649,887,539,540
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	159,970,075,437
As at 30/06/2026	113,618,978,138	25,354,233,276	7,930,492,127	215,122,705	-	147,118,826,246

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.10 Finance lease fixed assets

	<u>Unit: VND</u>	
	Vehicles	Total
COST		
As at 01/01/2026	1,572,302,368	1,572,302,368
Addition	-	-
Deduction	(1,572,302,368)	(1,572,302,368)
Acquisition of finance leased assets	(1,572,302,368)	(1,572,302,368)
Other	-	-
As at 30/06/2026	-	-
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	(1,441,277,170)	(1,441,277,170)
Acquisition of finance leased assets	(1,441,277,170)	(1,441,277,170)
Deduction by Circular No. 45	-	-
As at 30/06/2026	-	-
NET BOOK VALUE		
As at 01/01/2026	229,294,095	229,294,095
As at 30/06/2026	-	-

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.11 Intangible fixed assets

	Land use rights	Softwares	Others	Total
<i>Unit: VND</i>				
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 30/06/2026	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	498,293,964	12,471,510	820,448,208	1,331,213,682
Charged for the year	498,293,964	12,471,510	820,448,208	1,331,213,682
Other	-	-	-	-
Deduction	-	-	-	-
Disposals	-	-	-	-
As at 30/06/2026	22,086,082,073	397,028,003	7,102,545,780	29,585,655,856
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 30/06/2026	30,941,555,475	54,043,225	26,029,903,897	57,025,502,597

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.12 Investment property

INVESTMENT PROPERTY FOR LEASE.

	01/01/2026 VND	Addition	Deduction	30/06/2026 VND
Cost				
Department Store at Apartment Building 17, Ho Hao Hon	31,597,726,547	-	-	31,597,726,547
Office at Van Do Apartment	5,546,280,685	-	-	5,546,280,685
Real estate trading floor at Van Do Apartment	1,748,530,392	-	-	1,748,530,392
Commercial and service area at Van Do Apartment	1,067,851,400	-	-	1,067,851,400
Commercial and service area at Horizon Apartment	10,832,417,430	-	-	10,832,417,430
Rolling mill	3,247,061,227	-	-	3,247,061,227
Land rental in Rolling mill	6,424,310,413	-	-	6,424,310,413
	2,731,275,000	-	-	2,731,275,000
Accumulated Depreciation				
Department Store at Apartment Building 17, Ho Hao Hon	22,473,475,877	675,409,074	-	23,148,884,951
Office at Van Do Apartment	4,437,024,564	277,314,030	-	4,714,338,594
Real estate trading floor at Van Do Apartment	1,079,378,968	37,688,580	-	1,117,067,548
Commercial and service area at Van Do Apartment	663,524,123	23,197,458	-	686,721,581
Commercial and service area at Horizon Apartment	6,916,602,793	216,648,348	-	7,133,251,141
Rolling mill	1,750,548,808	64,822,830	-	1,815,371,638
Land rental in Rolling mill	6,404,510,413	19,800,000	-	6,424,310,413
	1,221,886,208	35,937,828	-	1,257,824,036
Net Book Value				
Department Store at Apartment Building 17, Ho Hao Hon	9,124,250,670	-	675,409,074	8,448,841,596
Office at Van Do Apartment	1,109,256,121	-	277,314,030	831,942,091
Real estate trading floor at Van Do Apartment	669,151,424	-	37,688,580	631,462,844
Commercial and service area at Van Do Apartment	404,327,277	-	23,197,458	381,129,819
Commercial and service area at Horizon Apartment	3,915,814,637	-	216,648,348	3,699,166,289
Rolling mill	1,496,512,419	-	64,822,830	1,431,689,589
Land rental in Rolling mill	19,800,000	-	19,800,000	-
	1,509,388,792	-	35,937,828	1,473,450,964

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 30 June 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

	30/06/2026 VND	01/01/2026 VND
	31,152,576,915	26,253,185,834
Silica plant project construction costs	3,131,766,995	3,131,766,995
Acquisition of Fixed Assets	7,702,707,407	3,790,000,000
Sand mining licensing costs	5,641,798,250	-
Phuoc Hoa quarry expansion investment costs	10,900,960,156	12,114,202,910
Others	3,775,344,107	7,217,215,929
Total	31,152,576,915	26,253,185,834

5.14 Good will

	30/06/2026 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	3,124,056,642	6,248,113,283
Remaining goodwill to be amortized as at 30/06/2026	13,537,578,776	16,661,635,418

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.15 Short-term trade payables

Unit: VND

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Repayable amount	Book value	Repayable amount
a) Short-term	75,029,043,866	75,029,043,866	75,917,748,708	75,917,748,708
Bui Duc Production and trading company Limited	13,908,996,000	13,908,996,000	6,867,050,400	6,867,050,400
Hung Trong Import Export Company Limited	6,648,045,840	6,648,045,840	6,511,104,000	6,511,104,000
Hai Tung Co., Ltd	5,354,692,200	5,354,692,200	4,814,457,120	4,814,457,120
Minh Duc Phat One Member Company Limited	3,932,143,064	3,932,143,064	2,876,272,636	2,876,272,636
Hung Vuong Construction Co., Ltd. – Ba Ria - Vung Tau Branch	2,310,232,280	2,310,232,280	1,752,919,855	1,752,919,855
Ngoc Thien Import-Export Service Trading Company Limited.	2,189,146,220	2,189,146,220	4,938,540,192	4,938,540,192
Phuong Nam Packaging Manufacturing & Trading Co., Ltd	1,274,358,528	1,274,358,528	976,388,741	976,388,741
Hoang Phat Industrial Material Company Limited	1,171,741,725	1,171,741,725	613,468,436	613,468,436
Vitaly Joint Stock Company	1,644,049,541	1,644,049,541	158,938,225	158,938,225
Others	36,595,638,468	36,595,638,468	46,408,609,103	46,408,609,103
b) Long-term	-	-	-	-
Total	75,029,043,866	75,029,043,866	75,917,748,708	75,917,748,708
<i>In which:</i>				
<i>Payables from related parties.</i>	<i>1,644,049,541</i>	<i>1,644,049,541</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**

	30/06/2026	01/01/2026
	VND	VND
a) Short-term	19,123,410,117	18,324,751,203
Interest expense	857,978,183	794,175,391
Processing expenses of rubble stone for Phuoc Hoa FiCO	10,124,119,338	11,750,420,344
Support expenses, sales discount	930,887,653	-
Site clearance and compensation costs for mining/extraction	1,287,118,140	268,339,940
Others	5,923,306,803	5,511,815,528
b) Long-term	-	-
Total	19,123,410,117	18,324,751,203

NOTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.17 Other payables

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Repayable amount	Book value	Repayable amount
a) Short-term	37,238,938,361	37,238,938,361	34,205,155,277	34,205,155,277
Short-term deposit payables	25,381,516,134	25,381,516,134	16,885,655,141	16,885,655,141
Trade union fees	168,981,250	168,981,250	56,718,700	56,718,700
Social insurance	433,837,972	433,837,972	58,271,594	58,271,594
Remuneration for the Boards of Directors and Supervisors	430,580,798	430,580,798	714,580,798	714,580,798
Other payables	10,824,022,207	10,824,022,207	16,489,929,044	16,489,929,044
b) Long-term	26,082,508,166	26,082,508,166	26,440,925,716	26,440,925,716
Long-term deposit payables	8,267,324,179	8,267,324,179	8,625,741,729	8,625,741,729
Payable to Tan Bach Viet Construction Investment Co., Ltd	17,815,183,987	17,815,183,987	17,815,183,987	17,815,183,987
Total	63,321,446,527	63,321,446,527	60,646,080,993	60,646,080,993
<i>In which:</i>				
<i>Other payables are to related parties.</i>	<i>17,815,183,987</i>	<i>17,815,183,987</i>	<i>17,815,183,987</i>	<i>17,815,183,987</i>

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

FICO CORPORATION – JSC

Interim Consolidated Financial Statements Q2 2026

Form No. B 09 - DN/HN

Issued under Circular No. 43/2026/TT-BTC

Dated 20 April 2026 by The Ministry of Finance

OTE TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18 Loans and finance lease liabilities

Unit: VND

	30/06/2026		Cumulative from 01 January to 30		01/01/2026
	Carrying value	Repayable amount	Addition	Deduction	Carrying value
					Repayable amount
a) Short-term					
a1) Short-term borrowings					
Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch (1)	645,056,508,308	645,056,508,308	753,096,142,888	970,457,416,318	862,417,781,738
Vietnam Joint Stock Commercial Bank for Foreign Trade - Bac Binh Duong Branch (2)	645,056,508,308	645,056,508,308	753,096,142,888	970,303,416,331	862,263,781,751
Vietnam Bank for Agriculture and Rural Development - Branch 5 (3)	320,372,317,880	320,372,317,880	368,227,222,823	507,231,319,897	459,376,414,954
Vietnam International Commercial Joint Stock Bank (VIB) Head Office (4)	164,722,046,708	164,722,046,708	186,950,746,105	206,670,960,172	184,442,260,775
Vietnam Joint Stock Commercial Bank for Foreign Trade - Phu My Branch	89,900,000,000	89,900,000,000	140,790,378,583	147,385,007,205	96,494,628,622
Vietnam Joint Stock Commercial Bank for Foreign Trade - Visa	30,400,000,000	30,400,000,000	43,400,000,000	99,797,190,560	86,797,190,560
Ietnam Prosperity Joint Stock Commercial Bank (5)	11,459,000	11,459,000	49,134,921	40,278,041	2,602,120
Others (6)	7,000,000,000	7,000,000,000	12,000,000,000	7,500,000,000	2,500,000,000
	32,650,684,720	32,650,684,720	-	-	32,650,684,720
a2) Current portion of long-term borrowings					
a3) Nợ thuê tài chính ngắn hạn					
b) Long-term					
b1) Long-term borrowings					
Vietnam Joint Stock Commercial Bank for Foreign Trade - Bac Binh Duong Branch (2)	5,127,000,000	5,127,000,000	-	-	5,493,000,000
	5,127,000,000	5,127,000,000	-	-	5,493,000,000
	5,127,000,000	5,127,000,000	-	-	5,493,000,000
Total					
	650,183,508,308	650,183,508,308	753,096,142,888	970,823,416,318	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 30/06/2026 : VND 320,326,049,880

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

Credit Limit : VND 1.500.000.000

Balance as of 30/06/2026 : VND 46,268,000

(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 30/06/2026 : VND 40.338.787.487

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 land-attached assets pledged under the Land Use Rights and Land-attached Assets Mortgage Contract No. 005TT22-QLN dated 21 March 2022; - Land use rights pledged under the Land Use Rights Mortgage Contract No. 006TT22-QLN dated 21 March 2022; - Machinery and equipment of Production Line 1 pledged under the Assets Mortgage Contract No. 023TC22 dated 07 October 2022; - Machinery and equipment of Production Line 2 pledged under the Assets Mortgage Contract No. 036TC20-QLN dated 29 October 2020; - Machinery and equipment of Production Line 3 pledged under the Assets Mortgage Contract No. 024TC22 dated 07 October 2022; - Machinery and equipment pledged under the Machinery and Equipment Mortgage Contract No. 025TC22 dated 07 October 2022; - Machinery and equipment pledged under the Machinery and Equipment Mortgage Contract No. 041TC23 dated 24 October 2023; - Land use rights under the Certificate of Land Use Rights, Ownership of Houses and Other Land-attached Assets No. CS 890929 (Certificate Issuance Register No. CS 13562) issued by the Department of Natural Resources and Environment of Binh Duong Province on 26 November 2019, co-signed by the Bank, Mr. Quan Trong Hung, and Ms. Le Thi Thu Hien on 29 September 2020; - Inventories pledged under the Mortgage Contract No. 020TC21-QLN dated 23 August 2021; - Machinery and equipment for the fire protection system pledged under the Mortgage Contract No. 017TC25-QLN dated 17 June 2025.
Short-term loans and borrowings balance as at 30 June 2026	:	VND 124,383,259,221
Long-term loans and borrowings balance as at 30 June 2026	:	VND 5,127,000,000

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 30/06/2026	: VND 40,000,000,000
(3b) Credit Agreement No	: 6222-LAV-202500601 dated 16/10/2025.
Credit Limit	: VND 50,000,000,000
Availability Period	: 36 months from the date of the agreement. The Bank will conduct annual reviews of the credit limit
Purpose	: To supplement working capital for the implementation of the ceramic tile production and business 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 30/06/2026	: VND 49,900,000,000

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

Credit Agreement No	: No. 1027070.26 dated 24/04/2026
Credit Limit	: VND 100,000,000,000 (short-term loans) and VND 100,000,000,000 (documentary credits - L/C).
Availability Period	: 12 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 30/06/2026	: VND 30,400,000,000

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 30/06/2026	:	VND 7,000,000,000

(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 30/06/2026 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 30/06/2026 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 30/06/2026 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

	Legal capital	Other legal capital	Assets revaluation reserve	Investment and development funds	earnings (Accumulated losses)	Non-controlling interest	Total
							<i>Unit: VND</i>
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	-	-	-	-	83,980,724,378	16,251,340,830	100,232,065,208
Increase due to the capital hike of Phuoc Hoa FICO Joint Stock Company	-	29,950,000	-	(29,950,000)	-	-	-
Dividend distribution	-	-	-	-	(69,850,000,000)	(2,884,431,000)	(72,734,431,000)
Appropriation for the Development Investment Fund	-	-	-	9,578,665,861	(9,578,665,861)	-	-
Appropriation for the Bonus and Welfare Fund	-	-	-	-	(4,505,292,238)	(271,643,391)	(4,776,935,629)
Appropriation for the Board of Managements and Supervisory Board Bonus Fund	-	-	-	-	(800,000,000)	-	(800,000,000)
Consolidation adjustment	-	-	-	-	38,844,888,005	(26,427,720)	38,818,460,285
As at 30/06/2026	1,270,000,000,000	44,350,938,000	(201,803,855,880)	79,905,503,489	463,436,035,221	17,810,997,476	1,673,699,618,306

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.19 Owners' Equity (Continued)

b. Details of owners' equity

	30/06/2026 VND	01/01/2026 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

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Revenue from sales of finished goods, merchandise, and services	219,850,778,081	344,302,001,219	444,878,906,962	628,018,371,855
Total	219,850,778,081	344,302,001,219	444,878,906,962	628,018,371,855
Revenue deductions	2,972,483,900	2,206,595,502	3,976,399,576	4,729,256,521
- Trade discount	1,325,452,100	2,199,027,633	2,324,086,642	4,721,688,625
- Sales allowances	-	245,999,549	2,314,066	295,193,935
- Sales returns	1,647,031,800	7,567,869	1,652,312,934	7,567,896
Net sales	216,878,294,181	342,095,405,717	440,900,193,320	623,289,115,334
<i>In which:</i>				
<i>Revenues from sales and services rendered with related parties (Details Revenue deduction is related parties (Details in Note 6.2)</i>	-	-	10,589,899,787	35,123,439,253
	-	-	902,993,219	792,057,533

5.21 Cost of goods sold

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Cost of finished goods and merchandise sold	151,344,249,033	276,373,555,844	325,100,415,781	511,132,131,011
Total	151,344,249,033	276,373,555,844	325,100,415,781	511,132,131,011

5.22 Financial income

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest income from deposits and loans	18,079,911,968	6,845,113,700	21,723,137,844	7,949,157,801
Dividends and shared profits	-	302,000,000	-	302,000,000
Realized foreign exchange gains	28,902,774	177,762,955	28,902,774	223,136,843
Interest income from late payments	85,883	-	85,883	5,963,209
Total	18,108,900,625	7,324,876,655	21,752,126,501	8,480,257,853

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.23 Financial expense

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interests expenses of loan	10,953,420,066	8,162,802,906	21,046,784,498	16,090,165,500
Realized foreign exchange losses	-	5,280,000	29,250,896	14,168,625
Expense/Reversal of provision for impairment of trading securities and	-	171,590,000	171,590,000	171,590,000
Total	10,953,420,066	8,339,672,906	21,247,625,394	16,275,924,125

5.24 Selling expense

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Employee expenses	2,135,724,558	2,984,167,377	3,994,880,578	4,869,063,882
Materials expenses	317,957,447	334,880,713	569,257,979	493,331,647
Office supplies expenses	88,847,921	1,088,985	89,156,420	8,894,108
Amortization and Depreciation expenses	150,597,564	210,187,447	301,164,042	457,424,878
Outsourced service expenses	334,307,756	2,385,085,050	1,292,347,390	3,712,256,562
Other cash expenses	(73,330,061)	472,703,514	1,742,129,269	1,799,009,462
Total	2,954,105,185	6,388,113,086	7,988,935,678	11,339,980,539

5.25 General administration expenses

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Employee expenses	12,325,654,221	14,600,257,765	23,865,300,488	34,737,128,036
Materials expenses	255,006,795	171,351,619	478,055,134	834,557,920
Office supplies expenses	175,859,610	288,252,786	308,421,950	389,060,541
Amortization and Depreciation expenses	814,049,185	1,345,943,781	1,748,120,324	2,737,394,946
Taxes, fees and charges	133,466,262	174,333,390	245,179,093	277,905,355
Provision expenses	550,000,000	1,966,234,400	650,000,000	(1,903,514,817)
Outsourced service expenses	5,259,431,360	3,068,850,647	9,209,543,652	8,132,818,472
Other cash expense	2,490,813,324	3,439,027,300	7,156,025,578	6,658,370,188
Amortization of goodwill	1,562,028,321	1,562,028,321	3,124,056,642	3,124,056,642
Total	23,566,309,078	26,616,280,009	46,784,702,861	54,987,777,283

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.26 Share of profit or loss of associates and joint ventures

	Q2, 2026 (VND)	Q2, 2025 VND	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
FICO Tay Ninh Cement Joint Stock Company	18,647,920,845	23,267,271,201	23,557,520,845	28,860,506,122
Hoa An Joint Stock Company	6,524,970,057	7,661,173,520	12,447,256,178	13,444,581,025
Vitaly Joint Stock Company	196,339,694	(2,086,723,596)	(1,917,010,046)	(4,092,570,630)
FICO - Corea Construction Company Limited	(263,131,748)	(73,638,743)	(278,450,765)	134,656,694
FICO Pan - United Concrete Joint Stock Company	2,584,690,654	(2,177,712,848)	4,039,705,951	(1,676,085,803)
Packaging and Minerals No.1 Joint Stock Company	156,976,235	-	230,690,899	(95,933,504)
Total	27,847,765,737	26,590,369,534	38,079,713,062	36,575,153,904

5.27 Other income/ other expenses

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Disposals of fixed assets	9,920,641,200	896,045,455	10,111,323,855	746,045,455
Income from bonuses, compensations, and trade discounts received	(6,301,072)	6,940,065	5,985,741,024	285,494,347
Income from the sale of petroleum, oil, electricity and blasting services	8,787,116,018	10,269,782,826	9,447,205,670	16,077,258,950
Income from leasing services	627,355,900	601,101,900	627,355,900	1,228,052,496
Others	1,865,910,420	6,040,475,267	1,865,910,420	6,513,278,847
Total	21,194,722,466	17,814,345,513	28,264,953,231	24,850,130,095
Expenses from the sale of petroleum, oil, electricity and blasting services	7,950,894,092	9,926,777,072	13,606,108,149	15,731,112,579
Amortization and depreciation expenses, and lease expenses for premises	386,794,539	277,229,020	880,269,619	1,024,745,695
Penalties and compensations	301,891,687	767,148,033	530,984,262	167,970,878
Others	343,917,027	736,512,335	610,983,782	2,027,207,884
Total	8,983,497,345	11,707,666,460	15,628,345,812	18,951,037,036
Net other income/expenses	12,211,225,121	6,106,679,053	12,636,607,419	5,899,093,059

5.28 Earnings per share

	Q2, 2026 (VND)	Q2, 2025 (VND)	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Profit after tax	67,004,163,211	52,207,071,251	83,980,724,378	62,291,311,206
Profit/Loss for the year attributable to holders of ordinary shares (VND)	67,004,163,211	52,207,071,251	83,980,724,378	62,291,311,206
Weighted average number of ordinary share	127,000,000	127,000,000	127,000,000	127,000,000
Earnings per share (VND/ Share)	528	411	661	490

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6. OTHERS INFORMATION

6.1 Commitments

Operating lease commitments

As of June 30, 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 30/06/2026	For the period ended 30/06/2025
		VND	VND
Mrs. Do Thi Hieu	Chairman	814,985,000	617,479,000
Mr. Cao Truong Thu	Member	48,000,000	48,000,000
Mr. Nguyen Xuan Thang	Member	573,360,000	435,444,000
Mr. Pham Viet Thang	Member	48,000,000	48,000,000
Mr Dang Minh Thua	Member	-	16,000,000
Mr Nguyen Ngoc Vu Chuong	Member	143,610,000	-
Total		1,627,955,000	1,181,456,300

Remuneration of the Supervisory Board members

Name	Position	For the period ended 30/06/2026	For the period ended 30/06/2025
		VND	VND
Mr. Dao Quang Son	Head of the Board	415,470,000	313,990,000
Mrs. Tran Linh Chi	Member	61,385,000	30,000,000
Mr Le Van Huy	Member	49,718,000	30,000,000
Total		583,740,000	373,990,000

Salaries and other benefits of the General Director and other managers

Name	Position	For the period ended 30/06/2026	For the period ended 30/06/2025
		VND	VND
Mr. Cao Truong Thu	General Director	724,177,000	542,021,000
Mr. Pham Viet Thang	Deputy General Director	573,318,000	418,359,000
Mr. Nguyen Duc Loi	Deputy General Director	263,236,000	-
Mr. Nguyen Xuan Hung	Chief Accounttant	522,294,000	387,444,000
Mrs. Nguyen Le Dung	Administration in charge	218,757,400	146,303,000
Total		2,301,782,400	1,494,127,000

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 30/06/2026 VND	For the period ended 30/06/2025 VND
<u>Purchasing transactions</u>			1,375,103,070	8,707,566,136
Vitaly Jointstock Company	Associates	Purchase of materials	1,375,103,070	7,646,813,136
Packaging and Minerals Joint Stock Company No. 01	Associates	Purchase of construction materials	-	1,060,753,000
<u>Selling transactions</u>			10,589,899,787	35,123,439,253
FICO Tay Ninh Cement Joint Stock Company	Associates	Sales of materials	-	601,088,181
FICO Pan United Concrete Joint Stock Company	Associates	Sales of construction materials	-	15,235,891,324
FICO - Corea Construction Limited Liability Company	Associates	Sales of construction materials	10,589,899,787	19,286,459,748
<u>Revenue Deductions</u>			902,993,219	792,057,533
FICO - Corea Construction Limited Liability Company	Associates	Revenue deductions	902,993,219	792,057,533
<u>Other transactions</u>			-	53,338,494
Vitaly Jointstock Company	Associates	Broken brick compensation	-	11,384,604
		Sales discounts received	-	18,181,668
		Trade discounts received	-	23,772,222

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	30/06/2026 VND	01/01/2026 VND
<u>Short-term receivables from customers</u>				
Vitaly Jointstock Company	Associates	Sales of goods	19,177,583,877	21,464,907,537
FICO High Technology Joint Stock Company	Associates	Sales of goods	13,390,003,889	13,522,608,095
FICO Pan United Concrete Joint Stock Company	Associates	Receivables from sale of goods	176,801,280	176,801,280
FICO - Corea Construction Limited Liability Company	Associates	Receivables from sale of goods	-	938,634,735
Packaging and Minerals Joint Stock Company No. 01	Associates	Receivables from sale of goods	5,610,778,708	6,821,863,427
<u>Prepayments to sellers in short-term</u>				
FICO High Technology Joint Stock Company	Associates	Purchase of goods	27,976,650	27,976,650
<u>Other receivables</u>				
Vitaly Jointstock Company	Associates	Charter Capital	36,712,208,413	36,712,208,413
Havali FiCO Joint Stock Company	Associates	Pre-privatization debt	20,579,214,440	20,579,214,440
FICO High Technology Joint Stock Company	Associates	Others receivables	4,722,757,195	4,722,757,195
Xuan Cau Investment Joint Stock Company	Significant shareholders	Pre-privatization debt	3,688,800	3,688,800
<u>Short-term supplier payables</u>				
Vitaly Jointstock Company	Associates	Income from Lending	5,923,054,795	5,923,054,795
<u>Other long-term payables</u>				
Tan Bach Viet Investment Construction Ltd.	Associates	Purchase of Brick	1,644,049,541	158,938,225
		FICO Tower Project	17,815,183,987	17,815,183,987
			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 Consolidated Financial Statements for Q2, 2025. Some of the figures have been restated to align with the presentation of this quarter's financial statements

Ho Chi Minh City July 29 , 2026

Prepared

Nguyen Thi Ngan

Chief Accountant

Nguyen Xuan Hung

General Director



Cao Trung Thu