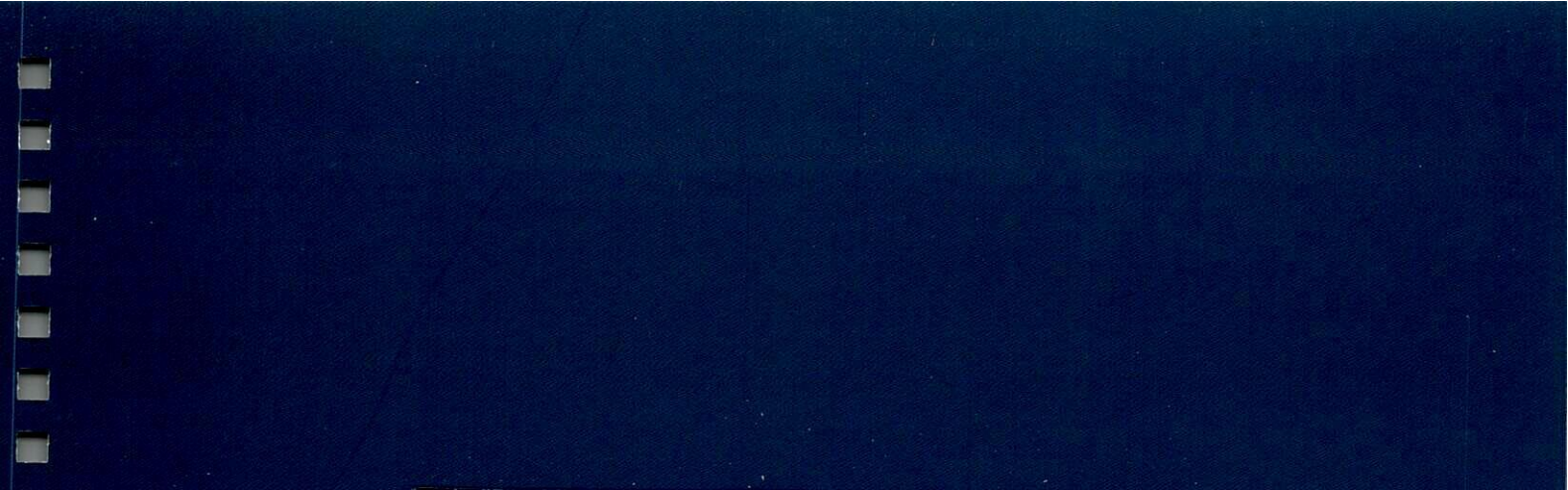









RSM



**DONG THAP BUILDING MATERIALS
& CONSTRUCTION JOINT STOCK
COMPANY AND ITS SUBSIDIARIES**

REVIEWED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2026



**DONG THAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY
AND ITS SUBSIDIARIES**

Address: No. 03, Ton Duc Thang, Cao Lanh Ward, Dong Thap Province, Vietnam

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**DONGTHAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY
AND ITS SUBSIDIARIES**

Address: No. 03, Ton Duc Thang, Cao Lanh Ward, Dong Thap Province, Vietnam

MANAGEMENT'S REPORT

Management of Dong Thap Building Materials & Construction Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the reviewed consolidated financial statements of the Company and its subsidiaries (together with the Company hereinafter referred to as "the Group") for the six-month period ended 30 June 2026.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE, AND MANAGEMENT

Members of the Board of Directors during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>	<u>Appointment</u>	<u>Resignation</u>
Mr Vo Dinh Quoc Huy	Chairperson	08/11/2019	-
Mr Nguyen Trung An	Member	27/06/2023	-
Mr Nguyen Hoang Anh	Member	19/04/2024	-

Members of the Supervisory Committee during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>	<u>Appointment</u>	<u>Resignation</u>
Mr Dang Thanh Hong	Head	28/10/2016	-
Ms Nguyen Thi Thanh An	Member	28/10/2016	-
Ms Truong Mong Tuyen	Member	26/06/2024	-

Members of management during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>	<u>Appointment</u>	<u>Resignation</u>
Mr Nguyen Hoang Anh	General Director	19/04/2024	-
Mr Nguyen Trung An	Deputy General Director	14/07/2023	-
Mr Le Minh Duc	Deputy General Director	10/07/2026	-

AUDITOR

The accompanying consolidated financial statements were reviewed by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

RESPONSIBILITY OF MANAGEMENT

The Group's management is responsible for preparing the consolidated financial statements of each period which give a true and fair view of the consolidated financial position of the Group and the consolidated results of its operations and its consolidated cash flows. In preparing these consolidated financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the consolidated financial statements so as to mitigate error or fraud.

**DONGTHAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY
AND ITS SUBSIDIARIES**

Address: No. 03, Ton Duc Thang, Cao Lanh Ward, Dong Thap Province, Vietnam

MANAGEMENT'S REPORT (CONTINUED)

Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and ensure that the consolidated financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam. Management is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the Group has complied with the above requirements in preparing these consolidated financial statements.

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 June 2026 and the consolidated results of its operations and its consolidated cash flows for the financial year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

INVESTORS' COMMITMENT

As at 30 June 2026, the Group had current liabilities exceeded its current assets by VND 2,249,745,535 and the second dividend payment for 2022, the dividend for 2023 and the dividend for 2025 amounting to VND 49,250,226,122, have not yet been paid to the owners.

This condition indicates the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern.

The Group's ability to continue as a going concern is dependent upon its ability to generate sufficient profits and cash flows from future operations, as well as the continued financial support from its shareholders, as and when required.

Management has assessed the Group's business plans and available financial resources. As at the date of approval of these consolidated financial statements, management expects that the Group will be able to generate sufficient profits and cash flows from future operations and believes that the shareholders will continue to provide the necessary financial support to enable the Group to meet its obligations as they fall due.

Accordingly, the accompanying consolidated financial statements have been prepared on a going concern basis. The consolidated financial statements do not include any adjustments that might result from the outcome of the material uncertainty described above.

For and on behalf of management,



**Nguyen Hoang Anh
General Director**

Dong Thap, 25 August 2026

No: 39 /2026/SX-RSMHCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
The Board of Directors
Management
DONG THAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY

We have reviewed the accompanying interim consolidated financial statements of Dong Thap Building Materials & Construction Joint Stock Company (hereinafter referred to as "the Company") and its subsidiaries (together with the Company hereinafter referred to as "the Group") prepared on 25 August 2026 as set out from page 05 to page 46, which comprise the consolidated statement of financial position as at 30 June 2026 and the consolidated income statement, and consolidated cash-flow statement for the six-month period then ended, and notes to the consolidated financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim consolidated financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of the interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim consolidated financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view of the consolidated financial position of Dong Thap Building Materials & Construction Joint Stock Company and its subsidiaries as at 30 June 2026, and of the consolidated results of its financial performance and its consolidated cash flows for the six month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim consolidated financial statements.

Emphasis of Matter

We draw attention to Note 8.7 in the selected notes to the financial statements, which indicates that at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 2,249,745,535. This condition, together with other matters set forth in Note 8.7, indicate the existence of a material uncertainty which may cast substantial doubt about the Group's ability to continue as a going concern. Based on the Group's business plan, cash flow plan, available financial resources and measures to settle its financial obligations, the consolidated financial statements have been prepared on a going concern basis. Our conclusion is not modified in respect of this matter.

pp GENERAL DIRECTOR



Phan Hoai Nam
Audit Director

Audit Practice Registration Certificate:
3527-2026-026-1

(Under the Power of Attorney No. 10/2024-25/UQ-
RSM dated 31 December 2024 by the General
Director)

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 25 August 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
1	2	3	4	5
A. CURRENT ASSETS	100		168,372,700,045	156,948,193,745
I. Cash and cash equivalents	110	5.1	15,104,180,464	12,727,692,764
1. Cash	111		14,308,277,830	9,524,481,852
2. Cash equivalents	112		795,902,634	3,203,210,912
II. Current financial investments	120	5.2	39,744,000,000	39,110,820,073
1. Held to maturity investments	123		39,744,000,000	39,110,820,073
III. Current account receivables	130		57,344,083,969	62,923,589,618
1. Trade receivables	131	5.3	33,499,542,499	32,021,867,522
2. Advances to suppliers	132	5.4	28,779,462,777	29,544,717,352
3. Other current receivables	135		3,808,814,401	6,003,759,373
4. Provision for doubtful debts	136	5.5	(8,743,735,708)	(4,646,754,629)
IV. Inventories	140	5.6	54,646,463,844	40,393,434,621
1. Inventories	141		54,668,883,816	40,417,017,372
2. Provision for decline in value of inventories	142		(22,419,972)	(23,582,751)
V. Other current assets	160		1,533,971,768	1,792,656,669
1. Current prepayments	161	5.11	1,521,707,267	790,316,167
2. Tax and other receivables from the state budget	163	5.13	12,264,501	1,002,340,502

(See the next page)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
1	2	3	4	5
B. NON-CURRENT ASSETS	200		923,228,795,498	929,972,365,661
I. Non-current account receivables	210		774,489,541	252,991,851
1. Other non-current receivables	215		774,489,541	252,991,851
I. Fixed assets	220		80,307,694,231	86,394,733,686
1. Tangible fixed assets	221	5.8	58,992,553,503	64,800,505,842
Cost	222		335,507,406,422	334,674,346,769
Accumulated depreciation	223		(276,514,852,919)	(269,873,840,927)
2. Finance lease assets	224	5.9	17,874,784,003	18,153,871,119
Cost	225		25,959,244,055	25,959,244,055
Accumulated depreciation	226		(8,084,460,052)	(7,805,372,936)
3. Intangible fixed assets	227		3,440,356,725	3,440,356,725
Cost	228		6,029,344,330	6,029,344,330
Accumulated amortisation	229		(2,588,987,605)	(2,588,987,605)
III. Investment property	240	5.10	72,269,258,274	73,996,810,266
Cost	241		86,377,599,542	86,377,599,542
Accumulated depreciation	242		(14,108,341,268)	(12,380,789,276)
II. Non-current assets in progress	250		448,062,430,920	443,601,381,777
1. Construction in progress	252	5.7	448,062,430,920	443,601,381,777
2. Investment in other entities	263		1,192,413,670	1,192,413,670
3. Provision for non-current investments in other entities	264		(1,192,413,670)	(1,192,413,670)
IV. Other non-current assets	270		321,814,922,532	325,726,448,081
1. Non-current prepayments	271	5.11	321,326,585,363	324,791,830,145
2. Deferred income tax assets	272		488,337,169	934,617,936
TOTAL ASSETS (270 = 100 + 200)	280		1,091,601,495,543	1,086,920,559,406

(See the next page)

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

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
1	2	3	4	5
C. LIABILITIES	300		530,291,456,000	532,551,028,111
I. Current liabilities	310		170,622,445,580	168,595,465,187
1. Trade payables	311	5.12	12,757,092,660	10,226,271,848
2. Advances from customers	312		6,684,556,002	4,880,234,889
3. Dividends and profits payable	313		49,250,226,122	49,100,929,527
4. Taxes and amounts payable to the state budget	314	5.13	6,430,892,902	8,219,736,148
5. Payables to employees	315		1,756,755,494	3,579,070,477
6. Accrued expenses	316		1,160,806,187	3,126,861,235
7. Current unearned revenue	319	5.14	8,563,259,606	8,563,259,606
8. Other current payables	320		561,407,506	830,894,699
9. Current loans and obligations under finance leases	321	5.16	81,056,944,167	75,892,431,756
10. Current provisions	322		342,661,140	544,566,280
11. Bonus and welfare fund	323		2,057,843,794	3,631,208,722
II. Non-current liabilities	330		359,669,010,420	363,955,562,924
1. Non-current unearned revenue	337	5.14	340,194,654,686	344,476,284,490
2. Non-current loans and obligations under finance leases	339	5.16	19,469,433,034	19,469,433,034
3. Deferred income tax liabilities	342		4,922,700	9,845,400
D. OWNERS' EQUITY	400		561,310,039,543	554,369,531,295
I. Equity	410	5.17	561,310,039,543	554,369,531,295
1. Owners' contributed capital	411	5.17.2	386,000,000,000	386,000,000,000
Ordinary shares carrying voting rights	411a		386,000,000,000	386,000,000,000
2. Other contributed capital	414	5.17.5	90,975,000	-
3. Treasury shares	415		(46,460,000)	(46,460,000)
4. Asset revaluation reserve	416		232,661,029	232,661,029
5. Investment and development fund	418	5.17.5	161,842,577,738	161,573,314,312
6. Retained earnings	419		(1,606,344,055)	(8,525,975,338)
Beginning accumulated retained earnings	420		(8,781,498,704)	(16,100,606,599)
Ending accumulated retained earnings	420a		7,175,154,649	7,574,631,261
7. Non-controlling interest	429		14,796,629,831	15,135,991,292
TOTAL RESOURCES (440 = 300 + 400)	440		1,091,601,495,543	1,086,920,559,406

Approved, 5 August 2026

PREPARED BY

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE


Pham Thi Thu Hien


Le Ngoc Qui


Nguyen Hoang Anh

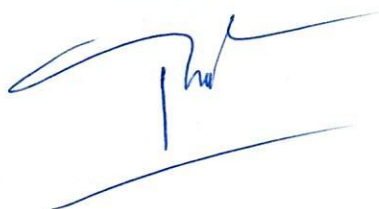
CONSOLIDATED INCOME STATEMENT
For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
1	2	3	4	5
1. Revenue	01	6.1	128.747.230.326	79.576.447.295
2. Net revenue	10		128.747.230.326	79.576.447.295
3. Cost of sales	11	6.2	86.207.164.593	58.767.560.818
4. Gross profit	20		42.540.065.733	20.808.886.477
5. Finance income	22		811.623.196	947.311.516
6. Finance expense	23		2.343.160.171	3.632.407.714
<i>Of which, interest expense</i>	24		2.343.160.171	3.632.407.714
7. Selling expense	25	6.3	12.386.945.535	12.004.970.739
8. General and administrative expense	26	6.4	17.242.305.157	16.427.289.360
9. Operating profit/(loss)	30		11.379.278.066	(10.308.469.820)
10. Other income	31		295.706.131	8.273.536.485
11. Other expense	32		1.365.960.158	193.976.889
12. Net other income/(loss)	40		(1.070.254.027)	8.079.559.596
13. Accounting profit/(loss) before taxation	50		10.309.024.039	(2.228.910.224)
14. Current corporate income tax expense	51	6.6	1.065.247.847	282.340.762
15. Deferred corporate income tax expense	52		461.048.867	4.495.921
16. Net profit/(loss) after taxation	60		8.782.727.325	(2.515.746.907)
17. Owners of the parent company	61		8.277.737.798	(2.973.086.073)
18. Non-controlling interests	62		504.989.527	457.339.166
19. Basic/diluted earnings per share	70	5.17.4	190	(78)

Approved, 25 August 2026

PREPARED BY



Pham Thi Thu Hien

CHIEF ACCOUNTANT



Le Ngoc Qui

LEGAL REPRESENTATIVE



Nguyen Hoang Anh

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxation	01		10.309.024.039	(2.228.910.224)
2. Adjustment for:				
Depreciation and amortisation	02	6.5	8.647.651.100	10.340.939.441
Provisions	03		3.893.913.160	(504.952.533)
Gains/losses from investment	05		(807.042.046)	(8.217.457.886)
Interest expense	06		2.343.160.171	3.632.407.714
3. Operating profit /(loss) before adjustments to working capital	08		24.386.706.424	3.022.026.512
Increase or decrease in accounts receivable	09		2.094.129.282	4.484.258.041
Increase or decrease in inventories	10		(14.251.866.444)	937.019.483
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		(5.420.081.407)	213.316.389.575
Increase or decrease prepaid expenses	12		2.733.853.682	(31.129.313.925)
Interest paid	14		(2.319.679.583)	(3.788.095.434)
Corporate income tax paid	15	5.13	(1.269.184.129)	(941.684.955)
Other cash inflows from operating activities	16		3.510.000	-
Other cash outflows from operating activities	17		(2.681.684.234)	(2.757.408.379)
Net cash from operating activities	20		3.275.703.591	183.143.190.918
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(5.626.495.615)	(2.938.998.236)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	7.929.166.667
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(10.100.000.000)	(27.204.852.603)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		10.000.000.000	41.500.000.000
5. Interest and dividends received	27		130.835.718	1.398.556.366
Net cash from investing activities	30		(5.595.659.897)	20.683.872.194

(See the next page)

CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)
(Indirect method)

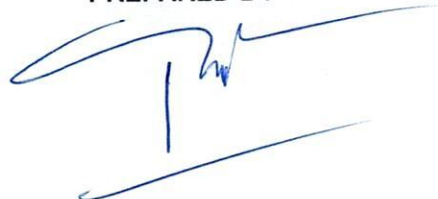
For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
1	2	3	4	5
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	7.1	75.407.963.065	78.840.286.979
2. Repayment of borrowings	34	7.2	(70.243.450.654)	(269.900.311.169)
3. Dividends paid	36		(468.068.405)	(410.454.500)
Net cash from financing activities	40		4.696.444.006	(191.470.478.690)
NET INCREASE/(DECREASE) IN CASH				
(50 = 20+30+40)	50		2.376.487.700	12.356.584.422
Cash and cash equivalents at beginning of year	60		12.727.692.764	11.976.412.984
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)	70	4.1	15.104.180.464	24.332.997.406

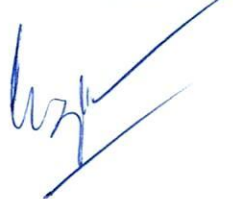
Approved, 15 August 2026

PREPARED BY



Pham Thi Thu Hien

CHIEF ACCOUNTANT



Le Ngoc Qui

LEGAL REPRESENTATIVE



Nguyen Hoang Anh

**DONG THAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY
AND ITS SUBSIDIARIES**

Address: No. 03, Ton Duc Thang, Cao Lanh Ward, Dong Thap Province, Vietnam

Form B 09 - DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

Dong Thap Building Materials & Construction Joint Stock Company (hereinafter referred to as "the Company" or "the parent company") formerly known as Dong Thap Building Materials and Construction One-Member Limited Liability Company, has been incorporated in accordance with the Enterprises Registration Certificate No. 1400101396 dated 09 July 2010 granted by the Department of Planning and Investment of Dong Thap Province.

The Company was converted into a joint-stock company in accordance with Decision No. 997/QĐ-UBND-HC dated 25 September 2015, issued by the People's Committee of Dong Thap Province, approving the conversion of Dong Thap Building Materials and Construction Materials One-Member Limited Liability Company into Dong Thap Building Materials and Construction Materials Joint Stock Company.

On 10 November 2016, Dong Thap Building Materials and Construction Joint Stock Company received capital and assets from Dong Thap Building Materials and Construction One-Member Limited Liability Company according to the Minutes of Handover of "Capital and Assets from State-owned Enterprises to Dong Thap Building Materials and Construction Joint Stock Company. The Company has been operating as a joint stock company since 11 November 2016 under the Enterprise Registration Certificate No. 1400101396 granted by the Department of Planning and Investment of Dong Thap province and tenthly amended thereafter dated 05 August 2025 to update the Company's registered head office.

The charter capital as stipulated in the Enterprises Registration Certificate is VND 386,000,000,000.

The Company's registered head office is at No. 03, Ton Duc Thang, Cao Lanh Ward, Dong Thap Province, Vietnam.

The Company has two subsidiaries as represented in Note 1.6 below (together with the Company hereinafter referred to as "the Group").

The Company's dependent units as at 30 June 2026 include:

Name	Operating industry	Address
Investment and Construction Enterprise Branch	Investment in construction and real estate business, production, and trading of hot asphalt concrete; Construction of traffic works, industrial, civil, housing, and interior decoration	Cao Lanh, Dong Thap
Dong Thap BMC Construction Quality Testing and Inspection Center Branch	Mechanical testing of construction materials, inspection of construction quality, safety of construction loads	Cao Lanh, Dong Thap
Concrete Factory Branch	Production and trading of construction materials: Ready-mixed concrete - Centrifugal concrete	Cao Lanh, Dong Thap
Cao Lanh Construction Materials Store	Trading of construction materials	Cao Lanh, Dong Thap
Xeo Vat Construction Materials Store	Trading of construction materials	Chau Thanh, Dong Thap

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.2. Business field

- Construction and sand exploitation business;
- Industrial production;
- Trade and services;
- Construction of traffic works and civil works;
- Investment and real estate business;
- Investment and business of industrial parks (IPs).

1.3. Operating industry and principal activities

The Group is principally engaged in:

- Exploiting river sand - Site levelling construction;
- Manufacturing and trading construction materials: Ready-mixed concrete - Centrifugal concrete - Hot asphalt concrete;
- Investing in construction, trading in industrial park infrastructure and real estate;
- Constructing traffic, industrial, civil, residential works, and interior decoration;
- Surveying and designing civil, industrial, and transportation projects, as well as providing construction consulting services;
- Manufacturing mechanical components and repairing waterway and roadway vehicles;
- Transporting goods by road and inland waterways; testing construction materials, inspecting construction quality, and evaluating structural safety.

1.4. Normal operating cycle

The Group's normal operating cycle is carried out for a period of 12 months

1.5. Important features in the financial period impacting the consolidated financial statements

In June 2025, the Group was granted mining licenses by the relevant authorities for two sand mines with a term of three years from 2025 to 2027. According to the Group's operating plan, the estimated extraction volume in 2026 is approximately 2.1 million cubic meters, generating projected revenue of approximately VND 157 billion.

The commencement of sand mining operations at the sand mines resulted in a significant increase in revenue during the period, thereby generating cash flows to support the Group's business operations.

In addition, during the period, the Group carried out operational restructuring and transferred certain land lots to improve cash flows and enhance the efficiency of asset utilization.

1.6. The Group's structure

The Group had been organised into a direct ownership structure which comprised the parent company and 02 direct subsidiaries.

1.6.1. Consolidated subsidiaries

No.	Name	Operating industry	Address	Percent capital	Percent interest
1.	Dong Thap BMC Transport JSC	Waterway freight transport business	Cao Lanh, Dong Thap	51,00%	51,00%
2.	Dong Thap BMC Construction and Design Consultant JSC	Design of civil construction structures; environmental consulting; Bidding consulting, etc.	Cao Lanh, Dong Thap	67,90%	67,90%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.7. The number of employees

The number of employees of the Group as at 30 June 2026 was 295 (01 January 2026: 291).

2. FINANCIAL YEAR AND REPORTING AND FUNCTIONAL

2.1. Financial year

The Group's financial year is from 01 January to 31 December.

2.2. Reporting and functional currency

The Group maintains its accounting records in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1. Accounting system

Effective from the 2026 financial year, the Group prepares its consolidated financial statements in accordance with the Vietnamese Corporate Accounting System prescribed under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, which supersedes Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the corporate accounting system. The Group also applies Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance, which amends and supplements certain provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance on the preparation and presentation of consolidated financial statements.

3.2. Statement of compliance with Vietnamese Accounting Standards and Accounting System

The accompanying consolidated financial statements, expressed in Vietnamese Dong ("VND"), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam.

3.3. Forms of accounting records

The form of accounting records applied in the Group is the General Journal.

4. SIGNIFICANT ACCOUNTING POLICIES

4.1. Critical accounting judgements, estimates, and assumption

The preparation of the consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the consolidated financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue, and expenses.

Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectation of future events that management believes are reasonable under the circumstances. However, actual results may differ from these estimates.

Significant accounting estimates are used in the following areas:

- Provision for doubtful accounts;
- Provision for inventory obsolescence and decline in value;
- Determination of the recoverable amount of long-term assets;
- Useful lives of fixed assets;
- Deferred corporate income tax; and
- Determination of fair value, where applicable.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash, and which are subject to an insignificant risk of changes in value.

Cash equivalents are defined the same as those under Accounting Standard "Statement of cash flows."

4.3. Financial investments

Held to maturity investments

Held to maturity investments comprise term deposits with banks held to maturity for the purpose of earning periodic interest income, other held-to-maturity investments or investments of a similar nature, and exclude derivative financial instruments.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current period.

Other investments

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Recognition principles of provision for other financial investment impairment loss

For other investments

Provisions for impairment losses on equity investments in other entities are determined using fair values if the fair values can measure reliably. If the fair values cannot be measure reliably at the reporting date, provisions are measured on the basis of the investee's losses.

4.4. Account receivables

Recognition method

Receivables are classified as trade receivables and other receivables based on the following principles: Trade receivables are receivables of a commercial nature arising from transactions involving the sale and purchase of goods, services and assets, where the purchaser is an independent entity from the seller; The remaining receivables are classified as other receivables.

Receivables shall be monitored in detail by each debtor, original maturity, remaining maturity, original currency of the receivable, and other information as required for the management purposes of the Group.

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Provisions for doubtful debts

As at the reporting date, provisions for doubtful debts are recognised for overdue receivables and for receivables that are not yet due but for which there is objective evidence that part or all of the outstanding balance may not be recoverable, because the debtor or customer is missing, has absconded, is undergoing liquidation or bankruptcy proceedings or is otherwise unlikely or unable to settle the outstanding debt.

The difference between the required balance and the existing balance of provisions for doubtful debts is recorded as a general and administrative expense in the consolidated income statement.

Provisions for doubtful receivables

General receivables

Overdue period	Provision rate
▪ From 6 months to less than 1 year	30%
▪ From 1 year to less than 2 years	50%
▪ From 2 years to less than 3 years	70%
▪ From 3 years and above	100%

4.5. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling, and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable 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.

Method of determining the cost of inventories

The cost of inventories is determined using the first-in, first-out (FIFO) method.

Method of accounting for inventories

Depending on the characteristics, nature, quantity and categories of inventories, as well as the management requirements and physical conditions, the quantity and cost of inventories issued are determined on a perpetual basis (recorded at the time each transaction occurs).

Provisions for decline in value of inventories

As of the date of the consolidated financial statements, provisions are recognised for obsolete, slow-moving, defective inventory, and for inventory stated at cost higher than net realisable value.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The difference between the required balance and the existing balance of the provisions for a decline in value of inventories is included in cost of sales in the consolidated income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a consolidated selling price is charged.

Materials and other supplies held for use in the production of inventories are not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

Basis for allocation of raw materials

Raw materials are allocated based on standard material consumption. The selected allocation basis and is applied consistently.

4.6. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use.

The costs of self-made and self-constructed tangible fixed assets comprise the construction costs, actually incurred manufacturing costs plus installation and test run costs.

Tangible fixed asset after initial recognition

The costs incurred after the initial recognition of tangible fixed assets shall be recorded as increase in their historical cost if these costs are certain to improve future economic benefits obtained from the use of these assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

▪ Buildings, structures	10 – 20 years
▪ Machinery and equipment	06 – 30 years
▪ Motor vehicles	06 – 10 years
▪ Office equipment	04 – 07 years
▪ Other	10 – 20 years

4.7. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed asset recognition

Intangible fixed assets are initially recognised at their cost. The cost of an intangible fixed asset comprises the total amount of expense incurred by the Group to acquire an asset at the time the asset is put into operation for its intended use.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Intangible fixed asset after initial recognition

Costs related to intangible fixed assets incurred after initial recognition shall be expensed in the period as production and business costs, except when these costs are directly attributable to a specific intangible fixed asset and enhance the future economic benefits of that asset.

Costs incurred after initial recognition in relation to trademarks, distribution rights, customer lists, and similar items (whether purchased externally or internally generated) shall always be expensed in the period as operating costs.

Accounting principles for intangible fixed asset

Land use rights

The land use rights are presented at cost less accumulated amortization, representing the value of the land areas at the Mechanical Workshop, Tac Thay Cai Branch, and the Testing Center of the Group. The land use rights are amortized using the straight-line method over the lease term of each land plot.

Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life.

4.8. Leases

Lease classification

Leases are classified as finance leases when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Financial leases

Finance leases are recognised as assets and liabilities in the consolidated statement of financial position at amounts equal to the fair value of the leased asset or, if lower, the present value of the minimum lease payments, each determined at the inception of the lease.

Finance leased assets are depreciated using the straight-line method over their estimated useful lives, which are the same as those of the Group's own assets, or over the lease term.

Operating leases

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term

4.9. Leases

Operating leases

Assets subject to operating leases are recognised in the consolidated statement of financial position according to the Group's asset classification pattern.

Initial direct costs to generate income from operating leases are recognised as expenses in the year as incurred or amortised over the lease term. Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term regardless of payment methods.

Depreciation of assets subject to operating leases is consistent with the depreciation policy of the lessor to similar assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.10. Investment property

Investment properties are measured at cost less accumulated depreciation.

Investment property recognition

An investment property is measured initially at its cost. The cost of an investment property is the amount of cash or cash equivalents paid, or the fair value of other considerations given to acquire an asset at the time of its acquisition or construction. The costs include initial transaction charges.

Investment property depreciation

The cost of an investment property is depreciated on a straight-line method.

The estimated depreciation period for land use rights is 25 years.

The transfer to, or from, investment property shall be made when, and only when, there is a change in use, such as: Completion of construction period, for a transfer from construction property to investment property (During the construction phase, accounting must comply with the accounting standards for tangible fixed assets.)

Such transfers from, or to, investment property do not change the carrying amount of transferred assets and original cost of property when measuring value of assets or preparing the financial statements.

4.11. Construction in progress

Properties in the course of construction for production, rental, or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

4.12. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of expenses related to land rental fees for Tran Quoc Toan Industrial Park, Tan Lap Industrial Cluster, mineral exploitation licensing fees, and other rental fees, etc., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as non-current prepayments and amortised to the consolidated income statement:

- Prepaid land rent is allocated over the lease term;
- Mining license fees are gradually allocated over a period of 18 to 30 months;
- Tools and instruments are allocated over a period of 6 to 24 months.

4.13. Liabilities

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities shall be monitored in detail by creditor, maturity date, original currency and other factors in accordance with the management requirements of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Liabilities are recognised at no less than the payment obligation.

4.14. Dividends and profits payable

Dividends and profits payable represent dividends and profits that have been approved for distribution to shareholders or capital contributors but remain unpaid as at the reporting date, including amounts payable in cash or in other assets in accordance with applicable laws and the Charter of the Group.

Dividends and profits payable shall be recognised when the Group has a present obligation to make payment to shareholders or capital contributors and no longer has an unconditional right to defer settlement of that obligation, pursuant to the relevant profit distribution resolution, declaration, approval, or applicable legal requirements.

Payments of dividends and profits to shareholders or capital contributors shall be derecognised from dividends and profits payable when the payment has been made or the relevant assets have been transferred to the entitled recipients.

4.15. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

Borrowing costs directly attributable to borrowings (excluding interest expense), such as appraisal fees, audit fees, loan documentation costs, loan arrangement fees and other directly related costs are allocated over the term of the related borrowings.

All other borrowing costs are recognised as an expense in the consolidated income statement when incurred.

4.16. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting period.

4.17. Deferred revenue

Deferred revenue represents amounts received or amounts for which the right to receive payment from customers has arisen, but for which the Group has not yet fulfilled all related obligations under the terms of the contract as at the reporting date.

Deferred revenue shall be recognised as a liability and allocated to revenue in the accounting periods in which goods or services are transferred to customers or the corresponding obligations are fulfilled. The allocation method shall be determined on a basis that faithfully reflects the fulfilment of the Group's obligations to customers, including allocation on a time basis, output basis, percentage-of-completion basis, or other appropriate methods depending on the nature of each transaction.

4.18. Provisions

A provision is recognised when the Group has a present legal or constructive obligation as a result of a past event; a reliable estimate can be made of the amount of the obligation; and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Provisions shall not be recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligation. If the time value of money is material, provisions will be measured at their present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense.

4.19. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Other capital

Other capital reflects increases and decreases in equity other than owners' contributed capital, share premium, equity funds, and undistributed profit after tax.

Such items shall be recognised directly in equity in accordance with applicable laws, accounting standards, and the substance of each transaction.

Treasury shares

Treasury shares are recognised at purchased cost, including the repurchase price and costs directly attributable to the repurchase transaction, such as transaction costs, information and communication costs, and other related costs. Treasury shares are presented in the consolidated statement of financial position as a deduction from equity.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the charter of the companies in the Group.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the Annual General Meeting of Shareholders and reserves are created in accordance with the Group's Charter and legal regulations in Vietnam.

4.20. Revenue and other income

Revenue from selling goods

Revenue from selling goods is recognised at the amount of consideration to which the Group expects to be entitled in exchange for transferring control of the goods to the buyer. Revenue is recognised when the Group satisfies a performance obligation under the contract by transferring control of the goods to the buyer.

Rental income

Rental income is recognised on an accrual basis. Accordingly, for lease agreements under which rental payments are received in advance for multiple periods, the rental income is recognised by allocating the prepaid amount over the respective lease term.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Amounts received in advance from customers are recorded as deferred revenue and subsequently recognised in profit or loss over the corresponding rental periods.

Revenue involving the rendering of services

Revenue from rendering of services is recognised when the Group satisfies a performance obligation under the contract. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

4.21. Cost of sales

Cost of sales and services rendered comprise the carrying amounts of goods, finished products, services, investment properties, and other assets sold or transferred to customers during the period, together with costs directly attributable to the generation of the related revenue.

Cost of sales is recognised in the consolidated income statement in the same period as the related revenue is recognised, in accordance with the matching principle.

4.22. Finance expense

Finance costs comprise expenses and losses arising from the Group's financing and investing activities, including borrowing costs, losses arising from financial investments, impairment losses on investments and other finance costs incurred during the period.

Finance costs are recognised in the consolidated income statement in the period in which they are incurred, except to the extent that they are capitalised in accordance with the applicable accounting standards and accounting regulations.

4.23. Selling expenses

Selling expenses comprise costs incurred in connection with the marketing, selling, distribution of goods and rendering of services by the Group. Selling expenses are recognised in the consolidated income statement in the period in which they are incurred.

4.24. General and administrative expense

General and administrative expenses comprise costs incurred in connection with the management, administration, and general operations of the Group. General and administrative expenses are recognised in the consolidated income statement in the period in which they are incurred. Reversals of provisions and other adjustments reducing expenses are recognised in accordance with the nature of the underlying transactions in the period in which they arise.

4.25. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Additional corporate income tax expense in accordance with global minimum tax regulations

The additional corporate income tax expense under the global minimum tax regime refers to the top-up tax payable, which is calculated in accordance with the provisions of the global minimum tax legislation.

Deferred corporate income tax expense

Deferred corporate income tax is determined on the basis of temporary differences between the carrying amounts of assets and liabilities and their respective tax bases at the reporting date.

Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences, unused tax losses and unused tax incentives can be utilised. Deferred tax liabilities are recognised for taxable temporary differences in accordance with the prevailing tax regulations.

Deferred tax assets and deferred tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are realised or the liabilities are settled. The carrying amount of deferred tax assets is reviewed at each reporting date and adjusted where necessary to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be utilised.

Current and deferred corporate income tax are recognised in the consolidated income statement, except to the extent that they relate to items recognised directly in equity or in other comprehensive income in accordance with the applicable accounting standards.

Value added tax

The goods sold and services rendered by the Group are subject to value added tax at the following rates:

- Transfer of land use rights: Not taxable;
- Remaining goods and services: 10%.

In accordance with Decree 180/2024/ND-CP dated 31 December 2024 and Decree 174/2025/ND-CP dated 30 June 2025 by the Government, the VAT rate of 8% is applicable to certain goods and services from 01 January 2025 to 31 December 2026.

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Group will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Group.

4.26. Earnings per share

Basic earnings per share are calculated by dividing the profit or loss attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the period, excluding treasury shares (if any).

4.27. Diluted earnings per share

Diluted earnings per share are calculated by dividing the profit or loss attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the period, adjusted for the effects of all dilutive potential ordinary shares, excluding treasury shares (if

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any).

4.28. Related parties

Related parties are individuals or entities that control, jointly control or exercise significant influence over the Group, or that are controlled, jointly controlled, or significantly influenced by the Group. Related parties also include members of the Group's key management personnel, their close family members and entities that are related in accordance with the applicable accounting standards.

4.29. Basis of consolidation

The consolidated financial statements are the financial statements of a group in which the assets, liabilities, equity, income, expenses and cash flows of the parent and subsidiaries are presented as those of a single economic entity regardless of the legal structure of the entities. The financial statements of the subsidiaries have been prepared for the same financial year using uniform accounting policies to those used by the parent company. Adjustments were made for any different accounting policies to ensure consistency between the subsidiaries and the parent company.

A subsidiary is fully consolidated from the acquisition date on which the Group obtains control over the subsidiary until the date on which the parent ceases to control the subsidiary, unless control is intended to be temporary because the subsidiary is acquired and held exclusively with the intention of selling or disposing of it within twelve months.

Non-controlling interest recognition

Non-controlling interests in the net assets and net results of consolidated subsidiaries are shown separately in the consolidated statement of financial position and in the consolidated income statement.

The loss of a subsidiary is attributed to the non-controlling interests in proportion to their relative interests in the subsidiary even if this results in the non-controlling interests having a deficit balance.

Intra-group transactions elimination

All intra-group transactions, balances, income, and expenses - including unrealised intra-group profits or losses - are eliminated in full on consolidation. Unrealised losses resulting from intra-group transactions that are deducted in arriving at the carrying amount of assets are also eliminated unless the cost cannot be recovered.

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	2,340,938,272	1,851,067,981
Cash at bank	11,967,339,558	7,673,413,871
Cash equivalents	795,902,634	3,203,210,912
Total	15,104,180,464	12,727,692,764

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5.2. Financial investments

Current held-to-maturity investments comprise fixed-term bank deposits with maturities ranging from 6 to 18 months, bearing an average interest rate of 4.7% to 5.4% per annum, as detailed below:

No.	Bank	As at 30 Jun. 2026 VND	Original term (months)	Pledge and mortgage to secure the loan
1	Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Thap Branch	7,000,000,000	12	Used to secure a current loan at Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Thap Branch with a balance of VND 5,000,000,000 – Refer to Note 5.16.
2	Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch	23,024,000,000	12	A term deposit of VND 22,000,000,000 was used to secure a current loan for a loan at Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch, with an outstanding balance of VND 21,752,936,334 as at 30 June 2026 – Refer to Note 5.16.
3	Prosperity and Growth Commercial Joint Stock Bank	620,000,000	13 - 18	
4	Viet Nam International Commercial Joint Stock Bank	8,100,000,000	6	
5	Ho Chi Minh City Development joint Stock Commercial Bank	1,000,000,000	12	
Total		39,744,000,000		

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Investments in other entities are detailed as follows:

		As at 30 Jun. 2026		As at 01 Jan. 2026	
		VND		VND	
		Cost	Provisions	Fair value	

(*) At the reporting date, the Group did not determine fair values of these investments in Dong Thap Trading Corporation to be disclosed in the consolidated financial statements because their market prices are not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Corporate Accounting System. The fair values of these investments may differ from their carrying amounts.

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5.3. Current trade receivables

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Amount	Provisions	Amount	Provisions
Trade receivables greater than or equal to 10% of total:				
Branch of Construction Corporation No. 1 - Joint Stock Company in Dong Thap province	4,379,689,011	(2,010,222,006)	5,379,689,011	-
Branch of Hai Dang Joint Stock Company in Dong Thap	3,776,492,000	(1,026,314,000)	3,776,492,000	-
Other customers	25,343,361,488	(5,598,835,899)	22,865,686,511	(4,646,754,629)
Total	33,499,542,499	(8,635,371,905)	32,021,867,522	(4,646,754,629)

5.4. Current advances to suppliers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Dong Thap Province Land Fund Development Center (*)	26,513,835,000	26,513,835,000
Other (**)	2,265,627,777	3,030,882,352
Total	28,779,462,777	29,544,717,352

(*) Representing current advances to the Dong Thap Province Land Fund Development Center for the issuance of a land use right certificate related to the auctioned leasehold land use right, located in Tan Nhuan Dong Commune, Chau Thanh District, Dong Thap Province. As at 30 June 2026, the Company had submitted an application for issuance; however, it had not yet been granted.

(**) As of 30 June 2026, any component of current advances to other suppliers was less than 10% of the total current advances to suppliers.

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5.5. Doubtful debts

	As at 31 Dec. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables or overdue amounts loaned and other receivables not yet due but uncollectible	19,589,470,960	10,845,735,252	8,073,224,170	3,330,876,929

Movements of provisions for doubtful debts in the year are detailed as follows:

	Current period VND	Previous period VND
Carrying amount at the start of the year	4,646,754,629	4,392,803,549
Additional provisions recognised	4,096,981,079	(244,062,093)
Carrying amount at the end of the year	8,743,735,708	4,148,741,456

5.6. Inventories

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Provisions	Cost	Provisions
Raw materials	17,813,841,966	-	8,014,780,139	-
Work in progress	1,133,212,151	-	948,471,825	-
Finished goods	3,775,477,024	(22,419,972)	2,300,723,792	(23,582,751)
Merchandise	9,331,881,252	-	3,878,802,000	-
Real estate inventories	22,614,471,423	-	25,274,239,616	-
Total	54,668,883,816	(22,419,972)	40,417,017,372	(23,582,751)

Slow-moving and obsolescent inventories as of 30 June 2026 amounted to VND 22,419,972.

Inventories pledged as security for liabilities at Vietnam Joint Stock Commercial Bank for Industry and Trade – Sa Dec Branch, as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Real estate inventories	14,077,954,673	14,077,954,673

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.7. Construction in progress

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Tan Kieu Thap Muoi Industrial Park (*)	440,399,403,207	440,399,403,207
Prestressed centrifugal concrete pile production line	4,620,263,965	563,640,916
Wastewater treatment station and the two-module wastewater treatment facility of the Tan Lap Industrial Cluster Project	116,429,519	116,429,519
Technical infrastructure of Tran Quoc Toan Industrial Park: items include landscaping, two auxiliary gates, and the cargo handling berth	92,305,138	39,469,953
Acquisition of fixed assets	2,834,029,091	2,482,438,182
Total	448,062,430,920	443,601,381,777

(*) Relevant information regarding the Tan Kieu Thap Muoi Industrial Park:

Tan Kieu Thap Muoi Industrial Park has undergone two adjustments to its total investment capital. The first adjustment increased the capital from VND 800 billion to VND 1,266 billion; the second adjustment raised it further to VND 1,410 billion, of which the Group's investment cost is VND 926 billion. The investment policy adjustment proposal dossier was approved by the People's Council of Dong Thap Province on 23 June 2025 – Refer to Note 8.1.

On 06 May 2026, the Group submitted Official Letter No. 59/BC-NĐDPVNN-BMC to the People's Committee of Dong Thap Province, proposing the discontinuation of the Tan Kieu Industrial Park Project following a review of its funding mobilization capacity and an assessment of the project's feasibility.

According to Inspection Conclusion No. 2428/KL-TTT dated 10 July 2026, the Provincial Inspectorate recommended that the Chairman of the People's Committee of Dong Thap Province approve the return of the Tan Kieu Industrial Park Project and direct the relevant departments, agencies, and authorities to coordinate with the People's Committee in carrying out procedures to call for investment in the infrastructure development of the Tan Kieu Industrial Park.

Management believes that the Group has a reasonable basis for recovering the value of investments made up to 30 June 2026 through the return/transfer of the project and the settlement of related rights, obligations, and invested costs in accordance with decisions of the competent authorities. However, as of the date of this interim financial report, the process of resolving the rights, obligations, and financial matters associated with the return of the project is still underway in accordance with regulations of the competent authorities. The recoverability, timing of recovery, and ultimate amount recoverable will depend on the treatment plan approved by the competent authorities.

Accordingly, Management has not recorded any adjustment to the carrying value of the investment costs related to the Tan Kieu Industrial Park Project in Thap Muoi as of 30 June 2026. Any resulting financial impacts, if any, will be recognized by the Group upon issuance of an official decision or settlement plan by the competent authorities and when sufficient reliable information becomes available to determine such impacts.

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5.8. Tangible fixed assets

		Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Other VND	Total VND
Cost:							
As at 01 Jan. 2026	40,098,994,269	204,052,719,896	81,793,573,677	680,214,270	8,048,844,657		334,674,346,769
Purchase	-	90,975,000	742,084,653	-	-		833,059,653
As at 30 Jun. 2026	40,098,994,269	204,143,694,896	82,535,658,330	680,214,270	8,048,844,657		335,507,406,422
Accumulated depreciation:							
As at 01 Jan. 2026	25,804,687,513	175,817,581,274	62,828,798,426	680,214,270	4,742,559,444		269,873,840,927
Depreciation	781,613,992	3,364,210,664	2,097,485,796	-	397,701,540		6,641,011,992
As at 30 Jun. 2026	26,586,301,505	179,181,791,938	64,926,284,222	680,214,270	5,140,260,984		276,514,852,919
Net book value:							
As at 01 Jan. 2026	14,294,306,756	28,235,138,622	18,964,775,251	-	3,306,285,213		64,800,505,842
As at 30 Jun. 2026	13,512,692,764	24,961,902,958	17,609,374,108	-	2,908,583,673		58,992,553,503

The original cost of fully depreciated tangible fixed assets still in use as of 30 June 2026 was VND 178,339,046,272.

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5.9. Finance leased assets

The infrastructure of Tran Quoc Toan Industrial Park was leased by the Group from the Dong Thap Provincial Department of Finance at a rental price based on the total state budget investment in the industrial park's infrastructure. The lease amount totals VND 25,959,244,055 for a period of 40 years, commencing on 01 January 2017.

5.10. Investment property

	As at 30 Jun. 2026 VND	Additions VND	Decreases VND	As at 01 Jan. 2026 VND
<u>Investment property held for lease:</u>				
Cost:				
Infrastructure – Industrial Cluster	86,377,599,542	-	-	86,377,599,542
Total	86,377,599,542	-	-	86,377,599,542
Accumulated depreciation:				
Infrastructure – Industrial Cluster	14,108,341,268	1,727,551,992	-	12,380,789,276
Total	14,108,341,268	1,727,551,992	-	12,380,789,276
Net book value:				
Infrastructure – Industrial Cluster	72,269,258,274	-	-	73,996,810,266
Total	72,269,258,274	-	-	73,996,810,266

At the reporting date, the Group could not determine the fair values of investment properties held for lease to be disclosed in the separate financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards, the Corporate Vietnamese Accounting System. The fair values of these investment properties may differ from their carrying amounts.

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5.11. Prepayments

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Rental of land with dedicated water surface	509,051,655	-
Insurance expenses	250,250,712	469,792,934
Other	762,404,900	320,523,233
Total	<u>1,521,707,267</u>	<u>790,316,167</u>
Non-current:		
Land rental fees for Tan Lap Industrial Cluster (*)	231,776,403,727	232,832,762,873
Land rental fees for Tran Quoc Toan Industrial Park (**)	66,629,018,199	67,662,530,943
Mineral mining licensing fee	19,000,781,875	20,687,597,513
Repair expenses	1,677,333,083	1,477,647,209
Other	2,243,048,479	2,131,291,607
Total	<u>321,326,585,363</u>	<u>324,791,830,145</u>

(*) The land rental fees for Tan Lap Industrial Cluster represent a lump sum payment for the entire lease term (until 17 August 2070) for a leased area of 389,014.3 m².

(**) The land rental fees for Tran Quoc Toan Industrial Park represent a lump sum payment for the entire lease term (until 13 February 2058) for a leased area of 395,621.4 m².

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5.12. Current trade payables

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	Amount	Payable amount VND	Amount	Payable amount VND
Trade payables greater than 10% of total balance:				
Dai Thanh Company Limited	2,015,681,499	2,015,681,499	946,325,201	946,325,201
Minh Anh Shipping Service Trading Company Limited	1,939,658,289	1,939,658,289	1,034,801,160	1,034,801,160
SHC Trading - Services and Construction Materials Company Limited	1,893,125,150	1,893,125,150	-	-
Quang Vinh Production and Trading Company Limited	1,683,906,000	1,683,906,000	1,987,337,300	1,987,337,300
Other suppliers	5,224,721,722	5,224,721,722	6,257,808,187	6,257,808,187
Total	12,757,092,660	12,757,092,660	10,226,271,848	10,226,271,848

5.13. Tax and amounts receivable from/payable to the state budget

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	Receivable	Payable	Paid	Payable VND	Receivable	Payable
Value added tax	-	1,717,992,824	5,591,901,387	4,806,898,039	-	2,502,996,172
Corporate income tax	-	626,407,517	1,269,184,129	1,065,247,847	-	830,343,799
Personal income tax	12,264,501	58,997,721	63,067,632	96,812,046	9,921,314	22,910,120
Natural resource tax	-	2,124,777,600	16,650,093,600	15,397,441,200	-	3,377,430,000
Environmental Fees	-	708,246,057	5,950,447,438	5,172,637,438	-	1,486,056,057
Land rental, water surface rental	-	744,555,245	1,300,609,734	2,334,375,105	289,210,126	-
Other taxes payables	-	449,915,938	3,295,245,616	4,448,370,616	703,209,062	-
Total	12,264,501	6,430,892,902	34,120,549,536	33,321,782,291	1,002,340,502	8,219,736,148

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5.14. Unearned revenue

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Advanced industrial park land rental fees	8,563,259,606	8,563,259,606
Non-current:		
Advanced industrial park land rental fees	340,194,654,686	344,476,284,490
Long-term unearned revenue includes:		
▪ A lump sum advanced payment from customers for a 50-year land lease at Tran Quoc Toan Industrial Park, with the lease expiring on 13 February 2058, with a value of VND 82,781,147,089; and		
▪ A lump sum advanced payment from customers for a 48-year land lease at Tan Lap Industrial Cluster, with the lease expiring on 17 August 2070, with a value of VND 257,413,507,597.		

5.15. Dividend or profit payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Dividend or profit payables	49,250,226,122	49,100,929,527
Total	49,250,226,122	49,100,929,527

The profit distribution for 2023 was approved under Resolution No. 01/NQ-ĐHĐCĐ.2024 dated 26 June 2024, and the second installment of the 2022 dividend remains payable, amounting to VND 23,991,075,767 and VND 25,109,853,760, respectively.

In addition, the profit distribution for 2025 at the subsidiaries, in accordance with the 2026 Shareholders' General Meeting Resolution, amounted to VND 149,296,595.

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5.16. Loans and finance lease liabilities

Loans are analysed as follows:

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
	VND		VND		VND	
Current:						
Vietnam Joint Stock Commercial Bank for Industry and Trade – Sa Dec Branch	53,655,026,731	53,655,026,731	53,655,026,731	47,226,304,082	47,226,304,082	47,226,304,082
Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch	21,752,936,334	21,752,936,334	21,752,936,334	23,017,146,572	23,017,146,572	23,017,146,572
Joint Stock Commercial Bank for Investment and Development of Viet Nam – Dong Thap Branch	5,000,000,000	5,000,000,000	-	-	5,000,000,000	5,000,000,000
Current Portion of Long-Term Debt	648,981,102	648,981,102	-	-	648,981,102	648,981,102
Total	81,056,944,167	81,056,944,167	75,407,963,065	70,243,450,654	75,892,431,756	75,892,431,756

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	VND		VND		VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Non-current:						
Finance leases	20,118,414,136	20,118,414,136	-	-	20,118,414,136	20,118,414,136
Less: Current Portion of Long-Term Debt	(648,981,102)	(648,981,102)	-	-	(648,981,102)	(648,981,102)
Total	19,469,433,034	19,469,433,034	-	-	19,469,433,034	19,469,433,034

Details of the current loans are as follows:

- Current loans from Vietnam Joint Stock Commercial Bank for Industry and Trade – Sa Dec Branch:

Credit line: VND 80,000,000,000.
Loan balance: VND 53,655,026,731.
Loan term: for a term of 06 months from the signing date of the debt acknowledgment letter to 31 December 2026.
Form of loan: Loans under mortgage agreements.
Interest rate: Varies by contract, ranging from 5.6% to 8.4% per annum.
Purpose: To supplement working capital and use as guarantees for business operations.
Mortgage: Real estate merchandise with totalling VND 14,077,954,673 – Refer to Note 5.6.

- Current loans from Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch:

Credit line: VND 27,000,000,000.
Loan balance: VND 21,752,936,334.
Loan term: From the contract signing date until 26 June 2027.
Form of loan: Secured loans under mortgage agreements.
Interest rate: Varies by contract, ranging from 5.5% to 7.5% per annum.
Purpose: To supplement working capital for business operations.
Mortgage: Fixed-term deposits at Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch totalling VND 22,000,000,000 – Refer to Note 5.2.

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- Current loans from Joint Stock Commercial Bank for Investment and Development of Viet Nam – Dong Thap Branch:

Credit line: VND 5,000,000,000.
Loan balance: VND 5,000,000,000.
Loan term: From the contract signing date until 09 October 2026.
Form of loan: Secured loans under mortgage agreements.
Interest rate: 4.8% per annum.
Purpose: To supplement working capital and the issuance of guarantees to support the Group's business operations (excluding real estate activities).
Mortgage: Fixed-term deposits at Joint Stock Commercial Bank for Investment and Development of Viet Nam – Dong Thap Branch totalling VND 5,000,000,000 – Refer to Note 5.2.

There were no breaches of loan covenants as of the reporting date.

Long-term finance lease liabilities are detailed as follows:

- The Group's finance lease liability relates to the infrastructure lease of Tran Quoc Toan Industrial Park, under a contract between the Group and the Department of Finance of Dong Thap Province (Contract No. 02/HĐ dated 11 August 2010). The original lease value was VND 12,457,518,514 for a 46-year term from 2010 to 2056. This amount is subject to adjustment upon the completion of construction works and final investment settlement approval by the Department of Finance of Dong Thap Province. Pursuant to Official Letter No. 131/UBND-KTTH dated 10 March 2017 issued by the People's Committee of Dong Thap Province, the Group and the Department of Finance of Dong Thap Province signed an addendum to Contract 02/HĐ, revising the lease value based on the total state budget investment in the Tran Quoc Toan Industrial Park infrastructure. The adjusted lease value is VND 25,959,244,055 for a 40-year term, effective from 1 January 2017.

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Total payment	Interest payment	Principal payment	Total payment	Interest payment	Principal payment
Term:						
Within one year	648,981,102	-	648,981,102	648,981,102	-	648,981,102
Later than one year but within five years	2,595,924,408	-	2,595,924,408	2,595,924,408	-	2,595,924,408
Later than five years	16,873,508,626	-	16,873,508,626	16,873,508,626	-	16,873,508,626
Total	20,118,414,136	-	20,118,414,136	20,118,414,136	-	20,118,414,136

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.17. Owner's equity

5.17.1. Changes in owners' equity

	Owners' contributed capital VND	Treasury Stock VND	Items of owners' equity (*)				Retained earnings VND	Total VND
			Investment Fund	Development Fund	Asset revaluation	Other equity funds		
			VND	VND	VND	VND	VND	VND
As at 01 Jan. 2025	386,000,000,000	(46,460,000)	161,320,056,665	232,661,029	-	(15,971,736,838)	531,534,520,856	
First six months of previous year's loss	-	-	-	-	-	(2,973,086,073)	(2,973,086,073)	
As at 30 Jun. 2025	386,000,000,000	(46,460,000)	161,320,056,665	232,661,029	-	(18,944,822,911)	528,561,434,783	
First six months of previous year's profit	-	-	-	-	-	10,858,034,192	10,858,034,192	
Distribution to owners' equity funds	-	-	253,257,647	-	-	(253,257,647)	-	
Distribution to bonus and welfare fund	-	-	-	-	-	(121,994,380)	(121,994,380)	
Other increases	-	-	-	-	-	45,594,359	45,594,359	
Other decreases	-	-	-	-	-	(109,528,951)	(109,528,951)	
As at 01 Jan. 2026	386,000,000,000	(46,460,000)	161,573,314,312	232,661,029	-	(8,525,975,338)	539,233,540,003	
First six months of current year's profit	-	-	-	-	-	8,277,737,798	8,277,737,798	
Distribution to owners' equity funds	-	-	360,238,426	-	-	(360,238,426)	-	
Reverse to Bonus and Welfare Fund	-	-	-	-	-	(939,281,700)	(939,281,700)	
Other increases/decrease	-	-	(90,975,000)	-	-	(58,586,388)	(58,586,388)	
As at 30 Jun. 2026	386,000,000,000	(46,460,000)	161,842,577,738	232,661,029	90,975,000	(1,606,344,054)	546,513,409,713	

(*) Non-controlling interests are not included.

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5.17.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
People's Committee of Dong Thap Province (*)	196,860,000,000	196,860,000,000
Mr. Ngo Thanh Nguyen	29,041,000,000	29,041,000,000
Capital contributed by others	160,099,000,000	160,099,000,000
Total	386,000,000,000	386,000,000,000

(*) Information related to the capital of the People's Committee of Dong Thap Province:

- Pursuant to Decision No. 997/QĐ-UBND-HC dated 25 September 2015, issued by the People's Committee of Dong Thap Province, Dong Thap Building Materials & Construction One-Member Limited Liability Company was converted into a joint-stock company.
- On 10 November 2016, Dong Thap Building Materials and Construction Joint Stock Company received capital and assets from Dong Thap Building Materials and Construction One Member Limited Liability Company, in accordance with the Minutes of Handovers titled "*Capital and Assets from State-owned Enterprises to Dong Thap Building Materials & Construction Joint Stock Company*"

5.17.3. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of ordinary shares registered for issue	38,600,000	38,600,000
Number of ordinary shares sold to public	38,600,000	38,600,000
Number of ordinary shares repurchased (Treasury shares)	(4,600)	(4,600)
Number of shares outstanding	38,595,400	38,595,400

Par value per outstanding share: VND 10,000 per share.

5.17.4. Basic and Diluted earnings per share

	Current period VND	Previous period VND
Profit or (loss) after tax attributable to ordinary shareholders of the parent company	8,277,737,798	(2,973,086,073)
Remuneration for non-executive Board of Directors members	(18,000,000)	(27,000,000)
Distribution to bonus and welfare fund	(939,281,700)	-
Earnings for the purpose of calculating basic and diluted earnings per share	7,320,456,098	(3,000,086,073)
Weighted average number of ordinary shares outstanding during the period	38,595,400	38,595,400
Basic and Diluted earnings per share	190	(78)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.17.5. Corporate funds

	Development investment fund VND	Other equity funds VND
As at 01 Jan. 2026	161,573,314,312	-
Transfer to	360,238,426	-
Transfer from	(90,975,000)	90,975,000
As at 30 Jun. 2026	161,842,577,738	90,975,000

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED INCOME STATEMENT

6.1. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Revenue from sand mining and processing	52,606,792,513	12,552,219,648
Revenue from selling finished goods and merchandise	53,562,356,246	41,646,123,872
Revenue from real estate	5,917,755,455	-
Revenue from construction projects	-	7,661,160,741
Revenue from testing and the rendering of other services	16,660,326,112	17,716,943,034
Total	128,747,230,326	79,576,447,295

Revenue from sales of goods and rendering of services increased significantly compared to the prior period, mainly due to a substantial increase in revenue from sand mining activities. Specifically, the Group was granted licenses to exploit sand at two sand mines at the end of June 2025; therefore, no revenue from sand mining activities was generated in the prior period - Refer to Note 1.5.

6.2. Cost of sales

	Current period VND	Previous period VND
Cost of sand mining and processing	31,544,366,103	8,370,258,312
Cost of finished goods and merchandise sold	43,908,119,320	30,937,083,888
Cost of real estate	2,659,768,193	-
Cost of construction projects	-	9,065,340,688
Cost of testing and rendering of other services	8,094,910,977	10,394,877,930
Total	86,207,164,593	58,767,560,818

Cost of goods sold increased significantly compared to the prior period, mainly due to a substantial increase in the cost of sand mining activities, which was in line with the growth in sand mining revenue as disclosed in Note 6.1.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.3. Selling expense

	Current period VND	Previous period VND
Material expense	3,462,125,090	3,821,702,975
Employee expense	4,670,138,680	3,032,684,167
Depreciation expense	2,445,780,718	3,045,757,132
Reversal provision for warranty liabilities	(316,164,360)	(252,890,440)
Service expense	1,312,172,317	1,229,250,991
Other expenses	812,893,090	1,128,465,914
Total	12,386,945,535	12,004,970,739

6.4. General and administrative expense

	Current period VND	Previous period VND
Employee expense	5,799,312,958	5,818,480,141
Material expense and Office supplies expenses	451,907,221	395,916,000
Depreciation expense	1,015,596,718	1,489,324,793
Taxes, fees, and charges	1,106,411,640	1,015,202,486
Provisions for doubtful debts	4,001,388,467	(244,062,093)
Service expense	770,999,408	757,144,455
Other expenses	4,096,688,745	7,195,283,578
Total	17,242,305,157	16,427,289,360

6.5. Production and business costs by element

	Current period VND	Previous period VND
Material expense	46,283,714,885	38,346,796,206
Employee expense	15,098,431,564	15,893,927,821
Depreciation expense	8,647,651,100	10,340,939,441
Service expense	19,679,354,944	16,671,533,668
Other expenses	26,160,599,345	10,750,565,699
Total	115,869,751,838	92,003,762,835

6.6. Current corporate income tax expense

Current corporate income tax expense is determined based on taxable income at the applicable corporate income tax rates for each company within the Group as follows:

<u>Name</u>	<u>CIT rate</u>
Dong Thap Building Materials & Construction Joint Stock company	20%
Dong Thap BMC Transport Joint-Stock Company	20%
Dong Thap BMC Construction and Design Consultant Joint-Stock Company	20%

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	Current period VND	Previous period VND
Corporate income tax expense calculated on taxable income for the current period.	1,065,247,847	282,340,762
7. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED CASH FLOW STATEMENT		

7.1. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	75,407,963,065	78,840,286,979

7.2. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	(70,243,450,654)	(269,900,311,169)

8. OTHER INFORMATION

8.1. Capital commitment

Plans for capital expenditures on fixed assets as of the balance sheet date that have not yet been recorded in the separate financial statements are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Tan Kieu Thap Muoi Industrial Cluster (*)	484,322,596,793	485,600,596,793
Tan Lap Industrial Cluster (**)	27,807,089,481	-

(*) As at 30 June 2026, the Group was in the process of carrying out procedures for the return of the Tan Kieu Industrial Park Project in accordance with the policy reviewed and approved by the competent authorities.

As the procedures for returning the project had not been completed as of the date of these financial statements, the Group was reviewing the related contracts and investment commitments to determine any remaining rights and obligations. Accordingly, the scope and value of commitments to acquire project-related assets may change upon completion of the return process.

The management will continue to assess and recognize any resulting impacts, if any, in accordance with applicable accounting standards and relevant laws and regulations.

(**) The Group has completed the preparatory phase for the construction of two wastewater treatment modules at Tan Lap Industrial Cluster and is currently awaiting approval of the project adjustment policy by the People's Committee of Tan Nhuon Dong Commune.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

8.2. Commitment under operating leases

The Group as a lessor

The Group holds land use rights subject to operating leases. The leases are for an average period of 33 years, with fixed rentals over the same period:

	Current period VND	Previous period VND
Operating lease revenue recognised during the period	4,647,616,167	4,250,207,382

As at 30 June 2026, the Group has amounts of minimum lease payments under non-cancellable operating leases that fall due as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Within one year	8,943,099,542	8,577,113,178
Later than one year but within five years	34,308,452,712	34,308,452,712
Later than five years	307,926,141,654	312,214,698,243
Total	351,177,693,908	355,100,264,133

The Group as a lessee

The Group rents office, industrial park and industrial cluster land under operating leases. The leases are for an average period of 50 years, with fixed rentals over the same period.

	Current period VND	Previous period VND
Payments under operating leases recognised as an expense in the year	3,390,846,231	3,102,994,011

As at 30 June 2026, the Group has outstanding commitments under non-cancellable operating leases that fall due as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Within one year	1,033,765,371	1,036,346,196
Later than one year but within five years	5,168,826,854	5,181,730,979
Later than five years	12,347,433,315	12,932,922,931
Total	18,550,025,540	19,151,000,106

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

8.3. Other commitment

As of the reporting date, other than the commitments disclosed elsewhere in these financial statements, the Group had no other material contingent obligations or commitments.

8.4. Events after the end of the reporting period

8.4.1 Changes in key management personnel

According to Decision No. 207/QĐ-HĐQT dated 10 July 2026 of the Board of Directors, the Group appointed Mr. Le Minh Duc as the Group's Deputy General Director with a five-year term commencing from 10 July 2026.

According to Announcement No. 188/CBTT-BMC submitted to the Hanoi Stock Exchange on 24 August 2026, the Group received Mr. Nguyen Trung An's letter of resignation from his positions as a member of the Board of Directors and Deputy General Director. As at the date of issuance of these interim consolidated financial statements, the Group had not issued any resolution or official decision regarding his removal from the aforementioned positions.

8.4.2 Changes in shareholding structure

According to Announcement No. 175/CBTT-BMC submitted to the Hanoi Stock Exchange on 30 July 2026, the Group disclosed that Mr. Ngo Thanh Nguyen ceased to be a major shareholder of the Group from 24 July 2026.

On the same date, Mr. Nguyen Van Dat completed a transaction which increased his total shareholding to 3,210,000 shares, representing 8.32% of the Group's charter capital, thereby becoming a major shareholder of the Group.

According to Announcement No. 180/CBTT-BMC submitted to the Hanoi Stock Exchange on 17 August 2026, Vietnam Construction and Import-Export JSC (VINACONEX) completed a transaction on 12 August 2026 which increased its total shareholding from 1,926,000 shares, representing 4.989% of the Group's charter capital to 9,320,900 shares, representing 24.147% of the Group's charter capital, thereby becoming a major shareholder of the Group.

Other than the above events, there have been no significant events occurring after the end of the reporting period that require adjustment to the financial statements.

8.5. Related parties

List of related parties

Relationship

Dong Thap Provincial People's Committee
The Board of Directors, management, the Supervisory
Committee, and the Chief Accountant

Significant influence shareholder

Key management personnel

Transactions between the Company and its subsidiaries, which are related parties, have been eliminated in full in consolidation.

(See the next page)

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors, management, and other key management personnel of the parent company in the period are as follows:

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Vo Dinh Quoc Huy	Chairperson of the Board of Directors	218,275,000	188,529,000
Mr. Nguyen Hoang Anh	Member of the Board of Directors cum Chief Executive Officer	222,012,662	158,064,000
Mr. Nguyen Trung An	Member of the Board of Directors cum the Deputy Chief Executive Officer	190,186,929	138,636,000
Mr. Le Ngoc Qui (*)	Chief Accountant	35,200,000	-
Total		665,674,591	485,229,000

(*) The remuneration of Mr. Le Ngoc Qui has been calculated from the date of his appointment on 07 May 2026.

Remunerations of the supervisory committee of the parent company are as follows:

	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Dang Thanh Hong	Head of the Supervisory Committee	166,943,000	131,815,000
Ms. Nguyen Thi Thanh An	Member of the Supervisory Committee	85,304,046	53,065,000
Ms. Truong Mong Tuyen	Member of the Supervisory Committee	75,379,984	22,065,000
Total		327,627,030	206,945,000

8.6. Comparative figures

Reclassification

During the period, the Group reclassified certain comparative figures for the prior period to conform with the current period presentation.

The effects of the reclassification are as follows:

<u>Items</u>	<u>Before reclassification</u>	<u>Reclassification adjustment</u>	<u>After reclassification</u>
<i>The statement of consolidated financial position:</i>			
Dividends and profit payable	-	49,100,929,527	49,100,929,527
Other short-term payables	49,931,824,226	(49,100,929,527)	830,894,699

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

In accordance with Circular No. 99/2025/TT-BTC, the Group reclassified an amount of VND 49,100,929,527 from "Other short-term payables" to "Dividends and profit payable" to conform with the revised chart of accounts and the new Statement of Financial Position presentation requirements.

The reclassification of comparative information affects presentation only and has no impact on the Group's previously reported total assets, total liabilities, equity, profit for the prior period, or net cash flows for the prior period.

Retrospective adjustment

During the current period, the Group has restated comparative information following the correction of a material prior-period error in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System.

The effects of the restatement on the comparative information are presented below:

Items	As previously reported	Restatement adjustment	As restated
<i>The income statement:</i>			
Selling expense	12,257,861,179	(252,890,440)	12,004,970,739
Other income	8,526,426,925	(252,890,440)	8,273,536,485

The reasons for the retrospective adjustment are as follows:

The Group made a retrospective adjustment to the comparative figures as the reversal of the provision for construction warranty had been recognized in other income instead of being recorded as a reduction of construction warranty expenses. Accordingly, the Group reduced both selling expenses and other income by VND 252,890,440. This adjustment only affects the classification of line items and has no impact on profit before tax for the prior period.

The comparative figures of the related line items have been adjusted accordingly to reflect the impact of the above retrospective adjustment.

8.7. Going concern assumption

As at 30 June 2026, the Group's current liabilities exceeded its current assets by VND 2,249,745,535 and the second dividend payment for 2022, the dividend for 2023 and the dividend for 2025 amounting to VND 49,250,226,122 have not yet been paid to the owners.

These above conditions indicate the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern. The Group's ability to continue as a going concern depends on its ability to improve operating results, generate future cash flows and profits, and continue to obtain financial support from its investors, where necessary.

Management has prepared business and cash flow plans for the twelve-month period following the financial reporting date based on the following assumptions:

- Work with banks to utilize or offset fixed-term deposits currently pledged as collateral for borrowings, thereby reducing the pressure of repaying loans as they fall due.
- Continue working with the relevant authorities regarding the resolution of land auction deposits previously paid in order to recover capital, while also considering appropriate solutions for the outstanding dividend payment obligations in accordance with applicable regulations.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Maintain and further develop the Group's sand mining operations, which represent its core business activity. Based on the existing mining licenses, expected extraction volumes, and approved business plan, management expects that this activity will continue to generate cash flows and profits, thereby contributing to the Group's ability to meet its financial obligations.

Management has assessed the Group's business plans and available financial resources. As of the date of these financial statements, management believes that the Group will generate sufficient financial resources from future operations and continue to obtain the necessary financial support from its investors to meet its obligations as they fall due.

On this basis, management considers it appropriate to prepare these financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments that may result from the outcome of the material uncertainty described above.

Approved,  August 2026

PREPARED BY



Pham Thi Thu Hien

CHIEF ACCOUNTANT



Le Ngoc Qui

LEGAL REPRESENTATIVE



Nguyen Hoang Anh

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