

**THANH THANH JOINT STOCK COMPANY**

**REVIEWED INTERIM FINANCIAL STATEMENTS**

**For the period ended 30 June 2025**

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**STATEMENT OF THE BOARD OF GENERAL DIRECTORS**

The Board of General Directors of Thanh Thanh Joint Stock Company presents this report together with the Company's reviewed interim financial statements for the period ended 30 June 2025.

**THE COMPANY**

Thanh Thanh Joint Stock Company (hereinafter referred to as the "Company") is a company formed through the equitization process of a state-owned enterprise, which used to be Thanh Thanh Ceramic Tile Company - Member unit of Building Materials Company No. 1 under Decision No. 1706/QĐ-BXD dated 22 December 2003 of the Minister of Construction.

The Company was granted the Enterprise Registration Certificate Joint Stock Company No. 3600665643 dated 02 January 2004 by the Dong Nai Province Department of Planning and Investment changed for the 12th time dated 29 December 2020.

English name: THANH THANH JOINT-STOCK COMPANY.

Abbreviated Company name: TTC.

The charter capital as stipulated in the Business Registration Certificate amended on the twelfth on 29 December 2020 is VND 59,923,480,000 (*in words: Fifty nine billion, nine hundred and twenty-three million, four hundred and eighty thousand Vietnamese Dongs*).

The Company's shares are approved to be publicly traded in HNX with the stock code: TTC.

The Company's headquarter is located on Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province.

**BOARDS OF MANAGEMENT, SUPERVISORS, AND GENERAL DIRECTORS**

Members of the Boards of Management, Supervisors, General Directors who held the Company during the year and at the date of this report are as follows:

**Board of Management**

|     |                 |          |
|-----|-----------------|----------|
| Mr. | Cao Truong Thu  | Chairman |
| Mr. | Tran Hung Luong | Member   |
| Mr. | Pham Viet Thang | Member   |
| Ms. | Vo Thi Thu Thuy | Member   |
| Mr. | Nguyen Thanh Ha | Member   |

**Board of Supervisors**

|     |                      |                                   |
|-----|----------------------|-----------------------------------|
| Mr. | Dao Quang Son        | Head of the Board                 |
| Mr. | Le Nguyen Quoc Trung | Member                            |
| Mr. | Nguyen Thua Vu       | Member (Resign from 15 July 2025) |

**Board of General Directors**

|     |                 |  |
|-----|-----------------|--|
| Mr. | Tran Hung Luong | General Director                                   |
| Mr. | Le Xuan Thai    | Deputy General Director (Resign from 15 July 2025) |
| Mr. | Tran Van Dung   | Deputy General Director (Resign from 15 July 2025) |
| Mr. | Tran Hung Du    | Deputy General Director                            |
| Ms. | Vo Thi Thu Thuy | Deputy General Director                            |

**STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)**

**SUBSEQUENT EVENTS**

According to the Board of General Directors, in all material respects, in addition to event mentioned in note 7.1 - Notes to the Interim Financial Statements, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the interim financial statements for the period ended 30 June 2025.

**AUDITORS**

The Company's interim financial statements for the period ended 30 June 2025 have been reviewed by CPA VIETNAM Auditing Company limited - An Independent Member Firm of INPACT.

**RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS**

The Company's Board of General Directors is responsible for preparing the interim financial statements, which give a true and fair view of the financial position of the Company as at 30 June 2025 as well as of its interim financial performance and cash flows for the period then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the interim financial statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the interim financial statements are free from material misstatements due to frauds or errors;
- Prepare the interim financial statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the interim financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the interim financial statements.

For and on behalf of the Board of General Directors,



**Tran Hung Luong**

**General Director**

*Dong Nai, 13 August 2025*



**Head Office in Hanoi:**

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No: 215/2025/BCKT-CPA VIETNAM-HCM

**REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**

**To:** Shareholders  
Boards of Management, Supervisors and General Directors  
Thanh Thanh Joint Stock Company

We have reviewed the accompanying interim financial statements of Kien Giang Import Export Joint Stock Company, prepared on 13 August 2025, from pages 05 to pages 33, including the Interim Balance Sheet as at 30 June 2025, Interim Income Statement, Interim Cash Flows Statements for the period ended 30 June 2025 and Notes to the interim financial statements.

**The Board of General Directors' responsibility**

The Board of General Directors is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and prevailing relevant regulations in preparation and presentation of the interim financial statement and for such internal control as the Board of General Directors determines to be necessary to enable the preparation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

**Auditors' Responsibility**

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

A review of interim 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 Vietnam 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.

**Conclusion of Auditors**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements, in all material respects, does not give a true and fair view of the financial position of the Company as at 30 June 2025, and of its interim financial performance and its interim cash flows for the accounting period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.



**Bui Thi Thuy**

**Deputy General Director**

Audit Practising Registration Certificate

No: 0580-2023-137-1

Letter of Authorization No: 04/2025/UQ-CPA VIETNAM dated 02 January 2025 of Chairman

For and on behalf of

**CPA VIETNAM AUDITING COMPANY LIMITED - A MEMBER FIRM OF INPACT**

Hanoi, 13 August 2025

## INTERIM BALANCE SHEET

As at 30 June 2025

| ASSETS   | Codes      | Notes      | 30 June 2025<br>VND    | 01 January 2025<br>VND |
|--|------------|------------|------------------------|------------------------|
| <b>A. CURRENT ASSETS</b>                                 | <b>100</b> |            | <b>142,878,298,870</b> | <b>148,124,518,645</b> |
| (100 = 110+120+130+140+150)                              |            |            |                        |                        |
| <b>I. Cash and cash equivalents</b>                      | <b>110</b> | <b>5.1</b> | <b>22,986,836,673</b>  | <b>22,627,469,397</b>  |
| 1. Cash  | 111        |            | 2,986,836,673          | 4,627,469,397          |
| 2. Cash equivalents                                      | 112        |            | 20,000,000,000         | 18,000,000,000         |
| <b>II. Short-term financial investments</b>              | <b>120</b> | <b>5.2</b> | <b>6,005,650,000</b>   | <b>6,177,240,000</b>   |
| 1. Trading securities                                    | 121        |            | 11,427,575,701         | 11,427,575,701         |
| 2. Allowances for decline in value of trading securities | 122        |            | (5,421,925,701)        | (5,250,335,701)        |
| <b>III. Short-term receivables</b>                       | <b>130</b> |            | <b>25,868,593,104</b>  | <b>25,560,848,188</b>  |
| 1. Short-term receivables from customers                 | 131        | 5.3        | 25,694,354,260         | 25,356,437,802         |
| 2. Prepayments to sellers in short-term                  | 132        | 5.4        | 220,771,647            | 168,234,287            |
| 3. Other short-term receivables                          | 136        | 5.5        | 213,871,437            | 296,580,339            |
| 4. Short-term allowances for doubtful debts              | 137        | 5.7        | (260,404,240)          | (260,404,240)          |
| <b>IV. Inventories</b>                                   | <b>140</b> | <b>5.6</b> | <b>87,254,449,761</b>  | <b>93,553,198,515</b>  |
| 1. Inventories   | 141        |            | 102,472,381,869        | 108,771,130,623        |
| 2. Allowances for devaluation of inventories             | 149        |            | (15,217,932,108)       | (15,217,932,108)       |
| <b>V. Other current assets</b>                           | <b>150</b> |            | <b>762,769,332</b>     | <b>205,762,545</b>     |
| 1. Short-term prepaid expenses                           | 151        | 5.10       | 599,651,945            | -                      |
| 2. Deductible value added tax                            | 152        |            | -                      | 29,512,790             |
| 3. Taxes and other receivables from government budget    | 153        | 5.13       | 163,117,387            | 176,249,755            |
| <b>B. LONG-TERM ASSETS</b>                               | <b>200</b> |            | <b>10,875,290,077</b>  | <b>12,812,021,750</b>  |
| (200 = 210+220+230+240+250+260)                          |            |            |                        |                        |
| <b>I. Long-term receivables</b>                          | <b>210</b> | <b>5.5</b> | <b>85,700,000</b>      | <b>85,700,000</b>      |
| 1. Other long-term receivables                           | 216        |            | 85,700,000             | 85,700,000             |
| <b>II. Fixed assets</b>                                  | <b>220</b> |            | <b>9,001,596,842</b>   | <b>10,848,671,036</b>  |
| 1. Tangible fixed assets                                 | 221        | 5.8        | 9,001,596,842          | 10,848,671,036         |
| - Historical costs                                       | 222        |            | 225,083,835,572        | 225,083,835,572        |
| - Accumulated depreciation                               | 223        |            | (216,082,238,730)      | (214,235,164,536)      |
| 2. Intangible fixed assets                               | 227        | 5.9        | -                      | -                      |
| - Historical costs                                       | 228        |            | 100,896,000            | 100,896,000            |
| - Accumulated amortization                               | 229        |            | (100,896,000)          | (100,896,000)          |
| <b>III. Investment properties</b>                        | <b>230</b> |            | -                      | -                      |
| <b>IV. Long-term assets in progress</b>                  | <b>240</b> |            | -                      | -                      |
| <b>V. Long-term investments</b>                          | <b>250</b> | <b>5.2</b> | <b>1,787,993,235</b>   | <b>1,877,650,714</b>   |
| 1. Investments in joint ventures and associates          | 252        |            | 1,920,000,000          | 1,920,000,000          |
| 2. Allowances for long-term investments                  | 254        |            | (132,006,765)          | (42,349,286)           |
| <b>VI. Other long-term assets</b>                        | <b>260</b> |            | -                      | -                      |
| <b>TOTAL ASSETS (270 = 100+200)</b>                      | <b>270</b> |            | <b>153,753,588,947</b> | <b>160,936,540,395</b> |



## INTERIM BALANCE SHEET (CONTINUED)

As at 30 June 2025

| RESOURCES   |            | Notes       | 30 June 2025           | 01 January 2025        |
|---|------------|-------------|------------------------|------------------------|
|   |            |             | VND                    | VND                    |
| <b>C. LIABILITIES</b>                                 | <b>300</b> |             | <b>40,278,941,026</b>  | <b>44,602,518,855</b>  |
| (300 = 310+330)                                       |            |             |                        |                        |
| <b>I. Short-term liabilities</b>                      | <b>310</b> |             | <b>38,243,941,026</b>  | <b>42,567,518,855</b>  |
| 1. Short-term trade payables                          | 311        | 5.11        | 8,847,806,045          | 11,824,434,670         |
| 2. Short-term prepayments from customers              | 312        | 5.12        | 241,923,791            | 85,511,449             |
| 3. Taxes and other payables to government budget      | 313        | 5.13        | 358,605,806            | 229,340,085            |
| 4. Payables to employees                              | 314        |             | 3,805,358,813          | 4,686,516,409          |
| 5. Other short-term payments                          | 319        | 5.14        | 12,596,699,014         | 12,229,007,549         |
| 6. Provision for short term payables                  | 321        | 5.15        | 2,000,000,000          | -                      |
| 7. Bonus and welfare fund                             | 322        |             | 10,393,547,557         | 13,512,708,693         |
| <b>II. Long-term liabilities</b>                      | <b>330</b> |             | <b>2,035,000,000</b>   | <b>2,035,000,000</b>   |
| 1. Other long-term payables                           | 337        | 5.14        | 2,035,000,000          | 2,035,000,000          |
| <b>D. OWNER'S EQUITY</b>                              | <b>400</b> |             | <b>113,474,647,921</b> | <b>116,334,021,540</b> |
| (400 = 410+430)                                       |            |             |                        |                        |
| <b>I. Owner's equity</b>                              | <b>410</b> | <b>5.16</b> | <b>113,474,647,921</b> | <b>116,334,021,540</b> |
| 1. Contributed capital                                | 411        |             | 59,923,480,000         | 59,923,480,000         |
| - Ordinary shares with voting rights                  | 411a       |             | 59,923,480,000         | 59,923,480,000         |
| 2. Capital surplus                                    | 412        |             | 313,744,700            | 313,744,700            |
| 3. Other capital                                      | 414        |             | 14,054,939,829         | 14,054,939,829         |
| 4. Treasury shares                                    | 415        |             | (652,100,000)          | (652,100,000)          |
| 5. Development and investment funds                   | 418        |             | 21,597,000,305         | 21,427,584,713         |
| 6. Undistributed profit after tax                     | 421        |             | 18,237,583,087         | 21,266,372,298         |
| - Undistributed profit after tax brought forward      | 421a       |             | 18,220,745,506         | 18,220,745,506         |
| - Undistributed profit after tax for the current year | 421b       |             | 16,837,581             | 3,045,626,792          |
| <b>II. Funding sources and other funds</b>            | <b>430</b> |             | -                      | -                      |
| <b>TOTAL RESOURCES</b>                                | <b>440</b> |             | <b>153,753,588,947</b> | <b>160,936,540,395</b> |
| (440 = 300+400)                                       |            |             |                        |                        |

Dong Nai, 13 August 2025

Preparer

Head of General Accounting  
Department

General Director





Nguyen Xuan Khiem

Nguyen Xuan Khiem

Tran Hung Luong

## INTERIM INCOME STATEMENT

For the period ended 30 June 2025

| ITEMS   | Codes | Notes | For the period<br>ended<br>30 June 2025 | For the period<br>ended<br>30 June 2024 |
|---|-------|-------|---|---|
|   |       |       | VND                                     | VND                                     |
| 1. Revenues from sales and services rendered                        | 01    | 6.1   | 66,158,551,837                          | 82,476,781,231                          |
| 2. Revenue deductions   | 02    | 6.2   | 426,497,625                             | 592,522,854                             |
| 3. Net revenues from sales and services rendered                    | 10    | 6.3   | 65,732,054,212                          | 81,884,258,377                          |
| 4. Cost of goods sold   | 11    | 6.4   | 55,016,564,063                          | 70,433,161,428                          |
| 5. Gross revenues from sales and services rendered (20 = 10-11)     | 20    |       | 10,715,490,149                          | 11,451,096,949                          |
| 6. Financial income   | 21    | 6.5   | 264,461,386                             | 261,844,514                             |
| 7. Financial expenses   | 22    | 6.6   | 271,264,371                             | 429,375,935                             |
| <i>In which: Interest expenses</i>                                  | 23    |       | 459,646                                 | 36,241,025                              |
| 8. Selling expenses   | 24    | 6.7   | 1,845,570,669                           | 2,138,700,433                           |
| 9. General administrative expenses                                  | 25    | 6.7   | 8,818,161,096                           | 7,944,746,130                           |
| 10. Net profits from operating activities {30 = 20+(21-22)-(24+25)} | 30    |       | 44,955,399                              | 1,200,118,965                           |
| 11. Other income  | 31    | 6.8   | 4,507,250                               | -                                       |
| 12. Other expenses  | 32    | 6.8   | 25,013,668                              | 4,180,955                               |
| 13. Other profits   | 40    | 6.8   | (20,506,418)                            | (4,180,955)                             |
| 14. Total net profit before tax (50 = 30+40)                        | 50    |       | 24,448,981                              | 1,195,938,010                           |
| 15. Current corporate income tax expenses                           | 51    | 6.10  | 7,611,400                               | 242,918,013                             |
| 16. Deferred corporate income tax expenses                          | 52    |       | -                                       | -                                       |
| 17. Profits after corporate income tax (60 = 50-51-52)              | 60    |       | 16,837,581                              | 953,019,997                             |
| 18. Basic earnings per share  | 70    | 6.11  | 3                                       | 76                                      |

Dong Nai, 13 August 2025

Preparer



Nguyen Xuan Khiem

Head of General Accounting  
Department


Nguyen Xuan Khiem

General Director



Tran Hung Luong



## INTERIM CASH FLOW STATEMENT

(Indirect method)

For the period ended 30 June 2025

| ITEMS  | Codes | Notes | For the period<br>ended<br>30 June 2025 | For the period<br>ended<br>30 June 2024 |
|--|-------|-------|---|---|
|  |       |       | VND                                     | VND                                     |
| <b>I. NET CASH FLOWS FROM OPERATING ACTIVITIES</b>   |       |       |   |   |
| 1. Profit before tax   | 01    |       | 24,448,981                              | 1,195,938,010                           |
| 2. Adjustments for:  |       |       |   |   |
| - Depreciation of fixed assets and investment properties   | 02    |       | 1,847,074,194                           | 2,578,256,304                           |
| - Provisions   | 03    |       | 2,261,247,479                           | 505,487,461                             |
| - Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies | 04    |       | (5,963,209)                             | (11,492,702)                            |
| - Gains (losses) on investing activities   | 05    |       | (258,498,177)                           | (228,380,277)                           |
| - Interest expenses  | 06    |       | 459,646                                 | 36,241,025                              |
| 3. Operating profit before movements in working capital  | 08    |       | 3,868,768,914                           | 4,076,049,821                           |
| - (Increase) decrease in receivables   | 09    |       | (215,089,016)                           | (2,398,609,350)                         |
| - (Increase) decrease in inventories   | 10    |       | 6,298,748,754                           | 3,126,661,767                           |
| - Increase (decrease) in payables  | 11    |       | (2,980,519,048)                         | (7,896,243,696)                         |
| - (Increase) decrease in prepaid expenses  | 12    |       | (599,651,945)                           | (593,264,854)                           |
| - Interest paid  | 14    |       | (459,646)                               | (36,688,223)                            |
| - Enterprise income tax paid   | 15    |       | (245,979,217)                           | (573,640,033)                           |
| - Other payments on operating activities   | 17    |       | (3,619,161,136)                         | (3,540,351,500)                         |
| Net cash from operating activities   | 20    |       | 2,506,657,660                           | (7,836,086,068)                         |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>  |       |       |   |   |
| 1. Proceeds from interests, dividends and distributed profits  | 27    |       | 216,210,505                             | 228,380,277                             |
| Net cash flows from investing activities   | 30    |       | 216,210,505                             | 228,380,277                             |
| <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>   |       |       |   |   |
| 1. Proceeds from borrowings  | 33    |       | 745,649,000                             | 11,298,268,837                          |
| 2. Repayment of principal  | 34    |       | (745,649,000)                           | (14,205,355,279)                        |
| 3. Dividends and profits paid to owners  | 36    |       | (2,376,211,200)                         | (4,752,422,400)                         |
| Net cash flows from financial activities   | 40    |       | (2,376,211,200)                         | (7,659,508,842)                         |
| Net cash flows during the period<br>(50 = 20+30+40)  | 50    |       | 346,656,965                             | (15,267,214,633)                        |
| Cash and cash equivalents at the beginning<br>of the period  | 60    | 5.1   | 22,627,469,397                          | 32,672,503,899                          |
| Effect of exchange rate fluctuations   | 61    |       | 12,710,311                              | 12,431,398                              |
| Cash and cash equivalents at the end<br>of the period (70 = 50+60+61)                                      | 70    | 5.1   | 22,986,836,673                          | 17,417,720,664                          |

Dong Nai, 13 August 2025

Preparer

Head of General Accounting  
Department

General Director





Nguyen Xuan Khiem

Nguyen Xuan Khiem

Tran Hung Luong

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**1. COMPANY INFORMATION****1.1 Structure of ownership**

Thanh Thanh Joint Stock Company is a company formed through the equitization process of a state-owned enterprise, which used to be Thanh Thanh Ceramic Tile Company - Member unit of Building Materials Company No. 1 under Decision No. 1706/QD-BXD dated 22 December 2003 of the Minister of Construction.

The Company was granted the Enterprise Registration Certificate Joint Stock Company No. 3600665643 dated 02 January 2004 by the Dong Nai Province Department of Planning and Investment changed for the 12th time dated 29 December 2020.

English name: THANH THANH JOINT-STOCK COMPANY.

Abbreviated Company name: TTC.

The charter capital as stipulated in the Business Registration Certificate amended on the twelfth on 29 December 2020 is VND 59,923,480,000 (*in words: Fifty nine billion, nine hundred and twenty-three million, four hundred and eighty thousand Vietnamese Dongs*).

The Company's shares are approved to be publicly traded in HNX with the stock code: TTC.

The Company's headquarter is located on Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province.

Total number of the Company's employees as at 30 June 2025 is 208 (as at 31 December 2024 is 251 employees).

**1.2 Operating industries and principal activities**

The operating industries of the Company include:

- Manufacture of building materials;
- Industrial Construction;
- Wholesale of construction materials of all kinds, wholesale of materials and import and export of construction materials;
- Real estate and infrastructure investment and business;
- Consultancy and transfer of construction material production technology;
- Mining and processing of minerals;
- Transport and tourism services business;
- Main activities of the Company during the period: Manufacture of ceramic tiles.

**1.3 Normal operating cycle**

The Company's normal operating cycle is 12 months.

**1.4 The Company structure**

As at 30 June 2025, The Company has associate as follows:

| <b>Investment Object</b>                         | <b>Address</b>  | <b>Main Activities</b>  |
|--|---|-------------------------|
| <b>Investments in Associates</b>                 |   |                         |
| Packaging and Bentonite Joint Stock Company No.1 | Plot number 200, map sheet number DC 8 - 3, N1 Road, Binh Chuan Specialized Production Area, Binh Phu Quarter, Thuan Giao Ward, Ho Chi Minh City. | Packaging Manufacturing |



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**1.5 The characteristics of the Company's operation which have impacts on the interim financial statements during the period**

The company has received Notification No. 408/TB-UBND dated 11 April 2025, from the People's Committee of Bien Hoa City regarding the land recovery for the implementation of the project to convert Bien Hoa 1 Industrial Zone into an urban – commercial - service area and improve the environment. Accordingly, the land plots currently used by the Company for its core business operations fall within the scope of land recovery. This may affect the Company's future business activities

**1.6 Statement of information comparability on the interim financial statements**

The Company ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated December 22, 2014 issued by the Ministry of Finance. Therefore, the information and figures presented in the interim financial statements are comparable.

**2. FISCAL YEAR AND ACCOUNTING CURRENCY****2.1 Fiscal year**

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

The Company's interim financial statements are prepared for the period ended 30 June 2025.

**2.2 Accounting currency**

The accompanying financial statements are expressed in Vietnamese Dong (VND).

**3. ACCOUNTING STANDARDS AND SYSTEM****3.1 Accounting System**

The Company applied to Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular 200/2014/TT-BTC dated 22 December 2014.

**3.2 Statements for the compliance with Accounting Standards and System**

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Financial Statements.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****Basis of preparation of the interim financial statements**

The attached interim financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim financial statements.

The accompanying interim financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdiction other than Vietnam.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Accounting estimates**

The preparation of the interim financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

**Types of exchange rates applied in accounting.**

For transactions in foreign currencies: Transactions arising in foreign currencies are translated at exchange rates at the date of the transaction, differences arising in practice are recognized as financial income/expense in the Income Statement.

Revaluation of monetary items denominated in foreign currencies at the date of Interim financial Statements:

- For foreign currency deposits: Applied with the foreign currency buying rate of the bank where the Company opens a foreign currency account as of 30 June 2025.
- The balances denominated in foreign currencies are recorded as assets (Cash, receivables): Revalued at the buying rate of the Commercial Joint Stock Banks which the Company usually uses in respect of receivables denominated in foreign currencies as at 30 June 2025.
- The balances denominated in foreign currencies are recorded as payables (Trade payables, loans): Revalued at the selling rate of the Commercial Joint Stock Banks which the Company usually uses as at 30 June 2025.

Foreign exchange differences arising from the revaluation are transferred to accounts - 413 Exchange rate differences, the account balance will be transferred to financial income or expense at the time of Financial Statements. In which, the exchange rate difference interest due to the revaluation of the ending balance of currency items of foreign currency origin is not used for profit distribution or dividend distribution.

**Cash and cash equivalents**

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

**Financial investments****Trading securities**

Trading securities are those held by the Company for trading purposes. Trading securities are initially recognized at cost which include fair value of the payment made at the time of transaction plus any directly attributable transaction cost.

At the subsequent financial years, the trading securities are measured at cost less allowance for diminution in value.

An allowance for diminution in value of trading securities is made in conformity with current accounting regulations.

**Investments in associates**

Investments in associates over which the Company has significant influence are stated at cost method in the Financial Statements.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Financial investments (Continued)**

Profit distributions that the Company received from the accumulated profits of the subsidiaries after the Company obtains control rights are recognized in the Income Statement. Other distributions are considered a recovery of investment and are deducted from the investment value.

Investments in associates are presented on the balance sheet at cost, less any provision for impairment.

***Allowance for loss of investments***

Allowance for losses of investments in associates, and investments in equity instruments of other entities is made when there is apparent evidence for impairment in the value of the investments as at the balance sheet date.

**Receivables**

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

**Inventories**

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of purchase and other costs directly attributable to the purchase of the inventory.

The cost of inventories is determined in accordance with the weighted average method.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Company uses the perpetual inventory method and the inventory cost is calculated via average method.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

**Tangible fixed assets and Depreciation**

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

|                          | <u>Years</u> |
|--------------------------|--------------|
| Buildings and structures | 08 - 30      |
| Machinery and equipment  | 10           |
| Motor vehicles           | 07 - 10      |
| Office equipment         | 08           |

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Intangible fixed assets and Amortization**

The Company's intangible fixed assets are computer software expressed at historical cost minus the accumulated wear and tear value.

Historical costs of intangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Computer software is amortized in a straight line based on an estimated useful life of 03 years.

**Prepaid expenses**

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's prepaid expenses is Land rental cost and infrastructure usage fee.

Land lease and infrastructure usage expenses represent payments made for the land and infrastructure services currently used by the Company. Prepaid land lease and prepaid infrastructure service fees are allocated to expenses using the straight-line method over the 12-month lease period.

**Payables**

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Company;
- Other payables: reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

**Loans and finance lease liabilities**

Including loans from joint stock commercial banks.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

**Recognition and capitalization of Borrowing costs**

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



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Owners' equity**

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

Capital surplus are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

Other capital represents the amount the Company transferred from the development investment fund to be used for the acquisition of fixed assets.

Treasury shares are recorded at purchase cost and presented as a deduction from equity on the interim balance sheet.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders.

**Revenue and other income**

The Company's revenue includes revenue from sales of Ceramic Tiles products

***Revenue from sale of goods***

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Company has transferred substantially all the risks and rewards of ownership of the products or goods to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- Costs related to transactions can be determined.

***Revenue from interest income, other income***

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

**Revenue deductions**

Revenue deductions include:

- Trade discount: Is a reduction for customers having bulk purchasing, excluding commercial discounts for buyers shown in VAT invoices or sales invoices;
- Returned goods: Due to violation of commitments, economic contracts, low quality, or incorrect types and specifications.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Revenue deductions (Continued)**

In case goods sold or services provided in the previous period but sales discounts, sales allowances, sales returns incur in the following period, the Company recognizes the following principles:

- If incurred before issuance of Interim Financial Statements: Reducing revenue in the Financial Statements of the reporting period;
- If incurred after issuance of Interim Financial Statements: Reducing the revenue of the occurrence period.

**Cost of goods sold**

Cost of goods sold or services rendered including the cost of products, goods, services during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

**Financial expenses**

Financial expenses reflect expenses incurred during the period, which mainly include borrowing costs, payment discounts, deferred purchase interest, and loss of foreign exchange rates.

**Current corporate income tax expense and deferred corporate income tax expense**

Corporate income tax expenses: is total current and deferred income tax expenses in determining profit or loss of a period. Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

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

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

**Basic earnings per share**

Basic earnings per shares are calculated by dividing net profit (loss) after tax for the period attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

**Related parties**

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects. When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

**Segment reporting**

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Management confirms that the main activity of the Company is trading in building materials and mainly operates in a geographical segment of Vietnam. Therefore, the Company does not present segment reports by business segments and by geographical segments in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM BALANCE SHEET****5.1 Cash and cash equivalents**

|                      | 30 June 2025<br>VND   | 01 January 2025<br>VND |
|----------------------|-----------------------|------------------------|
| Cash on hand         | 25,300,081            | 215,508,121            |
| Bank deposits        | 2,961,536,592         | 4,411,961,276          |
| Cash equivalents (i) | 20,000,000,000        | 18,000,000,000         |
| <b>Total</b>         | <b>22,986,836,673</b> | <b>22,627,469,397</b>  |

- (i) Term deposits ranging from 1 to 3 months at the Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch, with interest rates from 2.5% to 4.2% per annum. As of 30 June 2025, a 3-month term deposit totalling VND 12,000,000,000 is pledged at this bank as collateral for an overdraft facility agreement.

**5.2 Financial investments****a) Trading Securities**

|                            | 30 June 2025 (VND)    |                      |                        | 01 January 2025 (VND) |                      |                        |
|----------------------------|-----------------------|----------------------|------------------------|-----------------------|----------------------|------------------------|
|                            | Original cost         | Fair value           | Provision              | Original cost         | Fair value           | Provision              |
| Vitaly Joint Stock Company | 11,427,575,701        | 6,005,650,000        | (5,421,925,701)        | 11,427,575,701        | 6,177,240,000        | (5,250,335,701)        |
| <b>Total</b>               | <b>11,427,575,701</b> | <b>6,005,650,000</b> | <b>(5,421,925,701)</b> | <b>11,427,575,701</b> | <b>6,177,240,000</b> | <b>(5,250,335,701)</b> |

Shares of Vitaly Joint Stock Company are trading at the Hanoi Stock Exchange with the stock code VTA on UpCOM. The fair value of the investment is determined according to the closing price at 30 June 2025 (VND 3,500/ share) announced by the Hanoi Stock Exchange multiplied by the number of shares (1,715,900 shares) held by the Company as of the date of preparation of this interim financial report.

The company has a policy of divesting at Vitaly Joint Stock Company according to Resolution No. 33/NQ-HDQT dated 09 May 2024, of the Company's Board of Management. The company is still in the process of divesting capital at Vitaly Joint Stock Company.

**b) Investments in Associates**

|  | 30 June 2025 (VND)   |            |                      | 01 January 2025 (VND) |            |                     |
|--|----------------------|------------|----------------------|-----------------------|------------|---------------------|
| Investment Object                                | Original cost        | Fair value | Provision            | Original cost         | Fair value | Provision           |
| Packaging and Bentonite Joint Stock Company No.1 | 1,920,000,000        | (i)        | (132,006,765)        | 1,920,000,000         | (i)        | (42,349,286)        |
| <b>Total</b>                                     | <b>1,920,000,000</b> |            | <b>(132,006,765)</b> | <b>1,920,000,000</b>  |            | <b>(42,349,286)</b> |

- (i) At the reporting date, The company has not determined the fair value of investments to explain in the financial statements because there is no listed price on the market and Vietnamese Accounting Standards, the Vietnamese enterprise accounting regime currently does not have guidelines on the use of valuation techniques in determining the fair value of long-term investments.

*Detailed information about the Associated Company as of 30 June 2025 is as follows:*

| Investment Object                                | Address   | Business Activities     | Voting ratio | Benefit Ratio |
|--|---|-------------------------|--------------|---------------|
| <b>Investments in Associates</b>                 |   |                         |              |               |
| Packaging and Bentonite Joint Stock Company No.1 | Plot number 200, map sheet number DC 8 - 3, N1 Road, Binh Chuan Specialized Production Area, Binh Phu Quarter, Thuan Giao Ward, Ho Chi Minh City. | Packaging Manufacturing | 24%          | 24%           |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**5.3 Short-term receivables from customers**

|  | 30 June 2025<br>VND   | 01 January 2025<br>VND |
|--|-----------------------|------------------------|
| Building Materials Corporation No.1 - Joint Stock Corporation                      | 16,391,202,871        | 17,314,661,322         |
| Hoa Phat Dat Trading and Investment Service Co.,Ltd                                | 3,383,982,639         | 3,599,878,437          |
| Others   | 5,919,168,750         | 4,441,898,043          |
| <b>Total</b>   | <b>25,694,354,260</b> | <b>25,356,437,802</b>  |
| <i>In which:</i>   |                       |                        |
| <i>Short-term receivables from related parties</i><br><i>(Details in Note 7.3)</i> | <i>16,391,202,871</i> | <i>17,314,661,322</i>  |

**5.4 Prepayments to suppliers**

|   | 30 June 2025<br>VND | 01 January 2025<br>VND |
|---|---------------------|------------------------|
| An Binh Phat One Member Limited Liability Company | 145,848,650         | 145,848,650            |
| Others  | 74,922,997          | 22,385,637             |
| <b>Total</b>                                      | <b>220,771,647</b>  | <b>168,234,287</b>     |

**5.5 Other receivables**

|                           | 30 June 2025 (VND) |           | 01 January 2025 (VND) |           |
|---------------------------|--------------------|-----------|-----------------------|-----------|
|                           | Book value         | Provision | Book value            | Provision |
| <b>a) Short-term</b>      | <b>213,871,437</b> | -         | <b>296,580,339</b>    | -         |
| Interest on Term Deposits | 84,000,000         | -         | 41,712,328            | -         |
| Advances                  | 79,428,000         | -         | 81,428,000            | -         |
| Others                    | 50,443,437         | -         | 173,440,011           | -         |
| <b>b) Long-term</b>       | <b>85,700,000</b>  | -         | <b>85,700,000</b>     | -         |
| Deposits                  | 85,700,000         | -         | 85,700,000            | -         |
| <b>Total</b>              | <b>299,571,437</b> | -         | <b>382,280,339</b>    | -         |

**5.6 Inventories**

|                    | 30 June 2025 (VND)     |                         | 01 January 2025 (VND)  |                         |
|--------------------|------------------------|-------------------------|------------------------|-------------------------|
|                    | Original value         | Allowances              | Original value         | Allowances              |
| Raw materials      | 11,601,005,194         | (1,574,818,162)         | 17,768,137,418         | (1,574,818,162)         |
| Tools and supplies | 1,182,960,389          | (1,058,354,506)         | 1,283,186,693          | (1,058,354,506)         |
| Finished goods     | 89,688,416,286         | (12,584,759,440)        | 89,719,806,512         | (12,584,759,440)        |
| <b>Total</b>       | <b>102,472,381,869</b> | <b>(15,217,932,108)</b> | <b>108,771,130,623</b> | <b>(15,217,932,108)</b> |

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.7 Bad debts

|                                 |                   | 30 June 2025 (VND) |                      |                    |                   | 01 January 2025 (VND) |                      |                    |  |
|---------------------------------|-------------------|--------------------|----------------------|--------------------|-------------------|-----------------------|----------------------|--------------------|--|
| Objects                         | Overdue periods   | Original value (+) | Allowances (-)       | Recoverable amount | Overdue periods   | Original value (+)    | Allowances (-)       | Recoverable amount |  |
| Ngoc Linh Development Co., Ltd. | More than 3 years | 80,000,000         | (80,000,000)         | -                  | More than 3 years | 80,000,000            | (80,000,000)         | -                  |  |
| Others                          | More than 3 years | 180,404,240        | (180,404,240)        | -                  | More than 3 years | 180,404,240           | (180,404,240)        | -                  |  |
| <b>Total</b>                    |                   | <b>260,404,240</b> | <b>(260,404,240)</b> | <b>-</b>           |                   | <b>260,404,240</b>    | <b>(260,404,240)</b> | <b>-</b>           |  |



## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

## 5.8 Tangible fixed assets

|                                 | Buildings and<br>Structures | Machinery, equipment | Transportation means | Office equipment | Total           |
|---------------------------------|-----------------------------|----------------------|----------------------|------------------|-----------------|
| <i>Unit: VND</i>                |                             |                      |                      |                  |                 |
| <b>HISTORY COST</b>             |                             |                      |                      |                  |                 |
| As at 01 January 2025           | 25,328,736,587              | 189,213,594,450      | 10,435,248,335       | 106,256,200      | 225,083,835,572 |
| Increase                        | -                           | -                    | -                    | -                | -               |
| Decrease                        | -                           | -                    | -                    | -                | -               |
| As at 30 June 2025              | 25,328,736,587              | 189,213,594,450      | 10,435,248,335       | 106,256,200      | 225,083,835,572 |
| <b>ACCUMULATED AMORTIZATION</b> |                             |                      |                      |                  |                 |
| As at 01 January 2025           | 23,910,106,474              | 182,876,781,612      | 7,342,020,250        | 106,256,200      | 214,235,164,536 |
| Increase                        | 78,812,778                  | 1,460,330,058        | 307,931,358          | -                | 1,847,074,194   |
| Depreciation                    | 78,812,778                  | 1,460,330,058        | 307,931,358          | -                | 1,847,074,194   |
| Decrease                        | -                           | -                    | -                    | -                | -               |
| As at 30 June 2025              | 23,988,919,252              | 184,337,111,670      | 7,649,951,608        | 106,256,200      | 216,082,238,730 |
| <b>NET BOOK VALUE</b>           |                             |                      |                      |                  |                 |
| As at 01 January 2025           | 1,418,630,113               | 6,336,812,838        | 3,093,228,085        | -                | 10,848,671,036  |
| As at 30 June 2025              | 1,339,817,335               | 4,876,482,780        | 2,785,296,727        | -                | 9,001,596,842   |

*In which:*

The cost of tangible fixed assets that have been fully depreciated but still in use as of 30 June 2025 is VND 180,917,935,326 (as at 01 January 2025: VND 180,917,935,326).



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**5.9 Intangible fixed assets***Unit: VND*

|                                 | Softwares   | Total       |
|---------------------------------|-------------|-------------|
| <b>HISTORY COST</b>             |             |             |
| As at 01 January 2025           | 100,896,000 | 100,896,000 |
| Increase                        | -           | -           |
| Decrease                        | -           | -           |
| As at 30 June 2025              | 100,896,000 | 100,896,000 |
| <b>ACCUMULATED AMORTIZATION</b> |             |             |
| As at 01 January 2025           | 100,896,000 | 100,896,000 |
| Increase                        | -           | -           |
| Decrease                        | -           | -           |
| As at 30 June 2025              | 100,896,000 | 100,896,000 |
| <b>NET BOOK VALUE</b>           |             |             |
| As at 01 January 2025           | -           | -           |
| As at 30 June 2025              | -           | -           |

*In which:*

The cost of tangible fixed assets that have been fully amortized but still in use as of 30 June 2025 is VND 100,896,000 (as at 01 January 2025: VND 100,896,000)

**5.10 Prepaid expenses**

|   | 30 June 2025<br>VND | 01 January 2025<br>VND |
|---|---------------------|------------------------|
| Land rental cost and infrastructure usage fee | 599,651,945         | -                      |
| <b>Total</b>                                  | 599,651,945         | -                      |

**5.11 Short-term trade payables**

|   | 30 June 2025 (VND) |                  | 01 January 2025 (VND) |                  |
|---|--------------------|------------------|-----------------------|------------------|
|   | Book value         | Repayable amount | Book value            | Repayable amount |
| Thanh Tam Petrol Company Limited                              | 2,898,037,834      | 2,898,037,834    | 3,467,718,173         | 3,467,718,173    |
| Trung Anh Construction Trading Co., Ltd.                      | -                  | -                | 442,144,518           | 442,144,518      |
| Hai Tung Company Limited                                      | -                  | -                | 914,800,810           | 914,800,810      |
| Building Materials Corporation No.1 - Joint Stock Corporation | 850,925,453        | 850,925,453      | 1,862,253,606         | 1,862,253,606    |
| Others  | 5,098,842,758      | 5,098,842,758    | 5,137,517,563         | 5,137,517,563    |
| <b>Total</b>  | 8,847,806,045      | 8,847,806,045    | 11,824,434,670        | 11,824,434,670   |

*In which:*

|  |               |               |               |               |
|--|---------------|---------------|---------------|---------------|
| <i>Trade payables to related parties</i> | 1,182,002,077 | 1,182,002,077 | 2,584,550,586 | 2,584,550,586 |
| <i>(Details in Note 7.3)</i>             |               |               |               |               |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**5.12 Short-term prepayments from customers**

|  | 30 June 2025       | 01 January 2025   |
|--|--------------------|-------------------|
|  | VND                | VND               |
| Van Phuoc Store - Tay Ninh                 | 157,947,295        | 5,405,760         |
| Mohamed Abdullah Al-Hubaishi Trading Corp. | 65,282,789         | 63,496,024        |
| Others                                     | 18,693,707         | 16,609,665        |
| <b>Total</b>                               | <b>241,923,791</b> | <b>85,511,449</b> |

**5.13 Taxes and other payables to government budget***Unit: VND*

|                                   | 01 January 2025    | Addition             | Paid                 | 30 June 2025       |
|-----------------------------------|--------------------|----------------------|----------------------|--------------------|
| <b>Payables</b>                   | <b>229,340,085</b> | <b>1,572,787,523</b> | <b>1,443,521,802</b> | <b>358,605,806</b> |
| Value added tax                   | -                  | 1,537,176,123        | 1,178,570,317        | 358,605,806        |
| Value-added tax on imported goods | -                  | 25,593,120           | 25,593,120           | -                  |
| Import tax                        | -                  | 15,234,000           | 15,234,000           | -                  |
| Corporate income tax              | 229,340,085        | 7,611,400            | 236,951,485          | -                  |
| Others                            | -                  | 28,000,000           | 28,000,000           | -                  |
| <b>Receivable</b>                 | <b>176,249,755</b> | <b>65,395,320</b>    | <b>52,262,952</b>    | <b>163,117,387</b> |
| Corporate income tax over paid    | -                  | -                    | 9,027,732            | 9,027,732          |
| Personal income tax over paid     | 176,249,755        | 65,395,320           | 43,235,220           | 154,089,655        |

**5.14 Other payables**

|   | 30 June 2025          | 01 January 2025       |
|---|-----------------------|-----------------------|
|   | VND                   | VND                   |
| <b>a) Short-term</b>  | <b>12,596,699,014</b> | <b>12,229,007,549</b> |
| Trade union fees  | 72,471,200            | 82,545,800            |
| Dividend, profit payables   | 8,737,435             | 8,737,435             |
| Other payables  | 12,515,490,379        | 12,137,724,314        |
| <i>Deposits received for exclusive production of products for customers</i> | <i>11,604,190,517</i> | <i>11,263,198,931</i> |
| <i>Remuneration, bonus of the Board of Managements</i>                      | <i>672,580,798</i>    | <i>672,580,798</i>    |
| <i>Others</i>   | <i>238,719,064</i>    | <i>201,944,585</i>    |
| <b>b) Long-term</b>   | <b>2,035,000,000</b>  | <b>2,035,000,000</b>  |
| Deposits received   | 2,035,000,000         | 2,035,000,000         |
| <b>Total</b>  | <b>14,631,699,014</b> | <b>14,264,007,549</b> |
| <i>In which, Others Payables to related parties (Details in Note 7.3)</i>   | <i>1,685,000,000</i>  | <i>1,685,000,000</i>  |



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**5.15 Provision for short term payables**

|                         | <b>30 June 2025</b>  | <b>01 January 2025</b> |
|-------------------------|----------------------|------------------------|
|                         | <b>VND</b>           | <b>VND</b>             |
| Restructuring provision | 2,000,000,000        | -                      |
| <b>Total</b>            | <b>2,000,000,000</b> | <b>-</b>               |

The company made a provision for restructuring related to the relocation of its factory due to land reclamation at the Bien Hoa 1 Industrial Park.

**THANH THANH JOINT STOCK COMPANY**

Street No. 1, Bien Hoa 1 Industrial Park,

Tran Bien Ward, Dong Nai Province

**Form B 09a - DN**

Issued under Circular No. 200/2014/TT-BTC

Dated 22 December 2014 of the Ministry of Finance

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)**

For the period ended 30 June 2025

**5.16 Owners' equity**

**a. Changes of owners' equity**

Unit: VND

|  | Share capital  | Capital surplus | Other capital  | Treasury shares | Development and Investment Fund | Retained profits | Total           |
|--|----------------|-----------------|----------------|-----------------|---------------------------------|------------------|-----------------|
| As at 01 January 2024                                | 59,923,480,000 | 313,744,700     | 14,054,939,829 | (652,100,000)   | 20,406,405,071                  | 25,794,347,548   | 119,840,817,148 |
| Profit in the previous year                          | -              | -               | -              | -               | -                               | 3,045,626,792    | 3,045,626,792   |
| Distribution to Development and investment funds     | -              | -               | -              | -               | 1,021,179,642                   | (1,021,179,642)  | -               |
| Distributed to bonus & welfare funds                 | -              | -               | -              | -               | -                               | (1,800,000,000)  | (1,800,000,000) |
| Dividends  | -              | -               | -              | -               | -                               | (4,752,422,400)  | (4,752,422,400) |
| As at 31 December 2024                               | 59,923,480,000 | 313,744,700     | 14,054,939,829 | (652,100,000)   | 21,427,584,713                  | 21,266,372,298   | 116,334,021,540 |
| As at 01 January 2025                                | 59,923,480,000 | 313,744,700     | 14,054,939,829 | (652,100,000)   | 21,427,584,713                  | 21,266,372,298   | 116,334,021,540 |
| Profit in this period                                | -              | -               | -              | -               | -                               | 16,837,581       | 16,837,581      |
| Distribution to Development and investment funds (i) | -              | -               | -              | -               | 169,415,592                     | (169,415,592)    | -               |
| Distributed to bonus & welfare funds (i)             | -              | -               | -              | -               | -                               | (500,000,000)    | (500,000,000)   |
| Dividends (i)  | -              | -               | -              | -               | -                               | (2,376,211,200)  | (2,376,211,200) |
| As at 30 June 2025                                   | 59,923,480,000 | 313,744,700     | 14,054,939,829 | (652,100,000)   | 21,597,000,305                  | 18,237,583,087   | 113,474,647,921 |

(i) During the period, the Company distributed profits of year 2024 according to its Resolution of the Annual General Meeting of Shareholders No. 01/NQ-ĐHĐCĐ dated 15 April 2025 as follows:

- Allocation to th Development and investment funds with the amount of VND 169,415,592.
- Allocation to the Bonus and Welfare funds with the amount of VND 500,000,000.
- The payment of dividend at the rate 4% equivalent to the amount of VND 2,376,211,200.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

## 5.16 Owners' equity (Continued)

## b. Details of owners' equity

| Object  | Ratio          | As at 30 June 2025 |                                | Ratio          | As at 01 January 2025 |                                |
|---|----------------|--------------------|--------------------------------|----------------|-----------------------|--------------------------------|
|   |                | Number of shares   | Shares value for par value VND |                | Number of shares      | Shares value for par value VND |
| Building Materials Corporation No.1 - Joint Stock Corporation | 51.00%         | 3,056,097          | 30,560,970,000                 | 51.00%         | 3,056,097             | 30,560,970,000                 |
| Ms. Tran Thi Xuan Anh   | 9.85%          | 590,100            | 5,901,000,000                  | 9.85%          | 590,100               | 5,901,000,000                  |
| Capital from other shareholders                               | 39.15%         | 2,346,151          | 23,461,510,000                 | 39.15%         | 2,346,151             | 23,461,510,000                 |
| <b>Total</b>  | <b>100.00%</b> | <b>5,992,348</b>   | <b>59,923,480,000</b>          | <b>100.00%</b> | <b>5,992,348</b>      | <b>59,923,480,000</b>          |

## c. Capital transactions with shareholders and appropriation of profits and dividends

|                                   | For the period ended<br>30 June 2025<br>VND | For the period ended<br>30 June 2024<br>VND |
|-----------------------------------|---|---|
| As at opening balance             | 59,923,480,000                              | 59,923,480,000                              |
| Increased during the period       | -   | -   |
| Decreased during the period       | -   | -   |
| As at ending balance              | 59,923,480,000                              | 59,923,480,000                              |
| Dividends and profits are divided | 2,376,211,200                               | 4,752,422,400                               |

## d. Shares

|                                     | 30 June 2025<br>Shares | 01 January 2025<br>Shares |
|-------------------------------------|------------------------|---------------------------|
| Number of registered shares issued  | 5,992,348              | 5,992,348                 |
| Number of shares sold to the public | 5,992,348              | 5,992,348                 |
| Common shares                       | 5,992,348              | 5,992,348                 |
| Number of shares redeemed           | 51,820                 | 51,820                    |
| Common shares                       | 51,820                 | 51,820                    |
| Number of shares outstanding        | 5,940,528              | 5,940,528                 |
| Common shares                       | 5,940,528              | 5,940,528                 |
| Face value (VND/Share)              | 10,000                 | 10,000                    |

## e. The Company's equity funds

|                                  | 30 June 2025<br>VND   | 01 January 2025<br>VND |
|----------------------------------|-----------------------|------------------------|
| Investment and development funds | 21,597,000,305        | 21,427,584,713         |
| <b>Total</b>                     | <b>21,597,000,305</b> | <b>21,427,584,713</b>  |

## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

## 5.17 Off Balance sheet items

| a) Foreign currencies                                     | 30 June 2025         | 01 January 2025        |
|---|----------------------|------------------------|
| <b>In terms of functional currency</b>                    |                      |                        |
| United States Dollar (USD)                                | 4,048.19             | 5,686.09               |
| European common currency (EUR)                            | 48.27                | 58.77                  |
| <b>In terms of equivalent amounts in VND</b>              |                      |                        |
| United States Dollar (USD)                                | 105,950,913          | 144,136,695            |
| European common currency (EUR)                            | 1,458,188            | 1,538,775              |
|   | <b>30 June 2025</b>  | <b>01 January 2025</b> |
| <b>b) Bad debts have been settled</b>                     | <b>VND</b>           | <b>VND</b>             |
| Hoang Duc Trading Construction Co., Ltd.                  | 116,779,006          | 116,779,006            |
| Construction and Building Materials Production Enterprise | 67,535,361           | 67,535,361             |
| 60B Truong Dinh Store                                     | 51,087,068           | 51,087,068             |
| Construction Company No.8                                 | 32,721,678           | 32,721,678             |
| Thien Vu Store  | 223,186,511          | 223,186,511            |
| Rocky Nguyen Doan One Member Limited Company              | 863,656,038          | 863,656,038            |
| Tuan Hanh Private Enterprise                              | 109,001,018          | 109,001,018            |
| Thinh Phat Store  | 407,010,310          | 407,010,310            |
| Chi Thanh Private Enterprise                              | 128,343,724          | 128,343,724            |
| Others  | 486,352,394          | 486,352,394            |
| <b>Total</b>  | <b>2,485,673,108</b> | <b>2,485,673,108</b>   |

**Reasons for writing off uncollectible debts:** Long-standing receivables that cannot be recovered, with a 100% provision for uncollectible debts established.

## 6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

## 6.1 Revenue from sales of goods and provision of services

|                             | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|-----------------------------|--|--|
| Revenue from sales of goods | 65,998,354,005                                 | 82,328,402,323                                 |
| Others                      | 160,197,832                                    | 148,378,908                                    |
| <b>Total</b>                | <b>66,158,551,837</b>                          | <b>82,476,781,231</b>                          |

In which:

|  |                       |                       |
|--|-----------------------|-----------------------|
| <b>Revenue from related parties</b><br>(Details in Note 7.3) | <b>49,173,239,055</b> | <b>56,131,981,276</b> |
|--|-----------------------|-----------------------|



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**6.2 Revenue deductions**

|  | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|--|--|--|
| Trade discount   | 418,929,756                                    | 592,522,854                                    |
| Sale return  | 7,567,869                                      | -  |
| <b>Total</b>   | <b>426,497,625</b>                             | <b>592,522,854</b>                             |
| <i>In which:</i>   |  |  |
| <i>Revenue deductions from related parties</i><br><i>(Details in Note 7.3)</i> | <i>376,396,897</i>                             | <i>527,570,360</i>                             |

**6.3 Net revenues from sales and services rendered**

|                             | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|-----------------------------|--|--|
| Revenue from sales of goods | 65,571,856,380                                 | 81,735,879,469                                 |
| Others                      | 160,197,832                                    | 148,378,908                                    |
| <b>Total</b>                | <b>65,732,054,212</b>                          | <b>81,884,258,377</b>                          |

**6.4 Cost of goods sold**

|   | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|---|--|--|
| Cost of goods and products sold           | 54,487,911,826                                 | 70,417,690,414                                 |
| Allowances for devaluation of inventories | -  | 162,307,461                                    |
| Handle inventory                          | 528,652,237                                    | (146,836,447)                                  |
| <b>Total</b>                              | <b>55,016,564,063</b>                          | <b>70,433,161,428</b>                          |

**6.5 Financial income**

|                                    | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|------------------------------------|--|--|
| Interest income                    | 258,498,177                                    | 228,380,277                                    |
| Gains on realized exchange rates   | -  | 21,971,535                                     |
| Gains on unrealized exchange rates | 5,963,209                                      | 11,492,702                                     |
| <b>Total</b>                       | <b>264,461,386</b>                             | <b>261,844,514</b>                             |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**6.6 Financial expenses**

|  | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|--|--|--|
| Interest expense   | 459,646  | 36,241,025                                     |
| Losses on realized exchange rates  | 9,557,246                                      | 49,954,910                                     |
| Allowances for decline in value of trading securities and<br>loss of investments | 261,247,479                                    | 343,180,000                                    |
| <b>Total</b>   | <b>271,264,371</b>                             | <b>429,375,935</b>                             |

**6.7 Selling and general administrative expenses**

|  | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|--|--|--|
| <b>Selling expenses</b>                | <b>1,845,570,669</b>                           | <b>2,138,700,433</b>                           |
| Employee expenses                      | 1,344,255,125                                  | 1,235,895,571                                  |
| Materials expenses                     | 166,792,834                                    | 290,921,852                                    |
| Amortization and Depreciation expenses | -  | 80,039,603                                     |
| Outsourcing expenses                   | 189,448,656                                    | 398,938,338                                    |
| Others                                 | 145,074,054                                    | 132,905,069                                    |
| <b>General administrative expenses</b> | <b>8,818,161,096</b>                           | <b>7,944,746,130</b>                           |
| Employee expenses                      | 4,465,043,240                                  | 4,185,807,256                                  |
| Materials expenses                     | 579,012,732                                    | 399,312,400                                    |
| Amortization and Depreciation expenses | 1,390,749,461                                  | 1,033,352,665                                  |
| Taxes, fees, and charges               | 40,489,951                                     | 71,824,394                                     |
| Outsourcing expenses                   | 163,551,547                                    | 421,488,183                                    |
| Others                                 | 2,179,314,165                                  | 1,832,961,232                                  |
| <b>Total</b>                           | <b>10,663,731,765</b>                          | <b>10,083,446,563</b>                          |

**6.8 Other profits**

|                                  | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|----------------------------------|--|--|
| <b>Other income</b>              |  |  |
| Others                           | 4,507,250                                      | -  |
| <b>Total</b>                     | <b>4,507,250</b>                               | <b>-</b>                                       |
| <b>Other expenses</b>            |  |  |
| Fines                            | 25,013,668                                     | 4,180,955                                      |
| <b>Total</b>                     | <b>25,013,668</b>                              | <b>4,180,955</b>                               |
| <b>Net other income/expenses</b> | <b>(20,506,418)</b>                            | <b>(4,180,955)</b>                             |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**6.9 Production and business expenses by factors**

|                               | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|-------------------------------|--|--|
| Raw materials and consumables | 42,142,758,285                                 | 51,094,756,431                                 |
| Payroll expenses              | 13,389,687,920                                 | 12,257,940,194                                 |
| Depreciation and amortisation | 1,847,074,194                                  | 2,578,256,304                                  |
| Costs of outsourcing services | 6,020,439,801                                  | 8,136,147,231                                  |
| Other cash expenses           | 2,850,438,463                                  | 4,018,636,778                                  |
| <b>Total</b>                  | <b>66,250,398,663</b>                          | <b>78,085,736,938</b>                          |

**6.10 Current corporate income tax expense**

|                                     | For the period<br>ended<br>30 June 2025<br>VND | For the period<br>ended<br>30 June 2024<br>VND |
|-------------------------------------|--|--|
| Accounting profit before tax        | 24,448,981                                     | 1,195,938,010                                  |
| Additions adjustments               | 25,013,668                                     | 31,083,455                                     |
| Non-deductible expenses             | 25,013,668                                     | 31,083,455                                     |
| Deduction adjustments               | 11,405,649                                     | 12,431,398                                     |
| Gains on unrealized exchange rates  | 11,405,649                                     | 12,431,398                                     |
| Deduction adjustments               | 38,057,000                                     | 1,214,590,067                                  |
| Corporate income tax rate           | 20%  | 20%  |
| <b>Current corporate income tax</b> | <b>7,611,400</b>                               | <b>242,918,013</b>                             |

**6.11 Basic earnings per share**

|   | For the period<br>ended<br>30 June 2025 | For the period<br>ended<br>30 June 2024<br>(Re-stated) |
|---|---|--|
| Profit after corporate income tax (VND)   | 16,837,581                              | 953,019,997  |
| The deduction adjustment to determine profit or loss<br>allocate for shareholder own common shares<br>(VND) | -                                       | (500,000,000)  |
| Profit distributable to common shareholders<br>(VND)  | 16,837,581                              | 453,019,997  |
| Average quantity of outstanding common share<br>(Share)   | 5,940,528                               | 5,940,528  |
| <b>Basic earnings per share (VND/ Share)</b>  | <b>3</b>                                | <b>76</b>  |

As of the date of preparation of this Financial Statement, the Company has not reliably estimated the amount of profit for the period ended 30 June 2025 that can be allocated to the reward fund, welfare fund, and bonus fund of the Executive Board. If excluding the deductions from the Reward and Welfare Fund, the Executive Board Bonus Fund for the period ended 30 June 2025, the profit allocated to shareholders owning ordinary shares will decrease and the basic profit per share will also decrease accordingly.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**6.11 Basic earnings per share (Continued)****Restatement of the Item on 'Basic earnings per share' for the period ended 30 June 2024:**

The company re-determines the amount allocated to the reward and welfare fund and the reward fund for the Board of Directors, the Supervisory Board, and the Executive Board for the fiscal year ending 31 December 2024, based on the after-tax profit for 2024, which has been approved in the Resolution of the General Meeting of Shareholders No. 01/NQ-ĐHĐCĐ dated 15 April 2025, of Thanh Thanh Joint Stock Company. Accordingly, the 'Basic earnings per share' for the period ended 30 June 2024, is restated as follows:

|  | Amount stated | Re-stated amount | Differences   |
|--|---------------|------------------|---------------|
| Profit after corporate income tax (VND)  | 953,019,997   | 953,019,997      | -             |
| Adjustments to reduce accounting profit to determine the profit allocated to common stockholders (VND) | -             | (500,000,000)    | (500,000,000) |
| Profit used to calculate basic earnings per share (VND)  | 953,019,997   | 453,019,997      | (500,000,000) |
| Average number of outstanding shares in the year (Share)   | 5,940,528     | 5,940,528        | 5,940,528     |
| <b>Basic earnings per share (VND/share)</b>  | <b>160</b>    | <b>76</b>        | <b>(84)</b>   |

**7. OTHER INFORMATION****7.1. Subsequent events after the end of the accounting period**

On August 6, 2025, the Company's Board of Directors issued Notice No. 04/TB-HĐQT to shareholders regarding the invitation to attend the Extraordinary General Meeting of Shareholders 2025. The meeting is expected to discuss and decide on the following key matters:

- Report on the restructuring plan of Thanh Thanh Ceramic Joint Stock Company, aimed at improving operational efficiency and competitiveness;
- Report on business performance for the first six months of 2025, along with adjustments to the 2025 business plan and projections for the 2026 business plan;
- Operational plan of the Company from July 1, 2025, including strategic direction and organizational structure;
- Relocation plan of the Company to a new site, to optimize infrastructure and production environment;
- And other matters under the authority of the General Meeting of Shareholders, which may include changes in senior management, adjustments to charter capital, or other strategic decisions.

**7.2. Information about land plots in Bien Hoa 1 Industrial Park**

The Company received Notification No. 408/TB-UBND dated 11 April 2025 from the People's Committee of Bien Hoa City regarding land recovery for the implementation of the project to convert Bien Hoa 1 Industrial Park into an urban - commercial - service area and improve the environment. Accordingly, the land plots currently used by the Company for production and business operations are subject to recovery.

As of the date of preparing this interim financial information review report, the land recovery process is underway and is expected to be completed in November or December 2025.

The Board of General Directors and Executive Management have assessed the situation and are actively implementing plans to respond to the above developments, aiming to help the Company overcome this challenging period and continue its business operations in the future.

The solutions that have been and are being implemented include:

- Searching for a new location to continue business operations in the future.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**7.2. Information about land plots in Bien Hoa 1 Industrial Park (Continued)**

\- In accordance with Board Resolution No. 54/NQ-HĐQT dated 06 June 2025, the Company will cease production from 01 July 2025 to prepare for relocation under the plan of Dong Nai Province to implement the Bien Hoa 1 Industrial Park conversion project.

- Collaborating with Southeast Asia Tile Joint Stock Company to continue production and maintain the "Thanh Thanh Ceramic Tile" brand in the market and support the sale of existing inventory through a brand usage transfer agreement signed on 01 July 2025.

- Liquidating factories, machinery, and equipment to recover capital for settling due debts and handling severance policies for employees affected by the relocation.

As of the date of this interim financial report, the Company is still in the process of implementing the above-mentioned actions.

**7.3. Information of related parties****List of major related parties:**

| Related parties   | Relationship                     |
|---|----------------------------------|
| Building Materials Corporation No.1 - Joint Stock Company   | Parent Company                   |
| FiCO Commerce Product One Member Company Limited  | Together with the Parent company |
| Tan Dinh - FiCO Mechanical Construction Joint Stock Company   | Together with the Parent company |
| Asean Tiles Joint Stock Company   | Together with the Parent company |
| Phuoc Hoa FiCO Joint Stock Company  | Together with the Parent company |
| Packaging and Minerals No.1 Joint Stock Company   | Associate                        |
| Vitaly Joint Stock Company  | Associate of the Parent company  |
| Members of the Board of Managements, Supervisors, Board of General Directors, Other managers and individuals close to the families of these members | Significant influence            |

**a. Remuneration for Boards of Management, Supervisors and General Directors****Remuneration of the Board of Management**

| Name                | Position | For the period ended | For the period ended |
|---------------------|----------|----------------------|----------------------|
|                     |          | 30 June 2025         | 30 June 2024         |
|                     |          | VND                  | VND                  |
| Mr. Cao Truong Thu  | Chairman | 30,000,000           | 30,000,000           |
| Ms. Vo Thi Thu Thuy | Member   | 18,000,000           | 18,000,000           |
| Mr. Tran Hung Luong | Member   | 18,000,000           | 18,000,000           |
| Mr. Pham Viet Thang | Member   | 18,000,000           | 18,000,000           |
| Mr. Nguyen Thanh Ha | Member   | 18,000,000           | 18,000,000           |
| <b>Total</b>        |          | <b>102,000,000</b>   | <b>102,000,000</b>   |



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2025

**7.3 Information of related parties (Continued)**

**Remuneration of the Board of Supervisors**

| Name                     | Position                             | For the period<br>ended<br>30 June 2025 | For the period<br>ended<br>30 June 2024 |
|--------------------------|--------------------------------------|---|---|
|                          |                                      | VND                                     | VND                                     |
| Mr. Dao Quang Son        | Head of the Board                    | 18,000,000                              | 18,000,000                              |
| Mr. Le Nguyen Quoc Trung | Member                               | 12,000,000                              | 12,000,000                              |
| Mr. Nguyen Thua Vu       | Member<br>(Resign from 15 July 2025) | 12,000,000                              | 12,000,000                              |
| <b>Total</b>             |                                      | <b>42,000,000</b>                       | <b>42,000,000</b>                       |

**Income and other benefit of the Board of Management and other managers.**

| Name                  | Position   | For the period<br>ended<br>30 June 2025 | For the period<br>ended<br>30 June 2024 |
|-----------------------|--|---|---|
|                       |  | VND                                     | VND                                     |
| Mr. Tran Hung Luong   | General Director   | 265,708,000                             | 258,622,000                             |
| Mr. Le Xuan Thai      | Deputy General Director<br>(Resign from 15 July 2025)            | 158,933,000                             | 142,075,000                             |
| Mr. Tran Van Dung     | Deputy General Director<br>(Resign from 15 July 2025)            | 99,672,000                              | 132,858,000                             |
| Mr. Tran Hung Du      | Deputy General Director  | 141,846,000                             | 141,194,000                             |
| Ms. Vo Thi Thu Thuy   | Deputy General Director  | 171,873,000                             | 144,912,000                             |
| Mr. Nguyen Xuan Khiem | Chief of General Accounting<br>Department.                       | 120,465,000                             | 106,680,000                             |
| Mr. Dang Dinh Thong   | Administration in charge, secretary of<br>the Board of Directors | 112,143,000                             | 103,582,000                             |
| <b>Total</b>          |  | <b>1,070,640,000</b>                    | <b>1,029,923,000</b>                    |



## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

## 7.3 Information of related parties (Continued)

## b. Transactions with related parties

| Related parties   | Relationship                    | Nature of transactions      | For the period ended<br>30 June 2025<br>VND | For the period ended<br>30 June 2024<br>VND |
|---|---------------------------------|-----------------------------|---|---|
| <b>Purchasing transactions</b>                            |                                 |                             | <b>6,272,637,354</b>                        | <b>5,837,304,045</b>                        |
| Building Materials Corporation No.1 - Joint Stock Company | Parent Company                  | Purchasing of materials     | 3,757,414,599                               | 2,675,771,845                               |
| Vitaly Joint Stock Company                                | Associate of the Parent company | Purchasing of materials     | 4,545,455                                   | -   |
| Packaging and Minerals No.1 Joint Stock Company           | Associate                       | Purchasing of materials     | 2,510,677,300                               | 3,161,532,200                               |
| <b>Selling transactions</b>                               |                                 |                             | <b>49,173,239,055</b>                       | <b>56,131,981,276</b>                       |
| Building Materials Corporation No.1 - Joint Stock Company | Parent Company                  | Revenue from sales of goods | 49,173,239,055                              | 56,131,981,276                              |
| <b>Revenue deductions</b>                                 |                                 |                             | <b>376,396,897</b>                          | <b>527,570,360</b>                          |
| Building Materials Corporation No.1 - Joint Stock Company | Parent Company                  | Trade discount              | 376,396,897                                 | 527,570,360                                 |
| <b>Other transactions</b>                                 |                                 |                             | <b>1,222,438,800</b>                        | <b>2,444,877,600</b>                        |
| Building Materials Corporation No.1 - Joint Stock Company | Parent Company                  | Distributed dividends       | 1,222,438,800                               | 2,444,877,600                               |

## c. Balances with the related parties

| Related parties   | Relationship                    | Nature of balances                 | 30 June 2025<br>VND   | 01 January 2025<br>VND |
|---|---------------------------------|------------------------------------|-----------------------|------------------------|
| <b>Short-term receivables from customers</b>              |                                 |                                    | <b>16,391,202,871</b> | <b>17,314,661,322</b>  |
| Building Materials Corporation No.1 - Joint Stock Company | Parent Company                  | Receivables from the sale of goods | 16,391,202,871        | 17,314,661,322         |
| <b>Short-term trade payables from sellers</b>             |                                 |                                    | <b>1,182,002,077</b>  | <b>2,584,550,586</b>   |
| Packaging and Minerals No.1 Joint Stock Company           | Associate                       | Payment for purchasing of goods    | 326,076,624           | 722,296,980            |
| Vitaly Joint Stock Company                                | Associate of the Parent company | Payment for purchasing of goods    | 5,000,000             | -                      |
| Building Materials Corporation No.1 - Joint Stock Company | Parent Company                  | Payment for purchasing of goods    | 850,925,453           | 1,862,253,606          |
| <b>Short-term other payables</b>                          |                                 |                                    | <b>1,685,000,000</b>  | <b>1,685,000,000</b>   |
| Building Materials Corporation No.1 - Joint Stock Company | Parent Company                  | Payment for deposits received      | 1,685,000,000         | 1,685,000,000          |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)**

For the period ended 30 June 2025

**7.4. Comparative figures**

Comparative figures on the Interim Balance Sheet and related notes are taken from the Financial Statements for the fiscal year ended 31 December 2024 which have been audited by CPA VIETNAM Auditing Company Limited – A Member Firm of INPACT.

Comparative figures on the Interim Income Statement, Interim Cash Flow Statement and notes are taken from the interim Financial Statements for the period ended 30 June 2024 which have been reviewed by CPA VIETNAM Auditing Company Limited - A Member Firm of INPACT.

**Preparer****Nguyen Xuan Khiem****Head of General Accounting  
Department****Nguyen Xuan Khiem***Dong Nai, 13 August 2025***General Director****Tran Hung Luong**