

FICO CORPORATION - JSC

REVIEWED INTERIM FINANCIAL STATEMENTS
For the period ended 30 June 2025

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of FiCO Corporation - JSC presents this report together with the Corporation's reviewed the interim financial statements for the period ended 30 June 2025.

THE CORPORATION

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

In accordance with the Decision No. 2438/QĐ-BXD dated 30 December 2005 issued by the Minister of Construction, Building Materials Corporation No.1 was re-organized and operated under the Parent-Subsidiary Corporation model. business registration certificate of State-owned enterprise was re-registered for the first time of the Corporation with No. 4106000303 by Department of Planning and Investment of Ho Chi Minh City dated 06 September 2006.

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

In accordance with Decision No. 1874/QĐ-TTg dated 03 November 2015, the Prime Minister approved the Corporation's equitization plan and the Corporation officially transformed into Joint Stock Corporation and operating under Joint Stock Corporation Business Registration Certificate code 0300402493 dated 1 October 2016, which was re-registered for the twelfth on 23 May 2023 by Department of Planning and Investment of Ho Chi Minh City.

The charter capital as stipulated in the Business Registration Certificate amended on the twelfth on 23 May 2023 is VND 1,270,000,000,000 (*In words: One thousand, two hundred and seventy billion Vietnamese Dongs*).

Abbreviated Corporation name: FICO.

The Corporation's shares are approved to be publicly traded in UpCOM with the stock code: FIC.

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

BOARDS OF DIRECTORS, SUPERVISORS AND MANAGEMENT

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

Board of Directors

Ms. Do Thi Hieu	Chairman
Mr. Cao Truong Thu	Member
Mr. Pham Viet Thang	Member
Mr. Dang Minh Thua	Member (Dismissed from 28 February 2025)
Mr. Nguyen Xuan Thang	Member
Mr. Nguyen Ngoc Vu Chuong	Member (Elected as an additional member on 29 April 2025)

Board of Supervisors

Mr. Dao Quang Son	Head of the Board
Mrs. Tran Linh Chi	Member
Mr. Le Van Huy	Member

Board of Management

Mr. Cao Truong Thu	General Director
Mr. Pham Viet Thang	Deputy General Director

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

SUBSEQUENT EVENTS

According to the Board of Management, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Corporation which would require adjustments to or disclosures to be made in the interim financial statements for the period ended 30 June 2025.

AUDITORS

The Corporation'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.

THE BOARD OF MANAGEMENT'S RESPONSIBILITY

The Corporation's Board of Management is responsible for preparing the interim financial statements, which give a true and fair view of the financial position of the Corporation as at 30 June 2025 as well as of its interim income and cash flows statements for the period then ended, complying with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements. In preparing these interim financial statements, the Board of Management 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, execute and maintain an effective internal control related to the appropriate preparation and presentation of the interim financial statements to obtain reasonable assurance that the interim financial statements are free of material misstatements caused by even frauds and errors; and
- Prepare the interim financial statements of the Corporation on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and to ensure that the interim financial statements comply with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements. The Board of Management is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Corporation has complied with the above requirements in preparing the interim financial statements.

For and on behalf of the Board of Management, 



Cao Truong Thu
General Director

Ho Chi Minh City, 25 August 2025

Head Office in Hanoi:

8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam

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No.: 225/2025/BCSX-CPA VIETNAM-HCM

REVIEW REPORT OF THE INTERIM FINANCIAL INFORMATION

To: **Shareholders**
The Board of Directors, Supervisors and Management
FiCO Corporation - JSC

We have reviewed the accompanying Interim Financial Statements of FiCO Corporation - JSC as set out on pages 05 to pages 53, prepared on 25 August 2025, including the Interim Balance Sheet as at 30th June 2025, the Interim Income Statement, and Interim Cash Flows Statement for the period then ended, and Notes to the Interim Financial Statements.

Responsibility of the Board of Management

The Corporation's Board of Management is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements, and for the internal control as the Board of Management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnam Standards on Review Engagements No. 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 Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Opinion 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 FiCO Corporation - JSC as at 30 June 2025 and the results of operations and its cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable 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

An Independent Member Firm of INPACT

Ha Noi, 25 August 2025

INTERIM BALANCE SHEET

As at 30th June 2025

ASSETS	Codes	Notes	30/6/2025	01/01/2025
			VND	VND
A - CURRENT ASSETS	100		1,094,444,327,894	1,173,530,448,582
(100 = 110+120+130+140+150)				
I- Cash and cash equivalents	110	5.1	105,394,333,607	145,502,093,129
1. Cash	111		105,394,333,607	145,502,093,129
II- Short-term financial investments	120	5.2	213,300,000,000	202,800,000,000
1. Investments held to maturity	123		213,300,000,000	202,800,000,000
III- Short-term receivables	130		509,746,917,172	558,745,710,456
1. Short-term receivables from customers	131	5.3	341,110,435,786	400,820,768,299
2. Short-term repayments to suppliers	132	5.4	219,325,674,765	209,993,379,299
3. Other short-term receivables	136	5.5	86,169,039,044	84,789,795,281
4. Short-term allowances for doubtful debts	137	5.6	(138,948,616,545)	(138,948,616,545)
5. Shortage of assets awaiting resolution	139	5.7	2,090,384,122	2,090,384,122
IV- Inventories	140	5.8	264,898,385,279	265,672,840,822
1. Inventories	141		282,196,504,099	283,214,610,796
2. Allowances for devaluation of inventories	149		(17,298,118,820)	(17,541,769,974)
V- Other short-term assets	150		1,104,691,836	809,804,175
1. Short-term prepaid expenses	151	5.9	794,254,871	499,482,409
2. Taxes and receivables from State Budget	153	5.17	310,436,965	310,321,766
B - LONG-TERM ASSETS	200		1,108,918,217,317	1,108,068,273,204
(200 = 210+220+230+240+250+260)				
I Long-term receivables	210		25,447,286,060	25,380,073,922
1. Other long-term receivables	216	5.5	25,447,286,060	25,380,073,922
II- Fixed assets	220		21,264,301,908	22,815,713,203
1. Tangible fixed assets	221	5.10	6,240,939,063	6,744,208,768
- Historical costs	222		52,984,314,799	55,543,875,708
- Accumulated depreciation	223		(46,743,375,736)	(48,799,666,940)
2. Intangible fixed assets	227	5.11	15,023,362,845	16,071,504,435
- Historical costs	228		25,898,352,618	25,898,352,618
- Accumulated amortization	229		(10,874,989,773)	(9,826,848,183)
III- Investment property	230	5.12	9,878,859,744	10,633,468,818
1. Historical costs	231		31,597,726,547	31,597,726,547
2. Accumulated depreciation	232		(21,718,866,803)	(20,964,257,729)
IV- Long-term unfinished assets	240	5.13	7,280,826,666	3,241,258,384
1. Construction in progress	242		7,280,826,666	3,241,258,384
V- Long-term investments	250	5.2	1,005,472,551,077	1,005,472,551,077
1. Investments in subsidiaries	251		269,333,646,870	269,333,646,870
2. Investments in associated and joint-ventures	252		770,170,701,257	770,170,701,257
3. Investments in equity of other entities	253		58,433,569,518	58,433,569,518
4. Allowances for long-term investments	254		(92,465,366,568)	(92,465,366,568)
5. Investments held to maturity	255		-	-
VI- Other long-term assets	260		39,574,391,862	40,525,207,800
1. Long-term prepaid expenses	261	5.9	39,574,391,862	40,525,207,800
TOTAL ASSETS	270		2,203,362,545,211	2,281,598,721,786
(270 = 100+200)				

INTERIM BALANCE SHEET (CONTINUED)

As at 30th June 2025

RESOURCES	Codes	Notes	30/6/2025 VND	01/01/2025 VND
C- LIABILITIES	300		807,670,741,119	869,310,842,543
(300 = 310+330)				
I- Short-term liabilities	310		759,615,462,688	821,330,356,212
1. Short-term trade payables	311	5.14	200,844,851,254	128,740,772,894
2. Short-term prepayments from customers	312	5.15	106,157,229,987	107,062,570,712
3. Taxes and payables to State Budget	313	5.17	1,346,545,685	1,825,510,550
4. Payables to employees	314		5,273,156,290	4,493,554,310
5. Short-term accrued expenses	315	5.16	826,834,576	2,259,247,629
6. Other short-term payables	319	5.18	3,010,278,879	1,833,310,861
7. Short-term borrowings and finance lease liabilities	320	5.19	431,535,632,557	567,059,949,230
8. Bonus and welfare fund	322		10,620,933,460	8,055,440,026
II- Long-term liabilities	330		48,055,278,431	47,980,486,331
1. Other long-term payables	337	5.18	48,055,278,431	47,980,486,331
D- OWNERS' EQUITY	400		1,395,691,804,092	1,412,287,879,243
(400 = 410+430)				
I- Owner's equity	410	5.20	1,395,691,804,092	1,412,287,879,243
1. Contributed capital	411		1,270,000,000,000	1,270,000,000,000
- Ordinary shares with voting rights	411a		1,270,000,000,000	1,270,000,000,000
2. Development and investment funds	418		75,143,034,609	17,744,677,068
3. Undistributed profit after tax	421		50,548,769,483	124,543,202,175
- Undistributed profit after tax brought forward	421a		-	51,646,309,487
- Undistributed profit after tax for the current period	421b		50,548,769,483	72,896,892,688
II- Funding sources and other funds	430		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		2,203,362,545,211	2,281,598,721,786

Ho Chi Minh City, 25 August 2025

Preparer

Chief Accountant

General Director

Pham Thi Kim Chi

Nguyen Xuan Hung

Cao Truong Thu



INTERIM INCOME STATEMENT
 For the period ended 30 June 2025

ITEMS	Codes	Notes	For the period	For the period
			ended 30/6/2025	ended 30/6/2024 (Re-stated)
			VND	VND
1. Revenues from sales and services rendered	01	6.1	677,766,957,871	729,199,092,898
2. Revenue deductions	02	6.2	1,833,921,875	2,434,864,946
3. Net revenues from sales and services rendered (10=01-02)	10	6.3	675,933,035,996	726,764,227,952
4. Cost of goods sold	11	6.4	645,570,052,981	703,720,952,390
5. Gross revenues from sales and services rendered (20 = 10-11)	20		30,362,983,015	23,043,275,562
6. Financial income	21	6.5	52,959,631,027	52,340,166,450
7. Financial expenses	22	6.6	9,566,540,961	11,328,304,633
<i>In which: Interest expenses</i>	23		9,561,929,582	8,725,117,886
8. Selling expenses	25	6.7	1,987,126,312	1,183,369,294
9. General administrative expenses	26	6.7	22,161,256,125	21,943,376,693
10. Net profits from operating activities {30 = 20+(21-22)-(25+26)}	30		49,607,690,644	40,928,391,392
11. Other income	31	6.8	1,621,575,611	1,101,132,138
12. Other expenses	32	6.8	680,496,772	782,334,622
13. Other profits	40	6.8	941,078,839	318,797,516
14. Total net profit before tax (50 = 30+40)	50		50,548,769,483	41,247,188,908
15. Current corporate income tax expenses	51	6.9	-	-
16. Deferred corporate income tax expenses	52		-	-
17. Profits after corporate income tax (60 = 50-51-52)	60		50,548,769,483	41,247,188,908

Ho Chi Minh City, 25 August 2025

Preparer

Chief Accountant

General Director

Pham Thi Kim Chi

Nguyen Xuan Hung

Cao Truong Thu



INTERIM CASH FLOWS STATEMENT

(Indirect method)

For the period ended 30 June 2025

ITEMS	Codes	Notes	For the period	For the period
			ended 30/6/2025	ended 30/6/2024
			VND	VND
I. Net cash flows from operating activities				
1. Profit before tax	01		50,548,769,483	41,247,188,908
2. Adjustments for:				
- Depreciation of fixed assets and investment property	02		2,306,020,369	2,465,602,416
- Provisions	03		(243,651,154)	3,580,684,815
- Gain on investing activities	05		(53,303,848,730)	(52,269,295,858)
- Interest expenses	06		9,561,929,582	8,725,117,886
3. Operating profit before changes in working capital	08		8,869,219,550	3,749,298,167
- Increase (decrease) in receivables	09		49,556,684,303	(21,615,884,921)
- Increase (decrease) in inventories	10		1,018,106,697	(3,408,150,314)
- Increase (decrease) in payables	11		71,471,035,013	7,351,501,504
- Increase (decrease) in prepaid expenses	12		656,043,476	456,693,075
- Interest paid	14		(9,745,079,305)	(8,725,117,886)
- Other payments on operating activities	17		(1,079,351,200)	(1,069,098,216)
Net cash flows from operating activities	20		120,746,658,534	(23,260,758,591)
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(4,039,568,282)	(162,024,213)
2. Proceeds from disposal or transfer of fixed assets and other long-term	22		567,354,546	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		(130,500,000,000)	(60,000,000,000)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		120,000,000,000	40,000,000,000
5. Proceeds from equity investment in other entities	26		-	28,908,230,116
6. Proceeds from interests, dividends and distributed profits	27		52,111,275,828	52,563,953,393
Net cash flows from investing activities	30		38,139,062,092	61,310,159,296
III. Cash flows from financial activities				
1. Proceeds from borrowings	33		592,972,635,443	745,178,913,435
2. Repayment of principal	34		(728,496,952,116)	(801,246,849,323)
3. Dividends and profits paid to owners	36		(63,469,163,475)	(63,463,520,475)
Net cash flows from financial activities	40		(198,993,480,148)	(119,531,456,363)
Net cash flows during the period (50 = 20+30+40)	50		(40,107,759,522)	(81,482,055,658)
Cash and cash equivalents at the beginning of the period	60	5.1	145,502,093,129	137,328,967,669
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	5.1	105,394,333,607	55,846,912,011

Preparer

Pham Thi Kim Chi

Chief Accountant

Nguyen Xuan Hung

Ho Chi Minh City, 25 August 2025
General Director
Cao Truong Thu
TỔNG CÔNG TY
VẬT LIỆU XÂY DỰNG
SỐ 1
CÔNG TY
CỔ PHẦN
QUẬN 1 - TP. HỒ CHÍ MINH

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period ended 30 June 2025

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

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

In accordance with the Decision No. 2438/QĐ-BXD dated 30 December 2005 issued by the Minister of Construction, Building Materials Corporation No.1 was re-organized and operated under the Parent-Subsidiary Corporation model. business registration certificate of State-owned enterprise was re-registered for the first time of the Corporation with No. 4106000303 by Department of planning and investment of Ho Chi Minh City dated 06 September 2006.

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Abbreviated name: FICO.

The Corporation's shares are approved to be publicly traded in UpCOM with the stock code: FIC.

The corporations headquarter is located on Floor 15, Sailing Tower, 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City.

Total number of the Corporation's employees as at 30 June 2025 is 71 (as at 31 December 2024 is 71 employees).

1.2 Operating industries and principal activities

The operating industries of the Corporation include:

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

1.2 Operating industries and principal activities (Continued)

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

The principal activities of the Corporation during the period: Wholesale of materials, equipment installed in the construction, exploitation of stone, sand, gravel, clay; Construction of civil engineering works, real estate business.

1.3 Normal operating cycle

The Corporation's normal operating cycle is 12 months.

FICO CORPORATION - JSC
 Floor 15, Sailing Tower, 111A Pasteur Street,
 Sai Gon Ward, Ho Chi Minh City

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

1.4 The Corporation structure

As at 30 June 2025, The Corporation has subsidiaries, associates and dependent units as follows:

No. Name	Address	Main activities	Equity interest	Voting interest
A. Subsidiaries				
1 FICO Commerce Product One Member Company Limited	Floor 15, Sailing Tower, 111A Pasteur, Sai Gon Ward, Ho Chi Minh City	Trading of FICO products	100.00%	100.00%
2 Phuoc Hoa FICO Joint Stock Company	76 Ho Duc Di, Tan Phuoc Ward, Ho Chi Minh City	Production and trading of construction stone	73.87%	73.87%
3 Tan Dinh FiCO Mechanical Construction Joint Stock Company	Lot E, Road 2B, Dong An IP, Binh Hoa Ward, Ho Chi Minh City	Mechanical processing; trading of materials	64.24%	64.24%
4 Thanh Thanh Ceramic Tiles Joint Stock Company	Road 1, Bien Hoa 1 IP, Tran Bien Ward, Dong Nai Province	Manufacturing and trading of bricks	51.44%	51.44%
5 Cam Ranh FiCOSand Company Limited	Tan Hai Hamlet, Cam Lam Commune, Khanh Hoa Province	Manufacturing and trading of sand	100.00%	100.00%
6 FiCO Trading Building Materials Company Limited	Floor 15, Sailing Tower, 111A Pasteur, Sai Gon Ward, Ho Chi Minh City	Trading of construction materials	100.00%	100.00%
7 Asean Tiles Corporation	Plot No. 257, Map No. 17, Quarter 9, Chanh Phu Hoa Ward, Ho Chi Minh City	Manufacturing and trading of bricks	51.00%	51.00%
B. Associates				
1 FiCO Tay Ninh Cement Joint Stock Company	No. 433, 30/4 Boulevard, Tan Ninh Ward, Tay Ninh Province	Cement manufacturing	25.84%	25.84%
2 Hoa An Joint Stock Company	20C Cau Hang Hamlet, Bien Hoa Ward, Dong Nai Province	Mining and processing of minerals and construction materials	23.73%	23.73%
3 Vitaly Joint Stock Company	Road N1, Binh Chuan Production and Trade Zone, Thuan Giao Ward, Ho Chi Minh City	Manufacturing and trading of construction materials; real estate business	30.75%	30.75%

FICO CORPORATION - JSC

Floor 15, Sailing Tower, 111A Pasteur Street,
Sai Gon Ward, Ho Chi Minh City

Form No. B 09a - DN

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

Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

1.4 The Corporation structure (Continued)

No. Name	Address	Main activities	Equity interest	Voting interest
4 Havali FiCO Joint Stock Company	No. 65, Street 3, Chu Van An Residence, Binh Thanh Ward, Ho Chi Minh City	Manufacturing of glass, glass products	20.00%	20.00%
5 FiCO - Corea Construction Company Limited	Floor M (mezzanine), Block C, Van Do Apartment, 348 Ben Van Don, Vinh Hoi Ward, No. 01 Bach Dang, Tan Son Hoa Ward, Ho Chi Minh City	Providing technical services for soft ground treatment	49.50%	49.50%
6 Tan Bach Viet Construction Investment Company Limited	No. 01 Bach Dang, Tan Son Hoa Ward, Ho Chi Minh City	Construction of civil and industrial works	29.00%	29.00%
7 FiCO High Technology Joint Stock Company	102 Phung Van Cung, Cau Kieu Ward, Ho Chi Minh City	Manufacturing of bricks; ready-mixed concrete	45.00%	45.00%
8 FiCO Pan - United Concrete Joint Stock Company	No. 60 Truong Son, Tan Son Hoa Ward, Ho Chi Minh City	Manufacturing of ready-mixed concrete	45.00%	45.00%

C. Dependent units:

No. Name of branches	Address
1 Branch of FiCO Corporation - JSC - Thong Nhat Construction Stone Enterprise	Hamlet 3, Trang Bom Commune, Dong Nai Province
2 Branch of FiCO Corporation - JSC - FiCO Building Materials Trading Company	Floor 15, Sailing Tower, 111A Pasteur, Sai Gon Ward, Ho Chi Minh City
3 Branch of FiCO Corporation - JSC - FiCO Dong Nai Branch	No. 5, Street 16A, Bien Hoa Industrial Zone 2, Tran Bien Ward, Dong Nai Province
4 Branch of FiCO Corporation - JSC - FiCO Binh Duong Branch	Lot F, Road 2B, Dong An IP, Binh Hoa Ward, Binh Duong Province
5 Branch of FiCO Corporation - JSC - Cam Ranh FiCOSand Company	Tan Hai Hamlet, Cam Lam Commune, Khanh Hoa Province

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2025

1.5 Statement of information comparability on the interim financial statements

The Board of Management ensures to follow all the requirements of the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated 22 December 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

Fiscal year

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

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

Accounting currency

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

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Corporation applied the Vietnamese Enterprise Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014, issued by the Ministry of Finance; Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance, amending and adding some articles of Circular No. 200/2014/TT-BTC.

3.2 Statements for the compliance with Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Corporation in the preparation of the interim financial statements:

Basis of preparation 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 Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements.

The interim financial statements of the Corporation are prepared on the basis of the summary of the interim financial statements of the dependent units and the interim financial statements of the Office of the Corporation. All transactions and balances between the Office of the Corporation and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Corporation's interim financial statements.

The accompanying interim financial statements are the Corporation's ones, therefore, they do not include the interim financial statements of subsidiaries. Users of the interim financial statements should read them together with the Corporation's interim consolidated financial statements for the period ended 30 June 2025 to obtain full information of the Corporation's financial position as well as the results of operations and cash flows during the reporting period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of preparation the interim financial statements (Continued)

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.

Finalization of equitization

The Corporation has carried out the procedures as prescribed by provisions of law and submitted the finalization dossier of the value of the State capital at the time of official transfer to the Joint Stock Corporation to the Ministry of Construction. Up to the date of issue of this report, the Corporation has not received the decision approving the finalization of the value of the State capital at the time of official transformation into a Joint Stock Corporation.

Accounting estimates

The preparation of the interim financial statements in conformity with Vietnamese Accounting Standards requires the Board of Management 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 reporting period. Actual results may differ from those estimates and assumptions.

The type 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 interim income statement.

Revaluation of monetary items denominated in foreign currencies at the date of interim financial statements:

- 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 Corporation 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 Corporation 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 interim financial statements.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits on demand.

Financial investments

Held to maturity investments

Held to maturity investments are those that the Corporation has intention and ability to hold until maturity. Held to maturity investments includes: Term bank deposits with original maturities of more than 03 months (including bills and promissory notes).

Held-to-maturity investments are initially recognized at cost including the purchase cost and other transaction costs. Interest from these held-to-maturity investments after the acquisition date is recognized in the profit or loss based on the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs at the acquisition time.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments (Continued)

Held to maturity investments (Continued)

Held-to-maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

Investments in subsidiaries, associates, and other entities

Investments in subsidiaries over which the Corporation has control, investments in associates, and joint ventures over which the Corporation has significant influence are stated at cost method in the interim financial statements.

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

Profit distributions that the Corporation received from the accumulated profits of the associates after the Corporation 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 subsidiaries, associates, and other investments are presented at cost less allowance for diminution in value (if any) in the interim balance sheet.

Other investments: are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Allowance for losses of investments in subsidiaries, contributions to joint ventures, 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 cost and net realizable value. Costs of inventories comprise costs of purchases and other directly relevant costs.

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 Corporation uses the perpetual inventory method.

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tangible fixed assets and depreciation

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

Tangible fixed assets have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100 percent state-owned capital as of 31 December 2013. Accordingly, the historical cost of tangible fixed assets is stated at cost of revaluation in accordance with the Minutes of the valuation of the Corporation.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Since 01 October 2016 (The Corporation officially operates as a joint-stock Corporation), the depreciation value of fixed assets in the year is calculated by the residual value of the assets as at 01 October 2016 divided by the remaining depreciation period of the asset, details are as follows:

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

When a tangible fixed asset is sold or disposed of, 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.

Intangible fixed assets and Amortization

The Corporation's intangible assets are land use rights and rights of stone reserve exploration dill are stated at historical cost less accumulated amortization.

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

Intangible fixed assets have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100 percent state-owned capital as of 31 December 2013. Accordingly, the historical cost of intangible fixed assets is stated at cost of revaluation in accordance with the Minutes of the valuation of the Corporation.

Intangible fixed assets are land-use rights for a definite term, which are amortized on a straight-line basis over the validity period of the land use right certificates.

Investment properties

Investment properties include land use rights and buildings, and structures held by the Corporation to earn rentals or await higher price, which is stated at cost less accumulated depreciation.

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

Investment properties have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100 percent state-owned capital as of 31 December 2013. Accordingly, the historical cost of investment property is stated at cost of revaluation in accordance with the Minutes of the valuation of the Corporation.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investment properties

Cost related to investment property incurred after initial recognition must be recognized as Cost for Production and Business in the year unless the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of investment property beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of investment property.

Investment property for lease is amortized on a straight-line basis over its estimated useful life from 02 years to 27 years.

Liquidation: Gains and losses from disposal of investment property are measured by the difference between net proceeds from disposal and the remaining amount of the investment property and are recognized as income or expense in the interim income statement.

Business Cooperation Contract ("BCC")

The Corporation as a capital contributor

Cash and asset contributions under BCC are recognized as receivable in the interim financial statements.

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Corporation's prepaid expenses include:

Tools and supplies

Tools and supplies are recorded as expenses and depreciated on a straight-line basis with a useful life of not exceeding 3 years.

Prepaid office rent

The prepaid office rent represents the rent paid for the area the Corporation is using. Prepaid rent is amortized on a straight-line basis over the lease period (36 years).

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees and interest fees to the Corporation's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Payables

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

The account payables include payables such as trade payables, loans payable, and other payables which are determined almost certainly by the recorded value and term, which is not carried less than the 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 Corporation; and
- Other payables: Reflect payables of non-commercial nature and irrelevant to purchase, sales of goods, or provisions of services.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Borrowings

Borrowings include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts in det by each type and classifies them into short-term and long-term according to repayment terms.

Expenses directly related to the loan are recognized as financial expenses, except for expenses incurred from a 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 interim income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period but not paid to ensure that when these expenses occur, they will not have a significant influence on operating expenses based on the matching principle between income and expenses.

The Corporation recognizes Accrued expenses as follows:

- Mineral rights expenses: Advance deduction according to the mining reserves and the unit price for calculating the fee for granting mineral mining rights;
- Other expenses: Prepaid according to the volume of work done.

Owners' equity

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

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Corporation'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 Corporation's revenue includes revenue from sales of products and goods construction, revenue from services,...

Revenue from sale of goods and products

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

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Revenue and other income (Continued)*****Revenue from services:***

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

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

Rental revenue of operating lease assets

Revenue of operating lease is recognized on a straight-line basis over the lease term. Rental payments received in advance of many periods are recognized to revenue in accordance with the lease term.

Revenue from interest income, dividends and profits received, and 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;
- Sales allowances: Is the deduction for customers who purchase defective products, low-quality and deteriorated goods, or goods with incorrect specifications as stated in economic contracts; excluding sales discounts for customers presented in VAT or sales invoices;
- Returned goods: Due to violation of commitments, economic contracts, low quality, or incorrect types and specifications.

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

- If incurred before issuance of interim financial statements: Reducing revenue in the interim 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, and investment property sold during the period is recorded corresponding to revenue.

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expenses (or corporate income tax income): Are total current and deferred income tax expenses (or total current and deferred tax) in determining the 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. The 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 Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Corporation'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.

Related parties

A party is considered a related party of the Corporation in case that party can control the Corporation or cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

Segments 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 Corporation 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.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM BALANCE SHEET

5.1 Cash and cash equivalents

	30/6/2025	01/01/2025
	VND	VND
Cash on hand	22,670,297	288,349,503
Cash in banks on demand	105,371,663,310	145,213,743,626
Total	105,394,333,607	145,502,093,129

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.2 Financial investments

a) Investments held to maturity

	30/6/2025 (VND)		01/01/2025 (VND)	
	History cost	Book value	History cost	Book value
Term deposits (i)	213,300,000,000	213,300,000,000	202,800,000,000	202,800,000,000
Total	213,300,000,000	213,300,000,000	202,800,000,000	202,800,000,000

(i) Term deposits at banks with an original maturity no more than 6 months, earning interest based on the rates applicable at each specific time.

b) Investments in subsidiaries and joint-venture

Investment target	Equity Owned	Voting rights	30/6/2025 (VND)		01/01/2025 (VND)	
			Value re-assessed after equitization	Provision	Fair value	Value re-assessed after equitization
Investment in subsidiaries						
FICO Commerce Product One Member Company Limited	100.00%	100.00%	269,333,646,870	(71,397,247,455)	(ii)	269,333,646,870
Phuoc Hoa FiCO Joint Stock Company	73.87%	73.87%	28,604,575,510	-	(ii)	28,604,575,510
Tan Dinh FiCO Construction Mechanics Joint Stock Company	64.24%	64.24%	-	-	(ii)	-
Thanh Thanh Ceramic Tiles Joint Stock Company	51.44%	51.44%	66,579,071,360	-	(ii)	66,579,071,360
Cam Ranh FICO Sand Company Limited	100.00%	100.00%	30,000,000,000	-	(ii)	30,000,000,000
FiCO Trading Building Materials Company Limited	100.00%	100.00%	100,000,000,000	(67,798,339,333)	(ii)	100,000,000,000
Asean Tiles Corporation	51.00%	51.00%	2,550,000,000	(2,550,000,000)	(ii)	2,550,000,000
Investment in joint-venture						
FICO Tay Ninh Cement Joint Stock Company	25.84%	25.84%	770,170,701,257	(17,956,086,720)	(ii)	770,170,701,257
Hoa An Joint Stock Company (i)	23.73%	23.73%	536,779,257,818	-	(ii)	536,779,257,818
Vitaly Joint Stock Company	30.75%	30.75%	136,270,357,500	-	(ii)	136,270,357,500
Havali - FiCO Joint Stock Company	20.00%	20.00%	17,956,086,720	(17,956,086,720)	(ii)	17,956,086,720
FICO - Corea Construction Company Limited	49.50%	49.50%	-	-	(ii)	-
Tan Bach Viet Construction Investment Company Limited	29.00%	29.00%	21,512,337,231	-	(ii)	21,512,337,231
FiCO High Technology Joint Stock Company	45.00%	45.00%	-	-	(ii)	-
FiCO Pan-United Concrete Joint Stock Company	45.00%	45.00%	57,652,661,988	-	(ii)	57,652,661,988

FICO CORPORATION - JSC

Floor 15, Sailing Tower, 111A Pasteur Street,
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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.2 Financial investments (Continued)**c) Investments in equity of other entities**

Investment target	Equity Owned	Voting rights	30/6/2025 (VND)			01/01/2025 (VND)		
			Value re-assessed after equitization	Provision	Fair value	Value re-assessed after equitization	Provision	Fair value
Other long-term of investment			58,433,569,518	(3,112,032,393)		58,433,569,518	(3,112,032,393)	
SaiGon Materials and Construction Joint Stock Company			293,330,739	-	(ii)	293,330,739	-	(ii)
Packaging and Minerals No.1 Joint Stock Company	10.00%	10.00%	1,041,450,787	(18,880,723)	(ii)	1,041,450,787	(18,880,723)	(ii)
General Construction Consultant Joint Stock Company (Nagecco JSC)	5.59%	5.59%	2,300,016,674	-	(ii)	2,300,016,674	-	(ii)
FiCO Investment Joint Stock Company	13.16%	13.16%	19,743,750,000	-	(ii)	19,743,750,000	-	(ii)
FiCO Binh Dinh Energy Investment Joint Stock Company	1.28%	1.28%	6,581,250,000	-	(ii)	6,581,250,000	-	(ii)
FiCO Tay Ninh Mineral Joint Stock Company	4.03%	4.03%	4,096,610,711	-	(ii)	4,096,610,711	-	(ii)
Golden Lotus Securities Joint Stock Company			3,093,151,670	(3,093,151,670)	(ii)	3,093,151,670	(3,093,151,670)	(ii)
Truong Thanh Furniture Corporation			2,444	-	(ii)	2,444	-	(ii)
FiCO Building Materials Trading and Investment Joint Stock Company (BMT)	13.48%	13.48%	7,298,882,365	-	(ii)	7,298,882,365	-	(ii)
BT20 - Cuu Long Joint Stock Company	8.88%	8.88%	13,985,124,128	-	(ii)	13,985,124,128	-	(ii)
Total			1,097,937,917,645	(92,465,366,568)		1,097,937,917,645	(92,465,366,568)	

(i) The Corporation has determined the fair value of these shares based on the number of shares held by the Corporation multiplied by the closing price of the shares on the stock exchange where they are listed or registered for trading as at June 30, 2025.

(ii) As at 30 June 2025, the Corporation has not determined the fair value of financial investments in unlisted companies due to the lack of specific guidance under the prevailing regulations on the determination of fair value for such financial investments.

The Corporation has mortgaged 3,058,343 shares of Hoa An Joint Stock Company (Code DHA) and 3,056,097 shares of Thanh Thanh Ceramic Joint Stock Company (Code TTC) to secure the bank loan at Head Office of Vietnam International Commercial Joint Stock Bank (VIB) under Mortgage Contract No. 5082839.24 dated 15 April 2024.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2025

5.3 Short-term receivables from customers

	30/6/2025	01/01/2025
	VND	VND
FICO Commerce Product One Member Company Limited	131,643,975,470	170,985,499,714
Vitaly Joint Stock Company	17,050,003,889	23,676,426,556
Tan Dinh FiCO Mechanical Construction Joint Stock Company	11,632,433,947	13,178,433,947
Asean Tiles Corporation	-	36,422,667
Hoang Dung Construction Trading Company	15,862,179,158	15,862,179,158
Dong Me Kong Co., Ltd (Highway 20)	14,248,147,377	14,248,147,377
Minh Long Material Business Joint Stock Company	37,051,278,107	4,163,955,622
Others	113,622,417,838	158,669,703,258
Total	341,110,435,786	400,820,768,299
<i>In which:</i>		
<i>Short-term receivables from related parties</i> <i>(Details in Note 7.2)</i>	<i>176,168,185,351</i>	<i>227,012,089,974</i>

5.4 Short-term repayments to suppliers

	30/6/2025	01/01/2025
	VND	VND
Asean Tiles Corporation	214,883,770,226	206,431,125,007
Others	4,441,904,539	3,562,254,292
Total	219,325,674,765	209,993,379,299
<i>In which:</i>		
<i>Prepayment to sellers from related parties</i> <i>(Details in Note 7.2)</i>	<i>214,911,746,876</i>	<i>206,459,101,657</i>

FICO CORPORATION - JSC

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.5 Other receivables

	30/6/2025 (VND)		01/01/2025 (VND)	
	History cost	Book value	History cost	Book value
a) Short-term				
Interest for term deposit	86,169,039,044	(47,784,702,480)	84,789,795,281	(47,784,702,480)
Advances	3,336,369,041	-	2,711,150,685	-
Short-term deposits	2,032,288,798	(17,386,780)	2,255,795,435	(17,386,780)
Vitaly Joint Stock Company - receivables from equitization deposits	9,155,372,047	-	9,146,967,972	-
and others	25,305,660,435	(25,305,660,435)	25,305,660,435	(25,305,660,435)
Truong An - Viwaseen JSC - loan for enterprise restructuring support	1,846,506,273	(1,846,506,273)	1,846,506,273	(1,846,506,273)
Dividends and profit distributions receivable	830,040,000	-	830,040,000	-
Havali FiCO Joint Stock Company - loans and capital contributions	5,462,296,435	(5,462,296,435)	5,462,296,435	(5,462,296,435)
Receivables for financial support for compensation of Project for	5,118,888,000	(5,118,888,000)	5,118,888,000	(5,118,888,000)
Neighborhoods 4, 5, 6, Tan Dinh Ward, District 1				
BT 20 - Cuu Long Joint Stock Company - management and	8,210,292,645	(8,210,292,645)	8,210,292,645	(8,210,292,645)
administration expenses				
Interest receivables from Xuan Cau Investment Joint Stock Company	6,923,054,795	-	6,923,054,795	-
- overdue interest				
FiCO Trading Building Materials Company Limited - Danang Branch -	2,695,985,621	-	2,695,985,621	-
transferred receivables				
FiCO Investment Joint Stock Company - receivable for	11,944,956,893	-	11,944,956,893	-
reimbursement of apartment maintenance fees				
Asean Tiles Corporation - advance for material purchases	298,000,000	-	410,281,044	-
Others	3,009,328,061	(1,823,671,912)	1,927,919,048	(1,823,671,912)
b) Long-term	25,447,286,060	-	25,380,073,922	-
Long-term deposits	2,511,885,115	-	2,444,672,977	-
Tan Bach Viet Construction Investment Company Limited (i)	22,935,400,945	-	22,935,400,945	-
Total	111,616,325,104	(47,784,702,480)	110,169,869,203	(47,784,702,480)
Other receivables from related parties (Details in Note 7.2)	65,329,438,979	-	65,438,876,023	-

(i) Receivables from Tan Bach Viet Construction Investment Company Limited under the investment cooperation contract of FiCO Tower at 927 Tran Hung Dao, Cho Quan Ward, Ho Chi Minh City. The Corporation will make the final settlement after the final settlement of the project is completed.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.6 Bad debts

Name	30/06/2025 (VND)				01/01/2025 (VND)			
	Overdue periods	Original value (+)	Allowances (-)	Recoverable amount	Overdue periods	Original value (+)	Allowances (-)	Recoverable amount
A. Receivables from customers		88,904,630,259	(88,850,645,238)	53,985,021		88,904,630,259	(88,850,645,238)	53,985,021
Hoang Dung Construction	> 3 years	15,862,179,158	(15,862,179,158)	-	> 3 years	15,862,179,158	(15,862,179,158)	-
Trading Company Limited	> 3 years	14,248,147,377	(14,248,147,377)	-	> 3 years	14,248,147,377	(14,248,147,377)	-
Dong Me Kong Co., Ltd (Highway 20)	> 3 years	11,932,519,621	(11,932,519,621)	-	> 3 years	11,932,519,621	(11,932,519,621)	-
Beton 6 Joint Stock Company	> 2, 3 years	46,861,784,103	(46,807,799,082)	53,985,021	> 2, 3 years	46,861,784,103	(46,807,799,082)	53,985,021
Others		2,313,268,827	(2,313,268,827)	-		2,313,268,827	(2,313,268,827)	-
B. Prepayments to sellers								
Sagen Constructive Design	> 3 years	631,215,000	(631,215,000)	-	> 3 years	631,215,000	(631,215,000)	-
Consultancy Joint Stock Company	> 3 years	559,330,130	(559,330,130)	-	> 3 years	559,330,130	(559,330,130)	-
Lixil Vietnam Corporation	> 3 years	245,000,000	(245,000,000)	-	> 3 years	245,000,000	(245,000,000)	-
SPL Corporation	> 3 years	877,723,697	(877,723,697)	-	> 3 years	877,723,697	(877,723,697)	-
Others		47,767,315,700	(47,767,315,700)	-		47,767,315,700	(47,767,315,700)	-
C. Other receivables								
Vitaly Joint Stock Company	> 3 years	25,301,971,635	(25,301,971,635)	-	> 3 years	25,301,971,635	(25,301,971,635)	-
BT20 - Cuu Long Joint Stock Company	> 3 years	8,210,292,645	(8,210,292,645)	-	> 3 years	8,210,292,645	(8,210,292,645)	-
Havali FiCO Joint Stock Company	> 3 years	5,462,296,435	(5,462,296,435)	-	> 3 years	5,462,296,435	(5,462,296,435)	-
Project of Neighborhoods 4, 5, 6, Tan Dinh Ward, District 1	> 3 years	5,118,888,000	(5,118,888,000)	-	> 3 years	5,118,888,000	(5,118,888,000)	-
Others		3,673,866,985	(3,673,866,985)	-		3,673,866,985	(3,673,866,985)	-
D. Advances								
Mrs. Duong Thi Mai Lien	> 3 years	9,000,000	(9,000,000)	-	> 3 years	9,000,000	(9,000,000)	-
Mr. Pham Hung Nam	> 3 years	-	-	-	> 3 years	-	-	-
Mr. Vu Hoang Long	> 3 years	8,386,780	(8,386,780)	-	> 3 years	8,386,780	(8,386,780)	-
Total		139,002,601,566	(138,948,616,545)	53,985,021		139,002,601,566	(138,948,616,545)	53,985,021

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.7 Shortage of assets awaiting resolution

Lost assets of Winery SP

Total

30/6/2025 (VND)		01/01/2025 (VND)	
Amount	Value	Amount	Value
-	2,090,384,122	-	2,090,384,122
-	2,090,384,122	-	2,090,384,122

5.8 Inventories

Goods

Work in-progress (i)

Real estate goods

Total

30/6/2025 (VND)		01/01/2025 (VND)	
Original value	Allowances	Original value	Allowances
41,583,118,724	(17,298,118,820)	42,621,531,526	(17,541,769,974)
220,650,821,975	-	220,630,515,870	-
19,962,563,400	-	19,962,563,400	-
282,196,504,099	(17,298,118,820)	283,214,610,796	(17,541,769,974)

(i) Work in progress mainly includes the following items:

Tan Van - Nhon Trach Project (BOT) (1)

FiCO Star Project (2)

Total

30/6/2025 (VND)		01/01/2025 (VND)	
Original value	Allowances	Original value	Allowances
2,352,954,098	-	2,352,954,098	-
218,297,867,877	-	218,277,561,772	-
220,650,821,975	-	220,630,515,870	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.8 Inventories (Continued)

(1) Information related to the project as at 30 June 2025:

- Name of the project: Investing in the construction of Tan Van - Nhon Trach road, phase 1 of Beltway 3, Ho Chi Minh City;
- Investor: Ministry of Transport;
- Investor representative: Cuu Long Corporation for Investment Development and Project Management of Infrastructure (Cuu Long CIPM);
- Forms of investment: Joint venture in the form of BOT contract;
- Total construction investment amount: VND 5,329.56 billion;
- Project implementation period: From 2016 to 2019;
- Implementation progress: The joint venture parties have agreed to appoint FiCO Corporation - JSC as the representative to implement the project. The investor's representative has submitted the project documentation to the Prime Minister and is currently awaiting official approval.

(2) Information related to the project as at 30 June 2025:

- Name of the project: Apartment house with commercial-service combination, kindergarten, and townhouse with garden at the land area of 2/34 Phan Huy Ich Street, Tan Binh Ward, Ho Chi Minh City;
- Investor: FiCO Corporation - JSC;
- Total construction investment amount: VND 744.2 billion;
- Project implementation period: 03 years (since the time of investment acceptance, 2016);
- Implementation progress: The project has entered the construction investment phase, completed the infrastructure items, signed and implemented the deposit contract for the transfer of the adjacent area, and collected deposits from customers. On 4 June 2024, the Ministry of Construction issued Official Letter No. 3337/BXD-KHTC to the People's Committee of Ho Chi Minh City, requesting that "to enable the Ministry of Construction to complete the capital handover settlement from Building Materials Corporation No.1 - One Member Limited Liability Company to FiCO Corporation - JSC, the People's Committee of Ho Chi Minh City is requested to organize an official land valuation and determine other financial obligations in accordance with legal regulations". Currently, the Corporation is awaiting responses from the People's Committee of Ho Chi Minh City and relevant authorities to coordinate and implement the official land valuation and the determination of other financial obligations as prescribed by law.

5.9 Prepaid expenses

	30/6/2025	01/01/2025
	VND	VND
a) Short-term	794,254,871	499,482,409
Compacted concrete expense	401,917,020	401,917,020
Allocation expenses	189,159,097	97,565,389
Land rental and infrastructure usage costs	203,178,754	-
b) Long-term	39,574,391,862	40,525,207,800
Sailing Tower office rental expenses	38,308,669,639	39,243,027,433
Tools	1,265,722,223	1,282,180,367
Total	40,368,646,733	41,024,690,209

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.10 Tangible fixed assets

Unit: VND

	Buildings and structures	Machinery and equipments	Vehicles	Office equipments	Total
HISTORICAL COST					
As at 01/01/2025	36,486,853,092	779,589,000	17,793,928,877	483,504,739	55,543,875,708
Increase	-	-	-	-	-
Decrease	-	-	(2,559,560,909)	-	(2,559,560,909)
Disposal	-	-	(2,559,560,909)	-	(2,559,560,909)
As at 30/6/2025	36,486,853,092	779,589,000	15,234,367,968	483,504,739	52,984,314,799
ACCUMULATED DEPRECIATION					
As at 01/01/2025	30,437,737,396	779,589,000	17,152,011,190	430,329,354	48,799,666,940
Increase	419,706,708	-	74,067,426	9,495,571	503,269,705
Depreciation	419,706,708	-	74,067,426	9,495,571	503,269,705
Decrease	-	-	(2,559,560,909)	-	(2,559,560,909)
Disposal	-	-	(2,559,560,909)	-	(2,559,560,909)
As at 30/6/2025	30,857,444,104	779,589,000	14,666,517,707	439,824,925	46,743,375,736
NET BOOK VALUE					
As at 01/01/2025	6,049,115,696	-	641,917,687	53,175,385	6,744,208,768
As at 30/6/2025	5,629,408,988	-	567,850,261	43,679,814	6,240,939,063

In which:

- Historical cost of tangible fixed assets which were fully depreciated but still in use as at 30 June 2025 was VND 43,200,946,449 (as at 01 January 2025: VND 45,706,962,639).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.11 Intangible fixed assets

Unit: VND

	<u>Land use rights</u>	<u>Exploratory drilling for reserves</u>	<u>Total</u>
HISTORICAL COST			
As at 01/01/2025	25,583,824,787	314,527,831	25,898,352,618
Increase	-	-	-
Decrease	-	-	-
As at 30/6/2025	25,583,824,787	314,527,831	25,898,352,618
ACCUMULATED AMORTIZATION			
As at 01/01/2025	9,512,320,352	314,527,831	9,826,848,183
Increase	1,048,141,590	-	1,048,141,590
Amortization	1,048,141,590	-	1,048,141,590
As at 30/6/2025	10,560,461,942	314,527,831	10,874,989,773
NET BOOK VALUE			
As at 01/01/2025	16,071,504,435	-	16,071,504,435
As at 30/6/2025	15,023,362,845	-	15,023,362,845

In which:

- Historical cost of intangible fixed assets which were fully amortized but still in use as at 30 June 2025 was VND 6,158,352,618 (as at 01 January 2025: VND 6,158,352,618).

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

	<u>Unit: VND</u>		
	<u>01/01/2025</u>	<u>Addition</u>	<u>Deduction</u>
5.12 Investment property	30/06/2025		
Investment property for lease			
Historical cost			
- Land use rights			
Department Store at Apartment Building 17, Ho Hao Hon			
Office at Van Do Apartment			
Real Estate Trading Floor at Van Do Apartment			
Commercial and service area at Van Do Apartment			
Commercial and service area at Horizon Apartment			
Rolling mill			
Land rental in Rolling mill			
Accumulated Depreciation			
Department Store at Apartment Building 17, Ho Hao Hon			
Office at Van Do Apartment			
Real Estate Trading Floor at Van Do Apartment			
Commercial and service area at Van Do Apartment			
Commercial and service area at Horizon Apartment			
Rolling mill			
Land rental in Rolling mill			
Net Book Value			
Department Store at Apartment Building 17, Ho Hao Hon			
Office at Van Do Apartment			
Real Estate Trading Floor at Van Do Apartment			
Commercial and service area at Van Do Apartment			
Commercial and service area at Horizon Apartment			
Rolling mill			
Land rental in Rolling mill			

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.12 Investment property (Continued)

Investment properties for lease are office buildings and other buildings at No.17 Ho Hao Hon Street, Cau Ong Lanh Ward, Ho Chi Minh City; No. 348 Ben Van Don, Vinh Hoi Ward, Ho Chi Minh City; No. 214 Tran Quang Khai Street, Tan Dinh Ward, Ho Chi Minh City and Lot C, Road No. 2, Dong An IP, Binh Hoa Ward, Ho Chi Minh City leased by the Corporation.

Revenue and cost of goods sold related to investment real estate for rent during the period amounted to **VND 6,862,625,700** and **VND 2,472,967,306** respectively.

According to the provisions of Vietnamese Accounting Standards (VAS) No. 05 - Investment real estate, the fair value of investment property should be presented as at 30 June 2025. At the reporting date, the Corporation has not determined the fair value of the investment property because the Corporation does not have enough information to determine the fair value and Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System has not yet provided guidance on the use of valuation techniques in determining the fair value of investment property.

The historical cost of investment properties which were fully depreciated but still being leased as at 30 June 2025 was VND 2,383,347,362 (as at 01 January 2025: VND 2,383,347,362).

5.13 Construction in progress

	30/6/2025	01/01/2025
	VND	VND
Silica factory's expenses	3,131,766,995	3,131,766,995
Implementation of the Fast Business Online business management solution	229,122,161	109,491,389
Fire protection at FiCO Binh Duong warehouse	1,668,766,944	-
Others	2,251,170,566	-
Total	7,280,826,666	3,241,258,384

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.14 Short-term trade payables

	30/6/2025 (VND)		01/01/2025 (VND)	
	Book value	Payables value	Book value	Payables value
Cam Ranh FiCOSand Company Limited	72,404,537,309	72,404,537,309	43,044,065,461	43,044,065,461
Thanh Thanh Ceramic Tiles Joint Stock Company	16,391,202,871	16,391,202,871	17,314,661,322	17,314,661,322
Phuoc Hoa FiCO Joint Stock Company	65,354,736,791	65,354,736,791	33,345,219,451	33,345,219,451
Vitaly Joint Stock Company	1,524,291,054	1,524,291,054	285,403,112	285,403,112
Others	45,170,083,229	45,170,083,229	34,751,423,548	34,751,423,548
Total	200,844,851,254	200,844,851,254	128,740,772,894	128,740,772,894
<i>In which:</i>				
<i>Trade payables from related parties</i>	<i>157,510,749,894</i>	<i>157,510,749,894</i>	<i>95,963,164,055</i>	<i>95,963,164,055</i>
<i>(Details in Note 7.2)</i>				

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
 For the period ended 30 June 2025

5.15 Short-term prepayments from customers

	30/6/2025	01/01/2025
	VND	VND
Song Ngoc Trading and Service Co., Ltd (i)	97,234,945,500	97,234,945,500
Others	8,922,284,487	9,827,625,212
Total	106,157,229,987	107,062,570,712
<i>In which:</i>		
<i>Prepayments from customers from related parties (Details in Note 7.2)</i>	<i>7,381,335,438</i>	<i>7,381,335,438</i>

(i) This amount represents advances received for the execution of land transfer deposit contracts for adjacent land plots from customers. Currently, the Corporation is awaiting feedback from the People's Committee of Ho Chi Minh City and relevant authorities to coordinate and carry out the official land valuation and determination of other financial obligations as prescribed by law, in order to complete the issuance of land use rights certificates (Pink Books) to the buyers.

5.16 Short-term accrued expenses

	30/6/2025	01/01/2025
	VND	VND
Mineral rights expenses	100,297,000	100,297,000
Interest expense	354,858,521	538,008,244
Others	371,679,055	1,620,942,385
Total	826,834,576	2,259,247,629

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.17 Taxes and receivables from, payables to the State Budget

	01/01/2025 (VND)		Incurred in the period (VND)			30/6/2025 (VND)	
	Receivables	Payables	Additions	Paid	Tax refund, deductions	Receivables	Payables
Value added tax	-	920,093,828	2,539,363,395	2,838,753,760	-	-	620,703,463
Import-export tax	-	-	919,655,100	919,770,299	-	115,199	-
Corporate income tax	310,321,766	430,116,860	-	-	-	310,321,766	430,116,860
Personal income tax	-	225,534,500	1,638,769,755	1,818,344,255	-	-	45,960,000
Land tax, Land rental charges	-	-	783,082,664	783,082,664	-	-	-
Non-agricultural business land use tax	-	-	113,409,861	113,409,861	-	-	-
Others	-	-	7,000,000	7,000,000	-	-	-
Fee, charges and other payables	-	249,765,362	34,141,899	34,141,899	-	-	249,765,362
Total	310,321,766	1,825,510,550	6,035,422,674	6,514,502,738	-	310,436,965	1,346,545,685

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.18 Other payables

	30/6/2025	01/01/2025
	VND	VND
a) Short-term	3,010,278,879	1,833,310,861
Mandatory social insurance liabilities	5,560,771	5,560,771
Remuneration for the Boards of Directors and Supervisors	60,000,000	60,000,000
Dividend payables to Shareholders	110,421,492	79,584,967
Danang Branch of FiCO Trading Building Materials Company Limited	324,816,118	324,816,118
FiCO Pan-United Concrete Joint Stock Company	1,500,000,000	-
Others	1,009,480,498	1,363,349,005
b) Long-term	48,055,278,431	47,980,486,331
Long-term deposits received	7,304,693,499	7,229,901,399
Tan Bach Viet Construction Investment Company Limited (i)	40,750,584,932	40,750,584,932
Total	51,065,557,310	49,813,797,192
<i>In which:</i>		
Other payables from related parties	44,891,625,521	43,509,366,656
<i>(Details in Note 7.2)</i>		

(i) Accounts payable to Tan Bach Viet Construction Investment Corporation Limited for the FiCO Tower project at No. 927 Tran Hung Dao Street, Cho Quan Ward, Ho Chi Minh City. The Corporation will make the final settlement after the final settlement of the project is completed.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.19 Short-term borrowings

	30/6/2025 (VND)		In period (VND)		01/01/2025 (VND)	
	Carrying value	Repayable amount	Addition	Deduction	Carrying value	Repayable amount
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch (i)	390,312,048,221	390,312,048,221	504,149,051,107	594,101,675,116	480,264,672,230	480,264,672,230
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bac Binh Duong Branch (ii)	25,348,000,000	25,348,000,000	67,148,000,000	90,434,370,830	48,634,370,830	48,634,370,830
Vietnam International Commercial Joint Stock Bank (VIB) Head Office (iii)	15,875,584,336	15,875,584,336	21,675,584,336	43,960,906,170	38,160,906,170	38,160,906,170
Total	431,535,632,557	431,535,632,557	592,972,635,443	728,496,952,116	567,059,949,230	567,059,949,230

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.19 Short-term borrowings (Continued)

- (i) *Credit Agreement No. 01/2025/77158/HDTD dated 31 December 2024 at Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch with the following terms:*
- Credit line: VND 500,000,000,000;
 - Maturity of the contract: 31 December 2025;
 - Borrowing purpose: Adding working capital, opening L/C, and guarantees for the Corporation's business activities;
 - Interest rate: According to each credit contract and indebtedness receipt;
 - Method of security: The right to lease property is real estate under the Property Mortgage Contract No. 49/2013/77158 dated 30 August 2013 and amending Appendix No. 49/2013/77158-PL1 dated 24 March 2017; Mortgage agreement No. 52/2015/77158/HDTC dated 02 November 2015 and amending Appendix No. 52/2015/77158/HDTC-PL1 dated 24 March 2017; Mortgage Agreement No. 01/2020/77158/HDBD dated 18 May 2020; Mortgage Agreement No. 03/2020/77158/HDBD dated 18 May 2020, Mortgage Agreement No. 04/2020/77158/HDBD dated 18 May 2020 and No. 08/2021/77158/HDBD dated 30 November 2021.
 - Principle balance as of 30 June 2025: VND 390,312,048,221.
- (ii) *Credit Agreement No. 019A24/HM-QLN dated 31 July 2024 at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bac Binh Duong Branch with the following terms:*
- Credit line: VND 50,000,000,000;
 - Maturity of the contract: 12 months from the effective date of the contract but not more than 25 July 2025; The maximum loan term for each debt receipt is 06 months;
 - Borrowing purpose: Adding working capital;
 - Interest rate: According to each indebtedness receipt;
 - Method of security: Mortgage of minimum inventory under Mortgage Agreement No. 004TC22-QLN dated 17 May 2022 and mortgage of property rights arising from the contract under Mortgage Agreement No. 007TC-QLN dated 17 May 2022 and Amending Agreement No. 02/007TC-QLN dated 31 July 2024.
 - Principle balance as of 30 June 2025: VND 25,348,000,000.
- (iii) *Credit Agreement No. 1015269.25 dated 20 February 2025 at Vietnam International Commercial Joint Stock Bank (VIB) Head Office with the following terms:*
- Credit line: VND 150,000,000,000;
 - Maturity of the contract: 12 months from the effective date of the contract. The bank will review the credit limit grant annually;
 - Borrowing purpose: Adding working capital;
 - Interest rate: Floating loan interest rates and interest rate adjustment terms are specifically specified in each disbursement application cum debt acceptance contract or shown on VIB's online business customer transaction platform;
 - Method of security: Mortgage with 3,058,343 shares of Hoa An Joint Stock Company (Code DHA) and 3,056,097 shares of Thanh Thanh Ceramic Joint Stock Company (Code TTC) according to Mortgage Agreement No. 5082839 (1).24 dated 20 February 2025;
 - Principle balance as of 30 June 2025: VND 15,875,584,336.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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5.20 Owners' equity

a. Changes of owners' equity

Unit: VND

	Legal capital	Investment and development fund	Retained earnings	Total
As at 01/01/2024	1,270,000,000,000	14,596,661,864	121,442,339,895	1,406,039,001,759
Profit in the previous year	-	-	72,896,892,688	72,896,892,688
Appropriation to Development and Investment Fund	-	3,148,015,204	(3,148,015,204)	-
Appropriation to Bonus and Welfare Fund	-	-	(3,148,015,204)	(3,148,015,204)
Dividend in 2023	-	-	(63,500,000,000)	(63,500,000,000)
As at 31/12/2024	1,270,000,000,000	17,744,677,068	124,543,202,175	1,412,287,879,243
As at 01/01/2025	1,270,000,000,000	17,744,677,068	124,543,202,175	1,412,287,879,243
Profit in this period	-	-	50,548,769,483	50,548,769,483
Appropriation to Development and Investment Fund (i)	-	57,398,357,541	(57,398,357,541)	-
Appropriation to Bonus and Welfare Fund (i)	-	-	(3,644,844,634)	(3,644,844,634)
Dividend in 2024 (i)	-	-	(63,500,000,000)	(63,500,000,000)
As at 30/6/2025	1,270,000,000,000	75,143,034,609	50,548,769,483	1,395,691,804,092

(i) The Corporation distributed profits of year 2024 according to its Resolution of the 2025 Annual General Meeting of Shareholders No. 01/NQ-DHDCD dated 29 April 2025 as follows:

- Appropriation to the Development and Investment Fund at a rate of 7.89% of the 2024 after-tax profit, amounting to VND 5,752,048,054 and VND 51,646,309,487.
- Appropriation to the Bonus and Welfare Fund at a rate of 5% of the 2024 after-tax profit, in the amount of VND 3,644,844,634.
- Dividend payment at a rate of 5% of the charter capital, in the amount of VND 63,500,000,000.

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5.20 Owners' equity (Continued)**b. Details of owners' equity**

Shareholder Name	30/06/2025			01/01/2025		
	Rate	Shares	Shares value at par value (VND)	Rate	Shares	Shares value at par value (VND)
State Capital Investment Corporation - Limited Company	40.08%	50,900,100	509,001,000,000	40.08%	50,900,100	509,001,000,000
Xuan Cau Investment Joint Stock Company	40.00%	50,800,000	508,000,000,000	40.00%	50,800,000	508,000,000,000
Others	19.92%	25,299,900	252,999,000,000	19.92%	25,299,900	252,999,000,000
Total	100%	127,000,000	1,270,000,000,000	100%	127,000,000	1,270,000,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

5.20 Owners' equity (Continued)

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

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 (Re-stated) VND
Opening balance	1,270,000,000,000	1,270,000,000,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	1,270,000,000,000	1,270,000,000,000
Dividend, profit distribution	63,500,000,000	63,500,000,000

d. Shares

	30/6/2025 Shares	01/01/2025 Shares
Quantity of registered shares	127,000,000	127,000,000
Quantity of issued shares	127,000,000	127,000,000
Common shares	127,000,000	127,000,000
Outstanding shares	127,000,000	127,000,000
Common shares	127,000,000	127,000,000
<i>Par value of outstanding shares (VND/share)</i>	<i>10,000</i>	<i>10,000</i>

e. The Company's funds

	30/6/2025 VND	01/01/2025 VND
Investment and development fund	75,143,034,609	17,744,677,068
Total	75,143,034,609	17,744,677,068

5.21 Off-Balance Sheet Items in the Interim Financial Statements

Foreign currencies

	30/6/2025	01/01/2025
US Dollars (USD)	58,236.73	918.53
VND	1,508,875,033	23,250,606

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

6. ADDITIONAL INFORMATION ON THE TEMS OF THE INTERIM INCOME STATEMENT

6.1 Revenues from sales and services rendered

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 (Re-stated) VND
Revenue from sales of goods	665,268,532,133	717,146,850,315
Revenue from provision of services	5,635,800,038	10,060,267,183
Revenue from real estate	6,862,625,700	1,991,975,400
Total	677,766,957,871	729,199,092,898
<i>Revenues from related parties</i> (Details in Note 7.2)	<i>326,158,922,367</i>	<i>379,916,664,532</i>

6.2 Revenue deductions

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Trade discount	1,530,726,796	2,272,225,202
Sale discount	303,195,079	162,639,744
Total	1,833,921,875	2,434,864,946
<i>Revenues deductions from related parties</i> (Details in Note 7.2)	<i>1,119,024,834</i>	<i>2,124,325,564</i>

6.3 Net revenues from sales and services rendered

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 (Re-stated) VND
Revenue from sales of goods	663,434,610,258	714,711,985,369
Revenue from provision of services	5,635,800,038	10,060,267,183
Revenue from real estate	6,862,625,700	1,991,975,400
Total	675,933,035,996	726,764,227,952
<i>In which:</i>		
<i>Revenues deductions from related parties</i> (Details in Note 7.2)	<i>326,158,922,367</i>	<i>379,916,664,532</i>

6.4 Costs of goods sold

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 (Re-stated) VND
Cost of goods sold	640,168,065,259	697,538,764,370
Cost of services rendered	3,172,671,570	4,453,820,700
Provision/(reversal) for inventory devaluation	(243,651,154)	1,251,072,276
Cost of real estates	2,472,967,306	477,295,044
Total	645,570,052,981	703,720,952,390

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

6.5 Financial income

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Interest income from deposits	6,126,227,234	1,900,053,890
Dividends received	46,610,266,950	43,520,101,968
Foreign exchange gains	223,136,843	70,870,592
Gains on disposal of securities	-	6,849,140,000
Total	52,959,631,027	52,340,166,450
<i>In which:</i>		
<i>Financial income from related parties</i> <i>(Details in Note 7.2)</i>	<i>46,308,266,950</i>	<i>48,474,069,225</i>

6.6 Financial expenses

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Interests expenses	9,561,929,582	8,725,117,886
Allowance for financial investment loss	-	2,602,640,625
Foreign exchange losses	4,611,379	546,122
Total	9,566,540,961	11,328,304,633

6.7 Selling and General administrative expenses

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Selling expenses	1,987,126,312	1,183,369,294
Outsourcing expenses	896,505,590	366,999,417
Other cash expenses	1,090,620,722	816,369,877
General administrative expenses	22,161,256,125	21,943,376,693
Employee expenses	15,414,238,940	14,996,225,380
Office supplies expenses	222,664,357	132,959,136
Amortization and Depreciation expenses	113,428,999	550,325,076
Tax and fees	70,784,468	95,615,530
Provision expenses	-	(273,028,086)
Outsourcing expenses	4,285,530,410	4,723,228,904
Other cash expenses	2,054,608,951	1,718,050,753
Total	24,148,382,437	23,126,745,987

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

6.8 Other profits

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Other income		
Disposals of fixed assets	567,354,546	-
Income from distributor support	-	785,043,701
Income from compensation	677,128,349	-
Others	377,092,716	316,088,437
Total	1,621,575,611	1,101,132,138
Other expenses		
Compensation costs for broken bricks for customers	666,497,701	776,123,970
Pelnaties	13,999,039	-
Others	32	6,210,652
Total	680,496,772	782,334,622
Other profit	941,078,839	318,797,516

6.9 Current corporate income tax expense

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Total net profit before tax	50,548,769,483	41,247,188,908
Increase adjustment	218,345,054	324,335,380
Decrease adjustment:	46,610,266,950	43,520,101,968
<i>Income from dividends</i>	<i>46,610,266,950</i>	<i>43,520,101,968</i>
Assessable income	4,156,847,587	(1,948,577,680)
Tax loss carried forward as permitted	4,156,847,587	-
Taxables income	-	(1,948,577,680)
Corporate income tax rate	20%	20%
Current corporate income tax expense	-	-

6.10 Production and business expenses by factors

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Employee expenses	15,414,238,940	14,996,225,380
Amortization and Depreciation expenses	2,306,020,369	2,465,602,416
Outsourcing expenses	8,448,534,449	5,546,138,732
Provision/(reversal) expenses	74,149,028	(273,028,086)
Other cash expenses	3,645,535,867	2,770,464,951
Total	29,888,478,653	25,505,403,393

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

7. OTHER INFORMATION

7.1 Commitments

Operating lease

As at 30 June 2025, the Corporation has an irrevocable commitment to lease operations as an office lease, the lease period is 36 years from 01 January 2010, the rent is paid in advance once for the entire lease period.

Operating lease commitments

The Corporation is currently leasing warehouses, factories, part of offices, premises of commercial and service zones under the contract of revenue lease for operation lease, whereby, the operating rental price is agreed annually.

7.2 Information of related parties

List of major related parties with which the Corporation had transactions during the period:

Related Parties	Relationship
State Capital Investment Corporation - Limited Company	Significant shareholder
Xuan Cau Investment Joint Stock Company	Significant shareholder
FiCO Trading Building Materials Company Limited	Subsidiary
Phuoc Hoa FiCO Joint Stock Company	Subsidiary
Tan Dinh FiCO Construction Mechanics Joint Stock Company	Subsidiary
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary
Cam Ranh FiCOSand Company Limited	Subsidiary
FiCO Commerce Product One Member Company Limited	Subsidiary
Asean Tiles Corporation	Subsidiary
Tay Ninh FiCO Cement Joint Stock Company	Associate
Hoa An Joint Stock Company	Associate
Vitaly Joint Stock Company	Associate
Havali FiCO Joint Stock Company	Associate
FiCO - Corea Construction Company Limited	Associate
Tan Bach Viet Investment and Construction Limited Liability Company	Associate
FiCO High Technology Joint Stock Company	Associate
FiCO Pan-United Concrete Joint Stock Company	Associate
Mineral Packaging No. 01 Joint Stock Company	Associate of a subsidiary
Members of the Board of Directors, Supervisors and Manager, other managers and their immediate family members	Significant influence

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7.2 Information of related parties (Continued)

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

a. Remuneration of the Boards of Directors, Supervisors, Management and other managers**a.1 Remuneration and other benefits of the Board of Directors**

Name	Position	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Mrs. Do Thi Hieu	Chairman	617,479,000	532,500,000
Mr. Cao Trung Thu	Member	48,000,000	48,000,000
Mr. Nguyen Xuan Thang	Member	435,444,000	376,125,000
Mr. Pham Viet Thang	Member	48,000,000	48,000,000
Mr. Dang Minh Thua	Former Member	16,000,000	48,000,000
Mr. Nguyen Ngoc Vu Chuong	Member	16,533,300	-
Total		1,181,456,300	1,052,625,000

a.2 Remuneration and other benefits of the Board of Supervisors

Name	Position	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Mr. Dao Quang Son	Head of the Board	313,990,000	273,000,000
Mrs. Tran Linh Chi	Member	30,000,000	30,000,000
Mr. Le Van Huy	Member	30,000,000	30,000,000
Total		373,990,000	333,000,000

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7.2 Information of related parties (Continued)**a.3 Remuneration and other benefits of the Board of Management and other managers**

Name	Position	For the period	For the period
		ended 30/6/2025	ended 30/6/2024
		VND	VND
Mr. Cao Truong Thu	General Director	542,021,000	459,375,000
Mr. Pham Viet Thang	Vice General Director	418,359,000	354,375,000
Mr. Nguyen Xuan Hung	Chief Accountant	387,444,000	328,125,000
Mrs. Pham Thi My Van	Former Administration incharge	-	140,747,800
Mrs. Nguyen Le Dung	Administration incharge	146,303,000	32,900,000
Total		1,494,127,000	1,315,522,800

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2025

7.2 Information of related parties (Continued)

b. Transactions with related parties

Related parties	Relationship	Nature of transaction	For the period ended	
			30/6/2025	30/6/2024
			VND	VND
Purchasing				
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Purchasing of construction materials	424,268,217,989	468,984,694,157
Vitaly Joint Stock Company	Associate	Purchasing of construction materials	165,859,975,656	116,929,533,773
		Purchasing of services	7,646,813,136	25,291,851,849
		Purchasing of construction materials	-	2,600,000
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Purchasing of services	49,173,239,055	56,131,981,276
		Purchasing of construction materials	-	2,600,000
Asean Tiles Corporation	Subsidiary	Purchasing of construction materials	143,263,325,330	160,412,342,521
		Purchasing of services	-	2,600,000
Cam Ranh FiCOSand Company Limited	Subsidiary	Purchasing of construction materials	43,884,150,075	94,685,772,036
Mineral Packaging No. 01 Joint Stock Company	Associate	Purchasing of packaging	1,060,753,000	3,538,411,000
FiCO - Corea Construction Company Limited	Associate	Purchasing of construction materials	13,379,961,737	11,939,351,702
		Purchasing of services	-	45,050,000
FiCO Commerce Product One Member Company Limited	Subsidiary	Purchasing of services	-	2,600,000
Selling			326,158,922,367	379,916,664,532
Vitaly Joint Stock Company	Associate	Sales of construction materials	-	11,331,412,724
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Sales of construction materials	3,757,414,599	2,675,771,845
Tay Ninh FiCO Cement Joint Stock Company	Associate	Sales of construction materials	601,088,181	916,396,692
Asean Tiles Corporation	Subsidiary	Sales of construction materials	-	10,231,012,229
FiCO Commerce Product One Member Company Limited	Subsidiary	Sales of construction materials	280,179,684,822	327,824,245,713

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7.2 Information of related parties (Continued)**b. Transactions with related parties (Continued)**

Related parties	Relationship	Nature of transaction	For the period ended	
			30/6/2025 VND	30/6/2024 VND
Tan Dinh FiCO Construction Mechanics Joint Stock Company	Subsidiary	Revenue from rental	840,000,000	840,000,000
FiCO - Corea Construction Company Limited	Associate	Sales of construction materials	19,286,459,748	14,189,453,474
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Sales of construction materials	6,258,383,693	-
FiCO Pan-United Concrete Joint Stock Company	Associate	Sales of construction materials	15,235,891,324	11,908,371,855
Revenue deductions			1,119,024,834	2,124,325,564
FiCO Commerce Product One Member Company Limited	Subsidiary	Revenue deductions	326,967,301	1,256,630,667
FiCO - Corea Construction Company Limited	Associate	Revenue deductions	792,057,533	867,694,897
Dividends, Profits distributed and gains from sale of shares			46,308,266,950	48,474,069,225
Tay Ninh FiCO Cement Joint Stock Company	Associate	Dividends	39,703,313,650	39,180,051,625
Hoa An Joint Stock Company	Associate	Dividends	5,382,514,500	-
	Associate	Gains from sale of shares	-	6,849,140,000
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Dividends	1,222,438,800	2,444,877,600

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7.2 Information of related parties (Continued)**b. Transactions with related parties (Continued)**

Related parties	Relationship	Nature of transaction	For the period ended	
			30/6/2025	30/6/2024
			VND	VND
Other transactions			52,725,764,123	53,912,424,130
FiCO Commerce Product One Member Company Limited	Subsidiary	Compensation expense for damaged tiles	666,497,701	776,123,970
		Trade discounts received	-	32,142,942
	Subsidiary	Compensation income for damaged tiles	225,833,037	258,294,592
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Trade and sales discount received	150,563,860	347,294,983
Asean Tiles Corporation	Subsidiary	Compensation income for damaged tiles	428,075,893	481,106,109
		Trade discount received	227,894,925	772,365,833
		Sales discount received	123,510,213	43,639,504
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Sales discount received	-	22,864,380
Vitaly Joint Stock Company	Associate	Trade discount received	41,953,890	223,139,537
		Compensation income for damaged tiles	11,384,604	45,543,000
		Sales discount received	-	59,859,280
Xuan Cau Invesment Joint Stock Company	Significant shareholders	Dividends	25,400,000,000	25,400,000,000
State Capital Investment Corporation - Limited Company	Significant shareholders	Dividends	25,450,050,000	25,450,050,000

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7.2 Information of related parties (Continued)**c. Balances with related parties**

Related parties	Relationship	Nature of transaction	30/6/2025 VND	01/01/2025 VND
<u>Short-term receivables from customers</u>				
FICO Commerce Product One Member Company Limited	Subsidiary	Sales of goods and services	176,168,185,351	227,012,089,974
Vitaly Joint Stock Company	Associate	Sales of goods and services	131,643,975,470	170,985,499,714
Asean Tiles Corporation	Subsidiary	Sales of goods and services	-	36,422,667
Tan Dinh FiCO Construction Mechanics Joint Stock Company	Subsidiary	Sales of goods and services	11,632,433,947	13,178,433,947
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Sales of goods and services	-	27,736,000
FICO High Technology Joint Stock Company	Associate	Sales of goods and services	176,801,280	176,801,280
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Sales of goods and services	850,925,453	1,862,253,606
Cam Ranh FiCOSand Company Limited	Subsidiary	Sales of goods and services	-	23,340,000
Da Nang Branch of FiCO Trading Building Materials Company Limited	Subsidiary	Sales of goods and services	920,979,211	920,979,211
Tay Ninh FiCO Cement Joint Stock Company	Associate	Sales of goods and services	-	438,692,664
FICO Pan-United Concrete Joint Stock Company	Associate	Sales of goods and services	4,384,013,200	4,895,223,228
FICO - Corea Construction Company Limited	Associate	Sales of goods and services	9,509,052,901	10,790,281,101
<u>Short-term repayments to suppliers</u>			214,911,746,876	206,459,101,657
Asean Tiles Corporation	Subsidiary	Advance payment for the purchase of construction materials	214,883,770,226	206,431,125,007
FICO High Technology Joint Stock Company	Associate	Advance payment for goods	27,976,650	27,976,650

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7.2 Information of related parties (Continued)**c. Balances with related parties (Continued)**

Related parties	Relationship	Nature of transaction	30/6/2025 VND	01/01/2025 VND
Other receivables			65,329,438,979	65,438,876,023
Vitaly Joint Stock Company	Associate	Capital contribution	20,579,214,440	20,579,214,440
		Debt before privatization	4,722,757,195	4,722,757,195
		Others	3,688,800	3,688,800
Asean Tiles Corporation	Subsidiary	Others	298,000,000	410,281,044
Havali FiCO Joint Stock Company	Associate	Debt before privatization	5,462,296,435	5,462,296,435
FiCO High Technology Joint Stock Company	Associate	Debt before privatization	21,196,748	21,196,748
Xuan Cau Investment Joint Stock Company	Significant shareholders	Receivables from loan interest	6,923,054,795	6,923,054,795
Tan Bach Viet Investment and Construction Limited Liability Company	Associate	Receivables related to the FiCO Tower project	22,935,400,945	22,935,400,945
FiCO Trading Building Materials Company Limited	Subsidiary	Others	2,695,985,621	2,695,985,621
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Deposits	1,685,000,000	1,685,000,000
FiCO - Corea Construction Company Limited	Subsidiary	Others	2,844,000	-

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7.2 Information of related parties (Continued)**c. Balances with related parties (Continued)**

Related parties	Relationship	Nature of transaction	30/6/2025 VND	01/01/2025 VND
Short-term trade payables				
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Payment for goods	157,510,749,894	95,963,164,055
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Payment for goods	65,354,736,791	33,345,219,451
Vitaly Joint Stock Company	Associate	Payment for goods	16,391,202,871	17,314,661,322
Cam Ranh FiCOSand Company Limited	Subsidiary	Payment for goods	1,524,291,054	285,403,112
FiCO Trading Building Materials Company Limited	Subsidiary	Payment for goods	72,404,537,309	43,044,065,461
Mineral Packaging No. 01 Joint Stock Company	Associate of a subsidiary	Payment for goods	1,509,235,969	1,509,235,969
			326,745,900	464,578,740
Short-term prepayments from customers				
FiCO Trading Building Materials Company Limited	Subsidiary	Payment for goods, services	7,381,335,438	7,381,335,438
			7,381,335,438	
Other payables				
FiCO Trading Building Materials Company Limited	Subsidiary	Others	44,891,625,521	43,509,366,656
			9,664,830	6,984,180
Da Nang Branch of FiCO Trading Building Materials Company Limited	Subsidiary	Others	324,816,118	324,816,118
FiCO Commerce Product One Member Company Limited	Subsidiary	Payments on behalf of others	1,685,000,000	1,685,000,000
		Others	-	120,421,785
Tan Bach Viet Investment and Construction Limited Liability Company	Associate	Other payables related to the FiCO Tower project	40,750,584,932	40,750,584,932
Cam Ranh FiCOSand Company Limited	Subsidiary	Others	621,559,641	621,559,641
FiCO Pan-United Concrete Joint Stock Company	Associate	Deposits received	1,500,000,000	-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2025

7.3 Comparative figures

Comparative figures on the interim balance sheet and related notes are taken from the financial statements for the year ended 31 December 2024 which are audited by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

Comparative figures in the interim income statement, interim cash flows statement and related notes are taken from the interim financial statements for the period ended 30 June 2024 which are reviewed by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

In the interim financial statements for the period ended 30 June 2025, the Corporation's Board of Management decided to restate the opening figures in the interim income statement for the period ended 30 June 2024. This restatement aims to ensure that the interim financial statements are presented with complete information and are consistent with the figures presented as of the end of the current period, as detailed below:

Items	Codes	Presented 30/6/2024 (VND)	Re-stated 30/6/2024 (VND)	Difference (VND)
A. Revenues from sales and services rendered	01	729,199,092,898	729,199,092,898	-
Revenue from sales of goods		717,146,850,315	717,146,850,315	-
Revenue from provision of services		12,052,242,583	10,060,267,183	(1,991,975,400)
Revenue from real estate		-	1,991,975,400	1,991,975,400
B. Net revenues from sales and services rendered	10	726,764,227,952	726,764,227,952	-
Revenue from sales of goods		714,711,985,369	714,711,985,369	-
Revenue from provision of services		12,052,242,583	10,060,267,183	(1,991,975,400)
Revenue from real estate		-	1,991,975,400	1,991,975,400
C. Costs of goods sold	11	703,720,952,390	703,720,952,390	-
Cost of goods sold		697,538,764,370	697,538,764,370	-
Cost of services rendered		4,931,115,744	4,453,820,700	(477,295,044)
Provision/(reversal) for inventory devaluation		1,251,072,276	1,251,072,276	-
Cost of real estates		-	477,295,044	477,295,044

Ho Chi Minh City, 25 August 2025

Preparer

Chief Accountant

General Director

Pham Thi Kim Chi

Nguyen Xuan Hung

Cao Truong Thu

