LAM DONG INVESTMENT AND HYDRAULIC CONSTRUCTION JOINT STOCK COMPANY
NO. 87 PHU DONG THIEN VUONG STREET, LAM VIEN - DA LAT WARD,
LAM DONG PROVINCE, VIETNAM.
TAX IDENTIFICATION NUMBER 5800000424

# FINANCIAL STATEMENTS CONSOLIDATION QUARTER 2/2026

**Includes the following:**

1. Statement of Financial Position
2. Income Statement
3. Cash Flow Statement
4. Notes to the Financial Statements

Digitally signed by Nguyễn Thị Thu Hương
DN: C=VN, L="Số 87 đường Phù Đổng Thiên Vương, Phường 8, Thành phố Đà Lạt, Tỉnh Lâm Đồng, Việt Nam", OID.0.9.2342.19200300.100.1.1=CCCD:014187000015, O=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG THỦY LỢI LÂM ĐỒNG, E=thuhuongk9@gmail.com, T=Kế Toán Trưởng, CN=Nguyễn Thị Thu Hương
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**July 2026**

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

**As at 30 June 2026**

Expressed in VND

| ASSETS | Code | Notes | As at 30 Jun. 2026 | As at 01 Jan. 2026 |
|---|---|---|---|---|
| **A. CURRENT ASSETS** | **100** | | **709,133,995,168** | **687,518,280,092** |
| **I. Cash and cash equivalents** | **110** | 5.1 | **136,333,876,559** | **311,616,106,389** |
| 1. Cash | 111 | | 92,233,876,559 | 84,616,106,389 |
| 2. Cash equivalents | 112 | | 44,100,000,000 | 227,000,000,000 |
| **II. Current financial investments** | **120** | | **149,000,000,000** | **-** |
| 1. Held to maturity investments | 123 | | 149,000,000,000 | - |
| **III. Current account receivables** | **130** | | **295,004,645,846** | **266,620,929,363** |
| 1. Trade receivables | 131 | 5.2 | 127,312,868,102 | 118,666,751,466 |
| 2. Advances to suppliers | 132 | | 110,277,321,350 | 100,122,709,160 |
| 3. Other current receivables | 135 | 5.3 | 88,220,187,348 | 78,559,342,984 |
| 4. Provision for doubtful debts | 136 | | (30,805,730,954) | (30,727,874,247) |
| **IV. Inventories** | **140** | 5.5 | **125,605,879,233** | **104,821,010,526** |
| 1. Inventories | 141 | | 127,156,684,102 | 106,371,815,395 |
| 2. Provision for decline in value of inventories | 142 | | (1,550,804,869) | (1,550,804,869) |
| **V. Other current assets** | **160** | | **3,189,593,530** | **4,460,233,814** |
| 1. Current prepayments | 161 | | 974,959,916 | 460,953,105 |
| 2. Value added tax deductible | 162 | 5.11 | 1,895,844,688 | 3,303,747,623 |
| 3. Tax and other receivables from the state budget | 163 | 5.11 | 318,788,926 | 695,533,086 |
| **B. NON-CURRENT ASSETS** | **200** | | **666,517,213,036** | **673,698,732,867** |
| **I. Non-current account receivables** | **210** | | **7,076,488,231** | **3,015,278,372** |
| 1. Other non-current receivables | 215 | 5.4 | 7,076,488,231 | 3,015,278,372 |
| **II. Fixed assets** | **220** | | **439,167,885,982** | **441,361,582,809** |
| 1. Tangible fixed assets | 221 | 5.7 | 412,351,617,660 | 424,795,267,765 |
| Cost | 222 | | 1,151,410,424,636 | 1,115,894,192,156 |
| Accumulated depreciation | 223 | | (739,058,806,976) | (691,098,924,391) |
| 2. Intangible fixed assets | 227 | 5.8 | 26,816,268,322 | 16,566,315,044 |
| Cost | 228 | | 32,171,775,520 | 20,540,296,376 |
| Accumulated amortisation | 229 | | (5,355,507,198) | (3,973,981,332) |
| **IV. Non-current assets in progress** | **250** | | **191,710,485,177** | **200,264,549,453** |
| 1. Construction in progress | 252 | 5.6 | 191,710,485,177 | 200,264,549,453 |
| **VI. Other non-current assets** | **270** | | **28,562,353,646** | **29,057,322,233** |
| 1. Non-current prepayments | 271 | 5.9 | 24,261,139,133 | 24,636,763,799 |
| 2. Deferred income tax assets | 272 | 5.16 | 4,301,214,513 | 4,420,558,434 |
| **TOTAL ASSETS (280 = 100 + 200)** | **280** | | **1,375,651,208,204** | **1,361,217,012,959** |

*(See the next page)*

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

**As at 30 June 2026**

Expressed in VND

| RESOURCES | Code | Notes | As at 30 Jun. 2026 | As at 01 Jan. 2026 |
|---|---|---|---|---|
| **C. LIABILITIES** | **300** | | **407,960,416,927** | **530,862,667,326** |
| **I. Current liabilities** | **310** | | **397,343,916,927** | **514,416,167,326** |
| 1. Trade payables | 311 | 5.10 | 78,229,120,054 | 56,515,021,502 |
| 2. Advances from customers | 312 | | 163,417,360,974 | 137,403,270,679 |
| 3. Taxes and amounts payable to the state budget | 314 | 5.11 | 20,503,015,315 | 17,693,432,094 |
| 4. Payables to employees | 315 | | 51,499,690,127 | 67,184,037,937 |
| 5. Accrued expenses | 316 | 5.12 | 7,660,210,420 | 14,837,819,549 |
| 6. Other current payables | 320 | 5.13 | 2,000,709,125 | 1,732,922,700 |
| 7. Current loans and obligations under finance leases | 321 | 5.14 | 66,254,374,037 | 213,291,257,190 |
| 8. Current provisions | 322 | 5.15 | 5,895,410,156 | 4,395,410,156 |
| 9. Bonus and welfare fund | 323 | | 1,884,026,719 | 1,362,995,519 |
| **II. Non-current liabilities** | **330** | | **10,616,500,000** | **16,446,500,000** |
| 1. Other non-current payables | 338 | 5.13 | 630,000,000 | 460,000,000 |
| 2. Non-current loans and obligations under finance leases | 339 | 5.14 | 9,000,000,000 | 15,000,000,000 |
| 3. Non-current provisions | 343 | 5.15 | 986,500,000 | 986,500,000 |
| **D. OWNERS' EQUITY** | **400** | 5.17 | **967,690,791,277** | **830,354,345,633** |
| 1. Owners' contributed capital | 411 | | 288,000,000,000 | 144,000,000,000 |
| Ordinary shares carrying voting rights | 411a | | 288,000,000,000 | 144,000,000,000 |
| 2. Share premium | 412 | | 2,161,167,540 | 9,052,708,180 |
| 3. Investment and development fund | 418 | | 65,262,922,621 | 210,621,377,454 |
| 4. Retained earnings | 420 | | **268,714,753,020** | **219,858,462,759** |
| Beginning accumulated retained earnings | 420a | | 220,031,280,320 | 96,735,705,179 |
| Retained earnings of the current year | 420b | | 48,683,472,700 | 123,122,757,580 |
| 5. Non-controlling interest | 429 | | 343,551,948,096 | 246,821,797,240 |
| **TOTAL RESOURCES (440 = 300 + 400)** | **440** | | **1,375,651,208,204** | **1,361,217,012,959** |

**Approved by**

M.S.D.N: 5800000424 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG THỦY LỢI LÂM ĐỒNG - P. LÂM VIÊN - ĐÀ LẠT - T. LÂM ĐỒNG

**Le Van Quy**
**General Director**
*Lam Dong, 29 July 2026*

**Prepared by**

**Nguyen Thi Thu Huong**
**Chief Accountant**

# CONSOLIDATED INCOME STATEMENT

**For the second quarter ended June 30, 2026**

Expressed in VND

| ITEMS | Code | Notes | Quarter 2 Year 2026 | Quarter 2 Year 2025 | Accumulated from the beginning to the end of this quarter 2026 | Accumulated from the beginning to the end of this quarter 2025 |
|---|---|---|---|---|---|---|
| 1. Revenue | 01 | 6.1 | 584,585,602,602 | 427,030,017,193 | 835,621,644,971 | 741,637,784,887 |
| 2. Deductions | 02 | | - | - | - | - |
| **3. Net revenue** | **10** | | **584,585,602,602** | **427,030,017,193** | **835,621,644,971** | **741,637,784,887** |
| 4. Cost of sales | 11 | 6.2 | 480,461,668,950 | 309,042,493,973 | 670,875,928,307 | 557,172,572,097 |
| 5. Gross profit | 20 | | 104,123,933,652 | 117,987,523,220 | 164,745,716,664 | 184,465,212,790 |
| 6. Finance income | 21 | 6.3 | 932,909,508 | 1,066,411,374 | 3,375,858,369 | 22,829,457,793 |
| 7. Finance expense | 22 | 6.4 | 2,620,148,432 | 641,757,023 | 5,032,532,632 | 2,788,938,206 |
| *Of which, interest expense* | *23* | | *2,498,432,386* | *564,794,861* | *4,889,716,716* | *1,441,117,721* |
| 8. Share of the profit(loss) of associates | 24 | | - | - | - | - |
| 9. Selling expense | 25 | 6.5 | 6,428,253,017 | 1,126,789,025 | 8,005,424,935 | 3,096,311,067 |
| 10. General and administrative expense | 26 | 6.6 | 47,132,380,994 | 43,088,104,864 | 67,987,637,301 | 73,523,737,727 |
| **11. Operating profit/(loss)** | **30** | | **48,876,060,717** | **74,197,283,682** | **87,095,980,165** | **127,885,683,583** |
| 12. Other income | 31 | 6.7 | 6,021,293,683 | 561,318,847 | 6,709,441,201 | 7,422,704,584 |
| 13. Other expense | 32 | 6.8 | 388,120,173 | 568,152,172 | 2,216,724,598 | 783,859,546 |
| 14. Net other income/(loss) | 40 | | 5,633,173,510 | (6,833,325) | 4,492,716,603 | 6,638,845,038 |
| **15. Accounting profit/(loss) before taxation** | **50** | | **54,509,234,227** | **74,190,450,357** | **91,588,696,768** | **134,524,528,621** |
| 16. Current corporate income tax expense | 51 | 6.9 | 11,047,151,213 | 13,824,268,883 | 18,424,974,595 | 29,405,268,791 |
| 17. Deferred corporate income tax expense | 52 | | 142,782,873 | (115,486,680) | 130,919,949 | (427,120,694) |
| **18. Net profit/(loss) after taxation** | **60** | | **43,319,300,141** | **60,481,668,154** | **73,032,802,224** | **105,546,380,524** |
| *19. Owners of the parent company* | *61* | | *29,038,972,342* | *40,883,911,492* | *48,683,472,700* | *78,065,238,341* |
| *20. Non-controlling interests* | *62* | | *14,280,327,799* | *19,597,756,662* | *24,349,329,524* | *27,481,142,183* |
| 21. Basic earnings per share | 70 | *5.17.4* | 2,017 | 2,839 | 3,381 | 5,421 |
| 22. Diluted earnings per share | 71 | 5.17.4 | 2,017 | 2,839 | 3,381 | 5,421 |

**Approved by**

M.S.D.N: 5800000424 - C.T.C.P. - CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG THỦY LỢI LÂM ĐỒNG - P. LÂM VIÊN - ĐÀ LẠT - T. LÂM ĐỒNG

**Le Van Quy**
**General Director**
*Lam Dong, 29 July 2026*

**Prepared by**

**Nguyen Thi Thu Huong**
**Chief Accountant**

*The accompanying notes are integral part of the consolidated financial statements*

# CONSOLIDATED CASH FLOW STATEMENT

**(Indirect method)**

**For the second quarter ended June 30, 2026**

Expressed in VND

| ITEMS | Code | Notes | Accumulated to this period, 2026 | Accumulated to this period, 2025 |
|---|---|---|---|---|
| **I. CASH FLOWS FROM OPERATING ACTIVITIES** | | | | |
| **1. Net profit /(loss) before taxation** | 01 | | **91,588,696,768** | **134,524,528,621** |
| **2. Adjustment for:** | | | | |
| Depreciation and amortisation | 02 | 5.7 | 49,341,408,451 | 43,858,434,555 |
| Provisions | 03 | | 1,577,856,707 | (236,323,499) |
| Unrealised foreign exchange gains from revaluation of foreign currency monetary items | 04 | | - | (16,725,539) |
| Gains from investment | 05 | | (3,375,858,369) | (23,238,801,411) |
| Interest expense | 06 | 6.4 | 4,855,862,330 | 1,441,117,721 |
| **3. Operating profit /(loss) before adjustments to working capital** | **08** | | **143,987,965,887** | **156,332,230,448** |
| (Increase), decrease in accounts receivable | 09 | | (30,738,135,954) | (194,754,190,815) |
| (Decrease), increase in inventories | 10 | | (20,784,868,707) | 8,456,337,489 |
| Increase in accounts payable (excluding interest expense and CIT payable) | 11 | | 27,551,961,125 | 124,647,443,464 |
| Decrease, (increase) prepaid expenses | 12 | | (138,382,145) | (6,194,875,958) |
| Interest paid | 14 | | (4,855,862,330) | (1,441,117,721) |
| Corporate income tax paid | 15 | 5.11 | (17,974,476,280) | (20,169,736,882) |
| Other cash outflows from operating activities | 17 | | (78,968,800) | (78,969,396) |
| **Net cash flow from operating activities** | **20** | | **96,969,232,796** | **66,797,120,629** |
| **II. CASH FLOWS FROM INVESTING ACTIVITIES** | | | | |
| 1. Acquisition and construction of fixed assets and other long-term assets | 21 | | (38,593,647,348) | (148,326,165,673) |
| 2. Proceeds from disposals of fixed assets and other long-term assets | 22 | | - | 594,947,180 |
| 3. Loans to other entities and payments for purchase of debt instruments of other entities | 23 | | (149,000,000,000) | - |
| 4. Investments in other entities | 25 | | 65,003,209,506 | - |
| 5. Proceeds from sales of investments in other entities | 26 | | - | 84,445,320,287 |
| 6. Interest and dividends received | 27 | | 3,375,858,369 | 2,279,418,449 |
| **Net cash flow from investing activities** | **30** | | **(119,214,579,473)** | **(61,006,479,757)** |
| **III. CASH FLOWS FROM FINANCING ACTIVITIES** | | | | |
| 1. Proceeds from borrowings | 33 | 5.14 | 295,174,602,883 | 59,024,350,528 |
| 2. Repayment of borrowings | 34 | 5.14 | (448,211,486,036) | (90,018,167,422) |
| 3. Dividends paid | 36 | 5.17 | - | (18,068,944,000) |
| **Net cash flow from financing activities** | **40** | | **(153,036,883,153)** | **(49,062,760,894)** |
| **NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)** | **50** | | **(175,282,229,830)** | **(43,272,120,022)** |
| **Cash and cash equivalents at beginning of year** | **60** | | **311,616,106,389** | **273,024,811,700** |
| **CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)** | **70** | **5.1** | **136,333,876,559** | **229,752,691,678** |

**Approved by**

**Le Van Quy**
**General Director**
*Lam Dong, 29 July 2026*

**Prepared by**

**Nguyen Thi Thu Huong**
**Chief Accountant**

*The accompanying notes are integral part of the consolidated financial statements*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 1. CORPORATE INFORMATION

### 1.1. Structure of ownership

Lam Dong Investment and Hydraulic Construction Joint Stock Company (hereinafter referred to as "the Company") has been incorporated in accordance with Decision No. 82/2000/QD-UB dated 27 June 2000 issued by the People's Committee of Lam Dong Province, Business Registration Certificate No. 059247 dated 27 July 2000 and its subsequent amendments, most recently under Amendment License No. 5800000424 issued by Lam Dong Department of Finance on July 19, 2026, regarding updates to the charter capital.

On 13 October 2010, the Company was formally licensed to trade securities in Hanoi Securities Trading Centre in accordance with the Share Listing Registration Certificate No. 04/GCN-SGDHN dated 07 January 2010 issued by the General Director of Hanoi Securities Trading Centre.

The charter capital as stipulated in the Business Registration Certificate is VND 288,000,000,000.

The Company's registered head office is at No. 87 Phu Dong Thien Vuong Street, Lam Vien - Da Lat Ward, Lam Dong Province, Vietnam.

The Company has subsidiaries as represented in Note 1.5 below (together with the Company hereinafter referred to as "the Group").

### 1.2. Business field

Construction.

### 1.3. Operating industry and principal activities

Under the Business Registration Certificate, the Group is principally engaged in:

- Construction of irrigational and traffic projects: civil and industrial projects, system of water supply and sanitation. Manufacture and installation of machinery serving irrigational and traffic industry;
- Manufacture and supply of construction materials;
- Gush of the cement-mortar, concrete for construction projects, drilling and gush of mortar, solutions;
- Exploitation and processing of minerals;
- Hotel business

### 1.4. Normal operating cycle

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

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 1.5. Consolidated subsidiaries

**Direct subsidiaries:**

| STT | Name | Address | Voting rights | Per cent interest |
|---|---|---|---|---|
| 1. | Lam Dong Minerals and Building Materials Joint Stock Company | 87 Phu Dong Thien Vuong Street, Lam Vien – Da lat Ward, Lam Dong Province, Vietnam. | 65,81% | 65,81% |
| 3. | 40.10 Investment and Construction Joint Stock Company | 201/58 Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City, Vietnam. | 72.08% | 72.08% |

**Indirect subsidiaries:**

| STT | Name | Address | Voting rights | Per cent interest |
|---|---|---|---|---|
| 1. | Hiep Thinh Phat Limited Company | 87 Phu Dong Thien Vuong Street, Lam Vien – Da Lat Ward, Lam Dong Province, Vietnam. | 100.00% | 64.90% |
| 2. | Hiep Thanh Brick Limited Company | No. 14, Hiep Thanh 1, Gia Hiep Ward, Lam Dong Province, Vietnam. | 94,4% | 62,12% |
| 3. | LBM Dak Nong Company Limited | Thuan Nam Hamlet, Nhan Co Ward, Lam Dong Province, Vietnam. | 100.00% | 64.90% |
| 4. | LBM Tan Phu Single Member Company Limited | No. 368, Phu Hop B Hamlet, Phu Lam Commune, Dong Nai Province, Vietnam. | 100.00% | 64.90% |
| 5. | LBM Loc Son Single Member Company Limited | Loc Son Industrial Park, B'Lao Ward, Lam Dong Province, Vietnam. | 100.00% | 64.90% |

# 2. BASIC OF PREPARATION

## 2.1. Accounting standards, accounting system

In 2026, the Company adopted, for the first time, the Vietnamese Enterprise Accounting Regime in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the enterprise accounting regime.

The change in accounting regime in accordance with Circular 99 has been implemented by the Company in compliance with Vietnamese Accounting Standard No. 29 – Changes in Accounting Policies, Accounting Estimates and Errors. As the changes mainly relate to the presentation and classification of items in the financial statements, the Company has restated the comparative information in the 2026 financial statements for the affected items to ensure consistency and comparability between accounting periods.

The accompanying consolidated financial statements are presented in Vietnam Dong ("VND"), in accordance with the Vietnamese Enterprise Accounting Regime and Vietnamese Accounting Standards.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 2.2. Financial year

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

## 2.3. Reporting and functional currency

The Group maintains its accounting records in VND.

## 3. ACCOUNTING SYSTEMS

## 3.1. Accounting systems

The accompanying consolidated financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance, and Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance amending and supplementing Circular No. 202/2014/TT-BTC on the preparation and presentation of consolidated financial statements, together with other prevailing accounting regulations in Vietnam.

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

## 3.2. Declaration of compliance with Accounting Standards and Accounting Regime

The Group complies with Vietnamese Accounting Standards and Systems to prepare and present the consolidated financial statements for the accounting period ending June 30, 2026.

## 4. ACCOUNTING POLICIES

## 4.1. Foreign currencies

- The exchange rates applicable in accounting are as follows:
  - Joint Stock Commercial Bank for Investment and Development of Vietnam;
  - Vietnam Joint Stock Commercial Bank for Industry and Trade;
  - Joint Stock Commercial Bank for Foreign Trade of Vietnam.
- The exchange rate applicable to asset recognition and re-evaluation is the foreign currency-buying rate;
- The exchange rate applicable to liability recognition and re-evaluation is the foreign currency-selling rate.
- Exchange rates applicable to the other transactions are the foreign currency-buying rate.

Transactions in foreign currencies are recorded, on initial recognition, in the reporting currency, by applying to the foreign currency amount the spot exchange rate between the reporting currency and the foreign currency at the date of the transaction. The exchange differences arising on the settlement of monetary items are recognised in profit or loss in the year in which they arise. At the end of the reporting year, monetary items excluding advances to suppliers, prepaid expenses, and unearned revenues, which are denominated in foreign currency, are reported using the closing rate and resultant exchange differences resulting from the reporting after offset are recognised in profit or loss in the year in which they arise.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.2. Use of estimates

The preparation of the consolidated financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes at June 30, 2026 as well as revenues and expenses in the consolidated financial statements for the financial year ended June 30, 2026. Although these estimates are based on management's best knowledge of all relevant information available at the date when the consolidated financial statements are prepared, this does not prevent actual figures differing from estimates.

## 4.3. Cash and cash equivalents

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

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

## 4.4. Held to maturity investments

Held to maturity investments comprise term deposits,

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

## 4.5. Account receivables

***Recognition method***

Account receivables are classified into trade receivables and other receivables based on the following principle: trade receivables represent amounts arising from commercial transactions involving the sale of goods, services, or assets, where the buyer is independent from the seller; all remaining receivables are classified as other receivables.

***Provisions for doubtful debts***

As of the date of the consolidated financial statements, provisions for doubtful debts are recognised for past-due accounts receivable and receivables that are not yet due but for which there is evidence indicating that part or all of such receivables may be impaired, as the debtor has absconded, is avoiding repayment, or is unlikely or unable to settle the debt.

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

## 4.6. Inventories

***Inventory measurement***

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

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. Cost in the case of finished goods and work in progress includes raw materials, direct labour, and attributable manufacturing overheads.

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

***Method of accounting for inventories***

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

***Provisions for decline in value of inventories***

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

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

Inventories are written down to net realizable value on an item-by-item basis. For services being rendered, provision is made in respect of each service for which a separate selling price will be charged.

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

### 4.7. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

***Tangible fixed asset recognition***

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised separately at their fair value and deducted from the historical cost of the respective tangible fixed assets.

The costs of tangible fixed assets constructed by contractors are the finalised costs of the construction, other directly related expenses and the registration fee (if any).

***Tangible fixed asset after initial recognition***

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

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

The estimated useful lives are as follows:

| | Year 2025 |
|---|---|
| ▪ Buildings, structures | 03 – 25 years |
| ▪ Machinery and equipment | 02 – 16 years |
| ▪ Motor vehicles | 03 – 12 years |
| ▪ Office equipment | 03 – 05 years |
| ▪ Perennials and other tangible fixed assets | 03 – 07 years |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.8. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortization.

***Intangible fixed asset recognition***

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

***Intangible fixed asset after initial recognition***

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

***Accounting principles for intangible fixed assets***

*Land use rights*

Land use rights are stated at their costs less accumulated amortisation. The Group's land use right pertains to land located at:

- No. 87 Phu Dong Thien Vuong, Lam Vien - Da Lat Ward, Lam Dong Province: Fully amortised.
- Hiep Tien Enterprise: Indefinite land use right, not amortised.
- Thanh My Enterprise: Land use rights have a term of 12 years and are expressed using the straight-line method based on the land use period
- Hiep Luc Enterprise: Land use rights have a limited term and are amortized using the straight-line method based on the land use period.
- Land plot No. 64, Map sheet No. 5, Hamlet 2, Nhan Co Ward, Lam Dong Province is valid until 2056.
- Land plot number: 13, map sheet number: 5, Land plot number: 64 map sheet number: 5; Land plot number: 27 map sheet number: 15, Land plot number: 84 map sheet number: 16, Land plot number: 27 map sheet number: 22, Land plot number: 63 map sheet number: 5, Land plot number number: 29 map sheet number 22, Land plot number: 61 map sheet number: 15, Village 2, Nhan Co Ward, Lam Dong Province, expiry date until 2056, until 15 October 2056, until 1 July 2064, until 1 July 2064, until 2050, until 2050, until March 2058, until 2050.
- Land plot No. 119, Map sheet No. 56; Land parcel No. 110, Map sheet No. 56, Thuan Nam Hamlet, Thuan An Commune, Lam Dong Province, with the expiration date on 15 October 2044

*Computer software*

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

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.9. Construction in progress

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

## 4.10. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise cost of compensating, licence of mining, tool and supplies, land rentals, etc. which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

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

- Tools and supplies are amortised to the consolidated income statement over 01 to 02 years;
- Costs of compensation and mining licence are amortised over the mining period from 04 to 21 years;
- Prepaid land rentals are amortised over the period of lease.

## 4.11. Liabilities

Liabilities are classified into trade payables, intra-company payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; intra-company payables represent those between the entity and its dependent accounting units having no legal status; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the consolidated financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

## 4.12. Borrowing costs

***Capitalisation of borrowing costs***

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

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

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

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.13. Accrued expenses and Provision

***Accrued expenses***

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

***Provisions***

A provision is recognized when, as a result of a past event, the Group has a present legal or constructive obligation that can be reliably estimated, and it is probable that an outflow of future economic benefits will be required to settle that obligation. Provisions are not recognized for future operating losses.

Provisions typically include construction warranty provisions, where the unavoidable costs required to meet obligations under a contract exceed the economic benefits expected to be received from that contract.

Provisions are measured based on the estimated expenditures required to settle the obligation. Where the effect of the time value of money is material, provisions are measured at their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount due to the passage of time is recognized as borrowing costs.

## 4.14. Owners' equity

***The owners' equity***

The owners' contributed equity is recognised when contributed

***Share premiums***

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

***Dividends***

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

***Reserves***

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

***Retained earnings***

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

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.15. Revenue and other income

***Revenue from selling goods***

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer

***Revenue involving the rendering of services***

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

***Revenue from construction contracts***

Revenue from construction contracts is recognised in accordance with the accounting policy on construction contracts as Note 3.19 below

***Disposal and sale of fixed assets***

Income from disposal and sale of fixed assets is the excess of the proceeds from the disposal and sale of the fixed assets over the carrying amount of the fixed assets and disposal expenses.

## 4.16. Deductions

Deductions include trade discounts, allowances, and sale returns.

Deductions arising in the reporting year from consumption of products, goods and services are recognised as decreases in revenue in that year; Deductions arising after the end of the reporting year but prior to issuing the consolidated financial statements for the reporting year are recognised as decreases in revenue of the reporting year; Deductions arising after the end of the reporting year and after issuing the consolidated financial statements for the reporting year are recognised as decreases in revenue of the next year.

## 4.17. Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the date of the consolidated statement of financial position as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs - except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

When the outcome of a construction contract cannot be reliably estimated, no profit will be recognized, even when the total contract performance costs may exceed the total contract revenue.

## 4.18. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.19. Finance expenses

Finance expenses represent all expenses incurred in the reporting year which mainly include borrowing costs, and losses from selling foreign currency and exchange rates.

## 4.20. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include expenses relating to product exhibition, advertisement, sales commissions, product warranty, storage, packaging, and shipping etc.

General and administrative expenses represent common expenses, which include payroll costs for office employees (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

## 4.21. Taxation

***Corporate income tax***

*Current corporate income tax expense*

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

*Deferred corporate income tax expense*

Deferred corporate tax expense is determined on the basis of the deductible temporary differences, taxable temporary differences and the estimated CIT rate that will be applied for the years that assets and liabilities will be recovered. The tax rates used will be the tax rates (and tax laws) that are in effect at the financial year end.

A deferred tax asset is recognised for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised, unless:

- The deferred tax asset arises from the initial recognition of an asset or liability in a transaction which at the time of transaction, affects neither accounting profit nor taxable profit (tax loss).

- The deferred tax assets for all deductible temporary differences associated with investments in subsidiaries, branches and associates, and interests in joint ventures are only recognised when it is probable that the temporary difference will reverse in the foreseeable future; and taxable profit will be available against which the temporary difference can be utilised.

The carrying amount of a deferred tax asset shall be reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred tax asset to be utilised. Any such reduction shall be reverted to the extent it becomes probable that sufficient taxable profit will be available.

***Value added tax***

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Import: 0%
- Domestic consumption: 10%.

***Other taxes***

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

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

### 4.22. Basic earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Group and held as treasury shares.

### 4.23. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Group and held as treasury shares.

### 4.24. Segment reporting

A segment is a distinguishable component of the Group that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

### 4.25. Principles of preparing consolidated financial statements

Consolidated financial statements are financial statements of the Group in which the assets, liabilities, capital, revenue, expenses, and cash flows of the parent company and its subsidiaries are presented as a single enterprise, established without regard to the legal boundaries of individual companies. The financial statements of the subsidiaries have been prepared for the same fiscal year as the parent company, under accounting policies consistent with the parent company's accounting policies. Adjusting entries were made for any discrepancies in accounting policies to ensure consistency between subsidiaries and the parent company.

***Method of Recognizing Non-Controlling Interests***

Non-controlling interests in the net income and net assets of a subsidiary are presented separately in the consolidated income statement and consolidated balance sheet.

Losses incurred by the subsidiary are allocated proportionately to the non-controlling interests, even if such losses exceed the non-controlling interests' share in the subsidiary's net assets.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

***Method of Eliminating Internal Transactions***

All internal balances and transactions, including unrealized profits arising from internal transactions, are completely eliminated upon consolidation. Unrealized losses are also eliminated in the consolidated financial statements, except when the cost causing the loss cannot be recovered.

***Method of Determining Goodwill***

At the time of gaining control of a subsidiary, goodwill is determined as the difference between the cost of the investment and the fair value of the identifiable net assets of the subsidiary at the acquisition date held by the parent company. Goodwill is presented as a separate item in the consolidated financial statements and is amortized evenly over a period not exceeding 10 years as an expense in the consolidated income statement.

### 4.26. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Group or are controlled by, or are subject to common control with the Group. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including directors and officers of the Group and close family members or associates of such individuals are also considered to be related parties.

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

### 5.1. Cash and cash equivalents

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| Cash in hand | 741,143,406 | 805,778,536 |
| Cash at bank | 91,492,733,153 | 83,810,327,853 |
| Cash equivalents (*) | 44,100,000,000 | 227,000,000,000 |
| **Total** | **136,333,876,559** | **311,616,106,389** |

### 5.2. Current trade receivables

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| Don Duong Area Construction Investment Project Management Board | 6,893,728,523 | 4,646,920,000 |
| Bach Viet Production and Trading Co., Ltd | 8.802.563.055 | 8,802,563,055 |
| 40 Investment and Construction Joint Stock Company | - | 6,791,185,600 |
| Management Board for Urban Infrastructure Investment and Construction Projects of Ho Chi Minh City | 11,764,453,971 | - |
| Others | 99,852,122,553 | 98.426.082.811 |
| **Total** | **127,312,868,102** | **118,666,751,466** |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.3. Other receivables

| | As at 30 June. 2026 VND | | As at 01 Jan. 2026 VND | |
|---|---|---|---|---|
| | Amount | Provisions | Amount | Provisions |
| Current: | | | | |
| Other receivables to related parties – Refer to Note 8 | 70,005,797,646 | - | 24,535,248,000 | - |
| Deposit for the auction of raw material mines | 10.443.424.918 | - | 10,443,424,918 | - |
| Receivables from customers in construction activities | 4.425.873.866 | (4,425,873,866) | 4,425,873,866 | (4,425,873,866) |
| Receivables from employees | 1,725,807,650 | - | 38,761,224,457 | - |
| Others | 1,619,283,268 | (118,932,268) | 393,571,743 | (118,932,268) |
| **Total** | **88,220,187,348** | **(4,544,806,134)** | **78,559,342,984** | **(4,544,806,134)** |
| Non-current: | | | | |
| Deposits | 7,076,488,231 | - | 3,015,278,372 | - |

## 5.4. Doubtful debts

| | As at 30 June. 2026 VND | | As at 01 Jan. 2026 VND | |
|---|---|---|---|---|
| | Cost | Recoverable amount | Cost | Recoverable amount |
| Overdue trade receivables or overdue amounts | 33,447,393,349 | 2,641,662,395 | 28,669,747,333 | 2,485,281,020 |
| Overdue other receivables or overdue amounts | 0 | 0 | 4,544,812,134 | 1,404,200 |
| **Total** | **33,447,393,349** | **2,641,662,395** | **33,214,559,467** | **2,486,685,220** |

Management evaluates the ability to recover the overdue receivables as low due to being long overdue, currently in dispute and difficult to be recovered.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

| | As at 30 June. 2026 VND | | | As at 01 Jan. 2026 VND | | |
|---|---|---|---|---|---|---|
| | Cost | Recoverable amount | Overdue days | Cost | Recoverable amount | Overdue days |
| Bach Viet Production and Trading Co., Ltd | 8.802.563.055 | - | Over 3 years | 8,802,563,055 | - | Over 3 years |
| Traffic Trade and Project Joint Stock Company | 2.816.200.000 | - | Over 3 years | 2,816,200,000 | - | Over 3 years |
| Others | 21,828,630,294 | 2,641,662,395 | 6 months - 3 years | 21,595,796,412 | 2,486,685,220 | 6 months - 3 years |
| **Total** | **33,447,393,349** | **2,641,662,395** | | **33,214,559,467** | **2,486,685,220** | |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.5. Inventories

| | As at 30 June. 2026 VND | | As at 01 Jan. 2026 VND | |
|---|---|---|---|---|
| | Cost | Provisions | Cost | Provisions |
| Raw materials | 91,183,093,544 | - | 73,713,115,569 | - |
| Tools and supplies | 107,289,995 | - | 2,689,964,365 | - |
| Work in progress | 18,539,621,826 | - | 16,056,342,409 | - |
| Finished goods | 16,179,359,766 | (835.242.862) | 12,338,409,053 | (835,242,862) |
| Merchandise | 1,147,318,971 | (715.562.007) | 1,573,983,999 | (715,562,007) |
| **Total** | **127,156,684,102** | **(1,550,804,869)** | **106,371,815,395** | **(1,550,804,869)** |

## 5.6. Construction in progress

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| Purchasing land at Lien Hiep Commune – Duc Trong | 130.930.026.000 | 130,930,026,000 |
| Purchasing land at Ninh Gia Commune – Duc Trong | 22.207.112.500 | 22,207,112,500 |
| Purchasing land use right | 22.885.776.990 | 23,618,376,990 |
| Purchasing fixed assets | 6.415.560.000 | 6,415,560,000 |
| Construction of a mixing station | 3.874.410.560 | 3,874,410,560 |
| Digital investment project for the Group | 628.363.637 | 12,259,842,781 |
| Others | 4,769,235,490 | 959,220,622 |
| **Total** | **191,710,485,177** | **200,264,549,453** |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.7. Tangible fixed assets

| Items | Buildings, structures VND | Machinery and equipment VND | Motor vehicles VND | Office equipment VND | Perennials VND | Other VND | Total VND |
|---|---|---|---|---|---|---|---|
| **Cost:** | | | | | | | |
| **As at 01 Jan. 2026** | 162.711.029.470 | 538.503.206.805 | 410.207.960.644 | 3.731.383.298 | 520.611.939 | 220.000.000 | 1.115.894.192.156 |
| Purchase | 3,025,015,532 | 13,660,814,815 | 35,481,581,829 | 300,166,667 | - | - | 52,467,578,843 |
| Disposals and Liquidations | | (3,608,000,000) | (13,237,346,36) | (106,000,000) | - | - | (16,951,346,363) |
| **As at 30 June 2026** | **165,736,045,002** | **548,556,021,620** | **432,452,196,110** | **3,925,549,965** | **520,611,939** | **220,000,000** | **1,151,410,424,636** |
| **Accumulated depreciation:** | | | | | | | |
| **As at 01 Jan. 2026** | 92.501.061.569 | 350.875.207.653 | 244.866.285.897 | 2.335.757.333 | 520.611.939 | - | 691.098.924.391 |
| Depreciation | 7,407,383,776 | 19,491,032,924 | 24,612,329,771 | 314,385,694 | - | - | 51,825,132,165 |
| Disposals and Liquidations | - | (896,170,283) | (2,903,969,078) | (65,110,219) | - | - | (3,865,249,580) |
| **As at 30 June 2026** | **99,908,445,345** | **369,470,070,294** | **266,574,646,590** | **2,585,032,808** | **520,611,939** | **-** | **739,058,806,976** |
| **Net book value:** | | | | | | | |
| As at 01 Jan. 2026 | 70.209.967.901 | 187.627.999.152 | 165.341.674.747 | 1.395.625.965 | - | 220.000.000 | 424.795.267.765 |
| **As at 30 June 2026** | **65,827,599,657** | **179,085,951,326** | **165,877,549,520** | **1,340,517,157** | **-** | **220,000,000** | **412,351,617,660** |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.8. Intangible fixed assets

| Items | Land use rights | Computer Software | Total |
|---|---|---|---|
| | VND | VND | VND |
| **Cost:** | | | |
| As at 01 Jan. 2026 | 19.899.831.876 | 640.464.500 | 20.540.296.376 |
| Purchase | - | 11.631.479.144 | 11.631.479.144 |
| **As at 30 June. 2026** | **19.899.831.876** | **12.271.943.644** | **32.171.775.520** |
| **Accumulated amortisation:** | | | |
| As at 01 Jan. 2026 | 3.333.516.832 | 640.464.500 | 3.973.981.332 |
| Amortisation | 218,377,950 | 1,163,147,916 | 1,381,525,866 |
| **As at 30 June. 2026** | **3,551,894,782** | **1,803,612,416** | **5,355,507,198** |
| **Net book value:** | | | |
| As at 01 Jan. 2026 | 16.566.315.044 | - | 16.566.315.044 |
| **As at 30 June. 2026** | **16,347,937,094** | **10,468,331,228** | **26,816,268,322** |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.9. Non-current prepayments

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| Expenses for granting mineral exploitation rights | 2,721,201,930 | 14.025.649.515 |
| Expenditures for land use for a limited period | 7,028,395,245 | 6.955.768.166 |
| Tools and equipment | - | 3.655.346.118 |
| Acquisition of Dai Lao mine | 12,086,718,053 | - |
| Others | 2,424,823,904 | - |
| **Total** | **24,261,139,133** | **24.636.763.799** |

## 5.10. Current trade payables

| | As at 30 June. 2026 VND | | As at 01 Jan. 2026 VND | |
|---|---|---|---|---|
| | Amount | Payable amount | Amount | Payable amount |
| Trade payables to related parties – Refer to Note 8 | - | - | 11,677,163 | 11,677,163 |
| Trade payables: | | | | |
| Toan Khoa Trading Development Joint Stock Company | 10,807,959,194 | 10,807,959,194 | 5.575.513.600 | 5.575.513.600 |
| Vinci Vina Construction Company Limited | 2,894,201,194 | 2,894,201,194 | 3.648.779.545 | 3.648.779.545 |
| Son Thanh An Construction Investment JSC | 11,764,453,971 | 11,764,453,971 | | 2.317.260.225 |
| IRISES Co., Ltd. | 4,550,012,192 | 4,550,012,192 | | 180.274.500 |
| SILKROAD VINA JSC | 3,110,400,000 | 3,110,400,000 | | 2.882.628.000 |
| Daekko Vietnam Trading & Services Co., Ltd | 1,649,827,279 | 1,649,827,279 | | - |
| Hoang Son Tourism & Transport Co., Ltd. | 3,941,521,000 | 3,941,521,000 | | - |
| Others | 39,510,745,224 | 39,510,745,224 | 41.895.888.469 | 41.895.888.469 |
| **Total** | **78,229,120,054** | **78,229,120,054** | **56.515.021.502** | **56.515.021.502** |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

| | As at 30 June. 2026 VND | | Movement in the year VND | | As at 01 Jan. 2026 VND | |
|---|---|---|---|---|---|---|
| | Receivable | Payable | Payable | Paid | Receivable | Payable |
| Value added tax | 2,183,892,772 | 6,171,559,665 | 21,757,308,735 | 19,490,265,609 | 3,303,747,623 | 5,024,371,390 |
| Export, import tax | - | - | 128,732,123 | 128,732,123 | - | - |
| Corporate income tax | - | 10,020,452,720 | 18,424,974,595 | 17,974,476,280 | 344,313,989 | 9,914,268,394 |
| Personal income tax | - | 730,877,403 | 5,868,687,805 | 6,171,536,102 | - | 1,033,725,700 |
| Natural resource tax | 30,740,842 | 1,583,533,271 | 15,136,457,168 | 13,357,085,030 | 226,803,389 | 223,680 |
| Land tax and rental tax | - | 1,692,939,951 | 2,206,729,636 | 2,234,632,615 | - | 1,720,842,930 |
| Other taxes | - | - | - | (122,888,808) | 122,888,808 | - |
| Fees, charges | - | 303,652,305 | 3,699,609,433 | 3,394,430,228 | 1,526,900 | - |
| **Total** | **2,214,633,614** | **20,503,015,315** | **67,222,499,495** | **62,628,269,179** | **3,999,280,709** | **17,693,432,094** |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.12. Accrued expenses

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| Advance deduction of environmental restoration costs | 1.201.483.185 | 12.177.640.090 |
| Advance deduction of cost price of construction works | 3,086,253,832 | 1.193.710.591 |
| Others | 3,372,473,403 | 1.466.468.868 |
| **Total** | **7.660.210.420** | **14.837.819.549** |

## 5.13. Other current payables

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| **Current:** | | |
| Trade union dues | 1,051,627,979 | 702.559.467 |
| Other payables | 949.081.146 | 1.030.363.233 |
| **Total** | **2,000,709,125** | **1.732.922.700** |
| **Non-current:** | | |
| Deposits | 630,000,000 | 460.000.000 |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.14. Current loans and obligations under finance leases

Loans are analysed as follows:

| | As at 30 June. 2026 VND | | Movement in the year VND | | As at 01 Jan. 2026 VND | |
|---|---|---|---|---|---|---|
| | Amount | Payable amount | Increase | Decrease | Amount | Payable amount |
| **Current:** | | | | | | |
| Loans from Bank | 49,100,840,703 | 49,100,840,703 | 288,674,602,883 | 288,674,602,883 | 196.537.723.856 | 196.537.723.856 |
| Loans from related parties – Refer Note 8 | 5,153,533,334 | 5,153,533,334 | 500,000,000 | 100,000,000 | 4.753.533.334 | 4.753.533.334 |
| Current portion of long-term debt | 12,000,000,000 | 12,000,000,000 | 6.000.000.000 | 6.000.000.000 | 12.000.000.000 | 12.000.000.000 |
| **Total** | **66,254,374,037** | **66,254,374,037** | **295,174,602,883** | **442,211,486,036** | **213.291.257.190** | **213.291.257.190** |
| **Non-current:** | | | | | | |
| Loans from Bank | 9.000.000.000 | 9.000.000.000 | - | 6.000.000.000 | 15.000.000.000 | 15.000.000.000 |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.15. Current provisions

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| **Current:** | | |
| Provisions for warranty under construction contracts | 5,895,410,156 | 4.395.410.156 |
| **Non-current:** | | |
| Periodical fixed asset repair expense | 986.500.000 | 986.500.000 |

## 5.16. Deferred income tax assets

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| Income tax rate used to calculate deferred income tax assets | 20% | 20% |
| Deferred income tax assets relating to the deductible temporary differences | 4,301,214,513 | 4.420.558.434 |

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.17. Owners' equity

### 5.17.1. Changes in owner's equity

| | Items of owners' equity | | | | | |
|---|---|---|---|---|---|---|
| | Owners' contributed capital | Capital surplus | Investment and development fund | Undistributed earnings | Non-controlling interest | Total |
| | VND | VND | VND | VND | VND | VND |
| **As at 01 Jan. 2025** | 144.000.000.000 | 9.052.708.180 | 213.784.472.806 | 108.146.047.509 | 271.210.488.235 | 746.193.716.730 |
| Previous year's profits | - | - | - | 123.122.757.580 | 50.855.078.324 | 173.977.835.904 |
| Dividends | - | - | - | (14.400.000.000) | (38.768.170.000) | (53.168.170.000) |
| Changes due to consolidation | - | - | (3.163.095.352) | 2.989.657.670 | (36.475.599.319) | (36.649.037.001) |
| **As at 01 Jan. 2026** | **144.000.000.000** | **9.052.708.180** | **210.621.377.454** | **219.858.462.759** | **246.821.797.240** | **830.354.345.633** |
| Current year's profits | - | - | - | 48,683,472,700 | 24,349,329,524 | 73,032,802,224 |
| Stock dividend distribution | | (6,891,540,640) | - | (137,108,459,360) | - | - |
| Appropriation to equity funds | | | - | (600,000,000) | - | (600,000,000) |
| Changes due to Acquisition of contributed capital L40.10 | - | - | - | (4,062,788,368) | (6,791,711,632) | (10,854,500,000) |
| Capital increase in subsidiary LBM | | | (145,358,454,83) | 142,009,589,730.0 | 79,206,574,609 | 75,857,709,506 |
| Others | - | - | - | (65,524,441.00) | (34,041,645) | (99,566,086) |
| **As at 30 June. 2026** | **288,000,000,000** | **2,161,167,540** | **65,262,922,621** | **268,714,753,020.0** | **343,551,948,096** | **967,690,791,277** |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### 5.17.2. Details of owners' equity

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| Capital contributed by shareholders | 288.000.000.000 | 144.000.000.000 |

### 5.17.3. Shares

| | As at 30 June. 2026 | As at 01 Jan. 2026 |
|---|---|---|
| Number of ordinary shares registered for issue | 28.800.000 | 14.400.000 |
| Number of ordinary shares sold to public | 28.800.000 | 14.400.000 |
| Number of ordinary shares outstanding | 28.800.000 | 14.400.000 |

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

### 5.17.4. Basic and diluted earnings per share

| | Current period VND | Prior period VND |
|---|---|---|
| Earnings for the purpose of calculating basic and diluted earnings per share | 43,319,300,141 | 40.883.911.492 |
| Weighted average number of ordinary shares outstanding during the year | 14.400.000 | 14.400.000 |
| **Basic and diluted earnings per share** | **2.017** | **2.839** |

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

### 6.1. Revenue from selling goods and rendering services

| | Current period VND | Prior period VND |
|---|---|---|
| Revenue from construction works | 553,990,943,243 | 382.234.215.334 |
| Revenue from building materials and minerals | 2,639,938,514 | 859.448.113 |
| Revenue from fireproof ceramics | 10,579,846,430 | 9.184.121.445 |
| Revenue from brick | 10,421,310,982 | 25.198.384.189 |
| Revenue from kaolin | 6,953,563,433 | 5.113.929.393 |
| Revenue from solar power generation | | 4.439.918.719 |
| **Total** | **584,585,602,602** | **427.030.017.193** |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 6.2. Cost of sales

| | Current period VND | Prior period VND |
|---|---|---|
| Cost of construction works | 460,356,491,383 | 273.904.573.050 |
| Cost of building materials and minerals | 808,322,535 | 2.897.862.730 |
| Cost of refractory ceramic | 9,337,351,252 | 6.896.631.164 |
| Cost of brick | 6,276,669,841 | 19.905.593.327 |
| Cost of kaolin | 3,682,833,939 | 3.631.214.076 |
| Cost of solar power generation | - | 1.806.619.626 |
| **Total** | **480,461,668,950** | **309.042.493.973** |

## 6.3. Finance income

| | Current period VND | Prior period VND |
|---|---|---|
| Deposit interest | 932,909,508 | 1.047.273.394 |
| Foreign exchange gain | - | 19.137.980 |
| Gains from the transfer of shares | - | |
| Other finance income | - | |
| **Total** | **932,909,508** | **1.066.411.374** |

## 6.4. Finance expense

| | Current period VND | Prior period VND |
|---|---|---|
| Interest expense | 2,464,578,000 | 564.794.861 |
| Foreign exchange loss | 100,454,533 | |
| Other finance expense | 55,115,899 | 76.962.162 |
| **Total** | **2,620,148,432** | **641.757.023** |

## 6.5. Selling expense

| | Current period VND | Prior period VND |
|---|---|---|
| Employee expense | 178,251,980 | 135.666.357 |
| Material expense | 642,380,660 | 430.148.291 |
| Depreciation expense | - | 53.337.117 |
| Service expense | 953,071,124 | 71.314.791 |
| Provision for construction warranty | 1,500,000,000 | - |
| Sundry expenses | 3,154,549,253 | 436.322.469 |
| **Total** | **6,428,253,017** | **1,126,789,025** |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 6.6. General and administrative expense

| | Current period VND | Prior period VND |
|---|---|---|
| Employee expense | 34,249,471,744 | 33.813.637.458 |
| Material expense | 1,836,822,257 | 1.037.820.891 |
| Stationery expense | 74,308,325 | 91.525.558 |
| Depreciation expense | 1,514,049,740 | 1.183.565.033 |
| Taxes, fees, and charges | 818,220,083 | 503.863.488 |
| Provision expense | 90,856,707 | 772.878.743 |
| Service expense | 1,156,725,266 | 171.590.460 |
| Sundry expenses | 7,391,926,872 | 5.513.223.233 |
| **Total** | **47,132,380,994** | **43,088,104,864** |

## 6.7. Other income

| | Current period VND | Prior period VND |
|---|---|---|
| Sales of materials | 1,337,721,955 | - |
| Gain on disposal and sale of fixed assets | 4,156,712,908 | - |
| Other income | 526,858,820 | 561.318.847 |
| **Total** | **6,021,293,683** | **561.318.847** |

## 6.8. Other expenses

| | Current period VND | Prior period VND |
|---|---|---|
| Cost of materials sold | 90,999,984 | - |
| Fines and penalties | 2,716,613 | 3,833,397 |
| Other expenses | 294,403,576 | 564.318.775 |
| **Total** | **388,120,173** | **568.152.172** |

## 6.9. Current corporate income tax expense

| | Current period VND | Prior period VND |
|---|---|---|
| Corporate income tax expense is calculated on the current year taxable income of companies in the Group | 11,047,151,213 | 13,824,268,883 |

## 7. SEGMENT REPORTING

For management purposes, the Group is organised on a nationwide basis into the following manufacturing sector:

- Construction works of irrigation;
- Trading building materials and mining mineral;
- Manufacturing and trading refractory ceramic;
- Mining and processing kaolin;
- Manufacturing tunnel bricks;

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**For the financial year ended 30 June. 2026.**

| Items | Construction works | Trading building materials and mining mineral | Fireproof ceramics | Bricks | Kaolin | Eliminations | Total |
|---|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND | VND |
| Net revenue | 548,199,794,327 | 10,533,780,874 | 10,579,846,430 | 10,421,310,982 | 6,953,563,433 | (2,102,693,444) | 584,585,602,602 |
| Cost of goods sold | 459,060,274,011 | 4,748,038,240 | 9,337,351,252 | 6,276,669,841 | 3,682,833,939 | (2,643,498,333) | 480,461,668,950 |
| **Gross profit** | **89,139,520,316** | **5,785,742,634** | **1,242,495,178** | **4,144,641,141** | **3,270,729,494** | **759,383,463** | **104,123,933,652** |
| Selling expense | 5,233,423,324 | 139,662,701 | 559,500,504 | 84,278,007 | 411,388,481 | | 6,428,253,017 |
| General and administrative expense | 39,540,379,522 | 3,889,367,791 | 912,095,769 | 1,066,986,859 | 1,106,722,576 | 616,828,477 | 47,132,380,994 |
| **Operating profit/(loss)** | **44,365,717,469** | **1,756,712,142** | **(229,101,095)** | **2,993,376,275** | **1,752,618,438** | **142,554,986** | **50,563,299,641** |
| Finance income | 1,294,622,325 | 11,917,320,456 | | | | (12,279,033,273) | 932,909,508 |
| Finance expense | 151,543,786 | 4,520,406,839 | | | | (2,051,802,193) | 2,620,148,432 |
| **Financial profit** | **1,143,078,539** | **7,396,913,617** | **-** | **-** | **-** | **(10,227,231,080)** | **(1,687,238,924)** |
| Other income | 4,104,808,653 | 1,194,471,368 | | | | 722,013,662 | 6,021,293,683 |
| Other expense | 142,338,309 | 247,128,670 | | | | (1,346,806) | 388,120,173 |
| **Net other income/ (loss)** | **3,962,470,344** | **947,342,698** | **-** | **-** | **-** | **723,360,468** | **5,633,173,510** |
| **Profit before tax** | **49,471,266,352** | **10,100,968,457** | **(229,101,095)** | **2,993,376,275** | **1,752,618,438** | **(9,361,315,626)** | **54,509,234,227** |
| CIT expense | | | | | | | 11,047,151,213 |
| Deferred CIT expense | | | | | | | 142,782,873 |
| **Net profit after tax** | | | | | | | **43,319,300,141** |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Other information**

| | Construction works | Trading building materials and mining mineral | Fireproof ceramics | Bricks | Kaolin | Eliminations | Total |
|---|---|---|---|---|---|---|---|
| | As at 30 June. 2026 VND | As at 30 June. 2026 VND | As at 30 June. 2026 VND | As at 30 June. 2026 VND | As at 30 June. 2026 VND | As at 30 June. 2026 VND | As at 30 June. 2026 VND |
| Segment assets | 1,581,747,097,514 | 44,464,535,831 | 32,294,735,997 | 37,834,305,593 | 22,145,846,864 | (347,136,528,108) | 1,371,349,993,691 |
| Unallocated assets | 4,301,214,513 | | | | | | 4,301,214,513 |
| **Total consolidated assets** | **1,586,048,312,027** | **44,464,535,831** | **32,294,735,997** | **37,834,305,593** | **22,145,846,864** | **(347,136,528,108)** | **1,375,651,208,204** |
| Segment liabilities | 390,519,162,327 | 10,977,894,831 | 7,973,280,475 | 9,340,950,491 | 5,467,610,834 | (16,318,482,031) | 407,960,416,927 |

*(See the next page)*

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**For the financial year ended 30 June. 2025**

| Items | Construction works | Trading building materials and mining mineral | Fireproof ceramics | Bricks | Kaolin | Eliminations | Total |
|---|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND | VND |
| Net revenue | 432.791.587.678 | 22.381.264.726 | 9.184.121.445 | 25.250.854.189 | 5.113.929.393 | (67.691.740.238) | 427.030.017.193 |
| Cost of goods sold | 332.119.929.458 | 13.997.665.667 | 6.896.631.164 | 19.905.593.327 | 3.631.214.076 | (67.508.539.719) | 309.042.493.973 |
| **Gross profit** | **100.671.658.220** | **8.383.599.059** | **2.287.490.281** | **5.345.260.862** | **1.482.715.317** | **(183.200.519)** | **117.987.523.220** |
| Selling expense | 198.440.047 | 328.836.886 | 430.148.291 | 253.000 | 169.110.801 | - | 1.126.789.025 |
| General and administrative expense | 37.452.593.872 | 2.030.429.403 | 1.334.716.762 | 1.449.539.323 | 820.825.504 | - | 43.088.104.864 |
| **Operating profit/(loss)** | **63.020.624.301** | **6.024.332.770** | **522.625.228** | **3.895.468.539** | **492.779.012** | **(183.200.519)** | **73.772.629.331** |
| Finance income | 58.701.323.755 | 26.881.667.413 | 23.935.027 | - | 2.253.777 | (84.542.768.598) | 1.066.411.374 |
| Finance expense | 50.869.993.896 | 1.736.647.867 | 191.986 | - | 1.350.774 | (51.966.427.500) | 641.757.023 |
| **Financial profit** | **7.831.329.859** | **25.145.019.546** | **23.743.041** | **-** | **903.003** | **(32.576.341.098)** | **424.654.351** |
| Other income | 651.759.636 | 54.559.204 | - | - | - | (144.999.993) | 561.318.847 |
| Other expense | 9.257.237.436 | 130.807.206 | - | - | - | (8.819.892.470) | 568.152.172 |
| **Net other income/ (loss)** | (8.605.477.800) | (76.248.002) | - | - | - | 8.674.892.477 | (6.833.325) |
| **Profit before tax** | **62.246.476.360** | **31.093.104.314** | **546.368.269** | **3.895.468.539** | **493.682.015** | **(24.084.649.140)** | **74.190.450.357** |
| CIT expense | | | | | | | 13.824.268.883 |
| Deferred CIT expense | | | | | | | (115.486.680) |
| **Net profit after tax** | | | | | | | **60.481.668.154** |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

| | Construction works | Trading building materials and mining mineral | Fireproof ceramics | Bricks | Kaolin | Eliminations | Total |
|---|---|---|---|---|---|---|---|
| | As at 01 Jan. 2026 VND | As at 01 Jan. 2026 VND | As at 01 Jan. 2026 VND | As at 01 Jan. 2026 VND | As at 01 Jan. 2026 VND | As at 01 Jan. 2026 VND | As at 01 Jan. 2026 VND |
| Segment assets | 1.145.192.400.696 | 70.136.362.610 | 26.707.427.159 | 66.535.394.434 | 10.942.837.850 | (221.821.962.779) | 1.097.692.459.970 |
| Unallocated assets | 4.462.467.087 | - | - | - | - | - | 4.462.467.087 |
| **Total consolidated assets** | **1.149.654.867.783** | **70.136.362.610** | **26.707.427.159** | **66.535.394.434** | **10.942.837.850** | **(221.821.962.779)** | **1.102.154.927.057** |
| Segment liabilities | 367.908.788.374 | 22.532.269.838 | 8.580.127.811 | 21.375.409.351 | 3.515.536.963 | (76.315.060.000) | 347.597.072.337 |

There is no segment reporting according to the geographical area as the operation of the Group is only in Vietnam, so there is no difference in risk and economic benefits which is necessary to be disclosed.

*(See the next page)*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 8. RELATED PARTIES

| List of related parties | | Relationship |
|---|---|---|
| 1. | Lam Dong Minerals and Building Materials Joint Stock Company | Direct subsidiary |
| 2. | 40.10 Investment and Construction Joint Stock Company | Direct subsidiary |
| 3. | Hiep Thinh Phat Limited Company | Indirect subsidiary |
| 4. | Hiep Thanh Brick Limited Company | Indirect subsidiary |
| 5. | LBM Dak Nong Concrete One Member Company Limited | Indirect subsidiary |
| 6. | LBM Tan Phu One Member Company Limited | Indirect subsidiary |
| 7. | LBM Loc Son One Member Company Limited | Indirect subsidiary |
| 8. | Board of Directors, management, and Supervisory Board | Key management |
| 9. | Intercons Construction Investment Company Limited | Key management personnel |
| 10. | Hydraulic Investment and Construction Joint Stock Company No. 10 | Key management personnel |

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

At the end of the reporting period, the balances with related parties are as follows:

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| **Advances:** | | |
| Mr. Le Dinh Hien – Chairperson of the Parent company | 800.000.000 | 800.000.000 |
| Mr. Nguyen Vu Ngoc Anh – Manager of Hiep Tien Factory | 8,470,000,000 | 8.440.000.000 |
| Mr. Le Nam Dong – Chief Accountant | 4,611,950,000 | 1,275,090,000 |
| Mr. Ho Tan Dung – Director of Subsidiary | 3.186.812.000 | 3.186.812.000 |
| Mr. Le Thanh Hoa – Deputy General Director of Subsidiary | 2,105,336,000 | 5,442,196,000 |
| Mr. Tran Van Hien – Deputy General Director of Subsidiary | 460.000.000 | 460.000.000 |
| Mr. Le Cao Quang – General Director | 4.651.150.000 | 4.651.150.000 |
| Mr. Nguyen Van Son – General Director of Subsidiary | - | 250.000.000 |
| Mr. Thai Bang Phuong – Head of Finance and Human Resources Department | 4,870,611,065 | 4,789,188,371 |
| Mr. Phan Ngoc Long – Deputy of Finance and Human Resources Department | 8,367,212,581 | 8,682,863,319 |
| Mr. Le Van Thao – Hiep Luc Factory | 18,050,625,000 | 17,628,200,000 |
| Mr. Nguyen Dang Tien – Director of Subsidiary | 14,432,101,000 | 5,000,000,000 |
| **Total** | **70.005.797.646** | **60.605.499.690** |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The above deposits for the purchase of land use rights have been approved by the Group's Board of Directors.

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| **Advances to suppliers:** | | |
| Intercons Construction Investment Company Limited | (1.000.000.000) | - |
| **Total** | **(1.000.000.000)** | - |

| | As at 30 June. 2026 VND | As at 01 Jan. 2026 VND |
|---|---|---|
| **Loan:** | | |
| Mr. Le Dinh Hien – Chairperson of the Parent company | (2.653.533.334) | (2.753.533.334) |
| Mr. Hau Van Tuan – Chief Financial Officer of the Parent company | (2.500.000.000) | (2.000.000.000) |
| **Total** | **(5.153.533.334)** | **(4.753.533.334)** |

| **Fixed asset disposals with related parties during the period:** | Current period VND | Prior period VND |
|---|---|---|
| Hydraulic Investment and Construction Joint Stock Company No. 10 | 9.634.800.000 | - |
| **Total** | **9.634.800.000** | - |

Remunerations of the Board of Directors of the parent company are as follows:

| Name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| Mr. Le Dinh Hien | Chairperson | 180.000.000 | 180.000.000 |
| Mr. Tran Viet Thang | Members of the Board of Directors | 30.000.000 | 30.000.000 |
| Ms. Ngo Thu Huong | Members of the Board of Directors | 15.000.000 | 15.000.000 |
| Mr. Nguyen Chi Hieu | Members of the Board of Directors (Appointed on 19/04/2026) | 10.000.000 | - |
| Ms. Lam Boi Ngoc | Members of the Board of Directors (Resigned on 19/04/2026) | 5.000.000 | 10.000.000 |
| Mr. Nong Vuong Hung | Members of the Board of Directors | 15.000.000 | 10.000.000 |
| Mr. Phan Cong Ngon | Members of the Board of Directors | - | 5.000.000 |
| **Total** | | **255.000.000** | **250.000.000** |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Remunerations of management and other key management personnel of the parent company are as follows:

| Name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| Mr. Le Van Quy | General Director | 181.000.000 | 120.000.000 |
| Mr. Tran Dai Hien | Deputy General Director | 111.000.000 | 75.000.000 |
| Mr. Pham Van Hoan | Deputy General Director (Appointed on 23/04/2026) | 61.000.000 | - |
| Ms. Nguyen Thi Thu Huong | Chief Accountant | 111.000.000 | 75.000.000 |
| **Total** | | **464.000.000** | **270.000.000** |

| Name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| Mr. Hau Van Tuan | Chief Financial Officer | 101.674.500 | 150.000.000 |

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

| Name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| Mr. Le Huy Sau | Head of the Supervisory Committee (Resigned on 19/04/2026) | 5.000.000 | 15.000.000 |
| Ms. Hoang Thi Lua | Member of the Supervisory Committee (Resigned on 19/04/2026) | 2.000.000 | 6.000.000 |
| Ms. Nguyen Thi Lien | Member of the Supervisory Committee (Resigned on 19/04/2026) | 2.000.000 | 6.000.000 |
| Ms. Nguyen Thi Lan Hương | Head of the Supervisory Committee (Appointed on 19/04/2026) | 10.000.000 | - |
| Ms. Nguyen Viet Ha | Member of the Supervisory Committee (Appointed on 19/04/2026) | 4.000.000 | - |
| Mr. Đan Thanh | Member of the Supervisory Committee (Appointed on 19/04/2026) | 4.000.000 | - |
| **Total** | | **27.000.000** | **27.000.000** |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### 9. EVENTS AFTER THE END OF THE REPORTING PERIOD

No other matter or circumstance has arisen after the end of the reporting period to the date of issuance of the consolidated financial statements

M.S.D.N: 5800000424 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG THỦY LỢI LÂM ĐỒNG - P. LÂM VIÊN - ĐÀ LẠT - T. LÂM ĐỒNG

**Le Van Quy**
**General Director**
*Lam Dong, 29 July 2026.*

**Nguyen Thi Thu Huong**
**Prepared/Chief Accountant**