

No: 170/CBTT-HĐQT

Ho Chi Minh city, April 17th, 2026

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

To: Hanoi Stock Exchange (HNX)

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Construction Material & Interior Decoration Joint Stock Company would like to disclose the Financial Statements in Quarter 01/2026 with Hanoi Stock Exchange as follows:

1. Name of Organization: Construction Material & Interior Decoration Joint Stock Company

2. Stock code: CMD

- Address: 215-217 Tran Hung Dao Street, Co Giang Ward, District 1, Ho Chi Minh City
- Tel: (028) 39 205 104 Fax: (028) 38 369 434
- Email: cmidvxd@gmail.com . Website: www.cmid.com.vn

2. Content of information disclosure:

- Financial Statements in Quarter 01/2026

Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

Consolidated Financial Statements (Listed organizations have subsidiaries);

General Financial Statements (Listed organizations has an accounting units directly under its own accounting system

Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2025):

Yes

No

Explanatory documents in case of integration:

Yes

No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2025):

Yes

No

Explanatory documents in case of integration:

Yes

No

+ The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:

Yes

No

Explanatory documents in case of integration:

Yes

No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

Yes

No

Explanatory documents in case of integration:

Yes

No

This information was published on the Company's website on April 17th, 2026 at the link www.cmid.com.vn

We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.

Attachments:

- Financial Statements in Quarter 01/2026.

**CONSTRUCTION MATERIAL & INTERIOR
DECORATION JOINT STOCK COMPANY**

Authorized person for information disclosure



NGUYEN THE VINH

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

QUARTERLY INCOME STATEMENT - Q1 2026

Unit: VND

ITEMS	Code	Note	Q1 - 2026	Q1 - 2025	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
1. Revenue from sales of goods and services	01	VI.1	227,451,654,817	155,375,416,083	227,451,654,817	155,375,416,083
2. Sales returns and allowances	02		-	-	-	-
3. Net revenue from sales of goods and services	10		227,451,654,817	155,375,416,083	227,451,654,817	155,375,416,083
4. Cost of goods sold	11	VI.2	206,085,980,446	137,040,008,425	206,085,980,446	137,040,008,425
5. Gross profit from sales of goods and services	20		21,365,674,371	18,335,407,658	21,365,674,371	18,335,407,658
7. Other operating income	22	VI.3	1,765,769,793	795,920,839	1,765,769,793	795,920,839
8. Finance costs	23	VI.4	2,200,998,928	1,005,065,123	2,200,998,928	1,005,065,123
<i>Including: Interest expense</i>	24		<i>2,027,118,928</i>	<i>1,005,065,123</i>	<i>2,027,118,928</i>	<i>1,005,065,123</i>
9. Selling expenses	25	VI.7a	6,715,343,666	5,274,405,867	6,715,343,666	5,274,405,867
10. General and administrative expenses	26	VI.7b	3,157,537,322	2,674,534,150	3,157,537,322	2,674,534,150
11. Profit before tax from operating activities	30		11,057,564,248	10,177,323,357	11,057,564,248	10,177,323,357
12. Other income	31	VI.5	63,132,956	651,535,319	63,132,956	651,535,319
13. Other expenses	32	VI.6	54,622,203	239,047,659	54,622,203	239,047,659
14. Other profit	40		8,510,753	412,487,660	8,510,753	412,487,660
15. Profit before income tax	50		11,066,075,001	10,589,811,017	11,066,075,001	10,589,811,017
16. Current income tax expense	51	VI.9	2,213,215,000	2,117,962,203	2,213,215,000	2,117,962,203
18. Net profit after income tax	60		8,852,860,001	8,471,848,814	8,852,860,001	8,471,848,814
19. Basic earnings per share	70	VI.10	789	755	789	755
20. Diluted earnings per share	71	VI.10	789	755	789	755

Ho Chi Minh City, April 16, 2026

General Director



Le Van Phai

Prepared by / Accounting Manager

Pham Thi Bac Giang

FINANCIAL STATEMENT REPORT

As at 31 March , 2026

Unit: VND

ASSETS	Code	Note	31/03/2026	01/01/2026
A - CURRENT ASSETS	100		323,945,016,448	373,075,751,311
I. Cash and cash equivalents	110	V.1	8,913,792,471	55,945,096,053
1. Cash	111		8,913,792,471	55,945,096,053
II. Short-term financial investments	120		20,000,000,000	-
1. Held-to-maturity investments	123		20,000,000,000	-
III. Accounts receivable – short-term	130		292,837,167,324	315,106,631,603
1. Short-term accounts receivable	131	V.3	306,911,252,955	320,199,872,597
2. Advance payments to suppliers	132	V.4	12,096,430,406	19,857,232,071
3. Other short-term receivables	136	V.6a	705,845,282	1,434,974,287
4. Allowance for doubtful accounts	137	V.7	(26,876,361,319)	(26,385,447,352)
IV. Inventories	140	V.8	2,159,849,218	1,995,105,860
1. Inventories	141		2,159,849,218	1,995,105,860
2. Provision for decline in value of inventories	149		-	-
V. Short-term biological assets	150			
VI. Other current assets	160		34,207,435	28,917,795
1. Short-term deferred expenses	161		27,981,338	22,691,698
2. Taxes and State receivables	163	V.15b	6,226,097	6,226,097
B - LONG-TERM ASSETS	200		63,281,508,079	63,769,420,710
I. Long-term receivables	210		300,000,000	300,000,000
1. Other long-term receivables	216	V.6b	300,000,000	300,000,000
II. Fixed assets	220		14,759,435,811	14,893,076,981
1. Tangible fixed assets	221	V.10	7,221,035,811	7,354,676,981
- Original price	222		21,876,166,515	21,696,073,922
- Accumulated depreciation value	223		(14,655,130,704)	(14,341,396,941)
2. Intangible fixed assets	227	V.11	7,538,400,000	7,538,400,000
- Original price	228		7,538,400,000	7,538,400,000
- Accumulated depreciation value	229		-	-
III. Long-term biological assets	230			
IV. Investment real estate	240	V.12	9,159,814,541	9,285,655,290
- Original price	241		14,182,634,200	14,182,634,200
- Accumulated depreciation value	242		(5,022,819,659)	(4,896,978,910)
V. Long-term unfinished assets	250		36,585,300,000	36,585,300,000
1. Cost of unfinished basic construction	252	V.9	36,585,300,000	36,585,300,000
VI. Long-term financial investments	260		2,320,920,000	2,494,800,000
1. Investing capital in other units	263	V.2	2,888,000,000	2,888,000,000
2. Provision for long-term investment losses in other	264	V.2	(567,080,000)	(393,200,000)
VII. Other long-term assets	270		156,037,727	210,588,439
1. Long-term deferred costs	271		156,037,727	210,588,439
TOTAL ASSETS	270		387,226,524,527	436,845,172,021

FINANCIAL STATEMENT REPORT (continued)


As at 31 March , 2026

Unit: VND

RESOURCES	Code	Note	31/03/2026	01/01/2026
C - LIABILITIES	300		142,995,560,872	200,529,992,878
I. Current liabilities	310		139,878,170,872	197,412,602,878
1. Short-term payables to suppliers	311	V.14	10,029,728,579	11,714,714,332
2. Short-term prepayment by buyer	312		72,265,160	890,920,000
3. Dividends and profits must be paid.	313		951,556,040	-
4. Taxes and payments to the State	314	V.15	3,526,928,345	4,883,249,929
5. Payables to employees	315		2,927,420,255	1,582,986,206
6. Short-term payable expenses	316	V.16	635,242,072	772,011,587
7. Other short-term payables	320	V.17a	457,768,940	18,854,296,240
8. Short-term loans and financial leases	321	V.13	120,360,511,758	157,631,774,950
9. Bonus and welfare fund	323		916,749,723	1,082,649,634
II. Long-term debt	330		3,117,390,000	3,117,390,000
1. Other long-term payables	338	V.17b	3,117,390,000	3,117,390,000
D - EQUITY	400	V.18	244,230,963,655	236,315,179,143
1. Owner's equity contribution	411		150,000,000,000	150,000,000,000
- Ordinary shares with voting rights	411a		150,000,000,000	150,000,000,000
- Preferred stock	411b		-	-
2. Capital surplus	412		42,088,848,102	42,088,848,102
3. Shares repurchased from oneself	415		(55,823,611,800)	(55,823,611,800)
4. Investment and development fund	418		25,807,335,594	25,807,335,594
5. Undistributed profit after tax	420		82,158,391,759	74,242,607,247
- Undistributed profit after tax accumulated to the	420a		73,305,531,758	43,006,757,609
- Undistributed profit after tax this period	420b		8,852,860,001	31,235,849,638
TOTAL RESOURCES	440		387,226,524,527	436,845,172,021

Ho Chi Minh City, April 16, 2026

Preparer / Chief Accountant


Pham Thi Bac Giang



Le Van Phai

INCOME STATEMENT

For the accounting period from 01/01/2026 to 31/03/2026

Unit: VND

ITEMS	Code	Note	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
1. Revenue from sales of goods and services	01	VI.1	227,451,654,817	155,375,416,083
2. Revenue deductions	02		-	-
3. Net revenue from sales of goods and services	10		227,451,654,817	155,375,416,083
4. Cost of goods sold	11	VI.2	206,085,980,446	137,040,008,425
5. Gross profit from sales of goods and services	20		21,365,674,371	18,335,407,658
7. Financial in come	22	VI.3	1,765,769,793	795,920,839
8. Finance costs	23	VI.4	2,200,998,928	1,005,065,123
<i>Including: Interest expense</i>	24		<i>2,027,118,928</i>	<i>1,005,065,123</i>
9. Selling expenses	25	VI.7a	6,715,343,666	5,274,405,867
10. General and administrative expenses	26	VI.7b	3,157,537,322	2,674,534,150
11. Profit before tax from operating activities	30		11,057,564,248	10,177,323,357
12. Other income	31	VI.5	63,132,956	651,535,319
13. Other expenses	32	VI.6	54,622,203	239,047,659
14. Other profits	40		8,510,753	412,487,660
15. Profit before income tax	50		11,066,075,001	10,589,811,017
16. Current income tax expense	51	VI.9	2,213,215,000	2,117,962,203
18. Profit after corporate income tax	60		8,852,860,001	8,471,848,814
19. Basic earnings per share	70	VI.10	789	755
20. Diluted earnings per share	71	VI.10	789	755

Ho Chi Minh City, April 16, 2026

Preparer / Chief Accountant



Pham Thi Bac Giang

General Director




Le Van Phai

CASH FLOW STATEMENT

(Indirect method)

For the accounting period from 01/01/2026 to 31/03/2026

Unit: VND

ITEMS	Code	Note	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
I. Cash flow from operating activities				
<i>1. Accounting profit before tax</i>	01		11,066,075,001	10,589,811,017
<i>2. Adjust for</i>				
- Depreciation of fixed assets and investment real estate	02		439,574,512	439,336,366
- Provisions	03		664,793,967	-
- Profit and loss from investment and financial activities	05		(10,027,880)	(556,720,059)
- Interest expense	06		2,027,118,928	1,005,065,123
<i>3. Profit from business operations before changes in working capital</i>	08		14,187,534,528	11,477,492,447
- Increase, decrease receivables	09		21,778,550,312	14,601,949,235
- Increase, decrease inventory	10		(164,743,358)	(40,431,616)
Increase, decrease in payables (excluding interest payable, income tax payable)	11		(1,060,307,086)	(192,426,849)
- Increase or decrease in deferred expenses.	12		49,261,072	254,384,370
- Borrowing costs paid	14		(2,122,625,777)	(1,035,651,424)
- Corporate income tax paid	15		(3,571,216,008)	(3,078,150,308)
- Other income from business activities	16		-	-
- Other expenses from business activities	17		(1,102,975,400)	(1,165,579,100)
<i>Net cash flow from operating activities</i>	20		27,993,478,283	20,821,586,755
II. Cash flow from investing activities				
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		(180,092,593)	-
2. Proceeds from liquidation, sale of fixed assets and other long-term assets	22		-	1,018,518,518
3. Cash spent on lending and purchasing debt instruments of other entities	23		(30,000,000,000)	(30,000,000,000)
4. Proceeds from loans and resale of debt instruments of other entities	24		10,000,000,000	280,000,000
5. Interest income, dividends and profits distributed	27		10,027,880	10,701,541
<i>Net cash flow from investing activities</i>	30		(20,170,064,713)	(28,690,779,941)

CASH FLOWS STATEMENT (Continued)
(Indirect method)

For the accounting period from 01/01/2026 to 31/03/2026

ITEMS	Code	Note	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
III. Cash flow from financial activities				
1. Proceeds from issuing shares and receiving capital contributions from owners	31		-	-
2. Cash paid to owners for capital contributions and stock repurchases	32		-	-
3. Proceeds from borrowing	33		77,362,542,787	40,943,621,985
4. Loan principal repayment	34		(114,633,805,979)	(38,514,253,984)
5. Dividends and profits paid to owners	36		(17,583,453,960)	(20,196,000,000)
<i>Net cash flow from financing activities</i>	40		<i>(54,854,717,152)</i>	<i>(17,766,631,999)</i>
Net cash flow during the period	50		(47,031,303,582)	(25,635,825,185)
Cash and cash equivalents at the beginning of the period	60		55,945,096,053	31,617,865,202
Impact of foreign exchange rate changes on foreign currency conversion	61		-	-
Cash and cash equivalents at the end of the period	70		8,913,792,471	5,982,040,017

Ho Chi Minh City, April 16, 2026

Preparer / Chief Accountant



Pham Thi Bac Giang



General Director



Le Van Phai

TRIAL BALANCE

For the accounting period from 01/01/2026 to 31/03/2026

Unit: VND

Account	Opening Balance		Transactions During the Period		Closing Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
1111	350,777,432	-	36,971,324,287	36,747,899,849	574,201,870	-
1121	55,594,318,621	-	419,388,560,363	466,643,288,383	8,339,590,601	-
1283	-	-	30,000,000,000	10,000,000,000	20,000,000,000	-
131	320,199,872,597	890,920,000	278,866,498,889	291,336,463,691	306,911,252,955	72,265,160
1331	-	-	18,112,583,757	18,112,583,757	-	-
1368	-	-	340,763,683,214	340,763,683,214	-	-
1388	1,127,962,139	-	150,280,151	979,420,008	298,822,282	-
1411	277,012,148	-	200,000,000	99,989,148	377,023,000	-
153	-	-	50,156,398	50,156,398	-	-
1561	1,995,105,860	-	352,782,340,412	352,617,597,054	2,159,849,218	-
2111	13,866,892,973	-	-	-	13,866,892,973	-
2112	1,216,075,496	-	180,092,593	-	1,396,168,089	-
2113	6,613,105,453	-	-	-	6,613,105,453	-
2131	7,538,400,000	-	-	-	7,538,400,000	-
2141	(14,341,396,941)	-	-	313,733,763	(14,655,130,704)	-
2147	(4,896,978,910)	-	-	125,840,749	(5,022,819,659)	-
217	14,182,634,200	-	-	-	14,182,634,200	-
2281	2,888,000,000	-	-	-	2,888,000,000	-
2291	(393,200,000)	-	-	173,880,000	(567,080,000)	-
2293	(26,385,447,352)	-	-	490,913,967	(26,876,361,319)	-
2412	36,585,300,000	-	-	-	36,585,300,000	-
242	233,280,137	-	50,156,398	99,417,470	184,019,065	-
244	330,000,000	-	-	-	330,000,000	-
331	19,857,232,071	11,714,714,332	254,015,257,652	260,091,073,564	12,096,430,406	10,029,728,579
332	-	-	17,952,000,000	18,903,556,040	-	951,556,040
3331	-	907,182,226	26,942,010,512	26,406,090,323	-	371,262,037
3334	-	3,571,216,008	3,571,216,008	2,213,215,000	-	2,213,215,000
3335	-	404,851,695	412,958,671	950,558,284	-	942,451,308
3337	6,226,097	-	-	-	6,226,097	-
3341	-	1,582,986,206	2,395,965,951	3,740,400,000	-	2,927,420,255
335	-	772,011,587	315,607,803	178,838,288	-	635,242,072
336	-	-	340,843,154,209	340,843,154,209	-	-
3382	-	81,822,240	-	22,502,700	-	104,324,940
3383	-	-	286,909,425	286,909,425	-	-
3384	-	-	50,631,075	50,631,075	-	-
3386	-	-	22,502,700	22,502,700	-	-
3388	-	18,665,474,000	18,535,010,000	115,980,000	-	246,444,000
3411	-	157,631,774,950	114,633,805,979	77,362,542,787	-	120,360,511,758
344	-	3,224,390,000	-	-	-	3,224,390,000
3531	-	817,449,527	821,151,400	312,358,496	-	308,656,623
3532	-	265,200,107	281,824,000	624,716,993	-	608,093,100
4111	-	150,000,000,000	-	-	-	150,000,000,000
4112	-	42,088,848,102	-	-	-	42,088,848,102

TRIAL BALANCE

For the accounting period from 01/01/2026 to 31/03/2026

Unit: VND

Account	Opening Balance		Transactions During the Period		Closing Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
414	-	25,807,335,594	-	-	-	25,807,335,594
419	-	(55,823,611,800)	-	-	-	(55,823,611,800)
4211	-	43,006,757,609	937,075,489	31,235,849,638	-	73,305,531,758
4212	-	31,235,849,638	31,235,849,638	8,852,860,001	-	8,852,860,001
5111	-	-	236,318,805,462	236,318,805,462	-	-
5113	-	-	1,571,215,725	1,571,215,725	-	-
5117	-	-	660,909,091	660,909,091	-	-
515	-	-	1,765,769,793	1,765,769,793	-	-
6321	-	-	238,200,220,301	238,200,220,301	-	-
6322	-	-	12,050,988,868	12,050,988,868	-	-
6327	-	-	125,840,749	125,840,749	-	-
635	-	-	2,200,998,928	2,200,998,928	-	-
6411	-	-	2,385,844,035	2,385,844,035	-	-
6412	-	-	1,896,705	1,896,705	-	-
6413	-	-	5,383,017	5,383,017	-	-
6414	-	-	149,561,222	149,561,222	-	-
6417	-	-	4,090,966,907	4,090,966,907	-	-
6418	-	-	81,691,780	81,691,780	-	-
6421	-	-	1,618,962,690	1,618,962,690	-	-
6422	-	-	24,802,815	24,802,815	-	-
6423	-	-	19,878,432	19,878,432	-	-
6424	-	-	164,172,541	164,172,541	-	-
6426	-	-	490,913,967	490,913,967	-	-
6427	-	-	240,112,291	240,112,291	-	-
6428	-	-	598,694,586	598,694,586	-	-
711	-	-	63,132,956	63,132,956	-	-
811	-	-	54,622,203	54,622,203	-	-
8211	-	-	2,213,215,000	2,213,215,000	-	-
911	-	-	252,586,063,655	252,586,063,655	-	-
	436,845,172,021	436,845,172,021	3,048,453,270,693	3,048,453,270,693	387,226,524,527	387,226,524,527

Ho Chi Minh City, April 16, 2026

Preparer / Chief Accountant



Pham Thi Bac Giang



General Director



Le Van Phai

NOTES TO THE FINANCIAL STATEMENTS For the period from 01/01/2026 to 31/03/2026

I. OPERATIONAL CHARACTERISTICS OF THE COMPANY

1. Forms of capital ownership

Construction Material & Interior Decoration Joint Stock Company was converted from a State-owned enterprise into a joint stock company according to Decision No. 1286/QĐ-TTĐ dated September 28, 2001 of the Prime Minister, the first Business Registration Certificate No. 4103000762 dated December 31, 2001.

The First amendment Enterprise Registration Certificates No. 0302495140 dated 26 July 2012 and subsequent amended Enterprise Registration Certificates. The latest amended Enterprise Registration Certificate is No. 16 dated January 08, 2025 issued by the Department of Finance of Ho Chi Minh City.

Company's Address: 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City.

Employees: The number of employees of the Company at 01 January 2026 is 54 people .

2. Business line

The company's primary business activities include manufacturing, trading, and services.

3. Business activities

The company's main business activities are:

- Business in construction materials, repairing, and interior decoration. Construction of civil works, industrial works, and site clearance.

- Leasing warehouses, factories, and offices.

- Investing in constructing houses and buildings for sale, lease, and lease-purchase. Purchasing houses and buildings for sale, lease, and lease-purchase. Leasing houses and buildings for sublease. Investing in land improvement and infrastructure on leased land for leasing developed land.

4. Normal operating cycle: The Company's typical business cycle is less than one year.

5. Business structure

The Company has the following subsidiaries that are accounted for as separate operating units at the end of the reporting period:

Name	Address
Binh Duong HCM Branch	19 Dong Son Street, Tan Son Nhat Ward, Ho Chi Minh City
Long An Branch	Hamlet 1, Can Duoc Commune, Tay Ninh Province
Interior Design and Business Center No. 1	397 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City
Construction Materials and Fuel Business Center No. 7	28 Tan Phuoc Street, Tan Hoa Ward, Ho Chi Minh City

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

The Company's fiscal year commences on January 1st and ends on December 31st of each year.

2. Accounting currency

The functional currency used in the accounting records is the Vietnamese Dong (VND).

NOTES TO THE FINANCIAL STATEMENTS (Continued)

III. APPLICABLE ACCOUNTING SYSTEM AND ACCOUNTING STANDARDS

1. Applicable accounting system

The Company applies the Vietnamese corporate accounting System issued with Circular No. 99/2025/TT- BTC dated October 27, 2025, and other Vietnamese Accounting Standards issued by the Ministry of Finance, as well as any amendments, supplements, and guidance thereto.

2. Declaration on compliance with Accounting Standards and Accounting System

The Board of Directors ensures that the financial statements are prepared and presented in compliance with the applicable Vietnamese Accounting Standards and the current accounting regime for enterprises in Vietnam.

IV. APPLICABLE ACCOUNTING POLICIES

1. Exchange Rates Used in Accounting

Transactions in foreign currencies are converted into VND at the actual exchange rate at the time of the transaction. At the end of the period, monetary items denominated in foreign currencies classified as assets and liabilities are converted at the buying and selling exchange rates published by the commercial bank where the company holds its account on the reporting date.

Exchange rate differences arising during the year and those resulting from the revaluation of monetary items at the end of the year are recorded as financial income or finance expenses for the year.

2. Recognition of cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, and short-term investments with a maturity of no more than 3 months that are readily convertible into cash and carry minimal risk of changes in value from the date of purchase to the reporting date.

3. Recognition of financial investments

a) Trading Securities

Trading securities are investments that the Company holds for trading. Trading securities are recognized starting from the date the Company acquires ownership and are initially measured at their fair value, including the related transaction costs at the time the transaction occurs.

In subsequent accounting periods, securities investments are measured at cost except allowances for impairment of trading securities.

Provisions for impairment of trading securities are made under current accounting regulations.

b) Held-to-maturity Investments

Held-to-maturity investments are investments that the Company has the positive intention and ability to hold to maturity. Held-to-maturity investments include time deposits (including bills of exchange, promissory notes), bonds, preferred stock that the issuer is obligated to redeem at a specified future date, loans held to maturity to earn periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recognized from the date of purchase and are initially measured at the purchase price, including the transaction costs related to the acquisition of the investments. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Any interest accrued before the Company acquires the investments is deducted from the purchase price at the time of acquisition.

Held-to-maturity investments at the balance sheet date, if:

- Have a maturity of less than one year or within one operating cycle, are classified as current assets;

NOTES TO THE FINANCIAL STATEMENTS (Continued)

- Have a maturity of more than one year or more than one operating cycle, and are classified as non-current assets.

Held-to-maturity investments are carried at amortized cost less any impairment allowance. The allowance for impairment is determined under applicable accounting standards.

c) Investments in Equity Instruments of Other Entities

Investments in equity instruments of other entities represent investments in equity securities where the Company does not have control, joint control, or significant influence over the investee. These investments are carried at cost less any impairment loss. The allowance for impairment loss on investments in equity instruments of other entities is determined under applicable accounting standards.

4. Recognition of receivables

Accounts receivable are presented on the financial statements at their net realizable value, which is the gross carrying amount less any allowance for doubtful accounts.

The allowance for doubtful accounts represents the estimated amount of accounts receivable that the Company anticipates that it will not be able to recover until the end of the financial year. Increases or decreases in the allowance are recognized in the income statement as an expense.

Accounts receivable are classified as current or non-current assets based on their expected collection period.

5. Recognition of inventories

Inventories are valued at cost. If the net realizable value is lower than the cost, inventories must be valued at the net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their current location and condition.

The inventory valuation method used is the first-in, first-out method.

Inventories are accounted for using the perpetual inventory system.

The allowance for inventory obsolescence is the difference between the cost of inventory and its net realizable value.

The method of providing for inventory obsolescence is determined under applicable accounting standards.

6. Recognition of Fixed assets and Depreciation

Tangible fixed assets are recognized at cost. During their useful lives, they are carried at cost less accumulated depreciation and any impairment losses.

Depreciation is provided on a straight-line basis. The estimated useful life of the asset is:

Buildings and structures	06 - 30 years
Machinery and equipment	06 years
Transportation equipment	06 years

Intangible fixed assets are land use rights. Since the land use rights are perpetual, no depreciation is applied.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. Recognition of Investment property accounting

Investment property is initially recognized at cost.

Investment property held for rental is depreciated using the straight-line method based on its estimated useful life. The estimated useful life is as follows:

Buildings and structures	06 - 30 years
Machinery and equipment	06 years

Investment properties held for capital appreciation are not subject to depreciation. If there is reliable evidence showing that the investment property held for capital appreciation has declined in value compared to its market value, and the impairment loss can be reliably determined, the carrying amount of the investment property is reduced, and the loss is recognized in the cost of goods sold.

8. Recognition of Prepaid Expenses

Prepaid expenses that relate solely to the current financial year are recognized as expenses in that year.

The calculation and allocation of long-term prepaid expenses into production costs for each accounting period are based on the nature and extent of each type of expense to select an appropriate allocation method and criterion. Prepaid expenses are gradually allocated into production costs using the straight-line method.

9. Recognition of Accounts Payable and Accrued Expenses

Accounts payable and other payables are recorded at their original invoice amount. Accounts payable and other payables at the balance sheet date:

- With a payment term of less than one year or within one operating cycle are classified as short-term liabilities.
- Accounts payable and other payables with a payment term of more than one year or one operating cycle are classified as long-term liabilities.

Accrued expenses are recognized for the amount owed for goods and services received, regardless of whether the company has received an invoice from the supplier.

10. Recognition of Borrowings

Borrowings at the balance sheet date:

- With a repayment term of less than one year or within one operating cycle are classified as short-term borrowings;
- With a repayment term of more than one year or one operating cycle are classified as long-term borrowings.

In the case of foreign currency borrowings, at the end of the accounting period, foreign currency-denominated borrowings are translated at the buying exchange rate as published by the commercial bank where the enterprise maintains its account on the balance sheet date.

11. Recognition and Capitalization of Borrowing Costs

Borrowing costs are recognized as production and business expenses in the period in which they occur, except for borrowing costs directly related to the investment in the construction or production of unfinished assets, which are capitalized into the value of the asset when all conditions specified in Vietnam Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the investment in the construction or production of unfinished assets are capitalized into the value of the asset, including interest on loans, amortization of discounts or premiums on bond issuance, and other costs incurred in the process of obtaining the loan.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

12. Recognition of owners' equity

Owner's equity is recorded as the amount contributed by the owner.

Share Premium is recognized as the difference, whether positive or negative, between the actual issue price and the par value of the shares when the company issues new shares, conducts additional issuances, or reissues treasury shares.

Unappropriated Retained Earnings refers to the profit from the company's operations after deducting (-) adjustments due to retrospective application of changes in accounting policies and corrections of material prior-period errors.

Dividends Payable to shareholders are recognized as liabilities in the Company's Balance Sheet once the Board of Directors has declared the dividend distribution.

13. Recognition of revenue

Revenue from the Sale of Goods

Revenue from the sale of goods is recognized when the following criteria are met:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The company no longer retains effective control over the goods;
- The amount of revenue can be reliably measured;
- The economic benefits associated with the transaction will probably flow to the entity;
- The costs incurred or to be incurred in connection with the transaction can be reliably measured.

Revenue from the Rendering of Services

Revenue from the rendering of services is recognized when the outcome of the transaction can be estimated reliably. In cases where the transaction involves the provision of services over multiple periods, revenue is recognized in each period for the work completed to date, measured at the end of each reporting period. The outcome of the transaction can be estimated reliably when the following criteria are met::

- The amount of revenue can be reliably measured;
- The economic benefits associated with the transaction will probably flow to the entity;
- Determining the portion of work completed as of the balance sheet date;
- The costs incurred for the transaction and the costs to complete the provision of that service have been determined.

The portion of the service provided that has been completed is determined using the percentage of completion method.

Financial income

Revenue arising from interest, royalties, dividends, profit sharing, and other financial income is recognized when both of the following conditions are met:

- The entity can collect the economic benefits arising from the transaction;
- The revenue can be reliably measured.

Dividends and profit sharing are recognized when the entity is entitled to receive dividends or profits from its investments.

Accounting principles for revenue deductions

This item is used to reflect amounts that are deducted from sales revenue and service income arising during the period, including trade discounts, sales discounts, and returned goods. This account does not reflect taxes deducted from revenue, such as VAT payable under the direct method.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Adjustments to reduce revenue are made as follows:

- Trade discounts, sales discounts, and sales returns incurred in the same period as the consumption of products, goods, or services are adjusted to reduce the revenue of the period in which they occur;

- In cases where products, goods, or services have been consumed in previous periods, and trade discounts, sales discounts, or sales returns occur in subsequent periods, the enterprise is allowed to reduce revenue according to the following principles:

+ If products, goods, or services have been consumed in previous periods, and price reductions, trade discounts, or returns occur in subsequent periods but before the issuance of the financial statements, the accountant must treat this as an event that requires adjustment after the balance sheet date and reduce revenue on the financial statements of the reporting period (the previous period).

+ If products, goods, or services require price reductions, trade discounts, or returns after the issuance of the financial statements, the enterprise shall reduce the revenue of the period in which they occur (the subsequent period).

14. Recognition of the cost of goods sold

Cost of Goods Sold reflects the original cost of products, goods, services, investment property; and the production cost of construction projects (for construction companies) sold during the period. Additionally, it includes related costs of investment property operations such as depreciation, repair costs, and operating lease expenses for investment properties (if the amount is insignificant), as well as costs related to the disposal or liquidation of investment property...

The allowance for obsolete inventory is included in COGS based on the quantity of inventory and the difference between the net realizable value and the original cost of the inventory. When determining the quantity of inventory subject to the allowance for obsolescence, accountants should exclude inventory for which sales contracts have been signed (with a net realizable value not lower than the carrying amount) but have not yet been transferred to customers if there is solid evidence that customers will not cancel the contracts.

15. Principles and Methods for Recognizing Financial Costs

Costs recognized as financial costs include costs or losses related to investment activities; Borrowing costs; Losses from exchange rate fluctuations related to foreign currency transactions; and Allowance for impairment of investments in securities and other long-term financial assets.

These costs are recognized in total for the year and are not offset against financial income.

16. Principles for Recognizing Selling and General & administrative expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods, and services, including costs for marketing, product introduction, advertising, sales commissions, product and goods warranties (excluding construction activities), storage, packaging, transportation, customer conferences, etc.

General and administrative expenses reflect the general management costs of the enterprise, including salaries, wages, and allowances for management personnel; social insurance, health insurance, trade union funds, and unemployment insurance for management personnel; office supplies, and tools, depreciation of fixed assets used for management; land rent, business registration tax; provisions for doubtful accounts; external services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); and other cash expenses (entertainment, customer conferences, etc.).

17. Principles and Methods for Recognizing Income Tax Expenses

Income tax expense recognized on the income statement comprises current income tax expense and deferred income tax expense.

Current income tax expense is determined based on taxable income and the applicable income tax rate for the current year.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Deferred income tax expense is determined based on temporary differences that give rise to deductible temporary differences, taxable temporary differences, and the expected income tax rate that will be applied to the year in which the deferred tax asset will be recovered or the deferred tax liability will be settled, based on tax laws in effect at the end of the reporting period.

18. Segment Reporting

Segment reporting includes segments by business line or by geographic area.

Segment by business line: This is a distinguishable component of an enterprise that engages in business activities that are subject to risks and returns that are different from those of other business activities.

Segment by geographic area: This is a distinguishable component of an enterprise that engages in business activities within a particular economic environment and is subject to risks and returns that are different from those of business activities in other economic environments.

19. Financial Instruments

Initial Recognition

Financial assets

At the initial recognition date, a financial asset is measured at its fair value plus any directly attributable transaction costs. Financial assets of the Company include cash and cash equivalents, short-term receivables, other receivables, and investments.

Financial liabilities

At the initial recognition date, a financial liability is measured at its fair value less any directly attributable transaction costs.

Financial liabilities of the Company include accounts payable, other payables, and borrowings.

Offsetting financial instruments:

Financial assets and financial liabilities shall be offset and the net amount reported in the statement of financial position only when the Company:

- Has a legal right to offset the recognized amounts; and
- Intends to settle on a net basis or realize the asset and settle the liability simultaneously.

Subsequent measurement

There are currently no regulations regarding the remeasurement of financial instruments after initial recognition.

20. Related Parties

Parties are considered to be related if one party can control or exercise significant influence over the other party in making financial and operating decisions.

Parties are also considered to be related if they are under common control or have significant common influence.

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

	31/03/2026	01/01/2026
1. Cash and cash equivalents		
Cash	574,201,870	350,777,432
Bank deposit	8,339,590,601	55,594,318,621
Total	8,913,792,471	55,945,096,053

	01/01/2026		
	Number of shares	Original price	Fair value
2. Financial investments			
Investing in other entities			
- Stock investment (*)		2,888,000,000	2,320,920,000
In there:			567,080,000
+ Vicem Ha Tien Cement Joint Stock Company	15,1200	2,888,000,000	2,320,920,000
Cộng		2,888,000,000	2,320,920,000
			393,200,000
			393,200,000
		2,888,000,000	2,494,800,000
			393,200,000
			393,200,000

(*): Is an investment to buy HTI shares. Closing price at the end of March 31, 2026 is: 15.350 VND/share

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

3. Receivables from Customers

Short-term Receivables from Customers	31/03/2026	01/01/2026
Hoang So Concrete Co., Ltd.	16,725,293,957	16,337,742,665
Hoang So Construction-Trading-Service Co., Ltd.	7,033,806,018	7,479,051,624
Long An Port Management and Exploitation JSC	31,477,679,264	28,747,706,007
Thu Duc Centrifugal Concrete Joint Stock Company	11,572,523,520	19,342,523,520
Thu Duc Dong Nai Centrifugal Concrete Joint Stock Company	20,595,655,914	17,914,679,988
Other receivables	219,506,294,282	230,378,168,793
Total	306,911,252,955	320,199,872,597

4. Short-term Advances to Suppliers

Short-term Advances to Suppliers	31/03/2026	01/01/2026
Nghi Son Cement Company - HCMC Branch	2,437,345,307	4,722,729,186
FICO-YTL Cement Marketing and Trading Company Limited	878,851,958	2,921,563,998
Thang Long Cement Company - Branch	5,366,823,824	6,473,889,173
Vicem Ha Tien Cement JSC	814,365,890	2,312,892,258
Other advances to suppliers	2,599,043,427	3,426,157,456
Total	12,096,430,406	19,857,232,071

5. Loans Receivable

Short-term Loans Receivable	31/03/2026	01/01/2026
Hung Thanh Construction-Trading-Service Co., Ltd. (*)	20,000,000,000	-
Cộng	20,000,000,000	-

(*): This refers to the loan amount under the loan agreement dated January 2, 2026, in accordance with Resolution No. 155/NQ-HĐQT dated January 2, 2026, of the Board of Directors; the loan term is 1 year, and the interest rate is 10% per year. The collateral is the land use right certificate in My Le Commune, Tay Ninh Province.

6. Other Receivables

a/ Short-term	31/03/2026	01/01/2026
Advances	377,023,000	277,012,148
Short-term deposits and guarantees	30,000,000	30,000,000
Other receivables	298,822,282	1,127,962,139
Total	705,845,282	1,434,974,287
b/ Long-term	31/03/2026	01/01/2026
Long-term deposits and guarantees	300,000,000	300,000,000
Total	300,000,000	300,000,000

CONSTRUCTION MATERIAL & INTERIOR DECORATION JOINT STOCK COMPANY

215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the accounting period
from 01/01/2026 to 31/03/2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

7. Bad Debts	31/03/2026		01/01/2026		Unit: VND	
	Original Cost	Recoverable Amount	Provisions	Original Cost		Recoverable Amount
Hai An Co.Ltd	2,298,185,620	-	2,298,185,620	2,298,185,620	-	2,298,185,620
Nguyen Thanh Tuan	1,192,134,459	-	1,192,134,459	1,363,047,187	-	1,363,047,187
Tan Hoan Cau Joint Stock Company	2,560,262,997	-	2,560,262,997	2,560,262,997	-	2,560,262,997
Long An Port Management & Operation Joint Stock C	23,615,800,807	20,102,388,933	3,513,411,874	13,029,181,368	8,396,027,278	4,633,154,090
Other customers	24,956,420,059	7,644,053,690	17,312,366,369	29,352,340,828	13,821,543,370	15,530,797,458
Total	54,622,803,942	27,746,442,623	26,876,361,319	48,603,018,000	22,217,570,648	26,385,447,352

(*): The company has made provisions based on the aging of bad debts as stipulated in Circular No. 48/2019/TT-BTC.

8. Inventories	31/03/2026		01/01/2026	
	Original Cost	Provisions	Original Cost	Provisions
Goods	2,159,849,218	-	1,995,105,860	-
Total	2,159,849,218	-	1,995,105,860	-
9 Construction in Progress	31/03/2026		01/01/2026	
Ba Nho Warehouse Project - Can Duoc - Long An (Land Use Rights)	2,401,500,000	2,401,500,000	2,401,500,000	2,401,500,000
Warehouse and logistics port project in My Le Commune, Tay Ninh Province (Land use rights)	34,183,800,000	34,183,800,000	34,183,800,000	34,183,800,000
Total	36,585,300,000	36,585,300,000	36,585,300,000	36,585,300,000

NOTES TO THE FINANCIAL STATEMENTS (continued)

10. Increase and Decrease in Tangible Fixed Assets	Houses, buildings	Machinery and equipment	Means of transport, transmission	Total	Unit: VND
Original price of tangible fixed assets					
Opening balance	13,866,892,973	913,075,496	6,916,105,453	21,696,073,922	
Increase in period	-	180,092,593	-	180,092,593	
- <i>New shopping</i>	-	180,092,593	-	180,092,593	
Decrease in period	-	-	-	-	
End of year balance	13,866,892,973	1,093,168,089	6,916,105,453	21,876,166,515	
Accumulated depreciation					
Opening balance	8,804,820,898	913,075,496	4,623,500,547	14,341,396,941	
Increase in period	139,330,354	1,500,772	172,902,637	313,733,763	
Decrease in period	-	-	-	-	
End of year balance	8,944,151,252	914,576,268	4,796,403,184	14,655,130,704	
Residual value					
At the beginning of the period	5,062,072,075	-	2,292,604,906	7,354,676,981	
At the end of the period	4,922,741,721	178,591,821	2,119,702,269	7,221,035,811	
			31/03/2026	01/01/2026	
- The net book value at the end of the period of tangible fixed assets used as collateral for loans.			5,085,550,597	5,254,189,697	
- The original cost of fully depreciated tangible fixed assets at the end of the period that are still in use.			913,075,496	913,075,496	

NOTES TO THE FINANCIAL STATEMENTS (continued)

11. Increase, decrease intangible fixed assets

Unit: VND

Intangible fixed assets are the book value of land use rights at 219B Tran Hung Dao with an area of 34.9m² and an original price of VND 7,538,400,000. Land use rights are long-term so there is no depreciation.

The above land use rights value has been mortgaged to the Bank to secure loans.

12. Increase, decrease investment real estate

Unit: VND

	Houses and structures	Total
Original price		
Beginning balance	14,182,634,200	14,182,634,200
Increase in period	-	-
Decrease in period	-	-
End of year balance	14,182,634,200	14,182,634,200
Accumulated depreciation		
Beginning balance	4,896,978,910	4,896,978,910
Depreciation during the period	125,840,749	125,840,749
Decrease in period	-	-
End of year balance	5,022,819,659	5,022,819,659
Residual value		
At the beginning of the year	9,285,655,290	9,285,655,290
At the end of the period	9,159,814,541	9,159,814,541

(*): Investment real estate: Is the value of assets on land that the company is holding for lease.

	31/03/2026	01/01/2026
The remaining value at the end of the period of investment real estate used as mortgage or	9,153,968,625	9,277,617,156

NOTES TO THE FINANCIAL STATEMENTS (continued)

13. Short-term loans and finance leases

	31/03/2026			Arising during the period			1/1/2026		
	Amount	Afford to pay	Increased	Decreased	Amount	Afford to pay			
Short-term bank loans (a)	90,000,000,000	90,000,000,000	53,000,000,000	100,000,000,000	137,000,000,000	137,000,000,000			
Short-term personal loans (b)	30,360,511,758	30,360,511,758	24,362,542,787	14,633,805,979	20,631,774,950	20,631,774,950			
Cộng	120,360,511,758	120,360,511,758	77,362,542,787	114,633,805,979	157,631,774,950	157,631,774,950			

Unit: VND

(a) * Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Ho Chi Minh City Branch under credit limit contract No.

01/2026/96756/HETD dated January 27, 2026, loan term 12 months from the date of signing the contract, interest rate according to each debt acknowledgment contract. The principal loan balance is 70,000,000,000 VND. The loan collateral is mortgaged fixed assets, investment real estate and customer receivables.

* Short-term loan from Sai Gon Thuong Tin Joint Stock Commercial Bank - Phu Lam Branch - An Lac Transaction Office under credit limit contract No.

202582262629 dated August 22, 2025, loan term 12 months from the date of signing the contract, interest rate according to each debt acknowledgment contract. The principal loan balance is 20,000,000,000 VND. The loan collateral is the mortgage of the Land Use Rights and the ownership of the construction works at the address No. 12 to No. 24, Street No. 3; Phu Lam Ward, Ho Chi Minh City of Kien Thanh Construction and Trading Company Limited.

(b) Short-term personal loan, interest rate 0.6%/month. Principal loan balance is 30.360.511.758 VND. This loan has no collateral.

14. Short-term payables to suppliers

	31/03/2026		1/1/2026	
	Value	Number of debtors	Value	Number of debtors
Logistics Hoang Huy Holdings Co., Ltd	-	-	103,172,599	103,172,599
Nam Viet Transport and Trading Services Joint Stock Company	-	-	1,920,274,350	1,920,274,350
Ha Long Cement Company Limited	7,526,124,311	7,526,124,311	6,705,338,905	6,705,338,905
Other entities	2,503,604,268	2,503,604,268	2,985,928,478	2,985,928,478
Total	10,029,728,579	10,029,728,579	11,714,714,332	11,714,714,332

NOTES TO THE FINANCIAL STATEMENTS (continued)

15. Taxes and Amounts Payable to the State

Unit: VND

a/ Payable	01/01/2026	Amount Payable During the Period	Amount Paid During the Period	31/03/2026
VAT on domestic sales	907,182,226	1,033,324,945	1,569,245,134	371,262,037
Corporate income tax	3,571,216,008	2,213,215,000	3,571,216,008	2,213,215,000
Personal income tax	404,851,695	950,558,284	412,958,671	942,451,308
Total	4,883,249,929	4,197,098,229	5,553,419,813	3,526,928,345

b/ Receivables	01/01/2026	Amount Payable During the Period	Amount Paid During the Period	31/03/2026
Land tax, land lease fees	6,226,097			6,226,097
	6,226,097	-	-	6,226,097

16. Short-term Accrued Expenses

	31/03/2026	01/01/2026
Accrued expenses for the 400 Le Van Tho project - GV	544,608,000	544,608,000
Accrued transportation expenses	40,634,072	131,896,738
Accrued interest expenses	-	95,506,849
Other accrued expenses	50,000,000	-
Total	635,242,072	772,011,587

17. Other Payables and Obligations

a/ Short-term	31/03/2026	01/01/2026
Trade union fees	104,324,940	81,822,240
Dividends payable	951,556,040	18,535,010,000
Short-term deposits and guarantees received	107,000,000	107,000,000
Other payables and obligations	246,444,000	130,464,000
Total	1,409,324,980	18,854,296,240

b/ Long-term

	31/03/2026	01/01/2026
Long-term deposits and guarantees received	3,117,390,000	3,117,390,000
Total	3,117,390,000	3,117,390,000

NOTES TO THE FINANCIAL STATEMENTS (continued)

18. EQUITY

a/ Equity Fluctuation Reconciliation Table

Unit: VND

	Owner's equity	Capital surplus	Treasury stock	Development investment fund	Undistributed profit after tax	Total
Last year's opening balance	150,000,000,000	42,088,848,102	(55,823,611,800)	24,907,742,820	73,977,943,158	235,150,922,280
Profit in the previous year					31,235,849,638	31,235,849,638
Profit distribution in previous year				899,592,774	(30,971,185,549)	(30,071,592,775)
- <i>Development investment fund</i>				899,592,774	(899,592,774)	-
- <i>Welfare reward fund</i>					(899,592,775)	(899,592,775)
- <i>Dividends paid in the previous year</i>					(29,172,000,000)	(29,172,000,000)
Last year ending balance	150,000,000,000	42,088,848,102	(55,823,611,800)	25,807,335,594	74,242,607,247	236,315,179,143
Profit for the period					8,852,860,001	8,852,860,001
Profit distribution during the period (*)					(937,075,489)	(937,075,489)
- <i>Welfare reward fund</i>					(937,075,489)	(937,075,489)
Closing balance	150,000,000,000	42,088,848,102	(55,823,611,800)	25,807,335,594	82,158,391,759	244,230,963,655

(*): Provisional allocation from the Reward and Welfare Fund according to Resolution No. 129/NQ.ĐHĐCĐ of the Annual General Meeting of Shareholders dated April 25, 2025.

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

b/ Details of Owner's Investment Capital	31/03/2026		01/01/2026	
	Rate	Value	Rate	Value
Mr. Le Van Phai	17.56%	26,346,870,000	17.56%	26,346,870,000
Ho Chi Minh City Construction Materials & Interior Decoration JSC (Treasury Shares)	25.20%	37,800,000,000	25.20%	37,800,000,000
Contributions from other entities	57.24%	85,853,130,000	57.24%	85,853,130,000
Total	100%	150,000,000,000	100%	150,000,000,000

c/ Transactions Related to Capital with Owners and Distribution of Dividends and Profits

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Owner's Investment Capital		
+ Capital contribution at the beginning of the period	150,000,000,000	150,000,000,000
+ Capital contribution at the end of the period	150,000,000,000	150,000,000,000

d/ Share	31/03/2026	01/01/2026
- Number of shares registered for issuance	15,000,000	15,000,000
	15,000,000	15,000,000
- Number of shares issued and fully contributed		
+ <i>Common stock</i>	15,000,000	15,000,000
- Number of shares bought back	3,780,000	3,780,000
+ <i>Common stock</i>	3,780,000	3,780,000
Number of shares outstanding	11,220,000	11,220,000
+ <i>Common stock</i>	11,220,000	11,220,000

* *Par value of outstanding shares: 10,000 VND/share*

e/ Corporate funds	31/03/2026	01/01/2026
Development investment fund	25,807,335,594	25,807,335,594
Total	25,807,335,594	25,807,335,594

18. Off-Balance Sheet Items	31/03/2026	01/01/2026
1. Bad debt has been handled	11,235,483,813	11,235,483,813

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. Sales and service revenue	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Sales revenue	225,219,530,001	152,958,252,568
Service revenue	1,571,215,725	1,817,163,515
Investment property rental revenue	660,909,091	600,000,000
Total	227,451,654,817	155,375,416,083
2. Cost of goods sold	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Cost of goods sold	205,960,139,697	136,914,167,676
Rental cost of investment real estate	125,840,749	125,840,749
Total	206,085,980,446	137,040,008,425
3. Financial revenue	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Interest on deposits and loans	10,027,880	10,701,541
Payment discount	1,136,934,012	644,883,290
Interest on sales on credit	618,807,901	140,336,008
Total	1,765,769,793	795,920,839
4. Financial operating expenses	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Interest expense	2,027,118,928	1,005,065,123
Provision (reversal) for diminution in value of long-term investments	173,880,000	-
Total	2,200,998,928	1,005,065,123

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

5. Other income	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Income from liquidation and sale of fixed assets	-	546,018,518
Other income	63,132,956	105,516,801
Total	63,132,956	651,535,319
6. Other costs	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Additional land rent for previous years	-	199,697,661
Late payment penalties, administrative violations.	18,553,987	-
Other costs	36,068,216	39,349,998
Total	54,622,203	239,047,659
7. Selling and administrative expenses		
a/ Selling expenses incurred during the period	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Labor costs	2,385,844,035	1,715,163,541
Fixed asset depreciation costs	149,561,222	149,323,076
Outsourcing service costs	4,090,966,907	3,357,477,070
Other selling expenses	88,971,502	52,442,180
Total	6,715,343,666	5,274,405,867
b/ Business management costs incurred during the period	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Labor costs	1,618,962,690	1,163,775,694
Fixed asset depreciation costs	164,172,541	164,172,541
Taxes, fees and charges	-	15,000,000
Provision (reversal) for bad debts	490,913,967	-
Outsourcing service costs	240,112,291	402,998,163
Other management costs	643,375,833	928,587,752
Total	3,157,537,322	2,674,534,150

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

8. Production and business costs by factor	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Cost of raw materials	51,960,969	60,195,592
Labor costs	4,004,806,725	2,878,939,235
Fixed asset depreciation costs	439,574,512	439,336,366
Provision (reversal) for bad debts	490,913,967	
Outsourcing service costs	4,331,079,198	3,760,475,233
Other expenses in cash	680,386,366	935,834,340
Total	9,998,721,737	8,074,780,766

9. Corporate income tax expense

The corporate income tax rate payable is 20% on taxable income.

a/ The current corporate income tax table of the enterprise is presented below:

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Total accounting profit before tax	11,066,075,001	10,589,811,017
Adjustments to increase or decrease accounting profit to determine taxable profit	-	-
Total taxable profit	11,066,075,001	10,589,811,017
Tax rate	20%	20%
Corporate income tax expense calculated on taxable income	2,213,215,000	2,117,962,203
Total current corporate income tax expense	2,213,215,000	2,117,962,203

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

10. Basic earnings per share	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Accounting profit after corporate income tax	8,852,860,001	8,471,848,814
Adjustments to increase/(decrease) accounting profit to determine profit attributable to common stockholders	-	-
Profit attributable to common stockholders	8,852,860,001	8,471,848,814
Shares outstanding at the beginning of the period	11,220,000	11,220,000
Average common shares outstanding during the period	11,220,000	11,220,000
Basic earnings per share (VND/share)	789	755
Diluted earnings per share (VND/share)	789	755

NOTES TO THE FINANCIAL STATEMENTS (continued)

VII. OTHERS INFORMATION

Unit: VND

1. Information about related parties

Remuneration, salary, bonus and other benefits of key managers during the period are as follows:

Board of Directors		From 01/01/2026	From 01/01/2025
Board of Directors' remuneration and bonuses		to 31/03/2026	to 31/03/2025
Mr. Truong Minh Tuyen	Chairman of the Board of Directors	-	20,209,000
Mr. Le Van Phai	Vice Chairman of the Board of Director	-	16,169,000
Mr. Huynh Ngoc Khanh	Member	-	13,474,000
Mrs. Le Kim Trinh	Member	-	13,474,000
Total		-	63,326,000
Board of Control		From 01/01/2026	From 01/01/2025
Remuneration, salary, bonus and other benefits		to 31/03/2026	to 31/03/2025
Mr. Nguyen Van Chau	Head of Control Board	75,268,400	63,843,000
Ms. Vo Thi Anh Loan	Board of Supervisors	84,691,000	78,348,800
Mrs. Chau Thuy My	Board of Supervisors	66,155,600	34,191,000
Total		226,115,000	176,382,800
Board of Directors and Chief Accountant		From 01/01/2026	From 01/01/2025
Salary, bonus and other benefits		to 31/03/2026	to 31/03/2025
Mr. Le Van Phai	General Director	132,100,000	163,500,000
Mr. Huynh Ngoc Khanh	Deputy General Manager	103,073,900	119,152,500
Mrs. Pham Thi Bac Giang	Chief Accountant	94,500,000	98,500,000
Total		329,673,900	381,152,500

NOTES TO THE FINANCIAL STATEMENTS (continued)

2. Segment Reporting

Unit: VND

a) Segment Reporting by Business Area

The main business activity of the Company is the trading of construction materials, therefore, segment reporting by business area is not presented.

b) Segment Reporting by Geographical Area

The Company operates only within the geographical area of Vietnam, therefore, segment reporting by geographical area is not presented.

3. Financial instruments

a) Fair value of financial assets and liabilities

	31/03/2026		01/01/2026	
	Book value	Preventive	Book value	Preventive
Financial assets				
Cash and cash equivalents	8,913,792,471	-	55,945,096,053	-
Trade receivables and other receivables, loan receivables	307,210,075,237	(26,876,361,319)	321,327,834,736	(26,385,447,352)
Short/long term deposits and bets	330,000,000	-	330,000,000	-
Short/long term financial investments	2,888,000,000	(567,080,000)	2,888,000,000	(393,200,000)
Total	319,341,867,708	(27,443,441,319)	380,490,930,789	(26,778,647,352)

Financial liabilities

	Book value	
	31/03/2026	01/01/2026
Trade and other payables	10,276,172,579	30,380,188,332
Cost to Pay	635,242,072	772,011,587
Accept deposits, short/long term collateral	3,224,390,000	3,224,390,000
Loans	120,360,511,758	157,631,774,950
Total	134,496,316,409	192,008,364,869

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

b) Collateral

The remaining value of collateral mortgaged to other entities at the beginning and end of the period is as follow

	<u>31/03/2026</u>	<u>01/01/2026</u>
Tangible fixed assets - Houses, structures	5,085,550,597	5,254,189,697
Intangible fixed assets - Land use rights	7,538,400,000	7,538,400,000
Investment Real Estate - Land Value	9,153,968,625	9,277,617,156
Accounts receivable from customers	<u>306,911,252,955</u>	<u>320,199,872,597</u>
Total	<u>328,689,172,177</u>	<u>342,270,079,450</u>

c) Financial Risk Management

Overview: The Company is exposed to the following types of financial risks from its use of financial instrument

- Credit risk
- Liquidity risk
- Market risk

c.1) Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Cash in bank and cash equivalents

The majority of the Company's bank deposits are held with reputable large banks in Vietnam. The Company considers that the concentration of credit risk from bank deposits is low.

Trade receivables and other receivables

The Company's customer credit risk management is based on the Company's policies, procedures and controls relating to customer credit risk management.

Outstanding customer receivables are monitored on a regular basis. Provisioning analyses are performed at the reporting date on a customer-by-customer basis for major customers.

Bad debts (if any) have been fully controlled and provisioned.

c.2) Liquidity risk

Liquidity risk is the risk that the Company will have difficulty meeting its financial obligations due to lack of funds. The Company's liquidity risk arises primarily from mismatches in the maturities of its financial assets and financial liabilities.

The Company monitors liquidity risk by maintaining cash and cash equivalents at a level deemed adequate by management to finance the Company's operations and to mitigate the effects of changes in cash flows.

Information on the maturity of the Company's financial liabilities based on undiscounted contractual settlement amounts is as follows:

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

	Up to 1 year	Over 01 year	Total
Final number	131,378,926,409	3,117,390,000	134,496,316,409
Loans	120,360,511,758	-	120,360,511,758
Payable to seller	10,029,728,579	-	10,029,728,579
Other payables	353,444,000	3,117,390,000	3,470,834,000
Cost to Pay	635,242,072	-	635,242,072
Beginning balance	188,890,974,869	3,117,390,000	192,008,364,869
Loans	157,631,774,950	-	157,631,774,950
Payable to seller	11,714,714,332	-	11,714,714,332
Other payables	18,772,474,000	3,117,390,000	21,889,864,000
Cost to Pay	772,011,587	-	772,011,587

The Company believes that the concentration of risk with respect to debt repayment is low. The Company is able to repay its debts when they fall due from cash flows from operations and proceeds from maturing

c.3) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk includes three types: foreign currency risk, interest rate risk and other price risk.

Foreign currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Company manages foreign currency risk by considering current and expected markets when planning for future transactions in foreign currencies. The Company monitors risks to its financial assets and liabilities in foreign currencies.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's exposure to market interest rate risks relates primarily to short-term deposits and loans.

The Company manages interest rate risk by closely monitoring relevant market conditions to determine appropriate interest rate policies that are conducive to the Company's risk management purposes.

The Company does not perform a sensitivity analysis for interest rates because the risk of changes in interest rates at the reporting date is insignificant or the financial liabilities have fixed interest rates.

Other price risks

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices other than changes in interest rates and foreign exchange rates.

NOTES TO THE FINANCIAL STATEMENTS (continued)

4. Comparative figures

The comparative figures are those from the financial statements for the fiscal year ended December 31, 2025, which were audited by NVA Auditing Company Limited.

5. Going Concern Information

During the period, there were no activities or events that significantly affected the Company's ability to continue as a going concern. Therefore, the Company's financial statements have been prepared on the assumption that the Company will continue its operations.

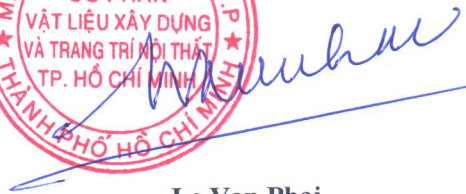
Ho Chi Minh City, April 16, 2026

Prepared by/Chief Accountant



Pham Thi Bac Giang

General Director



Le Van Phai