

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 04/2025 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:* cmidvlxd@gmail.com *Website:* www.cmid.com.vn

2. *Content of information disclosure:*

- *Financial Statements in Quarter 04/2025*

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 2024):*

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 2024):*

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 January 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 04/2025.

CONSTRUCTION MATERIAL & INTERIOR
DECORATION JOINT STOCK COMPANY

Authorized person for information disclosure



NGUYEN THE VINH

QUARTERLY INCOME STATEMENT - Q4 2025

Unit: VNĐ

ITEMS	Code	Note	Q4 - 2025	Q4 - 2024	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
1. Revenue from sales of goods and services	01	VI.1	277,863,697,572	225,259,986,866	884,114,345,984	771,459,885,921
2. Sales returns and allowances	02	VI.2	-	-	-	-
3. Net revenue from sales of goods and services	10	VI.3	277,863,697,572	225,259,986,866	884,114,345,984	771,459,885,921
4. Cost of goods sold	11	VI.4	247,559,321,071	195,939,344,377	800,482,375,322	683,448,132,533
5. Gross profit from sales of goods and services	20		30,304,376,501	29,320,642,489	83,631,970,662	88,011,753,388
6. Other operating income	21	VI.5	5,381,135,657	1,957,889,814	10,561,672,677	5,780,447,923
7. Finance costs	22	VI.6	1,668,487,959	1,063,872,931	6,244,289,181	4,605,677,383
<i>Including: Interest expense</i>	23		2,348,887,959	1,018,512,931	6,970,049,181	4,560,317,383
9. Selling expenses	25	VI.9b	10,898,663,012	9,172,511,779	34,625,083,861	34,807,343,579
10. General and administrative expenses	26	VI.9a	5,179,705,240	7,254,290,962	14,152,816,179	16,728,890,470
11. Profit before tax from operating activities	30		17,938,655,947	13,787,856,631	39,171,454,118	37,650,289,879
12. Other income	31	VI.7	77,549,935	600,842,576	898,406,166	803,209,163
13. Other expenses	32	VI.8	413,413,493	50,629,966	923,834,404	888,098,031
14. Other profit	40		(335,863,558)	550,212,610	(25,428,238)	(84,888,868)
15. Profit before income tax	50		17,602,792,389	14,338,069,241	39,146,025,880	37,565,401,011
16. Current income tax expense	51	VI.11a	3,568,070,043	2,907,928,605	7,910,176,242	7,578,975,195
18. Net profit after income tax	60		14,034,722,346	11,430,140,636	31,235,849,638	29,986,425,816
19. Basic earnings per share	70	VI.12	1,228	978	2,700	2,592
20. Diluted earnings per share	71	VI.9	1,228	978	2,700	2,592



Le Van Phai

Pham Thi Bac Giang

Prepared by / Accounting Manager

HO CHI MINH CITY, January 16, 2026

General Director

Le Van Phai

BALANCE SHEET
As at December 31, 2025

Unit: VND

ASSETS	Code	Note	31/12/2025	01/01/2025
A - CURRENT ASSETS	100		373,075,751,311	310,440,147,048
I. Cash and cash equivalents	110	V.1	55,945,096,053	31,617,865,202
1. Cash	111		55,945,096,053	31,617,865,202
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
III. Accounts receivable – short-term	130		315,106,631,603	276,886,022,792
1. Short-term accounts receivable	131	V.3	320,199,872,597	279,385,131,709
2. Advance payments to suppliers	132	V.4	19,857,232,071	22,194,609,537
3. Other short-term receivables	136	V.6a	1,434,974,287	1,226,431,488
4. Allowance for doubtful accounts	137	V.7	(26,385,447,352)	(25,920,149,942)
IV. Inventories	140	V.8	1,995,105,860	1,917,521,599
1. Inventories	141		1,995,105,860	1,917,521,599
2. Provision for decline in value of inventories	149		-	-
V. Other current assets	150		28,917,795	18,737,455
1. Short-term prepaid expenses	151		22,691,698	12,511,358
2. Taxes and State receivables	153	V.15b	6,226,097	6,226,097
B - LONG-TERM ASSETS	200		63,769,420,710	31,993,250,740
I. Long-term receivables	210		300,000,000	580,000,000
1. Long-term receivables from customers	211		-	-
2. Long-term loan receivable	215	V.5	-	280,000,000
3. Other long-term receivables	216	V.6b	300,000,000	300,000,000
II. Fixed assets	220		14,893,076,981	16,615,771,551
1. Tangible fixed assets	221	V.10	7,354,676,981	9,077,371,551
- Original price	222		21,696,073,922	24,396,073,922
- Accumulated depreciation value	223		(14,341,396,941)	(15,318,702,371)
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. Investment real estate	230	V.12	9,285,655,290	9,789,018,288
- Original price	231		14,182,634,200	14,182,634,200
- Accumulated depreciation value	232		(4,896,978,910)	(4,393,615,912)
IV. Long-term unfinished assets	240		36,585,300,000	2,401,500,000
1. Cost of unfinished basic construction	242	V.9	36,585,300,000	2,401,500,000
V. Long-term financial investments	250		2,494,800,000	1,769,040,000
1. Investing capital in other units	253	V.2	2,888,000,000	2,888,000,000
2. Long-term financial investment reserve	254	V.2	(393,200,000)	(1,118,960,000)
VI. Other long-term assets	260		210,588,439	837,920,901
1. Long-term prepaid expenses	261		210,588,439	837,920,901
TOTAL ASSETS	270		436,845,172,021	342,433,397,788

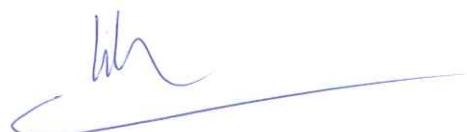
BALANCE SHEET (continued)
As at December 31, 2025

Unit: VND

RESOURCES	Code	Note	31/12/2025	01/01/2025
C - LIABILITIES	300		200,529,992,878	107,282,475,508
I. Current liabilities	310		197,412,602,878	104,140,085,508
1. Short-term payables to suppliers	311	V.14	11,714,714,332	5,538,839,116
2. Short-term prepayment by buyer	312		890,920,000	552,588,350
3. Taxes and payments to the State	313	V.15a	4,883,249,929	4,002,961,770
4. Payables to employees	314		1,582,986,206	1,532,145,238
5. Short-term payable expenses	315	V.16	772,011,587	961,246,583
6. Other short-term payables	319	V.17a	18,854,296,240	21,628,324,095
7. Short-term loans and financial leases	320	V.13	157,631,774,950	67,424,771,397
8. Bonus and welfare fund	322		1,082,649,634	2,499,208,959
II. Long-term debt	330		3,117,390,000	3,142,390,000
1. Other long-term payables	337	V.17b	3,117,390,000	3,142,390,000
D - EQUITY	400		236,315,179,143	235,150,922,280
I. Owners' equity	410	V.18	236,315,179,143	235,150,922,280
1. Share capital	411		150,000,000,000	150,000,000,000
- <i>Ordinary shares with voting rights</i>	411a		150,000,000,000	150,000,000,000
2. Share premium	412		42,088,848,102	42,088,848,102
3. Treasury stock	415		(55,823,611,800)	(55,823,611,800)
4. Investment and development fund	418		25,807,335,594	24,907,742,820
5. Undistributed profit after tax	421		74,242,607,247	73,977,943,158
- <i>Undistributed profit after tax accumulated to the beginning of the period</i>	421a		43,006,757,609	43,991,517,342
- <i>Undistributed profit after tax this period</i>	421b		31,235,849,638	29,986,425,816
II. Funding sources	430		-	-
TOTAL RESOURCES	440		436,845,172,021	342,433,397,788

Ho Chi Minh City, January 16, 2026

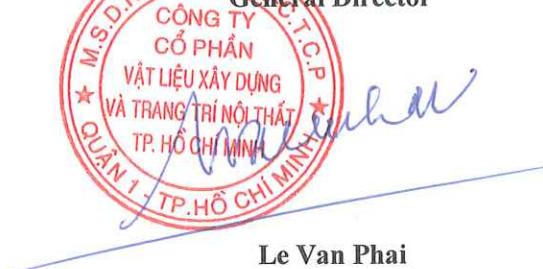
Preparer / Chief Accountant



Pham Thi Bac Giang



General Director



Le Van Phai

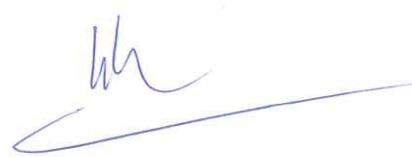
INCOME STATEMENT
Year 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and services	01	VI.1	884,114,345,984	771,459,885,921
2. Revenue deductions	02		-	-
3. Net revenue from sales of goods and services	10		884,114,345,984	771,459,885,921
4. Cost of goods sold	11	VI.2	800,482,375,322	683,448,132,533
5. Gross profit from sales of goods and services	20		83,631,970,662	88,011,753,388
6. Other operating income	21	VI.3	10,561,672,677	5,780,447,923
7. Finance costs	22	VI.4	6,244,289,181	4,605,677,383
<i>Including: Interest expense</i>	23		6,970,049,181	4,560,317,383
8. Selling expenses	25	VI.7a	34,625,083,861	34,807,343,579
9. General and administrative expenses	26	VI.7b	14,152,816,179	16,728,890,470
10. Profit before tax from operating activities	30		39,171,454,118	37,650,289,879
11. Other income	31	VI.5	898,406,166	803,209,163
12. Other expenses	32	VI.6	923,834,404	888,098,031
13. Other profits	40		(25,428,238)	(84,888,868)
14. Profit before income tax	50		39,146,025,880	37,565,401,011
15. Current income tax expense	51	VI.9	7,910,176,242	7,578,975,195
17. Profit after corporate income tax	60		31,235,849,638	29,986,425,816
18. Basic earnings per share	70	VI.10	2,700	2,592
19. Diluted earnings per share	71	VI.10	2,700	2,592

Ho Chi Minh City, January 16, 2026

Preparer / Chief Accountant



Pham Thi Bac Giang



General Director

Le Van Phai

CASH FLOW STATEMENT

(*Indirect method*)

Year 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flow from operating activities				
<i>1. Accounting profit before tax</i>	01		39,146,025,880	37,565,401,011
<i>2. Adjust for</i>				
- Depreciation of fixed assets and investment real estate	02		1,753,557,568	2,037,446,458
- Provisions	03		(260,462,590)	2,546,397,339
- Profit and loss from investment activities	05		(5,066,551,540)	(1,571,518,777)
- Interest expense	06		6,970,049,181	4,560,317,383
<i>3. Profit (loss) from operations before changes in working capital</i>	08		42,542,618,499	45,138,043,414
- Increase, decrease receivables	09		(38,685,906,221)	7,732,578,023
- Increase, decrease inventory	10		(77,584,261)	(190,666,112)
Increase, decrease in payables (excluding interest payable, income tax payable)	11		6,339,975,631	2,567,925,273
- Increase, decrease prepaid expenses	12		617,152,122	340,326,328
- Interest paid	14		(6,905,128,633)	(4,590,454,370)
- Corporate income tax paid	15		(7,417,935,429)	(8,107,634,769)
- Other income from business activities	16		-	-
- Other expenses from business activities	17		(2,316,152,100)	(2,156,146,208)
<i>Net cash flow from operating activities</i>	20		(5,902,960,392)	40,733,971,579
II. Cash flow from investing activities				
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		(34,183,800,000)	-
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		(70,000,000,000)	(10,000,000,000)
4. Proceeds from loans and resale of debt instruments of other entities	24		70,280,000,000	40,104,000,000
5. Interest income, dividends and profits distributed	27		4,520,533,022	1,571,518,777
<i>Net cash flow from investing activities</i>	30		(28,364,748,460)	31,675,518,777

CASH FLOW STATEMENT

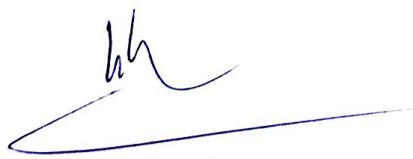
(*Indirect method*)

Year 2025

ITEMS	Code	Note	Current year	Previous year
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		304,225,384,069	125,510,450,405
4. Loan principal repayment	34		(214,018,380,516)	(155,514,282,408)
5. Dividends and profits paid to owners	36		(31,612,063,850)	(33,470,161,100)
<i>Net cash flow from financing activities</i>	40		58,594,939,703	(63,473,993,103)
Net cash flow during the period	50		24,327,230,851	8,935,497,253
Cash and cash equivalents at the beginning of the period	60		31,617,865,202	22,682,367,949
Impact of foreign exchange rate changes on foreign currency conversion	61		-	-
Cash and cash equivalents at the end of the period	70		55,945,096,053	31,617,865,202

Ho Chi Minh City, January 16, 2026

Preparer / Chief Accountant



Pham Thi Bac Giang



Le Van Phai

TRIAL BALANCE
Year 2025

Unit: VND

Account	Opening Balance		Transactions During the Period		Closing Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
1111	1,383,775,383	-	226,303,177,090	227,336,175,041	350,777,432	-
1121	30,234,089,819	-	1,504,116,790,445	1,478,756,561,643	55,594,318,621	-
1283	280,000,000	-	70,000,000,000	70,280,000,000	-	-
131	279,385,131,709	552,588,350	960,014,648,534	919,538,239,296	320,199,872,597	890,920,000
1331	-	-	82,758,557,427	82,758,557,427	-	-
1368	-	-	1,197,060,065,503	1,197,060,065,503	-	-
1388	1,164,631,488	-	9,864,055,635	9,900,724,984	1,127,962,139	-
1411	61,800,000	-	2,065,732,130	1,850,519,982	277,012,148	-
153	-	-	38,617,173	38,617,173	-	-
1561	1,917,521,599	-	1,448,886,589,134	1,448,809,004,873	1,995,105,860	-
1567	-	-	2,759,744,284	2,759,744,284	-	-
2111	13,866,892,973	-	-	-	13,866,892,973	-
2112	1,216,075,496	-	-	-	1,216,075,496	-
2113	9,313,105,453	-	-	2,700,000,000	6,613,105,453	-
2131	7,538,400,000	-	-	-	7,538,400,000	-
2141	(15,318,702,371)	-	2,227,500,000	1,250,194,570	(14,341,396,941)	-
2147	(4,393,615,912)	-	-	503,362,998	(4,896,978,910)	-
217	14,182,634,200	-	-	-	14,182,634,200	-
2281	2,888,000,000	-	-	-	2,888,000,000	-
2291	(1,118,960,000)	-	725,760,000	-	(393,200,000)	-
2293	(25,920,149,942)	-	315,020,968	780,318,378	(26,385,447,352)	-
2412	2,401,500,000	-	34,183,800,000	-	36,585,300,000	-
242	850,432,259	-	168,567,173	785,719,295	233,280,137	-
244	300,000,000	-	30,000,000	-	330,000,000	-
331	22,194,609,537	5,538,839,116	1,020,287,089,331	1,028,800,342,013	19,857,232,071	11,714,714,332
3331	-	580,964,974	110,655,714,307	110,981,931,559	-	907,182,226
3334	-	3,078,975,195	7,417,935,429	7,910,176,242	-	3,571,216,008
3335	-	343,021,601	2,321,288,981	2,383,119,075	-	404,851,695
3337	6,226,097	-	4,921,712,519	4,921,712,519	6,226,097	-
3338	-	-	15,000,000	15,000,000	-	-
3341	-	1,532,145,238	13,589,594,325	13,640,435,293	-	1,582,986,206
335	-	961,246,583	594,111,402	404,876,406	-	772,011,587
336	-	-	1,197,060,065,503	1,197,060,065,503	-	-
3382	-	85,834,480	85,834,480	81,822,240	-	81,822,240
3383	-	-	1,039,408,560	1,039,408,560	-	-
3384	-	-	183,425,040	183,425,040	-	-
3386	-	-	81,522,240	81,522,240	-	-
3388	-	21,435,489,615	34,346,566,236	31,576,550,621	-	18,665,474,000
3411	-	67,424,771,397	214,018,380,516	304,225,384,069	-	157,631,774,950
344	-	3,249,390,000	282,000,000	257,000,000	-	3,224,390,000
3531	-	1,883,773,027	1,066,323,500	-	-	817,449,527
3532	-	615,435,932	1,249,828,600	899,592,775	-	265,200,107
4111	-	150,000,000,000	-	-	-	150,000,000,000

TRIAL BALANCE (Continuel)

Year 2025

Unit: VND

Account	Opening Balance		Transactions During the Period		Closing Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
4112	-	42,088,848,102	-	-	-	42,088,848,102
414	-	24,907,742,820	-	899,592,774	-	25,807,335,594
419	-	(55,823,611,800)	-	-	-	(55,823,611,800)
4211	-	43,991,517,342	30,971,185,549	29,986,425,816	-	43,006,757,609
4212	-	29,986,425,816	29,986,425,816	31,235,849,638	-	31,235,849,638
5111	-	-	1,056,295,207,126	1,056,295,207,126	-	-
5113	-	-	7,333,470,350	7,333,470,350	-	-
5117	-	-	5,912,909,092	5,912,909,092	-	-
515	-	-	10,561,672,677	10,561,672,677	-	-
6321	-	-	910,054,775,630	910,054,775,630	-	-
6322	-	-	204,669,311,726	204,669,311,726	-	-
6327	-	-	5,015,660,448	5,015,660,448	-	-
635	-	-	6,970,049,181	6,970,049,181	-	-
6411	-	-	8,700,637,402	8,700,637,402	-	-
6412	-	-	76,634,087	76,634,087	-	-
6413	-	-	54,467,029	54,467,029	-	-
6414	-	-	593,504,410	593,504,410	-	-
6417	-	-	24,965,677,241	24,965,677,241	-	-
6418	-	-	234,163,692	234,163,692	-	-
6421	-	-	5,980,782,711	5,980,782,711	-	-
6422	-	-	58,985,026	58,985,026	-	-
6423	-	-	134,883,408	134,883,408	-	-
6424	-	-	656,690,160	656,690,160	-	-
6425	-	-	2,984,461,692	2,984,461,692	-	-
6426	-	-	1,095,339,346	1,095,339,346	-	-
6427	-	-	1,425,487,086	1,425,487,086	-	-
6428	-	-	2,446,228,686	2,446,228,686	-	-
711	-	-	1,370,906,166	1,370,906,166	-	-
811	-	-	1,396,334,404	1,396,334,404	-	-
8211	-	-	7,910,176,242	7,910,176,242	-	-
911	-	-	1,126,216,296,727	1,126,216,296,727	-	-
	342,433,397,788	342,433,397,788	11,604,806,749,575	11,604,806,749,575	436,845,172,021	436,845,172,021

Ho Chi Minh City, January 16, 2026

Preparer / Chief Accountant

Pham Thi Bac Giang



Le Van Phai

NOTES TO THE FINANCIAL STATEMENTS Year 2025

I. OPERATIONAL CHARACTERISTICS OF THE COMPANY

1. Structure of ownership

Construction Material & Interior Decoration Joint Stock Company was converted from a state-owned enterprise to a joint-stock company according to the Prime Minister's Decision No. 1286/QĐ-TTG dated September 28, 2001. The First Business Registration Certificate No. 4103000762 dated December 31, 2001, and the 15th Enterprise Registration Certificate for joint stock company No. 0302495140 dated April 15, 2022, issued by the Ho Chi Minh City Department of Planning and Investment.

The Company's registered address is 215-217 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City.

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 Branch	150 Thich Quang Duc Street, Thu Dau Mot 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
Interior Design and Business Center No. 9	19 Dong Son Street, Tan Son Nhat Ward, Ho Chi Minh City
Construction Materials and Fuel Business Center No. 10	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. 200/2014/TT- BTC dated December 22, 2014, 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)

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

	31/12/2025	01/01/2025
Cash and cash equivalents		
Cash	350,777,432	1,383,775,383
Bank deposit	55,594,318,621	30,234,089,819
Total	55,945,096,053	31,617,865,202

	31/12/2025	01/01/2025				
	Number of shares	Original price	Fair value	Original price	Fair value	Preventive
Investing in other entities						
- Stock investment (*)						
In there:						
+ Vicem Ha Tien Cement Joint Stock Company	151,200	2,888,000,000	2,494,800,000	393,200,000	2,888,000,000	1,769,040,000
Công						
	2,888,000,000	2,494,800,000	393,200,000	2,888,000,000	1,769,040,000	1,118,960,000

(*): Is an investment to buy HT1 shares. Closing price at the end of December 31, 2025 is: 16,500 VND/share

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

3. Receivables from Customers

Short-term Receivables from Customers	31/12/2025	01/01/2025
Hoang So Concrete Co., Ltd.	16,337,742,665	9,002,409,780
Hoang So Construction-Trading-Service Co., Ltd.	7,479,051,624	15,379,941,018
Long An Port Management and Exploitation JSC	28,747,706,007	24,132,773,220
Thu Duc 1 Centrifugal Concrete Joint Stock Company	19,342,523,520	23,751,024,080
Thu Duc Dong Nai Centrifugal Concrete Joint Stock Company	17,914,679,988	12,939,969,379
Phuoc Thanh Construction Joint Stock Company	8,144,497,582	10,894,029,643
Other receivables	222,233,671,211	183,284,984,589
Total	320,199,872,597	279,385,131,709

4. Short-term Advances to Suppliers

	31/12/2025	01/01/2025
Nghi Son Cement Company - HCMC Branch	3,036,123,226	8,621,979,023
FICO-YTL Cement Marketing and Trading Company Limited	1,831,310,598	2,438,309,596
Thang Long Cement Company - Branch	5,566,810,133	1,138,302,644
Siam City Cement Company Limited (VN)	6,631,300,513	6,742,725,244
Vicem Ha Tien Cement JSC	996,831,258	1,499,918,979
Other advances to suppliers	1,794,856,343	1,753,374,051
Total	19,857,232,071	22,194,609,537

5. Loans Receivable

Long-term Loans Receivable	31/12/2025	01/01/2025
Mr. Nguyen Phuong Tuan	-	107,000,000
Mr. Nguyen Tung Son	-	173,000,000
Total	-	280,000,000

6. Other Receivables

a/ Short-term

	31/12/2025	01/01/2025
Advances	277,012,148	61,800,000
Short-term deposits and guarantees	30,000,000	-
Other receivables	1,127,962,139	1,164,631,488
Total	1,434,974,287	1,226,431,488

b/ Long-term

	31/12/2025	01/01/2025
Long-term deposits and guarantees	300,000,000	300,000,000
Total	300,000,000	300,000,000

NOTES TO THE FINANCIAL STATEMENTS (continued)

7. Bad Debts

	31/12/2025		01/01/2025	
	Original Cost	Recoverable Amount	Provisions	Original Cost
Hai An Co.Ltd	2,298,185,620	-	2,298,185,620	2,298,185,620
Nguyen Thanh Tuan	1,363,047,187	-	1,363,047,187	2,315,195,677
Tan Hoan Cau Joint Stock Company	2,560,262,997	-	2,560,262,997	2,560,262,997
Long An Port Management & Operation Joint Stock C	13,029,181,368	8,396,027,278	4,633,154,090	9,534,658,160
Other customers	29,352,340,828	13,821,543,370	15,530,797,458	31,730,895,413
Total	48,603,018,000	22,217,570,648	26,385,447,352	48,439,197,867
				22,519,047,925
				25,920,149,942

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

	31/12/2025		01/01/2025	
	Original Cost	Provisions	Original Cost	Provisions
Goods	1,995,105,860	-	1,917,521,599	-
Total	1,995,105,860	-	1,917,521,599	-
			31/12/2025	01/01/2025

(*) This is the amount paid for the purchase of land to build a warehouse for storing goods for the Company. Currently, the transfer of ownership to the Company cannot be completed due to legal procedures.

Therefore, the Company has a Board of Directors' Resolution authorizing Mr. Le Van Phai to act as the representative for the land use rights mentioned above.

(**) This is the amount paid for the purchase of land for a warehouse and logistics port in My Le Commune, Tay Ninh Province. The invested land area is 18,991 m². The Company has Resolution 150/NQ-HĐQT dated November 6, 2025, of the Board of Directors appointing Ms. Le Kim Trinh as the representative to hold the land use rights mentioned above.

NOTES TO THE FINANCIAL STATEMENTS (continued)

10. Increase and Decrease in Tangible Fixed Assets	Houses, buildings	Machinery and equipment	Means of transport, transmission	Total
Original price of tangible fixed assets				
Opening balance	13,866,892,973	913,075,496	9,616,105,453	24,396,073,922
Increase in period	-	-	-	-
Decrease in period	-	-	2,700,000,000	2,700,000,000
End of year balance	13,866,892,973	913,075,496	6,916,105,453	21,696,073,922
Accumulated depreciation				
Opening balance	8,247,499,498	911,812,870	6,159,390,003	15,318,702,371
Increase in period	557,321,400	1,262,626	691,610,544	1,250,194,570
Decrease in period	-	-	2,227,500,000	2,227,500,000
End of year balance	8,804,820,898	913,075,496	4,623,500,547	14,341,396,941
Residual value				
At the beginning of the period	5,619,393,475	1,262,626	3,456,715,450	9,077,371,551
At the end of the period	5,062,072,075	-	2,292,604,906	7,354,676,981
				31/12/2025
				01/01/2025

- The net book value at the end of the period of tangible fixed assets used as collateral for loans.
- The original cost of fully depreciated tangible fixed assets at the end of the period that are still in use.

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 34.9 m² 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	4,393,615,912	4,393,615,912
Depreciation during the period	503,362,998	503,362,998
Decrease in period	-	-
End of year balance	4,896,978,910	4,896,978,910
Residual value		
At the beginning of the year	9,789,018,288	9,789,018,288
At the end of the period	<u>9,285,655,290</u>	<u>9,285,655,290</u>

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

	31/12/2025	01/01/2025
<i>The remaining value at the end of the period of investment real estate used as mortgage or</i>	9,277,617,156	9,772,211,280

NOTES TO THE FINANCIAL STATEMENTS (continued)

13. Short-term loans and finance leases

	31/12/2025		Arising during the year		1/1/2025
	Amount	Afford to pay	Increased	Decreased	
Short-term bank loans (a)	137,000,000,000	137,000,000,000	255,000,000,000	152,000,000,000	34,000,000,000
Short-term personal loans (b)	20,631,774,950	20,631,774,950	49,225,384,069	62,018,380,516	33,424,771,397
Công	157,631,774,950	157,631,774,950	304,225,384,069	214,018,380,516	67,424,771,397

(a) * Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Ho Chi Minh City Branch under credit limit contract No. 01/2024/96756/HĐTD dated December 16, 2024, 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 40,000,000,000 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 20,631.774.950 VND. This loan has no collateral.

14. Short-term payables to suppliers

	31/12/2025		1/1/2025		
	Value	Number of debtors		Value	Number of debtors
Logistics Hoang Huy Holdings Co., Ltd	103,172,599	103,172,599	1,071,910,300	1,071,910,300	
Mai Phuong Transport Logistics Company Limited	74,688,000	74,688,000	199,239,130	199,239,130	
Nam Viet Transport and Trading Services Joint Stock Company	1,920,274,350	1,920,274,350	-	-	
Ha Long Cement Company Limited	6,705,338,905	6,705,338,905	4,070,823,398	4,070,823,398	
Other entities	2,911,240,478	2,911,240,478	196,866,288	196,866,288	
Total	11,714,714,332	11,714,714,332	5,538,839,116	5,538,839,116	

NOTES TO THE FINANCIAL STATEMENTS (continued)

15. Taxes and Amounts Payable to the State

Unit: VND

a/ Payable	01/01/2025	Amount Payable During the year	Amount Paid During the year	31/12/2025
VAT on domestic sales	580,964,974	3,329,368,182	3,003,150,930	907,182,226
Corporate income tax	3,078,975,195	7,910,176,242	7,417,935,429	3,571,216,008
Personal income tax	343,021,601	2,383,119,075	2,321,288,981	404,851,695
Land tax, land lease fees	-	4,921,712,519	4,921,712,519	-
Other taxes	-	15,000,000	15,000,000	-
Total	4,002,961,770	18,559,376,018	17,679,087,859	4,883,249,929

b/ Receivables	01/01/2025	Amount Payable During the year	Amount Paid During the year	31/12/2025
Land tax, land lease fees	6,226,097			6,226,097
Total	6,226,097			6,226,097

16. Short-term Accrued Expenses

	31/12/2025	01/01/2025
Accrued expenses for the 400 Le Van Tho project - GV	544,608,000	544,608,000
Accrued transportation expenses	131,896,738	286,052,282
Accrued interest expenses	95,506,849	30,586,301
Other accrued expenses	-	100,000,000
Total	772,011,587	961,246,583

17. Other Payables and Obligations

a/ Short-term

	31/12/2025	01/01/2025
Trade union fees	81,822,240	85,834,480
Dividends payable	18,535,010,000	20,975,073,850
Short-term deposits and guarantees received	107,000,000	107,000,000
Other payables and obligations	130,464,000	460,415,765
Total	18,854,296,240	21,628,324,095

b/ Long-term

	31/12/2025	01/01/2025
Long-term deposits and guarantees received	3,117,390,000	3,142,390,000
Total	3,117,390,000	3,142,390,000

NOTES TO THE FINANCIAL STATEMENTS (continued)

18. EQUITY
a/ Equity Fluctuation Reconciliation Table

	Owner's equity	Capital surplus	Treasury stock	Development investment fund	Undistributed profit after tax	Total
<i>Last year's opening balance</i>	150,000,000,000	42,088,848,102	(55,823,611,800)	23,583,963,143	78,056,711,454	237,905,910,899
Profit in the previous year	-	-	-	1,323,779,677	(34,065,194,112)	29,986,425,816
Profit distribution in previous year				<i>1,323,779,677</i>	<i>(1,323,779,677)</i>	<i>(32,741,414,435)</i>
<i>- Development investment fund</i>					<i>(992,834,758)</i>	<i>(992,834,758)</i>
<i>- Welfare reward fund</i>					<i>(332,579,677)</i>	<i>(332,579,677)</i>
<i>- Executive Board Bonus Fund</i>						
<i>- Dividends paid in the previous year</i>					<i>(31,416,000,000)</i>	<i>(31,416,000,000)</i>
<i>Last year ending balance</i>	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 for the period					31,235,849,638	31,235,849,638
Profit distribution during the period (*)	-	-	-	899,592,774	(30,971,185,549)	(30,071,592,775)
<i>- Development investment fund</i>				<i>899,592,774</i>	<i>(899,592,774)</i>	<i>-</i>
<i>- Welfare reward fund</i>					<i>(899,592,775)</i>	<i>(899,592,775)</i>
<i>Dividends during the period</i>					<i>(29,172,000,000)</i>	<i>(29,172,000,000)</i>
<i>Closing balance</i>	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 distribution according to Resolution No. 129/NQ.ĐHĐCD of the Annual General Meeting of Shareholders dated April 25, 2025, with advance payment for 2025 according to Resolution No. 135/NQ.HĐQT dated June 13, 2025; Resolution No. 138/NQ.HĐQT dated June 20, 2025 and Resolution No. 153/NQ.HĐQT dated December 22, 2025 of the Company's Board of Directors.

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

b/ Details of Owner's Investment Capital

	31/12/2025		01/01/2025	
	Rate	Value	Rate	Value
Mr. Le Van Phai	20.23%	30,346,870,000	20.63%	30,946,870,000
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	54.57%	81,853,130,000	54.17%	81,253,130,000
Total	100%	150,000,000,000	100%	150,000,000,000

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

	Current year	Previous year
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
Dividends and profits distributed	31,416,000,000	11,220,000,000

d/ Share

	31/12/2025	01/01/2025
- 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

	31/12/2025	01/01/2025
Development investment fund	25,807,335,594	24,907,742,820
Total	25,807,335,594	24,907,742,820

18. Off-Balance Sheet Items

	31/12/2025	01/01/2025
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

	Current year	Previous year
1. Sales and service revenue		
Sales revenue	870,867,966,542	761,080,290,602
Service revenue	7,333,470,350	7,236,413,499
Revenue from investment real estate business	5,912,909,092	3,143,181,820
Total	<u>884,114,345,984</u>	<u>771,459,885,921</u>
2. Cost of goods sold		
Cost of goods sold	795,466,714,874	681,241,038,818
Cost of real estate business investment	5,015,660,448	2,207,093,715
Total	<u>800,482,375,322</u>	<u>683,448,132,533</u>
3. Financial revenue		
Interest on deposits and loans	4,505,413,022	1,571,518,777
Dividends, profits shared	15,120,000	-
Payment discount	4,454,246,600	3,902,303,020
Interest on sales on credit	1,586,893,055	306,626,126
Total	<u>10,561,672,677</u>	<u>5,780,447,923</u>
4. Financial operating expenses		
Interest expense	6,970,049,181	4,560,317,383
Provision (reversal) for diminution in value of long-term investments	(725,760,000)	45,360,000
Total	<u>6,244,289,181</u>	<u>4,605,677,383</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)

5. Other income

Income from liquidation and sale of fixed assets
Other income
Total

	Current year	Previous year
Income from liquidation and sale of fixed assets	546,018,518	544,254,770
Other income	<u>352,387,648</u>	<u>258,954,393</u>
Total	<u>898,406,166</u>	<u>803,209,163</u>

6. Other costs

Additional land rent for previous years
Late payment fines, administrative violations
Other costs
Total

	Current year	Previous year
Additional land rent for previous years	561,781,026	669,676,280
Late payment fines, administrative violations	27,766,029	36,367,610
Other costs	<u>334,287,349</u>	<u>182,054,141</u>
Total	<u>923,834,404</u>	<u>888,098,031</u>

7. Selling and administrative expenses

a/ Selling expenses incurred during the period

Labor costs
Fixed asset depreciation costs
Outsourcing service costs
Other selling expenses
Total

	Current year	Previous year
Labor costs	8,700,637,402	8,438,980,630
Fixed asset depreciation costs	593,504,410	877,393,301
Outsourcing service costs	24,965,677,241	24,478,816,626
Other selling expenses	<u>365,264,808</u>	<u>1,012,153,022</u>
Total	<u>34,625,083,861</u>	<u>34,807,343,579</u>

b/ Business management costs incurred during the period

Labor costs
Fixed asset depreciation costs
Taxes, fees and charges
Provision (reversal) for bad debts
Outsourcing service costs
Other management costs
Total

	Current year	Previous year
Labor costs	5,897,024,211	5,918,911,597
Fixed asset depreciation costs	656,690,160	656,690,159
Taxes, fees and charges	2,984,461,692	3,689,737,585
Provision (reversal) for bad debts	1,095,339,346	2,501,037,339
Outsourcing service costs	1,425,487,086	1,768,602,616
Other management costs	<u>2,093,813,684</u>	<u>2,193,911,174</u>
Total	<u>14,152,816,179</u>	<u>16,728,890,470</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

8. Production and business costs by factor

	Current year	Previous year
Cost of raw materials	324,969,550	262,038,071
Labor costs	14,597,661,613	14,161,120,727
Fixed asset depreciation costs	1,753,557,568	2,037,446,458
Provision (reversal) for bad debts	1,095,339,346	2,501,037,339
Outsourcing service costs	26,391,164,327	26,247,419,242
Other expenses in cash	7,501,165,736	8,534,265,927
Total	51,663,858,140	53,743,327,764

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:

	Current year	Previous year
Total accounting profit before tax	39,146,025,880	37,565,401,011
Adjustments to increase or decrease accounting profit to determine taxable profit	404,855,328	329,474,963
- Increase adjustments	419,975,328	329,474,963
+ <i>Non-deductible expenses</i>	419,975,328	329,474,963
- Adjustments for reduction	15,120,000	-
+ <i>Dividends, profits shared</i>	15,120,000	-
Total taxable profit	39,550,881,208	37,894,875,974
Tax rate	20%	20%
Corporate income tax expense calculated on taxable income	<u>7,910,176,242</u>	<u>7,578,975,195</u>
Total current corporate income tax expense	<u>7,910,176,242</u>	<u>7,578,975,195</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)

Unit: VND

10. Basic earnings per share	Current year	Previous year
Accounting profit after corporate income tax	31,235,849,638	29,986,425,816
Adjustments to increase/(decrease) accounting profit to determine profit attributable to common stockholders	(937,075,489)	(899,592,774)
- <i>Adjustments to decrease (*)</i>	937,075,489	899,592,774
+ <i>Bonus and welfare fund deduction</i>	937,075,489	899,592,774
+ <i>Executive Board Bonus</i>		-
Profit attributable to common stockholders	30,298,774,149	29,086,833,042
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)	2,700	2,592
Diluted earnings per share (VND/share) (**)	2,700	2,592

(*): The adjustments reducing accounting profit during the period are the portion of the bonus and welfare fund provisionally calculated at 3% of after-tax profit according to Resolution No. 129/NQ-ĐHĐCD of the General Meeting of Shareholders dated April 25, 2025.

(**) The Company has no potential ordinary shares to dilute during the year and up to financial statements date.

VII. OTHERS INFORMATION

Ho Chi Minh City, January 16, 2026

Preparer / Chief Accountant

Pham Thi Bac Giang



Le Van Phai

CÔNG TY CP VẬT LIỆU XÂY
DỰNG & TRANG TRÍ NỘI
THÁT TP. HCM
CONSTRUCTION MATERIAL &
INTERIOR DECORATION JSC.

Số: 2.6/TB.GTBCTC.CMID
No.: 2.6/TB.GTBCTC.CMID

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

TP. HCM, ngày 17 tháng 01 năm 2026
HCM city, January 17th, 2026

Kính gửi/To: - Ủy ban Chứng khoán Nhà nước/ *State Securities Commission*;
- Sở Giao dịch chứng khoán Hà Nội/ *Hanoi Stock Exchange*.

Tên tổ chức/*Name of organization*: Công ty Cổ phần Vật Liệu Xây Dựng và Trang Trí NỘI Thất Thành phố Hồ Chí Minh/ *Construction Material & Interior Decoration Joint Stock Company*

Mã chứng khoán/ Stock code: CMD

Địa chỉ/Address: 215-217 Trần Hưng Đạo, Phường Cầu Ông Lãnh, Thành phố Hồ Chí Minh, Việt Nam / 215-217 Tran Hung Dao street, Cau Ong Lanh Ward, Ho Chi Minh city, Vietnam

Điện thoại liên hệ/Tel.: 08.38368406 - 38367043

Fax: 08.38369434

E-mail: cmidvlxd@gmail.com

Người thực hiện công bố thông tin/ *Submitted by*: Ông Nguyễn Thế Vinh/ *Mr. Nguyen The Vinh*

Chức vụ/ *Position*: Người được ủy quyền công bố thông tin/ *Authorized person for information disclosure*.

Căn cứ Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính về việc hướng dẫn công bố thông tin trên thị trường chứng khoán; Báo cáo tài chính Quý 4/2025 của CMID/ *Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, by the Ministry of Finance guiding information disclosure on the securities market; Financial Statements Quarter 4.2025 of CMID*.

Công ty CMID giải trình biến động lợi nhuận sau thuế tại Báo cáo kết quả hoạt động kinh doanh Quý 4/2025 kết thúc ngày 31/12/2025 so với cùng kỳ năm trước, cụ thể như sau/ *CMID provides the explanation for the profit after tax fluctuation in the Income Statement Quarter 4.2025 ended 31/12/2025, compared to the same period of the previous year as follows*:

Lợi nhuận sau thuế tại Báo cáo kết quả hoạt động kinh doanh Quý 4/2025 cho kỳ kế toán kết thúc ngày 31/12/2025 tăng: 2.604.581.710 đồng so với cùng kỳ năm 2024, tương ứng tăng 22,79% (Quý 4 năm 2025: 14.034.722.346 đồng; Quý 4 năm 2024: 11.430.140.636 đồng)./ *Profit after tax in the Income Statement for Quarter 4.2025, for the accounting period ended 31/12/2025, increased by 2,604,581,710 VND compared to the same period in 2024, equivalent to an increase of 22.79% (Quarter 4.2025: 14,034,722,346 VND; Quarter 4.2024: 11,430,140,636 VND)*.

Nguyên nhân chênh lệch/ *Reason for the difference:*

+ Do Quý 4 năm 2025, Công ty thực hiện doanh thu thuần bán hàng và cung cấp dịch vụ tăng: 52.603.710.706 đồng, tương ứng tăng 23,35% so với Quý 4 năm 2024./ *In Quarter 4.2025, the Company recorded an increase in net revenue from sales and service provision of 52,603,710,706 VND, equivalent to an increase of 23.35% compared to Quarter 4.2024.*

Trên đây là giải trình của Công ty về biến động lợi nhuận sau thuế tại Báo cáo kết quả hoạt động kinh doanh Quý 4 cho kỳ kế toán kết thúc ngày 31/12/2025 so với cùng kỳ năm trước./ *The above is the Company's explanation for the fluctuation in profit after tax in the Income Statement for Quarter 4, for the accounting period ended 31/12/2025, compared to the same period of the previous year.*

Rất mong được sự quan tâm, chấp thuận của Ủy ban Chứng khoán Nhà nước và Sở Giao dịch Chứng khoán Hà Nội/ *We look forward to the approval and attention of the State Securities Commission and the Hanoi Stock Exchange.*

Trân trọng!/ *Sincerely,*

Nơi nhận/ Sincerely:

- Như trên/ *as above;*

- Lưu: VT/ *Archived:*

Secretariat.

Đại diện tổ chức/ Organization representative

Người đại diện theo pháp luật/ *Person authorized to disclose information*

Legal representative/ Person authorized to disclose information

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

(Signature, full name, position, and seal)



Nguyễn Thế Vinh