**CÔNG TY CỔ PHẦN PHÚ TÀI**
**PHU TAI J.S.C**

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

Số/No.: 347/CBTT-PT

Quy Nhơn Nam, ngày 30 tháng 07 năm 2026
Quy Nhon Nam, July 30, 2026

**CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SGDCK TP.HCM**

**DISCLOSURE OF INFORMATION ON THE STATE SECURITIES COMMISSION'S PORTAL AND HCM STOCK EXCHANGE'S PORTAL**

**Kính gửi/ To:** **- Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission***
**- Sở Giao dịch chứng khoán TP.HCM/ *Hochiminh Stock Exchange***

**Tên tổ chức / *Organization name*: CÔNG TY CỔ PHẦN PHÚ TÀI/ PHU TAI J.S.C**
- Mã chứng khoán/ *Securities Symbol*: **PTB**
- Địa chỉ trụ sở chính/ *Address*: 278 Nguyễn Thị Định, P. Quy Nhơn Nam, tỉnh Gia Lai/ No. 278 Nguyen Thi Dinh st, Quy Nhon Nam ward, Gia Lai province
- Điện thoại/ *Telephone*: 0256 3847 668 - Fax: 0256 3847 556

**Người thực hiện công bố thông tin/ *Submitted by*: Ông/Mr. Phan Quốc Hoài**
- Chức vụ/ *Position*: Phó Tổng giám đốc/ Deputy General Director

Loại thông tin công bố: ☒ định kỳ ☐ bất thường ☐ 24h ☐ theo yêu cầu
*Information disclosure type:* ☒*Periodic* ☐ *Irregular* ☐ *24 hours* ☐ *On demand*

**Nội dung thông tin công bố (*)/ Content of Information disclosure:**
**- Báo cáo tài chính Quý II năm 2026 riêng/ *Separate Financial Statements for Q2.2026***
**- Báo cáo tài chính Quý II năm 2026 hợp nhất/ *Consolidated Financial Statements for Q2.2026***

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026.
*This information was disclosed on Company's Portal on date 30/07/2026.*
Tại đường dẫn: http://phutai.com.vn (mục Báo cáo tài chính)
*Available at http://phutai.com.vn (Financial statements)*

Tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.
*I commit that all information provided in this paper is true and accurate; I shall be legally responsible for any misrepresentation.*

***Tài liệu đính kèm/ Attached Documents:***
- Báo cáo tài chính Quý II năm 2026/ *Financial statements for Q2.2026*

**Đại diện tổ chức/ *Organization representative***
**Người UQ CBTT /*Party authorized to disclose information***
**PHÓ TỔNG GIÁM ĐỐC**
**DEPUTY GENERAL DIRECTOR**

M.S.D.N: 4100259236
CÔNG TY CỔ PHẦN PHÚ TÀI
TỈNH GIA LAI

**PHAN QUỐC HOÀI**

Lưu ý: Trường hợp có sự khác biệt hoặc có cách hiểu khác giữa thông tin bằng tiếng Việt và tiếng Anh thì thông tin bằng tiếng Việt được áp dụng.
*Note: If there is any difference in words or understanding between the information in Vietnamese and English, the information in Vietnamese shall be used.*

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

**PHU TAI JOINT STOCK COMPANY**

For the period from 01/01/2026 to 30/06/2026

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION
***As at 30 June 2026***

| Code | ASSETS | Note | 30/06/2026 VND | 01/01/2026 VND |
|---|---|---|---|---|
| **100** | **A. CURRENT ASSETS** | | **4.012.137.970.767** | **4.075.069.409.407** |
| **110** | **I. Cash and cash equivalents** | **3** | **517.869.029.068** | **655.288.152.328** |
| 111 | 1. Cash | | 517.869.029.068 | 584.525.513.239 |
| 112 | 2. Cash equivalents | | - | 70.762.639.089 |
| **120** | **II. Short-term investments** | **4** | **235.000.155.267** | **200.632.892.871** |
| 121 | 1. Trading securities | | 44.629.111.972 | 41.158.050.501 |
| 122 | 2. Provision for diminution in value of trading securities | | (5.724.288.594) | (2.581.414.997) |
| 123 | 3. Held-to-maturity investments | | 196.095.331.889 | 162.056.257.367 |
| **130** | **III. Short-term receivables** | | **1.242.048.566.246** | **1.206.572.524.329** |
| 131 | 1. Short-term trade receivables | 5 | 935.036.293.778 | 930.095.419.506 |
| 132 | 2. Short-term prepayments to suppliers | 6 | 276.314.082.480 | 264.392.797.735 |
| 135 | . Short-term loan receivables | | - | - |
| 136 | 3. Other short-term receivables | 7 | 125.457.321.889 | 102.860.418.585 |
| 137 | 4. Provision for short-term doubtful debts | | (94.759.131.901) | (90.776.111.497) |
| **140** | **IV. Inventories** | **9** | **1.747.300.079.057** | **1.783.645.315.947** |
| 141 | 1. Inventories | | 1.748.430.215.617 | 1.784.775.452.507 |
| 149 | 2. Provision for devaluation of inventories | | (1.130.136.560) | (1.130.136.560) |
| **160** | **V. Other short-term assets** | | **269.920.141.129** | **228.930.523.932** |
| 161 | 1. Short-term deferred expenses | 10 | 49.058.829.574 | 37.398.629.045 |
| 162 | 2. Deductible VAT | | 215.422.311.251 | 184.830.862.262 |
| 163 | 3. Taxes and other receivables from State budget | 19 | 5.439.000.304 | 6.701.032.625 |

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION
***As at 30 June 2026***
***(Continued)***

| | | | | |
|---|---|---|---|---|
| **200** | **B. NON-CURRENT ASSETS** | | **2.726.762.649.908** | **2.317.945.757.601** |
| **210** | **I. Long-term receivables** | | **27.979.434.139** | **26.351.921.801** |
| 215 | 1. Other long-term receivables | 7 | 27.979.434.139 | 26.351.921.801 |
| **220** | **II. Fixed assets** | | **1.872.511.986.700** | **1.713.991.236.456** |
| 221 | 1. Tangible fixed assets | 11 | 1.849.188.733.597 | 1.689.052.724.763 |
| *222* | *- Historical cost* | | *3.931.841.879.188* | *3.688.851.420.764* |
| *223* | *- Accumulated depreciation* | | *(2.082.653.145.591)* | *(1.999.798.696.001)* |
| 227 | 2. Intangible fixed assets | 12 | 23.323.253.103 | 24.938.511.693 |
| *228* | *- Historical cost* | | *47.029.080.553* | *47.029.080.553* |
| *229* | *- Accumulated depreciation* | | *(23.705.827.450)* | *(22.090.568.860)* |
| **240** | **III. Investment properties** | **13** | **4.811.527.657** | **4.925.185.789** |
| 241 | - Historical cost | | 5.682.906.669 | 5.682.906.669 |
| 242 | - Accumulated depreciation | | (871.379.012) | (757.720.880) |
| **250** | **IV. Long-term assets in progress** | **14** | **273.869.537.062** | **43.712.984.549** |
| 252 | 1. Construction in progress | | 273.869.537.062 | 43.712.984.549 |
| **260** | **V. Long-term investments** | **4** | **274.263.274.997** | **257.263.443.060** |
| 262 | 1. Investments in joint ventures and associates | | 274.263.274.997 | 257.263.443.060 |
| 263 | . Equity investments in other entities | | - | - |
| **270** | **VI. Other long-term assets** | | **273.326.889.353** | **271.700.985.946** |
| 271 | 1. Long-term deferred expenses | 10 | 247.568.363.370 | 244.400.767.537 |
| 272 | 2. Deferred income tax assets | 36 | 2.963.020.356 | 2.382.313.660 |
| 269 | 3. Goodwill | 15 | 22.795.505.627 | 24.917.904.749 |
| **270** | **TOTAL ASSETS** | | **6.738.900.620.675** | **6.393.015.167.008** |

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION
***As at 30 June 2026***
***(Continued)***

| Code | CAPITAL | Note | 30/06/2026 VND | 01/01/2026 VND |
|---|---|---|---|---|
| **300** | **C. LIABILITIES** | | **3.012.510.235.988** | **3.044.617.625.716** |
| **310** | **I. Current liabilities** | | **2.519.386.695.136** | **2.659.183.221.717** |
| 311 | 1. Short-term trade payables | 16 | 589.960.054.078 | 554.084.132.592 |
| 312 | 2. Short-term prepayments from customers | 17 | 100.402.237.470 | 109.507.056.375 |
| 313 | 3. Must pay dividends, profits | 18 | 3.482.584.800 | 3.453.399.800 |
| 314 | 4. Taxes and other payables to State budget | 19 | 85.804.392.914 | 93.543.334.573 |
| 315 | 5. Payables to employees | | 100.936.076.401 | 127.872.155.491 |
| 316 | 6. Short-term accrued expenses | 20 | 57.177.704.980 | 95.208.656.112 |
| 320 | 8. Other short-term payables | 21 | 40.865.844.358 | 30.339.344.563 |
| 321 | 9. Short-term borrowings and finance lease liabilities | 22 | 1.464.720.947.224 | 1.576.129.889.443 |
| 322 | 10. Provisions for short-term payables | 23 | 2.897.225.282 | 3.308.620.958 |
| 323 | 11. Bonus and welfare fund | | 67.112.953.662 | 65.736.631.810 |
| **330** | **II. Non-current liabilities** | | **493.123.540.852** | **385.434.403.999** |
| 337 | 1. Other long-term payables | 21 | 257.213.091 | 278.173.200 |
| 338 | 2. Long-term borrowings and finance lease liabilities | 22 | 465.328.240.916 | 359.067.844.094 |
| 341 | 3. Deferred income tax liabilities | 36 | 6.694.602.953 | 6.693.670.099 |
| 342 | 4. Provisions for long-term payables | 23 | 20.843.483.892 | 19.394.716.606 |
| **400** | **D. OWNER'S EQUITY** | | **3.726.390.384.687** | **3.348.397.541.292** |
| **410** | **I. Owner's equity** | **24** | **3.726.390.384.687** | **3.348.397.541.292** |
| 411 | 1. Contributed capital | | 1.004.070.740.000 | 669.384.030.000 |
| *411a* | *- Ordinary shares with voting rights* | | *1.004.070.740.000* | *669.384.030.000* |
| 414 | 3. Other capital | | 1.829.581.434.571 | 1.765.246.311.654 |
| 420 | 4. Retained earnings | | 722.884.265.527 | 772.638.088.369 |
| *420a* | *- Retained earnings accumulated to previous year* | | *436.001.134.141* | *279.590.101.868* |
| *420b* | *- Retained earnings of the current year* | | *286.883.131.386* | *493.047.986.501* |
| 429 | 5. Non-Controlling Interests | | 143.131.297.589 | 141.129.111.269 |
| **440** | **TOTAL CAPITAL** | | **6.738.900.620.675** | **6.393.015.167.008** |

*Gia Lai, 30 July 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Tran Nguyen Kha | Nguyen Thi My Loan | NGUYỄN SỸ HÒE |

CÔNG TY CỔ PHẦN PHÚ TÀI TỈNH GIA LAI

## CONSOLIDATED STATEMENT OF INCOME
### First six months of year 2026

| Code | ITEMS | Note | 2nd quarter of year 2026 | First six months of year 2026 | 2nd quarter of year 2025 | First six months of year 2025 |
|---|---|---|---|---|---|---|
| | | | VND | VND | VND | VND |
| **01** | **1. Revenue from sales of goods and rendering of services** | **26** | **2.084.369.165.294** | **4.179.105.537.482** | **1.904.632.680.204** | **3.524.861.633.220** |
| 02 | 2. Revenue deductions | 27 | - | - | - | 17.300.080 |
| **10** | **3. Net revenue from sales of goods and rendering of services** | | **2.084.369.165.294** | **4.179.105.537.482** | **1.904.632.680.204** | **3.524.844.333.140** |
| **11** | **4. Cost of goods sold and services rendered** | **28** | **1.679.684.212.861** | **3.331.623.233.375** | **1.513.600.785.430** | **2.786.265.467.640** |
| **20** | **5. Gross profit from sales of goods and rendering of services** | | **404.684.952.433** | **847.482.304.107** | **391.031.894.774** | **738.578.865.500** |
| 21 | 6. Financial income | 29 | 5.202.930.795 | 20.733.746.235 | 31.756.414.259 | 45.806.280.175 |
| 22 | 7. Financial expense | 30 | 28.184.014.405 | 63.105.433.596 | 21.399.248.611 | 40.973.199.817 |
| 23 | *In which: Interest expense* | | *19.489.302.757* | *43.395.336.227* | *19.265.834.004* | *36.683.861.189* |
| 24 | 8. Share of joint ventures and associates' profit or loss | | (124.608.280) | (272.158.063) | (593.456.596) | 645.574.025 |
| 25 | 9. Selling expense | 31 | 149.115.720.994 | 314.104.837.096 | 149.882.210.268 | 280.573.628.230 |
| 26 | 10. General and administrative expenses | 32 | 76.591.496.428 | 145.287.951.724 | 86.555.522.347 | 149.895.848.349 |
| **30** | **11. Net profit from operating activities** | | **155.872.043.121** | **345.445.669.863** | **164.357.871.211** | **313.588.043.304** |
| 31 | 12. Other income | 33 | 11.861.457.071 | 14.241.002.388 | 5.352.478.315 | 10.836.026.985 |
| 32 | 13. Other expenses | 34 | 4.247.898.616 | 6.404.921.889 | 11.663.756.839 | 21.250.391.583 |
| **40** | **14. Other profit** | | **7.613.558.455** | **7.836.080.499** | **(6.311.278.524)** | **(10.414.364.598)** |

## CONSOLIDATED STATEMENT OF INCOME
**First six months of year 2026**
***(Continued)***

| | | | | | | |
|---|---|---|---|---|---|---|
| **50** | **15. Total net profit before tax** | | **163.485.601.576** | **353.281.750.362** | **158.046.592.687** | **303.173.678.706** |
| 51 | 16. Current corporate income tax expense | 35 | 30.666.410.097 | 66.978.392.818 | 27.804.744.327 | 57.014.232.973 |
| 52 | 17. Deferred corporate income tax expense | 36 | (97.929.403) | (579.773.842) | 985.288.549 | (47.760.965) |
| **60** | **18. Profit after corporate income tax** | | **132.917.120.882** | **286.883.131.386** | **129.256.559.811** | **246.207.206.698** |
| **61** | **19. Profit after tax attributable to owners of the parent** | | **127.541.296.625** | **277.299.726.566** | **124.573.437.750** | **237.583.900.890** |
| **62** | **20. Profit after tax attributable to non-controlling interest** | | **5.375.824.257** | **9.583.404.820** | **4.683.122.061** | **8.623.305.808** |
| **70** | **21. Basic earnings per share** | **37** | **898** | **2.762** | **1.861** | **3.549** |

*Gia Lai, 30 July 2026*

| **Preparer** | **Chief Accountant** | **General Director** |
|---|---|---|
| **Tran Nguyen Kha** | **Nguyen Thi My Loan** | **NGUYỄN SỸ HÒE** |

M.S.D.N:41002... CÔNG TY CỔ PHẦN PHÚ TÀI TỈNH GIA LAI

## CONSOLIDATED STATEMENT OF CASH FLOWS
**First six months of year 2026**
***(Indirect method)***

| Code | ITEMS | Note | First six months of year 2026 | First six months of year 2025 |
|---|---|---|---|---|
| | | | VND | VND |
| | **I. CASH FLOWS FROM OPERATING ACTIVITIES** | | | |
| ***01*** | ***1. Profit before tax*** | | ***353.281.750.362*** | ***303.173.678.706*** |
| | ***2. Adjustment for*** | | | |
| 02 | - Depreciation and amortization of fixed assets and investment properties | | 140.626.424.471 | 119.679.424.289 |
| 03 | - Provisions | | 8.163.265.611 | 7.322.466.202 |
| 04 | - Exchange gains / losses from retranslation of monetary items denominated in foreign currency | | 1.062.919.539 | (10.584.396.020) |
| 05 | - Gains / losses from investment activities | | (4.738.757.035) | (13.190.351.317) |
| 06 | - Interest expense | | 43.395.336.227 | 36.683.861.189 |
| ***08*** | ***3. Operating profit before changes in working capital*** | | ***541.790.939.175*** | ***443.084.683.049*** |
| 09 | - Increase / decrease in receivables | | 78.395.495.088 | 182.467.173.612 |
| 10 | - Increase / decrease in inventories | | 36.345.236.890 | 8.816.513.484 |
| 11 | - Increase / decrease in payables | | (30.077.212.962) | 52.015.617.785 |
| 12 | - Increase / decrease in prepaid expenses | | (17.469.045.820) | (1.707.113.502) |
| 13 | - Increase / decrease in trading securities | | (3.471.061.471) | (8.089.349.786) |
| 14 | - Interest paid | | (42.431.328.092) | (36.536.995.714) |
| 15 | - Corporate income tax paid | | (79.248.180.958) | (45.008.939.561) |
| 17 | - Other payments on operating activities | | (24.317.580.376) | (12.153.155.995) |
| ***20*** | ***Net cash flow from operating activities*** | | ***459.517.261.474*** | ***582.888.433.372*** |
| | **II. CASH FLOWS FROM INVESTING ACTIVITIES** | | | |
| 21 | 1. Purchase or construction of fixed assets and other long-term assets | | (546.376.123.990) | (223.248.800.715) |
| 22 | 2. Proceeds from disposals of fixed assets and other long-term assets | | 22.565.942.127 | 29.154.311.208 |
| 23 | 3. Loans and purchase of debt instruments from other entities | | (34.039.074.522) | (1.600.000.000) |
| 24 | 4. Collection of loans and resale of debt instrument of other entities | | - | 19.042.971.680 |
| 27 | 5. Interest and dividend received | | 288.690.572 | 5.425.819.641 |
| ***30*** | ***Net cash flow from investing activities*** | | ***(557.560.565.813)*** | ***(171.225.698.186)*** |
| | **III. CASH FLOWS FROM FINANCING ACTIVITIES** | | | |
| 31 | 1. Proceeds from issuance of shares and receipt of contributed capital | | 160.599.457.000 | - |
| 33 | 2. Proceeds from borrowings | | 2.736.935.135.542 | 2.720.495.994.516 |
| 34 | 3. Repayment of principal | | (2.894.974.127.096) | (2.706.110.624.581) |
| 36 | 4. Dividends or profits paid to owners | | (43.342.227.000) | (66.924.919.000) |
| ***40*** | ***Net cash flow from financing activities*** | | ***(40.781.761.554)*** | ***(52.539.549.065)*** |

## CONSOLIDATED STATEMENT OF CASH FLOWS
**First quarter of 2026**
***(Indirect method)***
***(Continued)***

| Code | ITEMS | Note | First six months of VND | First six months of VND |
|---|---|---|---|---|
| **50** | **Net cash flows in the year** | | **(138.825.065.893)** | **359.123.186.121** |
| **60** | **Cash and cash equivalents at the beginning of the year** | | **655.288.152.328** | **470.850.849.148** |
| 61 | Effect of exchange rate fluctuations | | 1.405.942.633 | 7.488.134.336 |
| **70** | **Cash and cash equivalents at the end** | **3** | **517.869.029.068** | **837.462.169.605** |

*Gia Lai, 30 July 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Tran Nguyen Kha | Nguyen Thi My Loan | NGUYỄN SỸ HÒE |

M.S.D.N: 410... CÔNG TY CỔ PHẦN PHÚ TÀI TỈNH GIA LAI

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
## For the accounting period from 01/01/2026 to 31/03/2026

### 1 GENERAL INFORMATION OF THE COMPANY

**Form of ownership**

Phu Tai Joint Stock Company was established under the Decision No. 150/QD-BQP dated 10 November 2004 by the Ministry of Defence on the transformation of Phu Tai Company under Military Zone 5 into Phu Tai Joint Stock Company.

The Company operates under Certificate of Business Registration and Tax Registration No. 4100259236 issued for the first time on December 30, 2004 and amended for the 31st time on March 04, 2026 by the Department of Planning and Investment of Binh Dinh Province.

The Company's charter capital As at 30 June 2026 is VND 1.004.070.740.000; equivalent to 100.407.074 shares with the par value of VND 10,000

The total number of employees of the Company As at 30 June 2026 is 7.053 employees (It was 6.914 people as at 01 January 2026).

**Business field:** Industrial manufacturing, trading and services.

**Business activities:** Main business activities of the Company include:

- Cutting, shaping and finishing granite, basalt, marble;
- Exploiting granite, basalt; exploiting stone, sand and gravel for use as construction materials;
- Manufacturing beds, wardrobes, tables, chairs and other products of wood;
- Producing crushed stone, lime and similar products;
- Office leasing;
- Purchasing and selling products from granite, basalt, marble;
- Wholesaling automobiles and other motor vehicles;
- Sale of spare parts and accessories of cars and other motor vehicles;
- Real estate investment and business.

**The Company's structure**

The Company's subsidiaries consolidated in the Consolidated Financial Statements As at 30 June 2026 include:

| Name of Company | Head office | Proportion of ownership and voting rights | Principal activities |
|---|---|---|---|
| Tuan Dat Minerals One -member Company Limited | Phu My Tay Commune, Gia Lai Province | 100% | Mining and processing of stone |
| Universal Stone Joint Stock Company | Tang Nhon Phu Warrd, Ho Chi Minh City | 60% | Trading and processing of stone |
| Vina G7 Joint Stock Company | Tam Phuoc Ward, Dong Nai Province | 98,64% | Trading and processing of wood products |
| Toyota Binh Dinh One -member Company Limited | Quy Nhon Nam Ward, Gia Lai Province | 100% | Trading and repairing of cars |
| Toyota Da Nang One -member Company Limited | Hoa Cuong Ward, Da Nang City | 100% | Trading and repairing of cars |
| Phu Tai Dong Nai One - member Company Limited | Tam Phuoc Ward, Dong Nai Province | 100% | Trading and processing of wood products |

| Name of Company | Head office | Proportion of ownership and voting rights | Principal activities |
|---|---|---|---|
| Granite Manufacturing Company Limited | Son Hoa Commune, Đak Lak Province | 70% | Mining and processing of stone |
| Phu Tai Real Estate One Member Limited Company | Quy Nhon Nam Ward, Gia Lai Province | 100% | Real estate business |
| Thanh Chau Phu Yen Granite Company Limited | Xuan Lanh Commune, Đak Lak Province | 100% | Mining and processing of stone |
| Son Phat Production and Trading Company Limited | Van Thang Commune, Khanh Hoa Province | 99% | Mining and processing of stone |
| Phu Tai Ninh Thuan Stone Joint Stock Company | Dong Hai Ward, Khanh Hoa Province | 98% | Stone production and processing |
| Phu Tai Quartz Stone One Member Company Limited | Nhon Trach Commune, Dong Nai Province | 100% | Stone production and processing |
| Phu Tai Binh Dinh Wood Company Limited | Xuan An Commune, Gia Lai Province | 100% | Manufacturing of beds, cabinets, tables, and chairs |
| Phu Tai Binh Dinh Quartz Company Limited | Quy Nhon Tay Ward, Gia Lai Province | 100% | Production and processing of stone and stone powder |
| Phu Tai Yen Bai Stone Company Limited | Muong Lai Commune, Lao Cai Province | 100% | Mining and processing of stone |
| Phu Tai Khanh Hoa Stone One Member Company Limited | Tu Bong Commune, Khanh Hoa Province | 100% | Mining and processing of stone |
| Phu Tai Dong Nai Stone Company Limited | Nhon Trach Commune, Dong Nai Province | 100% | Mining and processing of stone |
| Phu Tai Home Company Limited | Hanh Thong Ward, Ho Chi Minh City | 100% | Trading of wood and stone products |
| Phu Tai Dieu Tri Investment Company Limited | Quy Nhon Nam Ward, Gia Lai Province | 60% | Real estate business |
| Phuc Tan Kieu One Member Company Limited | Binh An Ward, Gia Lai Province | 100%<br>100,00% | Production of wood chips and pellets |
| Phu Tai Primeum Metal Furniture One Member Limited Liability Company | Xuan An Commune, Gia Lai Province | 100% | Production of metal combined with other materials |
| An Phu Forestry Joint Stock Company | Quy Nhon Nam Ward, Gia Lai Province | 98% | Production of wood chips and pellets |

## 2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

### 2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Group maintains its accounting records in Vietnamese Dong (VND).

### 2.2 Standards and Applicable Accounting Policies

*Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and Circular No. 43/2026/TT-BTC dated 20 April 2026 providing guidance on the preparation and presentation of consolidated financial statements.

*Declaration of compliance with Accounting Standards and Accounting System*

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

**2.3 Basis for preparation of Consolidated Financial Statements**

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control For the accounting period from 01/01/2026 to 30/06/2026. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the year are included in the Consolidated financial statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated Financial Statements.

*Non - controlling interests*

Non - controlling interest represents the portion of profit or loss and net assets of subsidiaries not held by owners.

*Profit and loss when there is a change in the Group's ownership in subsidiaries:*

In case the Parent Company reduces their investment in subsidiaries and loses control over the subsidiaries, the subsidiaries become associates: Profit/loss recorded in the Consolidated Financial Statements is the difference between the receipt from divestment and the total value of net assets transferred and remaining goodwill.

**2.4 Accounting estimates**

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated useful life of fixed assets and investment properties;
- Allocation of prepaid expenses and goodwill;
- Classification and provision of financial investments;
- Estimated provision for payables;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Consolidated Financial Statements of the Group and that are assessed by the Board of General Directors to be reasonable under the circumstances.

### 2.5 Foreign currency transactions

The foreign currency transactions during the year are translated into Vietnam Dong using the avarage exchange rate ruling at the transaction date.

Avarage exchange rates are determined under the following principles:

- For asset accounts, applying the avarage rate of the commercial bank where the Company regularly conducts transaction;
- For cash deposited in bank, applying the avarage rate of the commercial bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the avarage rate of the commercial bank where the Company regularly conducts transactions.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

### 2.6 Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

### 2.7 Goodwill

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and the acquirer's interest in the net fair value of the identifiable subsidiable assets at the acquisition date held by the Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Group will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the period of arising.

### 2.8 Financial investments

Trading securities are initially recognized at original cost, which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon the liquidation or transfer, cost of trading securities is determined using weighted average method.

Investments held to maturity include: time deposits (including promissory notes and bills of exchange), bonds, preferred shares that the issuer is obligated to repurchase at a certain point in the future, loans, etc., held to maturity for the purpose of earning periodic interest, and other investments held to maturity.

Investments in joint ventures and associates acquired during the year are accounted for by the acquiring party based on the acquisition date, the cost of the investment, and in accordance with the provisions of the Accounting Standards "Financial Information on Joint Venture Contributions" and "Accounting for Investments in Associates".

In consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognized on the consolidated balance sheet at cost, and then adjusted for changes in the joint ventures and associates's ownership stake in the net assets of the associate after the acquisition. Goodwill arising from the investment in the joint ventures and associatesis reflected in the remaining value of the investment. The Group does not amortize this goodwill but conducts an annual assessment to determine whether the goodwill has been impaired.

Regarding the adjustment of the value of investments in joint ventures and associated companies from the date of investment to the beginning of the reporting period, the Group shall proceed as follows:

- For the adjustment to the income statement of previous years: make an adjustment to the undistributed profit after tax according to net adjusted accumulated amount to the beginning of the reporting year.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the balance sheet of the previous years: determine the adjustment to the corresponding items on the Statement of Financial Position according to net accumulated adjusted amount.

For the adjustment of the value of investments in joint ventures and associates arising in the year, the Group shall exclude the preferred dividends of other shareholders (if preferred shares are classified as Owner's capital); expected number of deductions for bonus and welfare funds of joint ventures and associates; share of profits related to transactions of joint ventures, associates contributing capital or selling assets to the Company before determining the Company's share in the profit or loss of the joint venture or associated company during the reporting year. The Group then adjusts the value of the investment in proportion to its share in profits and losses of joint ventures and associates and immediately recognizes it in the Consolidated Statement of Income .

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

Investments in equity instruments of other entities include investments in equity instruments of other entities in which the entity does not have control, joint control, or significant influence over the investee. The initial carrying value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less any provision for impairment of the investment..

Dividends received in the form of shares only record the number of shares received; they do not record an increase in the value of the investment or financial income.

*Provisions for impairment of investments are established at the end of the year as follows:*

For investments in trading securities: the basis for provision is the difference between the original cost of the investments as recorded in the accounting books and their market value at the time of provision.

For long-term investments (not classified as trading securities) that do not have a significant impact on the investee: if the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the time of reporting, the provision is based on the financial statements of the investee at the time of provision.

For investments held until maturity: based on the likelihood of recovery, provisions for doubtful receivables shall be established in accordance with the law

## 2.9 Receivables

The receivables shall be recorded in detail in terms of maturity date, entities receivable, types of currency and other factors according to requirements for management of the Group. The receivables shall be classified into short-term receivables or long-term receivables on the Consolidated Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

## 2.10 Inventories

Inventories are initially recognized at the original cost including purchase price, processing cost, and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs of completion and the estimated costs of selling the product.

The cost of inventory is calculated using the weighted average method.

Inventory is recorded by the perpetual method.

Method for valuation of work in process at the end of the period: The value of work in progress is recorded based on the actual cost incurred for each unfinished product.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

## 2.11 Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

*Value after initial recognition*

If costs arise after initial recognition that increase future economic benefits expected to be obtained from the use of tangible fixed assets beyond standard operating level according to the initial assessment, these costs are capitalized as an additional historical cost of tangible fixed assets.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recorded in the Separate Income Statement in the year in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight - line method over their estimated useful lives as follows:

| | |
|---|---|
| - Buildings and structures | 06 - 30 years |
| - Machinery, equipment | 04 - 10 years |
| - Vehicles, transportation equipment | 06 - 12 years |
| - Office equipment | 03 - 08 years |
| - Others tangible fixed assets | 05 - 08 years |
| - Site preparation expenses | 10 - 25 years |
| - Land use rights | 50 years |
| - Mining rights | 10 - 25 years |
| - Accounting sortware | 05 years |
| - Others intangible fixed assets | 02 - 20 years |

## 2.12 Investment properties

Investment properties are initially recognised at historical cost.

Investment properties for operating leases are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings and structures 25 years

### 2.13 Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

### 2.14 Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

### 2.15 Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Prepaid land expenses include prepaid land rental, including those related to leased land for which the Group has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with the Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These expenses are recognized in the consolidated statement of income on a straight-line basis according to the lease term of the contract.

Tools and supplies include assets which are possessed by the Group in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis over 6 to 12 months.

Mining operation costs are recognized at historical cost and allocated to annual production and business expenses using the straight-line method over a useful life ranging from 03 to 60 months.
Expenses for major repair of machinery, equipment, workshops and offices are allocated on the straight-line basis over 06 to 36 months.

Other prepaid expenses are recorded according to their historical costs and allocated on the straight-line basis over their useful lives from 1 to 3 years.

### 2.16 Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Group. The payables shall be classified into short-term payables or long-term payables on the Consolidated Financial Statements according to their remaining terms at the reporting date.

### 2.17 Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings denominated in foreign currency, they shall be recorded in details in terms of types of currency.

### 2.18 Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

### 2.19 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, land rental, transportation expense etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

### 2.20 Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Group has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Provisions for payables are recorded as operating expenses of the accounting period. In case provision made for the previous accounting period but not used up exceeds the one made for the current accounting period, the difference is recorded as a decrease in production and business expenses in the period.

Environmental Restoration Costs for Mining Sites are accrued based on the total estimated costs for environmental rehabilitation and the duration of mining operations approved by the relevant authorities.

The accrual ensures the principle of matching revenues and expenses, thereby avoiding significant fluctuations in costs during the fiscal year in which the environmental restoration is carried out.

### 2.21 Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Other capital is the operating capital formed from the operating results or from gifts, presents, financing and asset revaluation (If allowed to record increase or decrease in Owner's Investment Capital).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Group.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

## 2.22 Revenues

Revenue is recognized when it is probable that the economic benefits, which can be measured reliably, will flow to the Group. Revenue is determined at the fair value of amounts received or expect to get after deducting trade discounts, sales discounts, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

*Revenue from sale of goods*

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Group no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

*Revenue from rendering of services*

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

*Revenue from the sale of real estate*

- The real estate have been fully completed and handed over to the buyers. The Group has transferred the risks and benefits associated with ownership of the real estate to the buyers;
- The Group no longer retains managerial rights over the real estate as an owner, nor does it have control over the real estate;

In cases where real estate is sold under the form of customer self-completion or completion by the Group at the customer's request, revenue is recognized upon the handover of the basic construction (structural work) to the customer.

*Operating lease income*

Operating lease income mainly comprises office rental income, which is recognized in the statement of profit or loss on a straight-line basis over the lease term in accordance with the provisions of the lease agreements.

*Financial income*

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the Group shall be recognised when the two conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the Group;
- The amount of the revenue can be measured reliably.

Dividends and distributed profits are recognized when the Group is entitled to receive dividends or receive profits from capital contribution.

## 2.23 Revenue deductions

Revenue deductions from sales and service provisions arising in the year include: Sales returns, sales discounts.

Sales return and sales discounts incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Consolidated Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of issuance Consolidated _Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

### 2.24 Cost of goods sold

The recognition of cost of goods sold is matched against revenue in the year and complies with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year.

### 2.25 Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc...

The above items are recorded by the total amount arising in the period without offsetting against financial income.

### 2.26 Selling expenses

Selling expenses reflect the actual costs incurred during the sale of products, goods, and services. These expenses mainly include costs of materials and packaging for sales, employee salaries, social insurance, health insurance, unemployment insurance, trade union funds for sales staff, transportation costs, customs procedure fees, logistics expenses, and other related costs.

### 2.27 General and administrative expenses

General and administrative expenses reflect the Group's overall management costs, primarily including salaries, social insurance, health insurance, trade union funds, and unemployment insurance for management personnel; costs of materials and office supplies; depreciation of fixed assets used for corporate management; expenses for conferences and annual reviews; employee travel and retreat expenses; and other related costs.

### 2.28 Corporate income tax

*Deferred income tax asset and Deferred income tax liability*

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of the reporting period.

Current corporate income tax expenses are determined based on taxable income during the accounting period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary difference, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses cannot be offset against deferred corporate income tax expenses.

*Tax incentives*

The corporation is currently enjoying the following tax incentives:

| Projects | Documents | Corporate Income Tax (CIT) Incentives | Incentives |
|---|---|---|---|
| Furniture processing factory located at Lots B10C, B11 and B12, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province | Investment Registration Certificate No. 2720780240 dated September 4, 2020, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province). | The project enjoys a preferential corporate income tax (CIT) rate of 10% for 15 years from the first year of generating revenue, and a tax exemption for 4 years, followed by a 50% reduction in the CIT payable for the next 9 years from the first year of generating taxable income from the project. The first year of taxable income is 2022. | Currently enjoying the preferential corporate income tax (CIT) rate of 10% and the CIT exemption period |
| Phu Cat Wood Processing Factory located at Lot B1-B7, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province. | Investment Registration Certificate No. 4421721746 dated January 23, 2017, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province). | The project is exempt from corporate income tax (CIT) for 4 years from the date taxable income is first generated and receives a 50% reduction in the CIT payable for the following 9 years on taxable income generated from the project. The first year of taxable income is 2018. | Currently enjoying a 50% reduction in the CIT payable. |
| High-grade quartz stone processing plant located in Nhon Trach Textile and Garment Industrial Park, Nhon Trach Commune, Dong Nai Province. | Investment Registration Certificate No. 7675111413 dated July 30, 2019, issued by the Dong Nai Industrial Zones Authority. | The project is exempt from corporate income tax (CIT) for 2 years and receives a 50% reduction in the CIT payable for the following 4 years, starting from the first year the project generates taxable income. The first year of taxable income is 2021. | Currently enjoying a 50% reduction in the CIT payable. |
| High-end aluminum and steel products manufacturing plant located at Lot B8, B9, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province | Investment Registration Certificate No. 6053867564 dated October 8, 2024, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province). | The project is exempt from corporate income tax (CIT) for 4 years and receives a 50% reduction in the CIT payable for the following 9 years, starting from the first year the project generates taxable income. | No taxable income has been generated yet. |
| Wood pellet export factory located at Lots A1, A2, A3 and part of Lot A4, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province | Investment Registration Certificate No. 1345282631 dated April 4, 2019, amended for the third time on February 15, 2025, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province). | The project is exempt from corporate income tax (CIT) for 4 years and entitled to a 50% reduction in the CIT payable for the following 9 years from the first year the project generates taxable income; it also enjoys a preferential CIT rate of 10% for a period of 15 years. | The tax incentive will be applied starting from the 2026 tax year |

*Current corporate income tax rate*

For the fiscal year ended 30 June 2026, in addition to the income subject to the preferential tax rates mentioned above, the Group is subject to a corporate income tax (CIT) rate of 20% on its business activities generating taxable income.

### 2.29 Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to common shareholders of the Company (after appropriation to bonus and welfare fund and allowance for Board of Management) by the weighted average number of outstanding common shares in circulation in the year.

### 2.30 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Group or being under the control of the Group, or being under common control with the Group, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Group that have a significant influence on the Group, key management personnel including directors and employees of the Group, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence over the Company.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Consolidated Financial Statements, the Group should consider the nature of the relationship rather than the legal form of the relationship.

### 2.31 Segment information

A segment is a distinguishable component of the Group that is engaged in providing an individual or group of related products or services (business segment) or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Group in order to help users of consolidated financial statements better understand and make more informed judgements about the Group as a whole.

## 3 CASH AND CASH EQUIVALENTS

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Cash on hand | 22.100.042.910 | 29.298.085.327 |
| Demand deposits | 495.768.986.158 | 555.167.427.912 |
| *Joint Stock Commercial Bank for Investment and Development of Vietnam* | 71.965.354.813 | 69.621.496.733 |
| *Joint Stock Commercial Bank for Foreign Trade of Viet Nam* | 65.738.238.093 | 121.169.296.690 |
| *Military Commercial Joint Stock Bank* | 137.415.602.678 | 139.068.717.261 |
| *Vietnam Technological and Commercial Joint Stock Bank* | 109.945.698.932 | 101.088.964.038 |
| Others | 110.704.091.642 | 124.218.953.190 |
| Cash in transit | - | 60.000.000 |
| Cash equivalents | - | 70.762.639.089 |
| | **517.869.029.068** | **655.288.152.328** |

## 4 FINANCIAL INVESTMENTS

### a) Held to maturity investments

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Original cost | Provision | Original cost | Provision |
| | VND | VND | VND | VND |
| **Short-term investments** | | | | |
| Term deposits (i) | 53.901.210.778 | - | 4.134.722.053 | - |
| Certificate of deposit (ii) | 10.311.121.111 | - | 86.321.535.314 | - |
| Others investments | 131.883.000.000 | - | 71.600.000.000 | - |
| ***Others (iii)*** | ***117.483.000.000*** | | ***50.000.000.000*** | |
| Ms. Dao Thi Lien | 23.000.000.000 | | 25.000.000.000 | |
| Ms. Le Thi Trang | 25.000.000.000 | | 25.000.000.000 | |
| Mr. Tran Van Chuan | 69.483.000.000 | | | |
| ***Related*** | | | ***21.600.000.000*** | |
| AN PHAT LAND | 14.400.000.000 | | 21.600.000.000 | |
| | **196.095.331.889** | **-** | **162.056.257.367** | **-** |

(i) As at 30 June 2026, held-to-maturity investments comprised:

- An 18-month term deposit of VND 1,600,000,000 placed with the Agribank – Binh Dinh Branch, bearing interest at 4.5% per annum.
- 12-month term deposits of VND 1,200,000,000 and VND 2,534,722,053 placed with the Vietcombank – Quy Nhon Branch, bearing interest rates of 6.0% and 4.9% per annum, respectively.
- Time deposits with maturities of 1–6 months amounting to VND 46,566,488,725 at Orient Commercial Joint Stock Bank (OCB), earning interest at rates ranging from 4.75% to 8.10% per annum

(ii) A 48-month certificate of deposit with a carrying amount of VND 10.311.121.111 issued by Techcombank.

(iii) As at 30 June 2026, short-term loans represent loans granted under agreements between the Group and individuals/organizations, denominated in VND. Interest rates are floating and referenced to commercial bank rates. The loans are intended to supplement working capital for production and business activities and investments in accordance with applicable laws, with tenors of up to 12 months and are unsecured.

## 4 FINANCIAL INVESTMENTS

### b) Trading securities

| | Stock Code | 30/06/2026 Original cost VND | 30/06/2026 Fair value VND | 30/06/2026 Provision VND | 01/01/2026 Original cost VND | 01/01/2026 Fair value VND | 01/01/2026 Provision VND |
|---|---|---|---|---|---|---|---|
| Mobile World Investment Joint Stock Company | MWG | 5.948.943.000 | 5.467.000.000 | (481.943.000) | - | - | - |
| FPT Joint Stock Company | FPT | 16.175.593.739 | 12.636.000.000 | (3.539.593.739) | - | - | - |
| Vietnam Joint Stock Commercial Bank for Industry and Trade | CTG | 4.348.502.052 | 4.074.000.000 | (274.502.052) | - | - | - |
| SSI Securities Corporation | SSI | - | - | - | 10.261.190.368 | 9.377.500.000 | (883.690.368) |
| Saigon - Hanoi Commercial Joint Stock Bank | SHB | - | - | - | 5.274.648.750 | 4.905.000.000 | (369.648.750) |
| Masan Group Corporation | MSN | 6.468.399.680 | 5.768.000.000 | (700.399.680) | 8.122.672.415 | 7.700.000.000 | (422.672.415) |
| Binh Duong Mineral and Construction Joint Stock | KSB | - | - | - | 5.539.871.938 | 4.924.800.000 | (615.071.938) |
| MBLand Holdings JSC (i) | | 450.000.000 | | | 450.000.000 | | |
| Others | | 11.237.673.501 | 10.509.823.378 | (727.850.123) | 11.509.667.030 | 11.413.600.000 | (290.331.526) |
| | | **44.629.111.972** | **38.454.823.378** | **(5.724.288.594)** | **41.158.050.501** | **38.320.900.000** | **(2.581.414.997)** |

The fair value of trading securities is determined base on closing price listed on HNX, HOSE and UPCOM on 31 December 2025 and 30 June 2026.

(i) For the investment in shares of MBLand Corporation, the Group has not determined the fair value of this financial investment because Vietnamese Accounting Standards and Vietnam's corporate accounting regime have not yet provided specific guidance on determining fair value.

## 4 LONG-TERM INVESTMENTS

### c) Equity investments in associates and joint - ventures

| | Address | 30/06/2026 Rate of voting rights | 30/06/2026 Book value according to the equity method VND | 01/01/2026 Rate of voting rights | 01/01/2026 Book value according to the equity method VND |
|---|---|---|---|---|---|
| **Investments in associates** | | | **274.263.274.997** | | **257.263.443.060** |
| Phu Yen Construction Materials JSC (i) | Phu Yen | 49,01% | 17.844.781.711 | 49,01% | 17.844.256.801 |
| Phu Tai Van Ha Investment JSC (ii) | Gia Lai | 50,00% | 239.146.503.286 | 50,00% | 239.419.186.259 |
| Quy Nhơn Frozen Seafoods JSC (iii) | Gia Lai | 47,98% | 17.271.990.000 | | - |
| | | | **274.263.274.997** | | **257.263.443.060** |

(i) Phu Yen Construction Materials Joint Stock Company ("Phu Yen") operates under Enterprise Registration Certificate No. 4400344683, initially issued by the Department of Planning and Investment of Phu Yen Province on 27 May 2004. The registered head office of Phu Yen is located at Lots A7, A8, A17 and A18, An Phu Industrial Park, Binh Kien Ward, Dak Lak Province, Vietnam. The principal business activities of the associate are the mining and processing of dimension stone, construction stone and construction sand. As at 30 June 2026, the Group held 49.01% of the equity interest and voting rights in Phu Yen.

(ii) Phu Tai Van Ha Investment Joint Stock Company ("Phu Tai Van Ha") operates under Enterprise Registration Certificate No. 4101626062, initially issued by the Department of Planning and Investment of Binh Dinh Province on 14 March 2023. The registered head office of Phu Tai Van Ha is located at 3rd Floor, Phu Tai Building, 278 Nguyen Thi Dinh Street, Quy Nhon Nam Ward, Gia Lai Province, Vietnam. The principal business activity of Phu Tai Van Ha is real estate investment and development. As at 30 June 2026, the Group held 50.00% of the equity interest and voting rights in Phu Tai Van Ha.

(iii) Quy Nhon Frozen Seafoods Joint Stock Company ("Quy Nhon Frozen Seafoods") operates under Enterprise Registration Certificate No. 4100483485, initially issued by the Department of Planning and Investment of Binh Dinh Province on 24 April 2003. The registered head office of Quy Nhon Frozen Seafoods is located at No. 4 Phan Chu Trinh Street, Quy Nhon Ward, Gia Lai Province, Vietnam. The principal business activity of Quy Nhon Frozen Seafoods is real estate business, including the trading of real estate and land use rights owned, used or leased by the Company. As at 30 June 2026, the Group held 47.98% of the equity interest and voting rights in Quy Nhon Frozen Seafoods.

## 5 SHORT-TERM TRADE RECEIVABLES

| | | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|---|
| | | Value | Provision | Value | Provision |
| | | VND | VND | VND | VND |
| a) | **Short-term** | | | | |
| | ***Related parties*** | ***1.238.115.264*** | **-** | ***3.071.550.234*** | **-** |
| | Phu Yen Construction Materials JSC | 1.238.115.264 | - | 3.071.550.234 | - |
| | ***Others*** | ***933.798.178.514*** | ***(91.607.761.201)*** | ***927.023.869.272*** | ***(87.449.990.797)*** |
| | Masterbrand Cabinets INC | 111.996.668.439 | - | 113.866.120.229 | - |
| | Brico Depot Sas | 7.192.748.581 | - | 5.901.146.347 | - |
| | Carrefour Imports SAS | - | - | 16.830.277.557 | - |
| | Forest Products Distributors Inc | 37.094.760.354 | - | 23.253.229.774 | - |
| | B and Q Plc | 30.082.514.843 | - | 8.535.177.337 | - |
| | Noble House Home Furnishings LLC (i) | 65.293.435.201 | (65.293.435.201) | 65.293.435.201 | (65.293.435.201) |
| | Atlas International Inc | 34.918.565.147 | - | 30.892.739.393 | - |
| | Apt Global Trading | 36.952.590.739 | - | 35.050.584.122 | - |
| | Melissa & Doug LLC | 14.544.818.749 | - | 19.092.530.097 | - |
| | Fast Direct Corp | 41.452.119.076 | - | 71.920.579.831 | - |
| | Huynh Le Wood Company Limited | 9.401.628.043 | - | 8.679.285.887 | - |
| | Other customers | 544.868.329.342 | (26.314.326.000) | 527.708.763.497 | (22.156.555.596) |
| | | **935.036.293.778** | **(91.607.761.201)** | **930.095.419.506** | **(87.449.990.797)** |

(i) On September 11, 2023, Noble House Home Furnishings LLC ("Noble House"), a customer purchasing the Company's exported wood products, filed for bankruptcy with the U.S. Bankruptcy Court for the Southern District of Texas under Chapter 11 of the U.S Bankruptcy Code. Therefore, the Company has been unable to collect its receivables from Noble House related to some wood product orders sold to Noble House in 2023. Through the Law Firm representing the members of the Unsecured Creditors' Committee, the Company has submitted claims to the Court to request Noble House to settle its outstanding debts to the Company, including a payment request dated June 21, 2024 amounting to USD 446,138.17 of goods that Noble House received from the Company after filing for bankruptcy and within 20 days before the filing date under Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code. However, to date, all of the Company's claims have been fullfilled. The Company is continuing to work with the Law Firm to resolve outstanding issues and proceed with further legal actions to recover the debt. Based on documents filed with the Court regarding Noble House's monthly operating reports and the provisions of Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code, the Company has assessed the provision at 30 June 2026 amounting to VND 65,29 billion (representing 100% of the outstanding receivable balance).

## 6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Value | Provision | Value | Provision |
| | VND | VND | VND | VND |
| Le Van Vien Business Establishment | 18.000.000.000 | - | 18.000.000.000 | - |
| Hung Loi Technology Company Limited | 14.629.148.800 | - | 24.246.266.064 | - |
| Phu Thinh Machinery Manufacturing Company Limited | 24.510.856.000 | - | 18.497.558.530 | - |
| HUD405 Investment and Construction Joint Stock Company | 50.000.000.000 | - | 50.000.000.000 | - |
| Other suppliers | 169.174.077.680 | (1.327.070.700) | 153.648.973.141 | (1.501.820.700) |
| | **276.314.082.480** | **(1.327.070.700)** | **264.392.797.735** | **(1.501.820.700)** |

## 7 OTHER RECEIVABLES

| | | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|---|
| | | Value | Provision | Value | Provision |
| | | VND | VND | VND | VND |
| a) | **Short-term** | | | | |
| | Interest receivable | 3.581.121.638 | - | 3.139.902.338 | - |
| | Dividends and profits receivables | 6.167.502.500 | - | 2.260.501.500 | - |
| | Advances to employees (i) | 28.251.536.788 | (1.824.300.000) | 28.000.191.038 | (1.824.300.000) |
| | *Mr. Vo Van Tuyen* | 804.301.795 | | 1.150.781.709 | |
| | *Mr. Nguyen Huu Tam* | 11.501.583.988 | | 13.928.816.916 | |
| | *Others* | 15.945.651.005 | | 12.920.592.413 | |
| | Collateral, deposits | 421.925.000 | - | 416.000.000 | - |
| | Receivable Yen Bai quarry right transfer contract guarantee (ii) | 55.250.000.000 | - | 55.250.000.000 | - |
| | Receivables from sale of securities | 10.952.000.000 | - | 3.812.860.430 | - |
| | Receivables from social insurance, health insurance, unemployment insurance | (834.955.891) | - | 1.614.672.458 | - |
| | Maintenance fee receivables (iii) | 2.620.709.844 | - | 2.804.593.974 | - |
| | Others | 19.047.482.010 | - | 5.561.696.847 | - |
| | | **125.457.321.889** | **(1.824.300.000)** | **102.860.418.585** | **(1.824.300.000)** |
| b) | **Long-term** | | | | |
| | Advances to employees | 2.864.117.230 | - | 3.030.037.230 | - |
| | Receivables from site clearance which are offset against land rental at Thang Loi Enterprise (iv) | 2.384.573.130 | - | 2.384.573.130 | - |
| | Environmental restoration deposit (v) | 20.546.979.543 | - | 20.469.611.441 | - |
| | Other collateral, deposits | 2.183.764.236 | | 467.700.000 | |
| | Other receivables | - | - | - | - |
| | | **27.979.434.139** | **-** | **26.351.921.801** | **-** |
| c) | **In which: Other payables from related parties** | | | | |
| | Phu Yen Construction Materials JSC | 3.767.502.500 | - | 2.260.501.500 | - |
| | | **3.767.502.500** | **-** | **2.260.501.500** | **-** |

(i) Advances to employees represent amounts advanced for the Company's operating activities. Upon completion of the assigned tasks, the individuals are required to settle and reimburse the advances to the Company.

(ii) This represents a security deposit placed with Vietnam Technological and Commercial Joint Stock Bank - Quy Nhon Branch for the issuance of a letter of guarantee by the Bank at the request of the guaranteed party, Granite Production Company Limited (a subsidiary of the Group), in favour of the beneficiary, Binh Son Yen Bai Company Limited, to secure performance of the contract for the transfer of mining rights and fixed assets at the Hoa Trang stone quarry in Dam Dinh area, Muong Lai Commune, Lao Cai Province.

(iii) The 2% maintenance fund for unsold apartments in the Phu Tai Residence high-rise apartment project at Dam Dong Da ecological lake, which the Company has determined in accordance with current regulations and paid to the Condominium Management Board. This maintenance fund will be recovered from buyers when the remaining apartments of the project are sold

(iv) Compensation for land clearance at Thang Loi Enterprise will continue to be offset against the annual land rental payment as per the land rental notifications.

(v) These are environmental restoration deposits for the Group's stone mining activities, paid in accordance with notifications from the relevant authorities.

## 8 DOUBTFUL DEBTS

Receivables that are overdue or not yet overdue but difficult to recover:

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Original cost | Recoverable value | Original cost | Recoverable value |
| | VND | VND | VND | VND |
| Noble House Home Furnishings LLC | 65.293.435.201 | - | 65.293.435.201 | - |
| Tan Cuong Co., Ltd | 1.175.007.342 | - | 1.175.007.342 | - |
| Others | 29.281.575.582 | 990.886.224 | 26.896.487.479 | 2.588.818.525 |
| | **95.750.018.125** | **990.886.224** | **93.364.930.022** | **2.588.818.525** |

## 9 INVENTORIES

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Original cost | Provision | Original cost | Provision |
| | VND | VND | VND | VND |
| Goods in transit | 4.063.408.070 | - | 1.533.395.506 | - |
| Raw materials | 471.695.349.963 | - | 483.063.177.756 | - |
| Tools, supplies | 250.891.508 | - | 207.778.922 | - |
| Work in progress | 656.497.288.381 | (1.130.136.560) | 638.561.022.273 | (1.130.136.560) |
| - *Stone and wood* | *253.451.796.558* | *(1.130.136.560)* | *374.654.356.728* | *(1.130.136.560)* |
| - *Real estate (i)* | *399.828.855.594* | - | *261.646.558.420* | - |
| - *Repair services* | *3.216.636.229* | - | *2.260.107.125* | - |
| Product | 518.993.913.389 | - | 608.459.769.430 | - |
| - *Real estate (ii)* | *367.738.775.706* | - | *479.643.883.265* | - |
| - *Stone and wood* | *151.255.137.683* | - | *128.815.886.165* | - |
| Goods | 96.929.364.306 | - | 52.950.308.620 | - |
| | **1.748.430.215.617** | **(1.130.136.560)** | **1.784.775.452.507** | **(1.130.136.560)** |

(i) Construction in progress relating to real estate development activities as at 30 June 2026 represents costs incurred for the Residential Area and Urban Renovation Project located south and north of Tang Bat Ho Street, Dieu Tri Town, Tuy Phuoc District, Binh Dinh Province (now Tuy Phuoc Commune, Gia Lai Province). The project is implemented by a consortium comprising Phu Tai Joint Stock Company and An Phat Land Investment Joint Stock Company in accordance with Decision No. 74/QD-UBND dated 8 January 2024 issued by the People's Committee of Binh Dinh Province approving the investor selection, The project covers a land area of 127,834 m², including 421 residential plots with a total area of 48,846 m², together with auxiliary works. The total investment capital of the project is VND 861,046,051,000, funded by equity and borrowings. The project term is 50 years from the date on which the investor is allocated the land. The construction period shall not exceed 54 months from the effective date of the project agreement. As at 30 June 2026, the project is in the technical infrastructure construction stage.

(ii) Completed real estate properties of Phu Tai Real Estate One Member Limited Liability Company as at 30 June 2026 comprise:

- The cost of the remaining 03 apartments of the High-end Apartment Project at Dam Dong Da Ecological Lake (Phu Tai Residence) located on Le Duc Tho Street, Quy Nhon Ward, Gia Lai Province.

- The cost of completed apartments pending sale or handover under the Phu Tai Central Life 2 Quy Nhon Apartment Project (Phu Tai Central Life) located at the intersection of Ly Thai To and Hoang Van Thu Streets, Quy Nhon Nam Ward, Gia Lai Province. As at 30 June 2026, Phu Tai Real Estate One Member Limited Liability Company (a subsidiary) had handed over 118 apartments, with the remaining 262 apartments.

Inventory pledged as collateral for borrowings as at the year-end comprises wood and stone products with a carrying value of VND 62,195,528,272 and real estate development in progress relating to the Residential Area and Urban Renovation Project located south and north of Tang Bat Ho Street, Dieu Tri Town, Tuy Phuoc District, Binh Dinh Province (now Tuy Phuoc Commune, Gia Lai Province) with a carrying value of VND 369.252.227.552.

## 10 PENDING ALLCATION EXPENSES

| | | 30/06/2026 | 01/01/2026 |
|---|---|---|---|
| | | VND | VND |
| a) | **Short-term** | | |
| | Mining expenses | 5.311.745.346 | 602.077.692 |
| | Dispatched tools and supplies | 9.162.201.138 | 12.386.801.633 |
| | Expenditure on fixing machinery, equipment, factories | 12.775.975.658 | 7.174.465.781 |
| | Insurance expenses | 4.724.371.671 | 9.677.653.948 |
| | Other short-term prepaid expenses | 17.084.535.761 | 7.557.629.991 |
| | | **49.058.829.574** | **37.398.629.045** |
| b) | **Long-term** | | |
| | Prepaid expense of land and infrastructure rent (i) | 142.130.943.954 | 144.723.425.902 |
| | Cost of land lease rights for Son Phat Factory and Da Loc quarry | 44.058.098.825 | 44.621.258.825 |
| | Mining expenses | 19.434.713.138 | 25.186.875.218 |
| | Dispatched tools and supplies | 9.532.519.674 | 7.701.676.621 |
| | Expenditure on fixing machinery, equipment, factories | 13.680.858.548 | 13.915.889.184 |
| | Other long-term prepaid expenses | 18.731.229.231 | 8.251.641.787 |
| | | **247.568.363.370** | **244.400.767.537** |

(i) The Company and its subsidiaries have signed land and infrastructure lease contracts to serve as locations for wood and stone factories in the provinces of Binh Dinh, Dong Nai, Phu Yen, Khanh Hoa with Lease term from 03 years to 50 years. The Company and its subsidiaries have paid in advance for the lease period and allocated it to annual expenses according to the lease term.

## 11 TANGIBLE FIXED ASSETS

| | Buildings, structures | Machinery, equipment | Vehicles, transportation | Office equipment | Others | **Total** |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | **VND** |
| **Historical cost** | | | | | | |
| Beginning balance | 1.359.121.686.432 | 1.932.362.725.690 | 389.111.285.573 | 8.098.721.005 | 157.002.064 | 3.688.851.420.764 |
| Purchase in the year | - | 195.535.092.101 | 23.726.483.543 | 375.000.000 | - | 219.636.575.644 |
| Completed construction investment | 49.704.706.522 | 14.246.219.779 | 32.632.069.532 | - | - | 96.582.995.833 |
| Liquidation, disposal | - | (61.777.690.588) | (11.451.422.465) | - | - | (73.229.113.053) |
| **Ending balance of the year** | **1.408.826.392.954** | **2.080.366.346.982** | **434.018.416.183** | **8.473.721.005** | **157.002.064** | **3.931.841.879.188** |
| **Accumulated depreciation** | | | | | | |
| Beginning balance | 666.053.456.778 | 1.114.425.682.008 | 214.826.923.537 | 4.335.631.615 | 157.002.064 | 1.999.798.696.001 |
| Depreciation in the year | 33.866.890.870 | 81.344.415.500 | 18.056.415.880 | 351.744.429 | - | 133.619.466.679 |
| Liquidation, disposal | - | (40.478.764.609) | (10.286.252.480) | - | - | (50.765.017.089) |
| **Ending balance of the year** | **699.920.347.648** | **1.155.291.332.899** | **222.597.086.937** | **4.687.376.044** | **157.002.064** | **2.082.653.145.591** |
| **Net carrying amount** | | | | | | |
| Beginning balance | 693.068.229.654 | 817.937.043.683 | 174.284.362.037 | 3.763.089.390 | - | 1.689.052.724.763 |
| **Ending balance** | **708.906.045.306** | **925.075.014.084** | **211.421.329.247** | **3.786.344.961** | **-** | **1.849.188.733.597** |

The carrying amount of tangible fixed assets pledged as collaterals for borrowings as at 30 June 2026 is VND 652.202.134.862.

Cost of fully depreciated tangible fixed assets but still in use as at 30 June 2026 is VND 562.795.263.143.

## 12 INTANGIBLE FIXED ASSETS

| | Site preparation expenses | Land use rights | Mining rights | Copyrights and patents | Other intangible fixed assets | **Total** |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | **VND** |
| **Historical cost** | | | | | | |
| Beginning balance | 11.755.395.393 | 10.147.439.000 | 13.257.407.242 | 9.445.520.000 | 2.423.318.918 | 47.029.080.553 |
| Purchase in the year | - | - | - | - | - | - |
| Increase due to merger | - | - | - | - | - | - |
| Liquidation, disposal | - | - | - | - | - | - |
| **Ending balance of the year** | **11.755.395.393** | **10.147.439.000** | **13.257.407.242** | **9.445.520.000** | **2.423.318.918** | **47.029.080.553** |
| **Accumulated depreciation** | | | | | | |
| Beginning balance | 11.414.304.783 | 4.102.263.410 | 4.784.501.625 | 442.499.996 | 1.346.999.046 | 22.090.568.860 |
| Depreciation in the year | 79.022.652 | 246.087.106 | 158.383.093 | 812.219.998 | 319.545.741 | 1.615.258.590 |
| Increase due to merger | - | - | - | - | - | - |
| Liquidation, disposal | - | - | - | - | - | - |
| **Ending balance of the year** | **11.493.327.435** | **4.348.350.516** | **4.942.884.718** | **1.254.719.994** | **1.666.544.787** | **23.705.827.450** |
| **Net carrying amount** | | | | | | |
| Beginning balance | 341.090.610 | 6.045.175.590 | 8.472.905.617 | 9.003.020.004 | 1.076.319.872 | 24.938.511.693 |
| **Ending balance** | **262.067.958** | **5.799.088.484** | **8.314.522.524** | **8.190.800.006** | **756.774.131** | **23.323.253.103** |

Cost of fully amortized intangible fixed assets but still in use as at 30 June 2026 is VND 9.040.677.465.

The carrying amount of intangible fixed assets pledged as collaterals for borrowings as at 30 June 2026 is VND 6.468.084.216.

## 13 INVESTMENT PROPERTIES

### a) Investment properties held for lease

| | Land use rights (i) | **Total** |
|---|---|---|
| | VND | **VND** |
| **Historical cost** | | |
| Beginning balance | 5.682.906.669 | 5.682.906.669 |
| **Ending balance of the year** | **5.682.906.669** | **5.682.906.669** |
| **Accumulated depreciation** | | |
| Beginning balance | 757.720.880 | 757.720.880 |
| Depreciation in the year | 113.658.132 | 113.658.132 |
| **Ending balance of the year** | **871.379.012** | **871.379.012** |
| **Net carrying amount** | | |
| Beginning balance | 4.925.185.789 | 4.925.185.789 |
| **Ending balance** | **4.811.527.657** | **4.811.527.657** |

As of June 30, 2026, the investment property consists of a floor area of 411.03 m² on the 1st and 2nd floors of the Phu Tai Residence high-rise apartment project at Dam Dong Da ecological lake, which is currently leased to partners. The original cost of the investment property until early this year is VND 5,682,906,669; the accumulated depreciation is VND 757,720,880; and the depreciation expense for the year is VND 113.658.132.

The fair value of the investment property has not been officially assessed and determined as of June 30 2026. However, based on the rental situation and market prices of these assets, the Company's Executive Board believes that the fair value of the investment property exceeds its carrying value at the end of the financial year

## 14 LONG-TERM ASSET IN PROGRESS

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| **Procurement of fixed assets** | **219.258.185.555** | **11.177.390.437** |
| - Machinery and equipment for stone exploitation | 25.416.829.777 | 7.433.101.025 |
| - Machinery and equipment for wood exploitation | 15.053.965.320 | 3.744.289.412 |
| - Van Ninh Wood Pellet Plant Project (i) | 40.934.300.458 | - |
| - Land use rights | 135.840.000.000 | - |
| - Artificial quartz stone slab pressing - production | 2.013.090.000 | - |
| | - | - |
| **Construction in progress** | **54.611.351.507** | **32.535.594.112** |
| - Phuc Tan Kieu Wood Pellet Plant Project | - | 3.387.371.518 |
| - Others | 54.611.351.507 | 29.148.222.594 |
| | **273.869.537.062** | **43.712.984.549** |

(i) The Granite Processing Plant. Wood Pellet Export Production and Forestry Processing Project located in Lam Dien Hamlet. Tu Bong Commune. Khanh Hoa Province was licensed under Investment Registration Certificate No. 0585350763. initially issued on 5 October 2007 and amended for the fourth time on 28 October 2025 by the Management Board of Khanh Hoa Economic Zones and Industrial Parks. with a total investment of approximately VND 134 billion.

## 15 GOODWILL

| | First six months of | First six months of |
|---|---|---|
| | VND | VND |
| **Historical cost** | | |
| Beginning balance | 24.917.904.749 | 8.840.095.922 |
| Goodwill arising during the year (Note 3) | - | - |
| Allocated during the year | 2.122.399.122 | 1.562.317.716 |
| **Ending balance** | **22.795.505.627** | **7.277.778.206** |

## 16 SHORT-TERM TRADE PAYABLES

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Outstanding balance | Amount can be paid | Outstanding balance | Amount can be paid |
| | VND | VND | VND | VND |
| ***Related parties*** | ***2.603.352.638*** | ***2.603.352.638*** | ***3.071.550.234*** | ***3.071.550.234*** |
| Phu Yen Construction Materials JSC | 2.603.352.638 | 2.603.352.638 | 3.071.550.234 | 3.071.550.234 |
| ***Others*** | ***587.356.701.440*** | ***587.356.701.440*** | ***551.012.582.358*** | ***551.012.582.358*** |
| Hoang Giang Company Limited | 24.211.529.073 | 24.211.529.073 | 13.938.774.041 | 13.938.774.041 |
| Vu Tin Company Limited | 8.136.741.832 | 8.136.741.832 | 5.304.044.044 | 5.304.044.044 |
| Giang Dat Thanh Production and Trade Company Limited | 8.531.899.381 | 8.531.899.381 | 6.080.480.916 | 6.080.480.916 |
| D&V Global Company Limited | 20.661.140.640 | 20.661.140.640 | 11.217.799.409 | 11.217.799.409 |
| Hoang Thong Wood One Member Company Limited | 32.051.485.103 | 32.051.485.103 | 27.490.312.910 | 27.490.312.910 |
| Other suppliers | 493.763.905.411 | 493.763.905.411 | 486.981.171.038 | 486.981.171.038 |
| | **589.960.054.078** | **589.960.054.078** | **554.084.132.592** | **554.084.132.592** |

## 17 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Customers pay in advance to buy House of real estate project (i) | 10.337.316.518 | 45.132.802.262 |
| Huy Hung Construction Materials Joint Stock Company | - | 12.832.913.145 |
| Thanh Cong Construction Consulting Company Limited | 6.253.567.585 | 10.857.941.237 |
| Others | 83.811.353.367 | 40.683.399.731 |
| | **100.402.237.470** | **109.507.056.375** |

(i) This is amount of prepayment made by customers for the Phu Tai Central Life High-rise Apartment Project implemented by Phu Tai Real Estate Company Limited (Subsidiary).

## 18 DIVIDENDS PAYABLE, PROFIT PAYABLE

Dividends payable, profit payable

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Profit dividends payable | 3.482.584.800 | 3.453.399.800 |
| | **3.482.584.800** | **3.453.399.800** |

## 19 TAX AND OTHER PAYABLES TO THE STATE BUDGET

| | Tax receivable at the beginning of year | Tax payable at the beginning of year | Tax payable in the year | Tax paid in the year | Tax receivable at the end of the year | Tax payable at the end of the year |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND |
| Value-added tax | 122.925.160 | 10.246.890.914 | 68.950.302.864 | 75.698.753.345 | 3.662.355.631 | 7.160.796.064 |
| Export, import duties | - | - | 922.137.165 | 922.137.165 | - | - |
| Corporate income tax | 330.718.498 | 67.669.583.670 | 67.057.255.298 | 79.248.180.958 | 26.064.242 | 55.174.003.754 |
| Personal income tax | 17.953.406 | 457.887.718 | 5.235.102.106 | 4.957.780.962 | 147.777.945 | 865.033.401 |
| Natural resource tax | - | 3.210.673.145 | 17.592.825.439 | 17.846.612.258 | - | 2.956.886.326 |
| Land tax and land rental | 6.229.435.561 | - | 84.322.613.927 | 70.332.038.858 | - | 7.761.139.508 |
| Fees, charges and other payables | - | 11.958.299.126 | 14.616.600.700 | 16.291.168.451 | 1.602.802.486 | 11.886.533.861 |
| | **6.701.032.625** | **93.543.334.573** | **258.696.837.499** | **265.296.671.997** | **5.439.000.304** | **85.804.392.914** |

The Company's tax settlement will be subject to inspection by tax authorities. Because the application of tax laws and regulations to many different types of transactions can be interpreted in different ways, the tax amounts presented in the Consolidated Financial Statements are subject to change at discretion of the tax authority.

## 20 SHORT-TERM ACCRUED EXPENSES

| | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Accrued real estate project expenses | 13.490.768.344 | 61.042.836.031 |
| Brokerage costs for transfer of Yen Bai quarry (i) | 13.750.000.000 | 13.750.000.000 |
| Accured electricity expenses | 7.927.260.603 | 8.321.992.941 |
| Accrued transportation expenses | 2.441.643.991 | 2.238.607.098 |
| Accured land rental | 4.849.350.410 | 1.046.727.318 |
| Accured commission expenses | 673.940.041 | 1.404.165.706 |
| Interest expense | 346.513.760 | 364.355.817 |
| Other accrued expenses | 13.698.227.831 | 7.039.971.201 |
| | **57.177.704.980** | **95.208.656.112** |

(i) Brokerage fees payable to an individual in connection with the brokerage services for the transfer of mining rights at the Hoa Trang stone quarry in Dam Dinh Area, Muong Lai Commune, Lao Cai Province.

## 21 OTHER PAYABLES

| | | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|---|
| a) | **Short-term** | | |
| | Trade union fee | 11.459.481.805 | 7.872.564.963 |
| | Payables from social insurance, health insurance, unemployment insurance | 4.067.498.890 | 426.486.118 |
| | Short-term deposits, collateral received | 3.275.202.483 | 1.646.366.683 |
| | Interest of Vinacam Joint Stock Company | 200.000.000 | 200.000.000 |
| | Interest payable to banks and other organizations | 3.539.662.074 | 2.557.811.882 |
| | Land rental to Financial Department - Ministry of Defence | 5.848.566.210 | 7.885.268.719 |
| | Labour Union, Communist membership fee | 2.352.541.540 | 3.541.073.615 |
| | Advances payable | 417.236.873 | 216.869.008 |
| | Others | 9.705.654.483 | 5.992.903.575 |
| | | **40.865.844.358** | **30.339.344.563** |
| b) | **Long-term** | | |
| | Long-term deposits, collateral received | 257.213.091 | 278.173.200 |
| | | **257.213.091** | **278.173.200** |

## 22 BORROWINGS

| | 01/01/2026 | | During the year | | 30/06/2026 | |
|---|---|---|---|---|---|---|
| | Outstanding balance | Amount can be paid | Increase | Decrease | Outstanding balance | Amount can be paid |
| | VND | VND | VND | VND | VND | VND |
| **a) Short-term borrowings** | | | | | | |
| Short-term debts | 1.537.382.190.907 | 1.537.382.190.907 | 2.584.561.142.591 | 2.699.368.894.274 | 1.422.574.439.224 | 1.422.574.439.224 |
| **Others** | **1.316.222.190.907** | **1.316.222.190.907** | **2.584.561.142.591** | **2.666.868.894.274** | **1.233.914.439.224** | **1.233.914.439.224** |
| Joint Stock Commercial Bank for Foreign Trade of Viet Nam | 441.111.579.454 | 441.111.579.454 | 760.146.489.422 | 893.548.246.875 | 307.709.822.001 | 307.709.822.001 |
| Military Commercial Joint Stock Bank | 318.132.683.045 | 318.132.683.045 | 651.698.210.169 | 725.670.507.530 | 244.160.385.684 | 244.160.385.684 |
| Vietnam Technological and Commercial Joint Stock Bank | 299.451.286.646 | 299.451.286.646 | 442.715.737.504 | 500.482.829.511 | 241.684.194.639 | 241.684.194.639 |
| Joint Stock Commercial Bank for Investment and Development of | 117.093.084.800 | 117.093.084.800 | 457.895.338.212 | 251.903.770.045 | 323.084.652.967 | 323.084.652.967 |
| Others | 140.433.556.962 | 140.433.556.962 | 272.105.367.284 | 295.263.540.313 | 117.275.383.933 | 117.275.383.933 |
| **Related** | **221.160.000.000** | **221.160.000.000** | **-** | **32.500.000.000** | **188.660.000.000** | **188.660.000.000** |
| Phu Tai Van Ha Investment JSC | 221.160.000.000 | 221.160.000.000 | - | 32.500.000.000 | 188.660.000.000 | 188.660.000.000 |
| Current portion of long-term debts | 38.747.698.536 | 38.747.698.536 | 48.405.754.000 | 45.006.944.536 | 42.146.508.000 | 42.146.508.000 |
| | **1.576.129.889.443** | **1.576.129.889.443** | **2.632.966.896.591** | **2.744.375.838.810** | **1.464.720.947.224** | **1.464.720.947.224** |

## 22 BORROWINGS

| | 01/01/2026 | | During the year | | 30/06/2026 | |
|---|---|---|---|---|---|---|
| | Outstanding balance | Amount can be paid | Increase | Decrease | Outstanding balance | Amount can be paid |
| | VND | VND | VND | VND | VND | VND |
| **b) Long-term borrowings** | | | | | | |
| Long-term debts | 397.815.542.630 | 397.815.542.630 | 152.632.219.554 | 42.973.013.268 | 507.474.748.916 | 507.474.748.916 |
| Joint Stock Commercial Bank for Investment and Development of | 161.763.748.868 | 161.763.748.868 | 103.850.383.106 | - | 265.614.131.974 | 265.614.131.974 |
| Joint Stock Commercial Bank for Foreign Trade of Viet Nam | 96.836.437.251 | 96.836.437.251 | 33.280.132.448 | 22.800.000.000 | 107.316.569.699 | 107.316.569.699 |
| Military Commercial Joint Stock Bank | 74.215.356.511 | 74.215.356.511 | 15.501.704.000 | 15.173.013.268 | 74.544.047.243 | 74.544.047.243 |
| Vietnam Bank for Agriculture and Rural Development | 65.000.000.000 | 65.000.000.000 | - | 5.000.000.000 | 60.000.000.000 | 60.000.000.000 |
| | **397.815.542.630** | **397.815.542.630** | **152.632.219.554** | **42.973.013.268** | **507.474.748.916** | **507.474.748.916** |
| Amount due for settlement within 12 months | (38.747.698.536) | (38.747.698.536) | (48.405.754.000) | (45.006.944.536) | (42.146.508.000) | (42.146.508.000) |
| **Amount due for settlement after 12 months** | **359.067.844.094** | **359.067.844.094** | | | **465.328.240.916** | **465.328.240.916** |

(i) Detailed information on Short-term borrowings and Current portion of long-term debts:

| | Interest rate/year | Loan purpose | Guarantee | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|---|---|---|
| | | | | USD | VND | USD | VND |
| **Short-term borrowings (VND)** | | | | | **726.439.072.786** | | **1.464.724.794.092** |
| ***Related parties*** | | | | | ***188.660.000.000*** | | ***221.160.000.000*** |
| Phu Tai Van Ha Investment Joint Stock Company | 0.5% | Serving business activities | Unsecured | | 188.660.000.000 | | 221.160.000.000 |
| ***Others*** | | | | | ***537.779.072.786*** | | ***1.243.564.794.092*** |
| Joint Stock Commercial Bank for Investment and Development of Vietnam | Floating | Serving business activities | Secured by machinery and equipment (*) | | 63.398.301.589 | | 104.562.241.222 |
| Joint Stock Commercial Bank for Foreign Trade of | Floating | Serving business activities | Secured by production lines, machinery and equipment (*) | | 125.627.003.341 | | 391.016.653.826 |
| Military Commercial Joint Stock Bank | Floating | Serving business activities | Secured by machinery and equipment, and property rights arising from the sublease agreement for land use rights and industrial park infrastructure (*) | | 137.583.786.553 | | 318.289.859.070 |
| Vietnam Technological and Commercial Joint Stock Bank | Floating | Serving business activities | Secured by production lines, machinery and equipment, and inventories (*) | | 106.700.749.370 | | 289.262.483.012 |
| HSBC Bank (Viet Nam) Ltd | Floating | Serving business activities | Secured by accounts receivable (*) | | 44.143.719.674 | | 65.484.137.836 |
| Vietnam Bank for Agriculture and Rural Development | Floating | Serving business activities (VND) | Secured by production lines, machinery and equipment (*) | | 60.325.512.259 | | 74.949.419.126 |
| Short-term Personal loans | Floating | Serving business activities | Unsecured | | - | | - |

| | Interest rate/year | Loan purpose | Guarantee | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|---|---|---|
| | | | | USD | VND | USD | VND |
| **Short-term borrowings (USD)** | | | | | **696.135.366.438** | | **72.657.396.815** |
| ***Related parties*** | | | | ***26.480.675*** | ***696.135.366.438*** | ***2.760.174,94*** | ***72.657.396.815*** |
| Joint Stock Commercial Bank for Investment and Development of Vietnam | Floating | Serving business activities | Secured by production lines, machinery and equipment (*) | 9.879.264,68 | 259.686.351.378 | 475.067 | 12.530.843.578 |
| Military Commercial Joint Stock Bank | Floating | Serving business activities | | 4.054.190,54 | 106.576.599.131 | | |
| Joint Stock Commercial Bank for Foreign Trade of | Floating | Serving business activities | Secured by production lines, machinery and equipment (*) | 6.926.988,46 | 182.082.818.660 | 1.893.230,83 | 49.937.749.602 |
| Vietnam Technological and Commercial Joint Stock Bank | Floating | Serving business activities | Secured by machinery, equipment, and transportation vehicles (*) | 5.133.231,11 | 134.983.445.269 | 391.877,06 | 10.188.803.635 |
| Vietnam Bank for Agriculture and Rural Development | Floating | Serving business activities (VND) | Secured by production lines, machinery and equipment (*) | 487.000,00 | 12.806.152.000,00 | | |
| **Amount due for settlement within 12 months** | | | | | **42.146.508.000** | | **38.747.698.536** |
| | | | | | **1.464.720.947.224** | | **1.576.129.889.443** |

(ii) Detailed information on Long-term borrowings:

| | Currency | Interest Rate | Date due | Loan purpose | Guarantee | 30/06/2026 | 01/01/2026 |
|---|---|---|---|---|---|---|---|
| | | | | | | VND | VND |
| **Long-term borrowings** | | | | | | | |
| ***Others*** | | | | | | ***507.474.748.916*** | ***397.815.542.630*** |
| Vietnam Joint Stock Commercial Bank for Industry and Trade | VND | Floating | 2028 | Serving business activities | Secured by woodworking machinery and equipment (*) | 107.316.569.699 | 96.836.437.251 |
| Military Commercial Joint Stock Bank | VND | Floating | 2030 | Serve the project | Secured by machinery, equipment and production lines formed from the project (*) | 74.544.047.243 | 74.215.356.511 |
| Vietnam Bank for Agriculture and Rural Development | VND | Floating | 2030 | Serve the project | Secured by machinery, equipment and production lines formed from the project (*) | 60.000.000.000 | 65.000.000.000 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam | VND | Floating | 2030 | Serve the project | Secured by assets formed from the project (*) | 265.614.131.974 | 161.763.748.868 |
| | | | | | | **507.474.748.916** | **397.815.542.630** |
| Amount due for settlement within 12 months | | | | | | (42.146.508.000) | (38.747.698.536) |
| **Amount due for settlement after 12 months** | | | | | | **465.328.240.916** | **359.067.844.094** |

## 23 PROVISIONS FOR PAYABLES

| | | 01/01/2026 | During the year | | 30/06/2026 |
|---|---|---|---|---|---|
| | | | Increase | Decrease | |
| | | VND | VND | VND | VND |
| **a)** | **Short-term** | | | | |
| | Construction project warranty reserve | 3.308.620.958 | | 411.395.676 | 2.897.225.282 |
| | | **3.308.620.958** | | | **2.897.225.282** |
| **b)** | **Long-term** | | | | |
| | Cost of environmental restoration (i) | 13.044.316.606 | 1.108.687.790 | | 14.153.004.396 |
| | Land rental without contract (ii) | 6.350.400.000 | 340.079.496 | | 6.690.479.496 |
| | | **19.394.716.606** | | | **20.843.483.892** |

(i) Provision for environmental restoration costs for mining mines is made in advance based on total cost estimation of environmental restoration and mining term approved by competent authorities.

(ii) This is land rental at some mines in Binh Dinh Province. Because the Company has not signed land lease contract and has not yet received payment notice of land rental from Tax Department of Binh Dinh Province, the Company is temporarily deducting into production and business expenses in the year based on unit price of land rental announced by the People's Committee of Binh Dinh Province.

## 24 OWNER'S EQUITY

### a) Changes in owner's equity

| | Contributed capital | Share premium | Other capital | Retained earnings | Non-Controlling Interests | **Total** |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | **VND** |
| **Beginning balance of previous** | **669.384.030.000** | **-** | **1.648.102.008.793** | **585.810.663.087** | **129.592.297.796** | **3.032.888.999.676** |
| Profit for previous year | - | - | - | 237.583.900.890 | 8.623.305.808 | 246.207.206.698 |
| Dividend payment | - | - | - | (167.346.007.500) | (2.362.500.000) | (169.708.507.500) |
| Fund distribution | - | - | 100.149.713.414 | (100.149.713.414) | - | - |
| Bonus and welfare fund | - | - | - | (16.873.750.877) | (570.237.741) | (17.443.988.618) |
| Dividend distribution by subsidiaries from other equity of owners | - | - | (18.399.623.086) | 18.399.623.086 | - | - |
| Other decrease | - | - | - | 37.267.741 | (47.654.833) | (10.387.092) |
| **Ending balance of previous year** | **669.384.030.000** | **-** | **1.729.852.099.121** | **557.461.983.013** | **135.235.211.030** | **3.091.933.323.164** |
| **Beginning balance of current year** | **669.384.030.000** | **-** | **1.765.246.311.654** | **772.638.088.369** | **141.129.111.269** | **3.348.397.541.292** |
| Transfer from other components of owners' equity | - | - | 86.829.812.917 | (86.829.812.917) | - | - |
| Increase capital during the year | 133.876.810.000 | 27.143.897.000 | | | | 161.020.707.000 |
| Profit for this year | - | - | - | 277.299.726.566 | 9.583.404.820 | 286.883.131.386 |
| Dividend payment | - | - | - | (40.163.042.000) | (3.150.000.000) | (43.313.042.000) |
| Dividend distribution by subsidiaries from other equity of owners | 200.809.900.000 | - | 5.310.000 | (200.815.210.000) | - | - |
| Bonus and welfare fund | - | - | - | (23.690.142.699) | (922.250.322) | (24.612.393.021) |
| Costs of issuing shares | - | (421.250.000) | - | - | - | (421.250.000) |
| Other increase | - | - | (22.500.000.000) | 24.444.658.208 | (3.508.968.178) | (1.564.309.970) |
| **Ending balance of this year** | **1.004.070.740.000** | **26.722.647.000** | **1.829.581.434.571** | **722.884.265.527** | **143.131.297.589** | **3.726.390.384.687** |

**b) Details of contributed capital of the Owner**

| | 30/06/2026 VND | Rate | 01/01/2026 VND | Rate |
|---|---|---|---|---|
| Mr. Le Vy | 136.259.070.000 | 13,57% | 136.259.070.000 | 13,50% |
| Mr. Le Van Thao | 87.442.270.000 | 8,71% | 87.442.270.000 | 8,69% |
| Mr. Nguyen Sy Hoe | 63.036.790.000 | 6,28% | 63.036.790.000 | 6,26% |
| Mr. Le Van Loc | 64.428.410.000 | 6,42% | 64.428.410.000 | 6,19% |
| Others | 652.904.200.000 | 65,02% | 652.904.200.000 | 65,37% |
| **Cộng** | **1.004.070.740.000** | **100%** | **1.004.070.740.000** | **100%** |

**c) Capital transactions with owners and distribution of dividends and profits**

| | First six months of year 2026 VND | First six months of year 2025 VND |
|---|---|---|
| **Owner's contributed capital** | | |
| - At the beginning of the year | 669.384.030.000 | 669.384.030.000 |
| - Increase in the year | 334.686.710.000 | - |
| - Decrease in the year | - | - |
| - At the end of the year | 1.004.070.740.000 | 669.384.030.000 |
| **Distributed dividends and profit** | | |
| - Dividend payable at the beginning of the year | 3.453.399.800 | 2.591.748.300 |
| - Dividend payable in the year | 43.313.042.000 | 66.938.403.000 |
| *+ Dividend payable from last year's profit* | *43.313.042.000* | *66.938.403.000* |
| - Dividend paid in cash in the year | 43.283.857.000 | 66.924.919.000 |
| *+ Dividend paid from last year's profit* | *43.283.857.000* | *66.924.919.000* |
| - Dividend payable at the end of the year | 3.482.584.800 | 2.605.232.300 |

**d) Share**

| | 30/06/2026 VND | 01/01/2026 VND |
|---|---|---|
| Quantity of Authorized issuing shares | 66.938.403 | 66.938.403 |
| Quantity of issued shares | 100.407.074 | 66.938.403 |
| - *Common shares* | *100.407.074* | *66.938.403* |
| Quantity of outstanding shares in circulation | 100.407.074 | 66.938.403 |
| - *Common shares* | *100.407.074* | *66.938.403* |

Par value per share: VND 10,000/share

## 25 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

### a) Operating asset for leasing

The Company is the lessor under operating lease contracts. As at 30 June 2026, total future minimum lease income under irrevocable operating lease contracts are presented as follows:

| | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Under 1 year | 545.454.545 | 632.812.145 |
| From 1 year to 5 years | 862.492.909 | 862.492.909 |

### b) Operating leased assets

The Company is the leasee and leased lands under lease contracts with the State for the purpose of serving production and business activities in the localities. Under these contracts, the Company must pay the annual land rental until the contracts' maturity date in accordance with current regulations of the State.

In addition, the Company also has lease contracts to lease infrastructure in industrial parks (detailed as in Note 11) for the purpose of serving production and business activities. The Company paid full payment of rental for the entire lease term.

### c) Foreign currencies

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| USD | 1.813.892,14 | 759.356,30 |
| EUR | 7.420,06 | 29.697,98 |

### d) Doubtful debts written-off

| | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Doubtful debts written-offs | 5.848.978.892 | 5.848.978.892 |

## 26 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

| | First six months of year 2026<br>VND | First six months of year 2025<br>VND |
|---|---|---|
| Revenue from sale of goods | 4.116.870.699.731 | 3.474.998.022.065 |
| - *Stone products* | *1.072.128.692.755* | *868.791.946.712* |
| - *Wood products, aluminum-steel* | *2.410.825.644.894* | *2.051.951.709.280* |
| - *Toyota Car* | *465.782.114.381* | *417.351.202.702* |
| - *Real estate* | *161.336.464.000* | *124.852.820.496* |
| - *Others* | *6.797.783.701* | *12.050.342.875* |
| Revenue from rendering of services | 62.234.837.751 | 49.863.611.155 |
| - *Toyota car repair services* | *61.832.657.876* | *49.249.530.940* |
| - *Office rental revenue* | *402.179.875* | *614.080.215* |
| | **4.179.105.537.482** | **3.524.861.633.220** |
| In which: Revenue from related parties (Detailed in Note 41) | 3.099.440.186 | 4.539.509.335 |

## 27 REVENUE DEDUCTIONS

| | First six months of year 2026<br>VND | First six months of year 2025<br>VND |
|---|---|---|
| Sale returns | - | - |
| Sale discounts | - | 17.300.080 |
| | **-** | **17.300.080** |

## 28 COST OF GOODS SOLD

| | First six months of year 2026<br>VND | First six months of year 2025<br>VND |
|---|---|---|
| Cost of goods sold | 3.283.576.858.050 | 2.747.076.301.542 |
| - *Stone products* | *794.844.910.185* | *617.971.923.056* |
| - *Wood products, aluminum-steel* | *1.920.807.001.226* | *1.630.639.842.470* |
| - *Toyota Car* | *450.006.914.022* | *406.653.805.013* |
| - *Real estate* | *112.018.765.691* | *86.197.217.526* |
| - *Others* | *5.899.266.926* | *5.613.513.477* |
| Cost of services rendered | 48.046.375.325 | 38.624.071.554 |
| - *Car repair services* | *48.046.375.325* | *38.624.071.554* |
| Provision for devaluation of inventories | - | - |
| | **3.331.623.233.375** | **2.785.700.373.096** |
| In which: Purchase from related parties | | |
| Total purchase value: (Detailed in Note 41) | 6.249.386.589 | 12.605.914.060 |

## 29 FINANCIAL INCOME

| | First six months of year 2026 | First six months of year 2025 |
|---|---|---|
| | VND | VND |
| Interest income | 1.622.908.872 | 4.730.644.161 |
| Interest from selling trading securities | 4.522.357.966 | 1.939.142.011 |
| Dividends or profits received | 3.014.002.000 | 5.314.499.140 |
| Gain on exchange difference in the year | 7.998.956.377 | 23.233.092.330 |
| Gain on exchange difference at the year - end | 3.575.521.020 | 10.588.902.533 |
| | **20.733.746.235** | **45.806.280.175** |
| In which: Financial income received from related parties (Detailed in Note 41) | 3.014.002.000 | 5.274.503.500 |

## 30 FINANCIAL EXPENSES

| | First six months of year 2026 | First six months of year 2025 |
|---|---|---|
| | VND | VND |
| Interest expenses | 43.395.336.227 | 36.683.861.189 |
| Loss from disposal of financial investments | 609.617.213 | - |
| Loss on exchange difference in the year | 2.646.349.415 | 2.952.874.943 |
| Loss on exchange difference at the year-end | 4.638.440.559 | 4.506.513 |
| Provision for diminution in value of trading securities and impairment loss from investment | 3.142.873.597 | 270.057.221 |
| Other financial expenses | 8.672.816.585 | 1.061.899.951 |
| | **63.105.433.596** | **40.973.199.817** |
| In which: Financial expenses paid to related parties (Detailed in Note 41) | 497.828.267 | 578.103.891 |

## 31 SELLING EXPENSES

| | First six months of year 2026 | First six months of year 2025 |
|---|---|---|
| | VND | VND |
| Raw materials | 125.933.642.818 | 133.101.192.735 |
| Labour expenses | 15.230.195.561 | 8.899.540.018 |
| Tools, instruments and supplies expenses | 52.870.754 | 251.178.007 |
| Depreciation expenses | 1.786.824.813 | 1.159.121.240 |
| Taxes, fees and charges | 7.475.198.939 | 7.906.013.703 |
| Expenses of outsourcing services | 148.486.096.107 | 118.805.835.467 |
| Other expenses in cash | 15.140.008.104 | 10.450.747.060 |
| | **314.104.837.096** | **280.573.628.230** |

## 32 GENERAL AND ADMINISTRATIVE EXPENSE

| | First six months of year 2026 | First six months of year 2025 |
|---|---|---|
| | VND | VND |
| Raw materials | 2.518.923.523 | 198.347.825 |
| Labour expenses | 84.741.639.864 | 101.051.307.551 |
| Tools, instruments and supplies expenses | 5.794.708.459 | 5.558.675.606 |
| Depreciation expenses | 7.126.215.506 | 5.990.268.143 |
| Tax, Charge, Fee | 4.167.403.614 | 2.519.232.191 |
| Provision expenses | 3.779.077.153 | 5.099.310.456 |
| Expenses of outsourcing services | 16.222.703.318 | 19.369.246.087 |
| Other expenses in cash | 18.814.881.165 | 8.547.142.774 |
| Goodwill | 2.122.399.122 | 1.562.317.716 |
| | **145.287.951.724** | **149.895.848.349** |

## 33 OTHER INCOME

| | First six months of year 2026 | First six months of year 2025 |
|---|---|---|
| | VND | VND |
| Gain from liquidation, disposal of fixed assets | 749.330.648 | 3.120.526.217 |
| Gain from Toyota car sale promotion | 1.755.232.573 | 2.354.653.633 |
| Gain from wood sale promotion | - | 542.334.296 |
| Land rental reduction | 2.320.769.509 | 709.816.211 |
| Gain from debt collection | 163.650.469 | 918.322.681 |
| Other incomes | 9.252.019.189 | 3.190.373.947 |
| | **14.241.002.388** | **10.836.026.985** |

## 34 OTHER EXPENSES

| | First six months of year 2026 VND | First six months of year 2025 VND |
|---|---:|---:|
| Loss from liquidation, disposal of fixed assets | 647.484.485 | 1.498.134.286 |
| Penalty due to late delivery, defective products | 1.215.827.308 | 9.410.097.311 |
| Fine for administrative and tax violations | 56.019.240 | 1.294.592.571 |
| Bad debts recovery cost | 413.058.792 | 20.778.623 |
| Others | 4.072.532.064 | 9.026.788.792 |
| | **6.404.921.889** | **21.250.391.583** |

## 35 CURRENT CORPORATE INCOME TAX EXPENSES

| | First six months of year 2026 VND | First six months of year 2025 VND |
|---|---:|---:|
| Current corporate income tax expense in parent | 29.975.712.984 | 23.462.163.924 |
| Current corporate income tax expense in subsidiaries | 37.002.679.834 | 33.552.069.049 |
| - *Phu Yen Construction Materials Joint Stock* | *88.428.876* | *722.127.785* |
| - *Vina G7 Joint Stock Company* | *10.512.007.370* | *9.888.711.003* |
| - *Toyota Binh Dinh One-member Company Limited* | *1.426.163.524* | *904.647.604* |
| - *Toyota Da Nang One-member Company Limited* | *1.115.401.219* | *517.691.128* |
| - *Phu Tai Dong Nai One-member Company Limited* | *6.167.499.837* | *7.040.160.304* |
| - *Phu Tai Real Estate One Member Company Limited* | *3.769.218.823* | *2.176.341.038* |
| - *Thanh Chau Phu Yen Granite Company Limited* | *562.959.720* | *901.518* |
| - *Son Phat Production and Trading Company Limited* | *1.280.163.384* | *784.301.138* |
| - *Phu Tai Quartz Stone One Member Company Limited* | *685.885.443* | *2.521.074.050* |
| - *Phu Tai Binh Dinh Wood Company Limited* | *2.135.291.835* | *1.348.166.596* |
| - *Phu Tai Binh Dinh Quartz Company Limited* | *301.113.146* | *-* |
| - *Phu Tai Dong Nai Stone Company Limited* | *3.183.640.826* | *3.458.071.404* |
| - *Phu Tai Khanh Hoa Stone Company Limited* | *4.710.802.267* | *3.134.184.472* |
| - *Phu Tai Home Company Limited* | *819.990.755* | *1.055.691.009* |
| - *Phu Tai Premium Metal Furniture One Member* | *244.112.809* | *-* |
| **Total current corporate income tax expense** | **66.978.392.818** | **57.014.232.973** |

## 36 DEFERRED INCOME TAX

### a) Deferred income tax assets

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Corporate income tax rate used to determine deferred income tax assets | 20% | 20% |
| Deferred income tax assets related to deductible temporary differences | 2.963.020.356 | 2.382.313.660 |
| Deferred income tax assets related to unused tax losses | - | - |
| | **2.963.020.356** | **2.382.313.660** |

### b) Deferred income tax liabilities

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Corporate income tax rate used to determine deferred income tax liabilities | 20% | 20% |
| Deferred income tax liabilities arising from deductible temporary difference | 6.694.602.953 | 6.693.670.099 |
| | **6.694.602.953** | **6.693.670.099** |

### c) Deferred corporate income tax expense

| | First six months of | First six months of |
|---|---|---|
| | VND | VND |
| Deferred CIT expense relating to taxable temporary difference | (579.773.842) | 522.499.658 |
| Deferred CIT expense relating to reversal of deferred income tax assets | - | 1.887.435.020 |
| Deferred CIT income arising from deductible temporary difference | - | (2.457.695.643) |
| | **(579.773.842)** | **(47.760.965)** |

## 37 BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Company are calculated as follows:

| | First six months of | First six months of |
|---|---|---|
| | VND | VND |
| Net profit after tax | 277.299.726.566 | 237.583.900.890 |
| Profit distributed to common shares | 277.299.726.566 | 237.583.900.890 |
| Average number of outstanding common shares in circulation | 100.407.074 | 66.938.403 |
| **Basic earnings per share** | **2.762** | **3.549** |

As at 30 June 2026, the Company did not have shares with dilutive potential for earnings per share.

## 38 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

| | First six months of | First six months of |
|---|---|---|
| | VND | VND |
| **Proceeds from borrowings during the year** | | |
| Proceeds from ordinary contracts | 2.736.935.135.542 | 2.720.710.117.898 |
| Proceeds from issuance of common bonds | 258.226.603 | (214.123.382) |
| **Actual repayment on principal during the year** | | |
| Repayment on principal from ordinary contracts | 2.894.974.127.096 | 2.706.110.624.581 |
| Repayment on principal of common bonds | - | - |

## 39 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

- The establishment of Phu Tai Land One Member Limited Liability Company was approved under the Board of Directors' Decision No. 138/QĐ-HĐQT dated 20 July 2026, with a charter capital of VND 410 billion. Phu Tai Joint Stock Company holds 100% of the charter capital of Phu Tai Land One Member Limited Liability Company
- The reduction of the charter capital of VINA G7 Joint Stock Company was approved under the Board of Directors' Decision No. 143/QĐ-HĐQT dated 24 July 2026, reducing its charter capital from VND 1.150 billion to VND 730 billion. Accordingly, Phu Tai Joint Stock Company's ownership interest in VINA G7 Joint Stock Company decreased from 98.64% to 97.84%.

## 40 SEGMENT REPORTING

### a) Under business fields

| | Stone business | Wood, aluminum - steel business | Real estate | Trade and services | Elimination | **Grand total** |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | **VND** |
| Net revenue from sales to external customers | 1.072.128.692.755 | 2.410.825.644.894 | 161.336.464.000 | 534.814.735.833 | - | 4.179.105.537.482 |
| *- Domestic* | 515.956.740.452 | 280.988.011.427 | 161.336.464.000 | 534.814.735.833 | - | 1.493.095.951.712 |
| *- Export* | 556.171.952.303 | 2.129.837.633.467 | - | - | - | 2.686.009.585.770 |
| Cost of goods sold | 794.844.910.185 | 1.920.807.001.226 | 112.018.765.691 | 503.952.556.273 | - | 3.331.623.233.375 |
| **Profit from business activities** | **277.283.782.570** | **490.018.643.668** | **49.317.698.309** | **30.862.179.560** | **-** | **847.482.304.107** |
| **The total cost of acquisition of fixed assets** | **71.773.791.182** | **263.255.120.719** | **-** | **137.124.841.750** | **-** | **472.153.753.651** |
| Segment assets | 1.970.177.025.447 | 3.833.313.780.406 | 938.274.175.272 | 1.033.482.217.788 | (1.087.963.046.110) | 6.687.284.152.803 |
| Unallocated assets | | | | | | 51.616.467.872 |
| **Total assets** | **1.970.177.025.447** | **3.833.313.780.406** | **938.274.175.272** | **1.033.482.217.788** | **(1.087.963.046.110)** | **6.738.900.620.675** |
| Segment liabilities | 596.350.304.350 | 1.081.689.420.823 | 524.201.594.845 | 1.673.353.759.439 | (1.002.974.096.059) | 2.872.620.983.397 |
| Unallocated liabilities | | | | | | 139.889.252.591 |
| **Total liabilities** | **596.350.304.350** | **1.081.689.420.823** | **524.201.594.845** | **1.673.353.759.439** | **(1.002.974.096.059)** | **3.012.510.235.988** |

### b) Under geographical areas

| | Gia Lai | Dong Nai | Da Nang | Other areas | Elimination | **Grand total** |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | **VND** |
| Net revenue from external sales | 2.894.179.183.813 | 1.099.838.533.533 | 321.787.720.451 | 406.975.273.004 | (543.675.173.319) | 4.179.105.537.482 |
| *- Domestic sales* | *1.200.293.205.985* | *107.714.925.591* | *321.787.720.451* | *406.975.273.004* | *(543.675.173.319)* | *1.493.095.951.712* |
| *- Export sales* | *1.693.885.977.828* | *992.123.607.942* | - | - | - | *2.686.009.585.770* |
| *Segment assets* | *4.864.689.531.656* | *2.377.552.441.629* | *75.724.684.442* | *508.897.009.058* | *(1.087.963.046.110)* | *6.738.900.620.675* |
| Total capital expenditure on fixed asset | 417.577.907.839 | 54.276.446.146 | - | 299.399.666 | - | 472.153.753.651 |

## 41 NGHIỆP VỤ VÀ SỐ DƯ VỚI CÁC BÊN LIÊN QUAN

Danh sách và mối quan hệ giữa các bên liên quan và Tập đoàn như sau:

| Bên liên quan | Mối quan hệ |
|---|---|
| Công ty CP Vật liệu xây dựng Phú Yên | Công ty liên kết |
| Công ty CP Đầu tư Phú Tài Vân Hà | Công ty liên doanh |
| Các thành viên Hội đồng quản trị, Ban Tổng Giám đốc, Ủy ban kiểm toán, những người quản lý khác của Công ty | Thành viên quản lý chủ chốt của Tập đoàn |

Ngoài các thông tin với các bên liên quan đã trình bày tại các thuyết minh trên, Tập đoàn còn có các giao dịch phát sinh trong năm với các bên liên quan như sau:

| | 6 tháng Năm 2026<br>VND | 6 tháng Năm 2025<br>VND |
|---|---:|---:|
| **Bán hàng, cung cấp dịch vụ** | **3.099.440.186** | **4.539.509.335** |
| Công ty CP Đầu tư Phú Tài Vân Hà | 50.406.186 | 22.549.335 |
| Công ty CP Vật liệu xây dựng Phú Yên | 3.049.034.000 | 4.516.960.000 |
| **Mua hàng hóa, dịch vụ** | **6.249.386.589** | **12.605.914.060** |
| Công ty CP Vật liệu xây dựng Phú Yên | 6.249.386.589 | 12.605.914.060 |
| **Trả tiền gốc vay trong năm** | **32.500.000.000** | **-** |
| Công ty CP Đầu tư Phú Tài Vân Hà | 32.500.000.000 | |
| **Chi phí lãi vay** | **497.828.267** | **578.103.891** |
| Công ty CP Đầu tư Phú Tài Vân Hà | 497.828.267 | 578.103.891 |
| **Cổ tức, lợi nhuận được chia** | **3.014.002.000** | **5.274.503.500** |
| Công ty CP Vật liệu xây dựng Phú Yên | 3.014.002.000 | 5.274.503.500 |

Remuneration, salaries and other income of members of the Board of Management, General Director, Audit Committee and other managers are as follows:

| | Position | First six months of<br>VND | First six months of<br>VND |
|---|---|---|---|
| Mr. Le Van Thao | Chairman of the Board of Directors | 812.000.000 | 825.350.000 |
| Mr. Le Vy | Chairman of the Board of Directors | - | 540.620.000 |
| Mr. Nguyen Sy Hoe | Member of the Board of Directors cum Chief Executive Officer | 734.970.000 | 719.392.000 |
| Mr.Phan Quoc Hoai | Member of the Board of Directors cum Deputy Chief Executive Officer | 648.010.000 | 683.840.000 |
| Mr. Tran Thanh Cung | Member of the Board of Directors cum Deputy Chief Executive Officer | 589.290.000 | 537.470.000 |
| Mr. Le Van Loc | Member of the Board of Directors cum Deputy Chief Executive Officer | 806.196.770 | 738.346.346 |
| Mr. Le Anh Van | Member of the Board of Directors cum Deputy Chief Executive Officer | 568.361.000 | 472.855.192 |
| Mr. Doan Minh Son | Independent Member of the Board of Directors cum Chairman of the Audit Committee | 116.800.000 | 81.800.000 |
| Mr. Do Xuan Lap | Independent Member of the Board of Directors cum Member of the Audit Committee | - | 81.800.000 |
| Mr. Pham Hong Quy | Independent Member of the Board of Directors cum Member of the Audit Committee | 116.800.000 | - |
| Mr. Le Van Luan | Deputy Chief Executive | 555.720.294 | 460.995.082 |
| Mrs. Nguyen Thi My Loan | Chief Accountant | 367.580.000 | 380.400.000 |

In addition to the above related partie transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

## 42 COMPARATIVE FIGURES

Comparative figures presented in the Consolidated Statement of Financial Position and the related notes are those of the Consolidated financial statements for the accounting period ended 31 December 2025.

Comparative figures presented in the Consolidated Statement of Profit or Loss, the Consolidated Statement of Cash Flows and the related notes are those of the Consolidated financial statements for the accounting period from 1 January 2025 to 30 June 2025.

*Gia Lai, 30 June 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Tran Nguyen Kha | Nguyen Thi My Loan | NGUYÊN SỸ HOÈ |

M.S.D.N: 4100259236
CÔNG TY CỔ PHẦN PHÚ TÀI
TỈNH GIA LAI