CÔNG TY CỔ PHẦN PHÚ TÀI
PHUTAI 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.: 399/CBTT-PT

Quy Nhơn Nam, ngày 28 tháng 08 năm 2026
Quy Nhon Nam, August 28, 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 COMMISION'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 hợp nhất bán niên năm 2026 (đã soát xét)/ *Reviewed Semi-Annual Consolidated Financial Statements for 2026.***
- **Báo cáo tài chính riêng bán niên năm 2026 (đã soát xét)/ *Reviewed Semi-Annual Separate Financial Statements for 2026.***

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/08/2026.

This information was disclosed on Company's Website on August 28, 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 herein is true and accurate; I shall be legally responsible for any misrepresentation.

Tài liệu đính kèm/ Attached Documents:
1. Báo cáo tài chính hợp nhất bán niên năm 2026 (đã soát xét)/ Reviewed Semi-Annual Consolidated Financial Statements for 2026.
2. Báo cáo tài chính riêng bán niên năm 2026 (đã soát xét)/ Reviewed Semi-Annual Separate Financial Statements for 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

(Reviewed)

CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Phu Tai Joint Stock Company ("the Company") presents its report and the Company's Interim Consolidated Financial Statements and its subsidiaries ("the Group") for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

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 Region 5 into Phu Tai Joint Stock Company.

The Company operates under the Certificate of Business Registration and Tax Registration for a joint stock company No. 4100259236, initially issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province) on December 30, 2004, and subsequently amended. The most recent amendment (the 32^{nd}) was issued by the Department of Finance of Gia Lai Province on 27 May 2026.

The Company's head office is located at No. 278, Nguyen Thi Dinh Street, Quy Nhon Nam Ward, Gia Lai Province, Vietnam.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT, AUDIT COMMITTEE AND INTERNAL AUDIT DEPARTMENT

The members of the Board of Directors, the Board of Management, the Audit Committee, and the Internal Audit Department of the Company during the period and as at the date of this report are as follows:

Board of Directors

Mr. Le Van Thao	Chairman
Mr. Tran Thanh Cung	Member
Mr. Phan Quoc Hoai	Member
Mr. Nguyen Sy Hoe	Member
Mr. Le Van Loc	Member
Mr. Le Anh Van	Member
Mr. Doan Minh Son	Independent Member
Mr. Phan Hong Quy	Independent Member

Audit Committee under the Board of Directors

Mr. Doan Minh Son	Chairman
Mr. Phan Hong Quy	Member

Internal Audit Department

Mr. Bui Thuc Hung	Head of Department	
Mr. Le Chi Thanh	Member	
Mr. Truong Cong Hoang	Member	(Resigned on 07 May 2026)

Board of Management

Mr. Nguyen Sy Hoe	General Director
Mr. Tran Thanh Cung	Deputy General Director
Mr. Phan Quoc Hoai	Deputy General Director
Mr. Le Van Loc	Deputy General Director
Mr. Le Van Luan	Deputy General Director
Mr. Le Anh Van	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of these Consolidated Financial Statements are: Mr. Le Van Thao - Chairman of the Board of Directors and Mr. Nguyen Sy Hoe - General Director.

AUDITOR

The auditors of AASC Auditing Firm Company Limited have taken the audit of Interim Consolidated Financial Statements for the Group.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management is responsible for the Interim Consolidated Financial Statements which give a true and fair view of the financial position of the Group, its operating results and its cash flows for the period. In preparing those Interim Consolidated Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of Interim Consolidated Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Consolidated Financial Statements;
- Prepare and present the Interim Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Group, with reasonable accuracy at any time and to ensure that the Interim Consolidated Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Interim Consolidated Financial Statements give a true and fair view of the financial position at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

Approved, 27 August 2026
Legal Representative
TỔNG GIÁM ĐỐC

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

NGUYỄN SỸ HÒE

No.: 270826.012/BCTC.KT5

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: Shareholders, Board of Directors and Board of Management
Phu Tai Joint Stock Company

We have reviewed accompanying the Interim Consolidated Financial Statements of Phu Tai Joint Stock Company ("the Company") and its subsidiaries ("the Group") prepared on 27 August 2026 from page 05 to page 57 including: Interim Consolidated Statement of financial position as at 30 June 2026, Interim Consolidated Statement of income, Interim Consolidated Statement of cash flows and Notes to Interim Consolidated Financial Statements for the period from 01 January 2026 to 30 June 2026.

Board of Management' Responsibility

The Board of Management is responsible for the preparation and presentation of Interim Consolidated Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the financial position of the Phu Tai Joint Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Consolidated Financial Statements.

AASC Auditing Firm Company Limited

CÔNG TY TRÁCH NHIỆM HỮU HẠN HÃNG KIỂM TOÁN AASC

Pham Anh Tuan
Deputy General Director
Registered Auditor No.: 0777-2023-002-1
Hanoi, 27 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	**A. CURRENT ASSETS**		**4,005,842,350,426**	**4,075,069,409,407**
110	**I. Cash and cash equivalents**	**3**	**560,398,124,680**	**654,362,430,577**
111	1. Cash		517,516,789,068	583,599,791,488
112	2. Cash equivalents		42,881,335,612	70,762,639,089
120	**II. Short-term investments**	**4**	**194,371,389,256**	**203,205,337,737**
121	1. Trading securities		44,629,111,972	41,158,050,501
122	2. Allowance for decline in value of trading securities		(5,724,288,594)	(2,581,414,997)
123	3. Short-term held-to-maturity investments		155,466,565,878	164,628,702,233
130	**III. Short-term receivables**		**1,233,947,258,697**	**1,204,000,079,463**
131	1. Short-term trade receivables	5	936,762,493,046	930,095,419,506
132	2. Short-term prepayments to suppliers	6	278,138,326,730	264,392,797,735
135	3. Other short-term receivables	7	113,805,570,822	100,287,973,719
136	4. Allowance for short-term doubtful debts		(94,759,131,901)	(90,776,111,497)
140	**IV. Inventories**	**9**	**1,746,485,715,420**	**1,783,645,315,947**
141	1. Inventories		1,747,615,851,980	1,784,775,452,507
142	2. Allowance for decline of inventories		(1,130,136,560)	(1,130,136,560)
160	**V. Other short-term assets**		**270,639,862,373**	**229,856,245,683**
161	1. Short-term deferred expenses	10	49,058,829,574	37,398,629,045
162	2. Deductible VAT		215,422,311,253	184,830,862,262
163	3. Short-term taxes and other receivables from State budget	20	5,298,426,937	6,701,032,625
165	4. Other current assets	15	860,294,609	925,721,751

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

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
200	**B. NON-CURRENT ASSETS**		**2,731,877,816,529**	**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**		**1,872,391,402,693**	**1,713,991,236,456**
221	1. Tangible fixed assets	11	1,849,068,149,590	1,689,052,724,763
222	*- Historical cost*		*3,931,720,853,076*	*3,688,851,420,764*
223	*- Accumulated depreciation*		*(2,082,652,703,486)*	*(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 amortization*		*(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**		**271,790,359,743**	**43,712,984,549**
252	1. Construction in progress	14	271,790,359,743	43,712,984,549
260	**V. Long-term investments**	**4**	**274,106,538,702**	**257,263,443,060**
262	1. Investments in joint ventures and associates		274,106,538,702	257,263,443,060
270	**VI. Other long-term assets**		**280,798,553,595**	**271,700,985,946**
271	1. Long-term deferred expenses	10	254,802,995,013	244,400,767,537
272	2. Deferred income tax assets	38	2,963,020,356	2,382,313,660
279	3. Goodwill	16	23,032,538,226	24,917,904,749
280	**TOTAL ASSETS**		**6,737,720,166,955**	**6,393,015,167,008**

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

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C. LIABILITIES**		**3,011,366,625,731**	**3,044,617,625,716**
310	**I. Current liabilities**		**2,516,731,365,040**	**2,659,183,221,717**
311	1. Short-term trade payables	17	591,686,253,348	554,084,132,592
312	2. Short-term prepayments from customers	18	106,039,979,084	109,507,056,375
313	3. Dividend and profit payables	19	3,482,584,800	3,453,399,800
314	4. Short-term taxes and other payables to State budget	20	84,369,631,736	93,543,334,573
315	5. Payables to employees		100,936,076,401	127,872,155,491
316	6. Short-term accrued expenses	21	57,380,981,173	95,208,656,112
320	7. Other short-term payables	22	38,024,513,294	30,339,344,563
321	8. Short-term borrowings and finance lease liabilities	24	1,464,720,947,224	1,576,129,889,443
322	9. Provisions for short-term payables	23	2,977,444,318	3,308,620,958
323	10. Bonus and welfare fund		67,112,953,662	65,736,631,810
330	**II. Non-current liabilities**		**494,635,260,691**	**385,434,403,999**
338	1. Other long-term payables	22	257,213,091	278,173,200
339	2. Long-term borrowings and finance lease liabilities	24	465,328,240,916	359,067,844,094
342	3. Deferred income tax liabilities	38	8,286,541,828	6,693,670,099
343	4. Provisions for long-term payables	23	20,763,264,856	19,394,716,606
400	**D. OWNER'S EQUITY**	**25**	**3,726,353,541,224**	**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*
412	2. Share Premium		26,722,647,000	-
414	3. Other capital		1,829,581,434,571	1,765,246,311,654
420	4. Retained earnings		763,432,509,180	772,638,088,369
420a	*- Retained earnings accumulated to previous year*		*427,575,290,344*	*279,590,101,868*
420b	*- Retained earnings of the current period*		*335,857,218,836*	*493,047,986,501*
429	5. Non-Controlling Interests	26	102,546,210,473	141,129,111,269
440	**TOTAL CAPITAL**		**6,737,720,166,955**	**6,393,015,167,008**

Approved, 27 August 2026

Preparer	Chief Accountant	Legal Representative
		TỔNG GIÁM ĐỐC
Tran Nguyen Kha	Nguyen Thi My Loan	NGUYỄN SỸ HÒE

CÔNG TY CỔ PHẦN PHÚ TÀI M.S.D.N: 4100259564 TỈNH GIA LAI

INTERIM CONSOLIDATED STATEMENT OF INCOME
For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	Current period VND	Prior period VND
01	**1. Revenue from sales of goods and provision of services**	**28**	**4,181,977,490,687**	**3,524,861,633,220**
02	2. Revenue deductions	29	-	17,300,080
10	**3. Net revenue from sales of goods and provision of services**		**4,181,977,490,687**	**3,524,844,333,140**
11	**4. Cost of goods sold and provision of services**	**30**	**3,334,698,433,292**	**2,786,265,467,640**
20	**5. Gross profit from sales of goods and provision of services**		**847,279,057,395**	**738,578,865,500**
22	6. Financial income	31	21,487,677,088	40,491,781,035
23	7. Financial expenses	32	67,621,833,165	40,973,199,817
24	*In which: Interest expense*		*47,790,709,684*	*36,683,861,189*
25	9. Selling expenses	33	314,531,925,261	280,573,628,230
26	10. General and administrative expenses	34	144,760,300,494	149,895,848,349
27	10. Share of profit or loss from joint ventures, associates		2,795,107,642	5,960,073,165
30	**11. Net profit from operating activities**		**344,647,783,205**	**313,588,043,304**
31	12. Other income	35	14,510,278,680	10,836,026,985
32	13. Other expenses	36	6,017,809,485	21,250,391,583
40	**14. Other profit**		**8,492,469,195**	**(10,414,364,598)**
50	**15. Total net profit before tax**		**353,140,252,400**	**303,173,678,706**
51	16. Current corporate income tax expense	37	65,562,561,582	57,014,232,973
52	17. Deferred corporate income tax expense	38	1,012,165,033	(47,760,965)
60	**18. Profit after corporate income tax**		**286,565,525,785**	**246,207,206,698**
61	**19. Profit after tax attributable to owners of the parent**		**276,982,120,965**	**237,583,900,890**
62	**20. Profit after tax attributable to non-controlling interest**		**9,583,404,820**	**8,623,305,808**
70	**21. Basic earnings per share**	**39**	**3,497**	**3,549**

Approved, 27 August 2026

Preparer	Chief Accountant	Legal Representative
Tran Nguyen Kha	Nguyen Thi My Loan	TỔNG GIÁM ĐỐC NGUYỄN SỸ HÒE

CÔNG TY CỔ PHẦN PHÚ TÀI
M.S.D.N: 5900259236
TỈNH GIA LAI

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	***1. Profit before tax***		***353,140,252,400***	***303,173,678,706***
	2. Adjustment for			
02	- Depreciation and amortization of fixed assets and investment properties		120,098,198,804	119,679,424,289
03	- Allowances and provisions		8,163,265,611	7,322,466,202
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(1,343,887,754)	(10,584,396,020)
05	- Gains / losses from investment activities		(8,326,519,489)	(13,190,351,317)
06	- Interest expense		47,790,709,684	36,683,861,189
08	***3. Operating profit before changes in working capital***		***519,522,019,256***	***443,084,683,049***
09	- Increase / decrease in receivables		25,019,731,796	182,467,173,612
10	- Increase / decrease in inventories		37,159,600,527	8,816,513,484
11	- Increase / decrease in payables		(19,432,031,953)	52,015,617,785
12	- Increase /decrease in deferred expenses		(24,638,619,001)	(1,707,113,502)
13	- Increase / decrease in trading securities		(3,471,061,471)	(8,089,349,786)
14	- Interest paid		(47,157,961,399)	(36,536,995,714)
15	- Corporate income tax paid		(79,189,925,480)	(45,008,939,561)
17	- Other payments on operating activities		(24,703,699,859)	(12,153,155,995)
20	***Net cash flow from operating activities***		***383,108,052,416***	***582,888,433,372***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(611,412,161,841)	(223,248,800,715)
22	2. Proceeds from disposals of fixed assets and other long-term assets		22,886,942,755	29,154,311,208
23	3. Loans and purchase of debt instruments from other entities		(147,277,347,185)	(1,600,000,000)
24	4. Collection of loans and resale of debt instrument of other entities		160,659,635,133	19,042,971,680
25	5. Equity investments in other entities		(17,061,990,000)	-
27	6. Interest and dividend received		2,395,414,463	5,425,819,641
30	***Net cash flow from investing activities***		***(589,809,506,675)***	***(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		2,734,488,684,354	2,720,495,994,516
34	3. Repayment of principal		(2,742,341,907,542)	(2,706,110,624,581)
36	4. Dividends or profits paid to owners		(43,283,857,000)	(66,924,919,000)
40	***Net cash flow from financing activities***		***109,462,376,812***	***(52,539,549,065)***

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
For the period from 01/01/2026 to 30/06/2026
(Indirect method)
(Continued)

Code	ITEMS	Note	Current period VND	Prior period VND
50	**Net cash flows in the period**		**(97,239,077,447)**	**359,123,186,121**
60	**Cash and cash equivalents at the beginning of the year**		**654,362,430,577**	**470,850,849,148**
61	Effect of exchange rate fluctuations		3,274,771,550	7,488,134,336
70	**Cash and cash equivalents at the end of the period**	**3**	**560,398,124,680**	**837,462,169,605**

Approved, 27 August 2026

Preparer	Chief Accountant	Legal Representative
		TỔNG GIÁM ĐỐC
Tran Nguyen Kha	Nguyen Thi My Loan	NGUYỄN SỸ HÒE

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period from 01/01/2026 to 30/06/2026

1 GENERAL INFORMATION

1.1 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 Region 5 into Phu Tai Joint Stock Company.

The Company operates under the Certificate of Business Registration and Tax Registration for a joint stock company No. 4100259236, initially issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province) on December 30, 2004, and subsequently amended. The most recent amendment (the 32nd) was issued by the Department of Finance of Gia Lai Province on 27 May 2026.

The Company's head office is located at No. 278, Nguyen Thi Dinh Street, Quy Nhon Nam Ward, Gia Lai Province, Vietnam.

The Company's charter capital 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 Group as at 30 June 2026: 7,053 employees (01 January 2026: 6,690 employees).

1.2 Business field: Industrial manufacturing, trading and services.

1.3 Business activities: Main business activities of the Group include:

- Cutting, shaping and finishing of granite, basalt, marble;
- Extraction of granite, basalt; extraction of stone, sand and gravel for use as construction materials;
- Manufacture of beds, wardrobes, tables, chairs and other products of wood;
- Manufacture of crushed stone, stone powder and similar products;
- Office leasing;
- Trading of products from granite, basalt, marble stone;
- Wholesale of automobiles and other motor vehicles;
- Trading of automobiles and spare parts and accessories; maintenance and repair of automobiles and other motor vehicles;
- Real estate investment and business.

1.4 Normal business and production cycle

For real estate and construction activities, the construction and implementation period depends on the scale and technical specifications of the project; accordingly, the Group's operating cycle for these activities is typically longer than 12 months.

For other activities, the normal operating cycle is 12 months.

1.5 The Company's operation in the period that affects the Interim Consolidated Financial Statements

During the first six months of 2026, the Group's production and business activities benefited from favorable conditions, mainly due to increased demand for the Group's products in key export markets and the promotion of public investment activities in the domestic market. In addition, the Group continued to expand its production and business activities, develop additional products such as wood pellets and aluminum and steel products, increase investment in upgrading machinery and equipment, and optimize production processes to improve operational efficiency. These factors positively contributed to the Group's business performance during the accounting period.

1.6 Group structure

The Group's subsidiaries consolidated in Consolidated Financial Statements as at 30 June 2026 include:

Name of Subsidiaries	Head office	Proportion of voting rights	Principal activities
1. Tuan Dat Minerals One Member Company Limited	Phu My Tay Commune, Gia Lai Province	100%	Stone mining and processing
2. Universal Stone Joint Stock Company	Tang Nhon Phu Ward, Ho Chi Minh City	60%	Stone products trading and manufacturing
3. Vi Na G7 Joint Stock Company	Tam Phuoc Ward, Dong Nai Province	98,64%	Wood trading and processing
4. Toyota Binh Dinh Company Limited	Quy Nhon Nam Ward, Gia Lai Province	100%	Car repair and trading
5. Toyota Da Nang Company Limited	Hoa Cuong Ward, Da Nang City	100%	Car repair and trading
6. Phu Tai Dong Nai Company Limited	Tam Phuoc Ward, Dong Nai Province	100%	Wood trading and processing
7. Granite Manufacturing Company Limited	Son Hoa Commune, Dak Lak Province	70%	Stone mining and processing
8. Phu Tai Real Estate One Member Company Limited	Quy Nhon Nam Ward, Gia Lai Province	100%	Real estate trading
9. Thanh Chau Phu Yen Granite Company Limited	Xuan Lanh Commune, Dak Lak Province	100%	Stone mining and processing
10. Son Phat Production and Trading Company Limited	Van Thang Commune, Khanh Hoa Province	99%	Stone mining and processing
11. Phu Tai Ninh Thuan Stone Joint Stock Company	Dong Hai Ward, Khanh Hoa Province	98%	Stone manufacturing and processing
12. Phu Tai Quartz Stone Company Limited	Nhon Trach Commune, Dong Nai Province	100%	Stone manufacturing and processing
13. Phu Tai Binh Dinh Wood Company Limited	Xuan An Commune, Gia Lai Province	100%	Manufacture of beds, wardrobes, tables and chairs
14. Phu Tai Binh Dinh Quartz Company Limited	Quy Nhon Tay Ward, Gia Lai Province	100%	Production and processing of stone and stone powder
15. Phu Tai Yen Bai Stone Company Limited	Muong Lai Commune, Lao Cai Province	100%	Stone mining and processing
16. Phu Tai Khanh Hoa Stone One Member Company Limited	Tu Bong Commune, Khanh Hoa Province	100%	Stone mining and processing
17. Phu Tai Dong Nai Stone Company Limited	Nhon Trach Commune, Dong Nai Province	100%	Stone mining and processing
18. Phu Tai Home One Member Company Limited	Hanh Thong Ward, Ho Chi Minh City	100%	Wood, stone products trading and manufacturing
19. Phu Tai Dieu Tri Investment Company Limited	Quy Nhon Nam Ward, Gia Lai Province	60%	Real estate trading
20. Phu Tai Premium Metal Furniture One Member Limited Liability Company	Xuan An Commune, Gia Lai Province	100%	Production of aluminum-steel combined with other materials
21. Phuc Tan Kieu One Member Limited Liability Company	An Binh Ward, Gia Lai Province	100%	Production of wood chips and wood pellets

Name of Subsidiaries	Head office	Proportion of voting rights	Principal activities
22. An Phu Forestry Joint Stock Company	Quy Nhon Nam Ward, Gia Lai Province	98%	Production of wood chips, wood pellets, dimensional lumber, flooring, etc

Associates are reflected in the Interim Consolidated Financial Statements using the equity method as of 30 June, 2026: Detailed in Note 4.

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 Group applies Corporate Accounting System issued under the Circular No.99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and the Circular No.202/2014/TT-BTC dated 22 December 2014 issued by Ministry of Finance, the Circular No.43/2026/TT-BTC dated 20 April 2026 issued by Ministry of Finance amending and supplementing some articles of the Circular No.202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Group 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 Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01 January 2026. On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing some articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements, effective from 01 January 2026.

The Group has applied non-retrospective adjustments to its accounting policies upon the initial adoption of the requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. The Circular also requires changes in the presentation of certain items in the financial statements. Accordingly, the comparative information has been re-presented and reclassified, where appropriate, to conform to the current period's presentation and to comply with the relevant requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. Details on the reclassification of comparative information are disclosed in Note 46 of the interim Consolidated Financial Statements.

2.4 Basis for the preparation of Interim 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 period from 01/01/2026 to 30/06/2026. Control right is achieved when the Group 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 Group. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Group and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the period 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 interests 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 subsidiaries raise additional capital from the owners when preparing Consolidated Financial Statements, the Parent company determines and presents the changes in its ownership and non - controlling interests in the net assets of the subsidiary before and after raising additional capital.

2.5 Accounting estimates

The preparation of Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management 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 Interim 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 Interim Consolidated Financial Statements include:

- Allowance for doubtful debts;
- Provision for devaluation of inventory;
- Provision for payables;
- Estimated allocation of deferred expenses and goodwill;
- Estimated useful life of fixed assets;
- Classification and allowance of financial investments;
- Estimated 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 Group and that are assessed by the Board of Management to be reasonable under the circumstances.

2.6 Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnamese Dong using the actual rate at the transaction dates (is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Company regularly conducts transactions;

- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasured.

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 accounting period.

2.7 Cash and cash equivalents

Cash comprises cash on hand, and demand deposits.

Cash equivalents are short-term investments with the maturity of no more 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.

2.8 Business combination and goodwill

All business combinations shall be accounted for by applying the purchase method. The cost of a business combination includes the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer, in exchange for control of the acquiree plus any costs directly attributable to the business combination. The acquiree's identifiable assets, liabilities and contingent liabilities in business combination are measured at their fair values at the acquisition date.

The goodwill or gain from a bargain purchase is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the subsidiary's identifiable net assets at the acquisition date held by Parent. Gain from a bargain purchase (if any) will be recognized in the Consolidated income statement. Goodwill is amortized on a straight-line basis over an estimated useful life of 10 years. Periodically, the Group will assess goodwill for impairment at the subsidiary, if there is evidence that the impairment loss of goodwill exceeds the annual amortization amount, impairment loss shall be recognized in the period in which it arises.

2.9 Financial investments

Trading securities are initially recognized at fair value of the payments at the time the transaction occurs. Costs incurred in purchasing trading securities (if any) such as brokerage, transaction fee, cost of information allowance, taxes, bank's fees and charges are recognized in the financial expenses in the period. After initial recognition, trading securities are measured at original cost less allowance for diminution in value of trading securities.

Investments held to maturity comprise term deposits, certificate of deposit, loans, etc. held to maturity to earn profits periodically and other held to maturity investments or of a similar nature and excluding derivative instruments.

Investments in joint ventures and associates: During the period, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Vietnamese Accounting Standards on "Financial reporting of interest in joint ventures" and "Accounting for investments in associates".

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using equity method. Under this method, the investments are initially recorgnized on the Consolidated Statement of Financial Position at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

For the adjustment of the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting period, The Group shall:

- For the adjustment to the income statement of previous periods: make an adjustment to the undistributed profit after tax according to net adjusted accumulated amount to the beginning of the reporting period.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the financial position of the previous periods: 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 period, 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 Group before determining The Group's share in the profit or loss of the joint venture or associated company during the reporting period. 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 in the Consolidated Income Statement.

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.

For dividends received in the form of shares, only the number of shares received is recorded without any increase in the investment value and financial income.

Allowance for devaluation of investments is made at the end of the period as follows:

Investments in trading securities: allowance shall be made based on the excess of original cost of the investments recorded in the accounting book over their market value at the allowance date.

Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, allowances shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, allowance shall be made based on the Financial Statements at the allowance date of the investee.

Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.10 Receivables

The receivables shall be recorded in detail in terms of due 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 Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

The allowance 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 allowances 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 or estimating possible losses.

2.11 Inventories

Inventories are initially recognized at 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, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs needed for their consumption

The cost of inventory is calculated using weighted average method.

Method for valuation of work in process at the end of the period: The value of work in progress is recorded based on 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.

2.12 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/ amortization and carrying amount.

Subsequent measurement 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 Income Statement in the period in which the costs are incurred.

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

- Buildings, structures	06 - 30 years
- Machinery, equipment	04 - 10 years
- Vehicles, transportation equipment	06 - 12 years
- Office equipment and furniture	03 - 08 years
- Others tangible fixed assets	03 - 12 years
- Compensation costs for leveling the site	10 - 25 years
- Land use rights	25 - 49 years
- Mining rights	10 - 25 years
- Management software	03 - 10 years
- Others intangible fixed assets	02 - 20 years

2.13 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, structures	25 years

2.14 Construction in progress

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

2.15 Operating lease

Operating leases are 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 Statement of Income on a straight-line basis over the period of the lease.

2.16 Deferred expenses

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

The calculation and allocation of long-term deferred 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.

Types of deferred expenses include:

Deferred land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with current regulations. 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. Costs of repairing assets are accumulated based on actual costs incurred and amortized to production and business expenses on a straight-line basis over their useful lives from 6 to 36 months.

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

2.17 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 Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

2.18 Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Group has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the Group according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.19 Borrowings

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

2.20 Borrowing costs

Borrowing costs are recognized as operating expenses in the period, 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".

2.21 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.

2.22 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.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provisions for payables are recognized as operating expenses of the accounting period. In case the provision made for the previous accounting period but not used up exceeds the one made for the current period, the difference is reversed against operating expenses.

Expenses for environmental restoration for mining sites are accrued based on the total estimated restoration expenses and the approved mining duration as authorized by relevant authorities. This accrual ensures the matching principle between revenue and expenses, preventing significant cost fluctuations in the accounting period when the actual restoration is carried out.

Provision for construction warranty is recognized at rates ranging from 2% to 5% of the contract value, depending on the characteristics of each project and the Board of Management's assessment of the actual warranty period and costs.

2.23 Owner's equity

Owner's equity is stated at the actual contributed capital of the 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, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

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

2.24 Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, 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 provison of services:

- The percentage of completion of the transaction at the Statement of Financial Position date can be measured reliably.

Revenue from sale real estates

- 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 income 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.

2.25 Revenue deductions

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

Sales return incurred in the same period of sale of goods and provision 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 Group 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 year); and if it is incurred after the issuance of Consolidated Financial Statements, it is recorded as a decrease in revenue of incurring year (the next year).

2.26 Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished goods, merchandises, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, 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 period even when products and goods have not been determined as sold.

2.27 Financial expenses

Financial expenses include borrowing costs, losses from the disposal and transfer of short-term securities, transaction cost of selling securities, allowances for the devaluation of trading securities, allowances for investment losses in other entities, losses from sale of foreign currency, exchange losses, etc. These expenses are recognized at their total amount incurred during the period and are not offset against financial income.

2.28 Selling expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. These expenses primarily include salaries of sales personnel, costs of raw materials and supplies, depreciation of fixed assets used for sales activities, outsourced service costs, and other related expenses.

2.29 General and administrative expenses

General and administrative expenses reflect the Group's overall management costs, primarily including salaries of management personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office supplies, work tools, depreciation of fixed assets used for corporate management, allowance for short-term doubtful debts, outsourced service costs, and other related expenses.

2.30 Corporate income tax

Deferred income tax asset and payable deferred income tax.

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 corporate income tax assets and deferred corporate income tax liabilities are determined based on the applicable corporate income tax rate, using the tax rates and tax laws that are enacted and effective at the end of the accounting period.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilized. Deferred tax assets are recorded a decrease to the extent that it is not sure taxable economic benefits will be usable.

Current corporate income tax expense and deferred corporate income tax expenses

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 Group is currently enjoying the following tax incentives:

Projects	Documents	Corporate Income Tax (CIT) Incentives	Incentives
Furniture processing factory located at Lots B10C, B11, 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

Projects	Documents	Corporate Income Tax (CIT) Incentives	Incentives
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 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
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 receives 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	Currently enjoying the preferential corporate income tax (CIT) rate of 10% and the CIT exemption period

Current corporate income tax rate

For the six-month accounting period ended 30 June 2026, in addition to the income subject to the aforementioned preferential tax rate, the Group is subject to a corporate income tax rate of 20% on income from production and business activities that is subject to corporate income tax.

2.31 Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.32 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 Group's related parties include:

- Organizations, directly or indirectly having control the Group, are controlled by the Group or being under the control of the Group, or being under common control with the Group, including the Parent Company, 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;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

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.

2.33 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 financial statements better understand and make more informed judgements about the Group as a whole.

3 CASH AND CASH EQUIVALENTS

	Ending balance VND	Beginning balance VND
Cash on hand	22,100,042,910	29,298,085,327
Demand deposits	495,416,746,158	555,167,427,912
Cash in transit	-	60,000,000
Cash equivalents	42,881,335,612	69,836,917,338
	560,398,124,680	**654,362,430,577**

Details of demand deposits and cash equivalents as at 30 June 2026 were as follow:

	Currency	Terms	Interest	Value VND
Demand deposits				
- Military Commercial Joint Stock Bank	VND	Non-term	0.05%	130,649,111,301
	USD	Non-term	0.00%	16,476,064,907
- Vietnam Technological And Commercial Joint Stock Bank	VND	Non-term	0.50%	112,163,029,954
	USD	Non-term	0.00%	515,700,322
- Joint Stock Commercial Bank For Investment And Development Of Vietnam	VND	Non-term	0.20%	73,823,343,091
	USD	Non-term	0.00%	15,409,317,831
	EUR	Non-term	0.00%	17,064,997
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam	VND	Non-term	0.20%	64,885,488,896
	USD	Non-term	0.00%	3,286,598,775
	EUR	Non-term	0.00%	206,446,506
- Vietnam Bank For Agriculture And Rural Development	VND	Non-term	0.20%	20,101,149,503
	USD	Non-term	0.00%	21,774,544,108
- Other banks	VND	Non-term	From 0,10% to 0,20%	31,161,074,671
	USD	Non-term	0.00%	4,947,811,296
				495,416,746,158
Cash equivalents				
Term deposits				***42,881,335,612***
- Orient Commercial Joint Stock Bank	VND	01 Month	From 4,55% to 4,75%	42,881,335,612
				42,881,335,612

4 FINANCIAL INVESTMENTS

a) Trading securities

	Stock Code	Ending balance			Beginning balance		
		Original cost VND	Fair value VND	Allowance VND	Original cost VND	Fair value VND	Allowance VND
Mobile World Investment Corporation	MWG	5,948,943,000	5,467,000,000	(481,943,000)	-	-	-
FPT Corporation	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)
Sai Gon - Ha Noi Commercial Joint Stock Bank	SHB	-	-	-	5,274,648,750	4,905,000,000	(369,648,750)
Binh Duong Mineral and Construction Joint Stock Company	KSB	-	-	-	5,539,871,938	4,924,800,000	(615,071,938)
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)
MBLand Holdings JSC (i)		450,000,000	-	-	450,000,000	-	-
Others		11,237,673,501	10,310,421,400	(727,850,123)	11,509,667,030	11,413,600,000	(290,331,526)
		44,629,111,972	**38,255,421,400**	**(5,724,288,594)**	**41,158,050,501**	**38,320,900,000**	**(2,581,414,997)**

The fair value of trading securities are closing price listed on HNX, HOSE and 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.

b) Held to maturity investments

	Ending balance			Beginning balance		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Short-term						
Term deposits (ii)	10,718,576,198	10,718,576,198	-	4,953,006,433	4,953,006,433	-
Loan receivables (i)	134,311,071,282	134,311,071,282	-	72,971,858,701	72,971,858,701	-
Certificate of deposit (iii)	10,436,918,398	10,436,918,398	-	86,703,837,099	86,703,837,099	-
	155,466,565,878	**155,466,565,878**	**-**	**164,628,702,233**	**164,628,702,233**	**-**

(i) Details of loan receivables classified as held-to-maturity investments as at 30 June 2026 were as follows:

	Purpose of loans	Interest Rates	Maturity date	Guarantee	Ending balance	Beginning balance
					VND	VND
Others						
- Ms. Dao Thi Lien	Serving business activities	Floating	12 months	Unsecured	23,436,575,409	25,000,000,000
- Ms. Le Thi Trang	Serving business activities	Floating	12 months	Unsecured	25,404,356,201	25,000,000,000
- Mr. Le Hoai Ngoc	Serving business activities	Floating	12 months	Unsecured	994,520,539	994,520,539
- Mr. Tran Van Chuan	Serving business activities	3.9%/year	09 months	Unsecured	69,650,567,293	-
- An Phat Land Investment JSC	Serving business activities	Floating	12 months	Unsecured	14,825,051,840	21,977,338,162
					134,311,071,282	**72,971,858,701**

(ii) As at 30 June 2026, term deposits are as follows:

- The 18-month term deposit of VND 1,600,000,000 was placed with the Vietnam Bank for Agriculture and Rural Development (Agribank) at an interest rate of 4.5% per annum. As at the end of the period, this term deposit was pledged as collateral for a payment guarantee agreement with the bank.

- Term deposits with maturities ranging from 6 to 12 months, with a total value of VND 5,755,587,806, were placed with Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) at interest rates ranging from 3.4% to 4.9% per annum.

- A term deposit of VND 3,258,414,938 was placed with Orient Commercial Joint Stock Bank (OCB) for a term of 6 months, at an interest rate ranging from 7.9% to 8.1% per annum. This term deposit represents the 2% maintenance fund collected from apartment purchasers of the Phu Tai Central Life 2 Quy Nhon Apartment Project (Phu Tai Central Life), together with the interest accrued thereon. The Group does not use this deposit and will transfer the entire amount to the Apartment Management Board upon its establishment.

(iii) The certificates of deposit have a term of 48 months and were issued by Vietnam Technological and Commercial Joint Stock Bank (Techcombank), with a total value of VND 10,436,918,398, bearing an interest rate of 4.4% per annum.

c) Equity investments in associates and joint - ventures

	Address	Ending balance		Beginning balance	
		Proportion of voting rights	Carrying amount under the equity method VND	Rate of voting rights	Carrying amount under the equity method VND
Phu Yen Construction Materials Joint Stock Company (i)	Dak Lak	49.01%	17,898,045,416	49.01%	17,844,256,801
Phu Tai Van Ha Investment Joint Stock Company (ii)	Gia Lai	50.00%	239,146,503,286	50.00%	239,419,186,259
Quy Nhon Frozen Seafoods Joint Stock Company (iii)	Gia Lai	47.39%	17,061,990,000	0.00%	-
			274,106,538,702		**257,263,443,060**

(i) Phu Yen Construction Materials Joint Stock Company ("Phu Yen") operates under Enterprise Registration Certificate No. 4400344683, initially issued on May 27, 2004, by the Department of Planning and Investment of Phu Yen Province. Its registered headquarters is located at Lots A7, A8, A17, A18, An Phu Industrial Park, Binh Kien Ward, Dak Lak Province, Vietnam. The main business activities of this associate company include the exploitation and processing of paving stone, construction stone, and construction sand. As at 30 June 2026, the Group's ownership interest and voting rights in Phu Yen stand at 49.01%.

(ii) Phu Tai Van Ha Investment Joint Stock Company ("Phu Tai Van Ha") operates under Enterprise Registration Certificate No. 4101626062, initially issued on March 14, 2023, by the Department of Planning and Investment of Binh Dinh Province. Its registered headquarters is located at No. 278 Nguyen Thi Dinh Street, Quy Nhon Nam Ward, Gia Lai Province, Vietnam. The primary business activity of Phu Tai Van Ha is real estate investment and trading. As of 30 June 2026, the Group's ownership interest and voting rights in Phu Tai Van Ha stand at 50%.

(iii) Pursuant to Decision No. 83/QD-HDQT dated 11 May 2026, the Company's Board of Directors approved the policy for Phu Tai Real Estate One Member Company Limited (a subsidiary) to acquire by transfer 1,200,000 shares, representing 100% of the charter capital, of Quy Nhon Frozen Seafoods Joint Stock Company ("Quy Nhon Frozen Seafoods"). As at 30 June 2026, Phu Tai Real Estate One Member Company Limited had completed the acquisition by transfer of 568,733 shares, representing 47.39% of the charter capital of Quy Nhon Frozen Seafoods, with a total purchase consideration of VND 17,061,990,000 (share price of VND 30,000 per share). Quy Nhon Frozen Seafoods operates under Enterprise Registration Certificate No. 4100483485, initially issued by the Department of Planning and Investment of Binh Dinh Province (now the Department of Finance of Gia Lai Province) on 24 April 2003. The charter capital of Quy Nhon Frozen Seafoods is VND 12 billion, and its head office is located at 04 Phan Chu Trinh Street, Quy Nhon Ward, Gia Lai Province, Vietnam. Its principal business activity is real estate trading. As at 30 June 2026, the Group's ownership interest and voting rights in Quy Nhon Frozen Seafoods were 47.39%. Currently, the subsidiary is still in the process entering into share transfer agreements with the remaining shareholders of Quy Nhon Frozen Seafoods.

5 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Others				
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	-
Others	547,832,643,874	(26,314,326,000)	530,780,313,731	(22,156,555,596)
	936,762,493,046	**(91,607,761,201)**	**930,095,419,506**	**(87,449,990,797)**

(i) On 11 September, 2023, Noble House Home Furnishings LLC ("Noble House"), a customer purchasing the Group'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 Group 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 Group has submitted claims to the Court, requesting Noble House to settle its outstanding debts, including a payment request dated 21 June 2024 amounting to USD 446,138.17 of goods that Noble House received from the Group 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. During 2025, the Group received USD 26,796.54 from Noble House in respect of this payment request. All remaining claims of the Group remain unsettled. Currently, the Court has ceased handling the case and, according to the notification published on the Court's website, the Court has issued an order dismissing the Chapter 11 cases filed by the debtors. The Group continues to work with the Law Firm to clarify the outstanding issues and proceed with procedures for debt recovery. The Group has assessed the provision as at 30 June 2026 at VND 65.29 billion.

Reason for the additional allowance for doubtful debts: The additional allowance for doubtful debts for trade receivables was primarily attributable to limited improvement in the collection of certain overdue receivables, resulting in the Group continuing to recognize an additional allowance based on the aging of the receivables.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Related parties	***2,394,539,862***	-	-	-
Phu Yen Construction Materials Joint Stock Company	2,394,539,862	-	-	-
Others	***275,743,786,868***	***(1,327,070,700)***	***264,392,797,735***	***(1,501,820,700)***
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	-
Thien Thanh Trading and Construction Company Limited	18,061,682,685	-	4,693,948,883	-
Others	150,542,099,383	(1,327,070,700)	148,955,024,258	(1,501,820,700)
	278,138,326,730	**(1,327,070,700)**	**264,392,797,735**	**(1,501,820,700)**

7 OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
a) Short-term				
Dividends and profits receivables	3,767,502,500	-	2,260,501,500	-
Receivables from employees (i)	30,075,836,788	(1,824,300,000)	28,000,191,038	(1,824,300,000)
- *Mr. Nguyen Huu Tam*	*11,501,583,988*	-	*13,928,816,916*	-
- *Others*	*18,574,252,800*	*(1,824,300,000)*	*14,071,374,122*	*(1,824,300,000)*
Mortgages	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	600,834,781	-	1,614,672,458	-
Maintenance fee receivables (iii)	2,620,709,844	-	2,804,593,974	-
Receivable from advance payment for site clearance costs (iv)	5,707,614,000	-	-	-
Others	4,409,147,909	-	6,129,154,319	-
	113,805,570,822	**(1,824,300,000)**	**100,287,973,719**	**(1,824,300,000)**

7 OTHER RECEIVABLES (CONTINUED)

		Ending balance		Beginning balance	
		Book value	Allowance	Book value	Allowance
		VND	VND	VND	VND
b)	**Long-term**				
	Receivables from employees (i)	2,864,117,230	-	3,030,037,230	-
	Other mortgages	507,705,000	-	467,700,000	-
	Receivables from site clearance which are offset against land rental (v)	2,384,573,130	-	2,384,573,130	-
	Environmental restoration deposit (vi)	22,223,038,779	-	20,469,611,441	-
		27,979,434,139	**-**	**26,351,921,801**	**-**
c)	**In which: Related parties**				
	Phu Yen Construction Materials Joint Stock Company	3,767,502,500	-	2,260,501,500	-
		3,767,502,500	**-**	**2,260,501,500**	**-**

(i) Receivables from employees mainly comprise advances provided to employees and management personnel for business-related activities, such as payment of business travel expenses, business entertainment expenses, purchases of minor supplies and goods, implementation of investment projects, etc. The advance settlement period is determined depending on the nature of the work and is settled immediately upon completion of the relevant work.

(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 (Phu Tai Residence), which the Group has determined in accordance with current regulations and paid to the Apartment Management Board. This maintenance fund will be recovered from buyers when the remaining apartments of the project are sold.

(iv) This represents an advance for land clearance compensation costs paid by Phu Tai Dieu Tri Investment Company Limited (a subsidiary) for the implementation of the Residential Area and Urban Renovation Project in the areas south and north of Tang Bat Ho Street, Tuy Phuoc Commune, pursuant to Decision No. 2180/QD-UBND dated 29 May 2026 issued by the People's Committee of Tuy Phuoc Commune, Gia Lai Province.

(v) The compensation for site clearance at Thang Loi Enterprise will continue to be offset against the land rental payable according to annual land lease payment notifications.

(vi) These are environmental restoration deposits related to the Group's stone mining activities, which were paid in accordance with notifications from the relevant authorities.

8 DOUBTFUL DEBTS

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

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Trade receivables	**93,132,053,200**	**1,524,291,999**	**90,038,809,322**	**2,588,818,525**
- Noble House Home Furnishings LLC	65,293,435,201	-	65,293,435,201	-
- Fecon South Joint Stock Company	1,174,936,024	-	1,174,936,024	352,480,807
- Others	26,663,681,975	1,524,291,999	23,570,438,097	2,236,337,718
Prepayments to suppliers	**1,327,070,700**	-	**1,501,820,700**	-
Other receivables	**1,824,300,000**	-	**1,824,300,000**	-
	96,283,423,900	**1,524,291,999**	**93,364,930,022**	**2,588,818,525**

9 INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Goods in transit	4,063,408,070	-	1,533,395,506	-
Raw materials and supplies	471,695,349,963	-	483,063,177,756	-
Tools and instruments	250,891,508	-	207,778,922	-
Work in progress expenses	656,497,288,381	(1,130,136,560)	638,561,022,273	(1,130,136,560)
- *Stone and wood products*	*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*	-
- *Car Repair services*	*3,216,636,229*	-	*2,260,107,125*	-
Finished goods	518,993,913,389	-	608,459,769,430	-
- *Real estate (ii)*	*367,738,775,706*	-	*479,643,883,265*	-
- *Stone and wood products*	*151,255,137,683*	-	*128,815,886,165*	-
Merchandise inventories	96,115,000,669	-	52,950,308,620	-
	1,747,615,851,980	**(1,130,136,560)**	**1,784,775,452,507**	**(1,130,136,560)**

The value of inventories pledged or mortgaged as collateral for loans as at the end of the period comprises wood and stone products with a value of VND 62,195,528,272 and work in progress of the Residential Area and Urban Renovation Project in the areas south and north of Tang Bat Ho Street, Tuy Phuoc Commune, Gia Lai Province, with a value of VND 399,828,855,594.

(i) The work in progress of real estate business activities as at 30 June 2026 represents costs incurred in implementing the Residential Area and Urban Renovation Project in the areas South and North of Tang Bat Ho Street, Tuy Phuoc Commune, Gia Lai Province, undertaken by the joint venture between Phu Tai Joint Stock Company and An Phat Land Investment Joint Stock Company pursuant to Decision No. 74/QD-UBND dated 8 January 2024 issued by the People's Committee of Binh Dinh Province approving the investor. The project covers a total land area of

127,834 m², comprising 421 residential land lots with a total area of 48,846 m² and ancillary facilities. The total investment capital is VND 861,046,051,000, funded by equity and borrowings. The project has an operating term of 50 years from the date on which the investor is allocated the land, and the construction period is no more than 54 months from the effective date of the project contract. As at 30 June 2026, the project was in the stage of constructing the technical infrastructure system.

(ii) The Group's real estate products as at 30 June 2026 comprise the cost of three remaining shophouses of the Dong Da Lagoon Luxury Apartment Project (Phu Tai Residence) located on Le Duc Tho Street, Quy Nhon Ward, Gia Lai Province; and the cost of completed apartments pending sale or handover at the Phu Tai Central Life 2 Quy Nhon Apartment Project (Phu Tai Central Life) located on Ly Thai To – Hoang Van Thu Streets, Quy Nhon Nam Ward, Gia Lai Province. As at 30 June 2026, Phu Tai Real Estate One Member Company Limited (a subsidiary) had handed over 118 apartments, with 262 apartments remaining.

10 DEFERRED EXPENSES

		Ending balance VND	Beginning balance VND
a)	**Short-term**		
	Mining expenses	4,834,159,555	602,077,692
	Expenditure on fixing machinery, equipment, factories	10,805,111,542	7,174,465,781
	Insurance expenses	4,873,036,500	9,677,653,948
	Dispatched tools and supplies	13,393,616,615	12,386,801,633
	Others	15,152,905,362	7,557,629,991
		49,058,829,574	**37,398,629,045**
b)	**Long-term**		
	Prepaid expense of land and infrastructure rent (i)	142,147,234,906	144,723,425,902
	Expenditure on fixing machinery, equipment, factories	21,415,395,642	13,915,889,184
	Dispatched tools and supplies	11,393,644,845	7,701,676,621
	Expense for land lease rights of Son Phat Factory and Da Loc Quarry	44,058,098,825	44,621,258,825
	Mining expenses	19,477,923,015	25,186,875,218
	Others	16,310,697,781	8,251,641,787
		254,802,995,013	**244,400,767,537**

(i) The Group has entered into land and infrastructure lease contracts for use as locations for wood and stone manufacturing plants in the provinces of Gia Lai, Dong Nai, Dak Lak and Khanh Hoa, with lease terms ranging from 23 to 50 years. The Group has prepaid the entire lease amounts and allocates them to expenses on an annual basis over the lease terms.

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 period	-	178,633,634,689	31,559,553,126	375,000,000	-	210,568,187,815
Completed construction investment	49,704,706,522	13,951,108,668	21,913,734,349	-	-	85,569,549,539
Liquidation, disposal	-	(41,816,882,577)	(11,451,422,465)	-	-	(53,268,305,042)
Ending balance of the period	**1,408,826,392,954**	**2,083,130,586,470**	**431,133,150,583**	**8,473,721,005**	**157,002,064**	**3,931,720,853,076**
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 period	33,866,890,868	61,383,165,384	18,056,415,882	351,744,429	-	113,658,216,563
Liquidation, disposal	-	(20,517,956,598)	(10,286,252,480)	-	-	(30,804,209,078)
Ending balance of the period	**699,920,347,646**	**1,155,290,890,794**	**222,597,086,939**	**4,687,376,044**	**157,002,064**	**2,082,652,703,486**
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	**708,906,045,308**	**927,839,695,677**	**208,536,063,645**	**3,786,344,961**	**-**	**1,849,068,149,590**

The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 865,946,203,895 (at the beginning of the year was VND 652,202,134,862).

Cost of fully depreciated tangible fixed assets but still in use at the end of the period is VND 594,898,263,126 (at the beginning of the year was VND 562,795,263,143).

Details of the Company's major tangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost VND	Net carrying amount VND
3-storey factory building	Phu Tai Binh Dinh Wood Company Limited	In normal use	63,912,578,662	47,994,566,799
Pressing Line	380 Enterprise	In normal use	41,083,774,372	37,636,676,865
Main Production Line of Pellet Plant	Binh Dinh Stone Processing Factory	In normal use	43,221,373,840	41,014,912,838
CPM machine (pellet mill)	Binh Dinh Stone Processing Factory	In normal use	32,668,638,329	31,000,896,884

Details of the Company's major tangible fixed assets disposed of, sold or transferred during the period were as follows:

Name of asset	Historical cost VND	Net book value at the date of disposal or sale VND	Costs incurred on disposal or sale VND	Proceeds from disposal or sale VND
Crushing and Screening Plant	4,246,212,909	-	-	45,000,000
E63001 Crawler Excavator	2,749,238,687	1,579,117,509	-	1,291,000,000
Lexus GX 470 Car	4,287,478,182	-	-	45,454,545

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
Ending balance of the period	**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 amortization						
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
Amortization in the period	79,022,652	246,087,106	158,383,093	812,219,998	319,545,741	1,615,258,590
Ending balance of the period	**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**

The carrying amount of intangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 6,468,084,216 (at the beginning of the year was VND 6,468,084,216).

Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND 9,040,677,465 (at the beginning of the year was VND 9,040,677,465).

Details of the Company's major intangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost	Net carrying amount
			VND	VND
Land use rights	Vi Na G7 Joint Stock Company	In normal use	9,677,439,000	6,369,334,842
Factory Site Costs	Thang Loi Enterprise	In normal use	4,808,529,176	-

13 INVESTMENT PROPERTIES

Investment property as at 30 June 2026 represents 411.03 m² of floor area on the first and second floors of the Dong Da Lagoon High-rise Apartment Project (Phu Tai Residence), which is currently leased to a partner. The historical cost of the investment property is VND 5,682,906,669, with accumulated depreciation of VND 871,379,012 and depreciation expense for the period of VND 113,658,132. Revenue generated from investment property amounted to VND 60,000,000 (the previous period: VND 60,000,000).

The fair value of the investment property has not been formally assessed and determined as at 30 June 2026. However, based on the current leasing conditions and market prices of similar properties, the Board of Management believes that the fair value of the investment property exceeds its carrying amount as at the end of the financial period.

14 CONSTRUCTION IN PROGRESS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Purchasing	***176,310,795,097***	***176,310,795,097***	***11,177,390,437***	***11,177,390,437***
- Machinery and equipment for stone exploitation	25,416,829,777	25,416,829,777	7,433,101,025	7,433,101,025
- Woodworking machinery and equipment	15,053,965,320	15,053,965,320	3,744,289,412	3,744,289,412
- Land use rights (i)	135,840,000,000	135,840,000,000	-	-
	-	-	-	-
Construction in progress	***95,479,564,646***	***95,479,564,646***	***32,535,594,112***	***32,535,594,112***
- Pellet Plant Project in Khanh Hoa (ii)	40,934,300,458	40,934,300,458	3,387,371,518	3,387,371,518
- Others	54,545,264,188	54,545,264,188	29,148,222,594	29,148,222,594
	271,790,359,743	**271,790,359,743**	**43,712,984,549**	**43,712,984,549**

(i) This represents the cost of acquiring land use rights for the An Phu - An Khanh Urban Area Infrastructure Development Project, located in An Khanh Ward, Ho Chi Minh City. The Group intends to develop a building on this land for use as office premises or for lease.

(ii) The project of the Granite stone processing factory, export wood pellet production and forestry product processing was approved pursuant to Decision No. 100/3/QD-HDQT dated 24 September 2025 issued by Board of Directors of the Company, with the key information as follows:

- Project name: Granite Stone Processing Factory, Export Wood Pellet Production and Forestry Product Processingt;
- Construction location: Lam Dien Village, Tu Bong Commune, Khanh Hoa Province;
- Investor: Phu Tai Joint Stock Company;
- Project scale: Construction of a factory for the production of export wood pellets and processing of forestry products, with a production capacity of 90,000 tons of finished products per year and a total land area of 45,807.6 m²;
- Total investment: VND 138,985,950,000;
- Implementation commencement date and expected completion: 6 months;
- As at 30 June 2026: The project was under investment and construction implementation.

15 OTHER CURRENT ASSETS

	Ending balance	Beginning balance
	VND	VND
Restricted cash and cash equivalents - short term (i)	860,294,609	925,721,751
	860,294,609	**925,721,751**

(i) As at 30 June 2026, the Group's cash and cash equivalents subject to restrictions on use comprise:

- A deposit of VND 508,054,609 was placed with Orient Commercial Joint Stock Bank (OCB) for a term of 1 month, at an interest rate of 4.55% per annum. This deposit represents the 2% maintenance fund collected from apartment purchasers of the Phu Tai Central Life 2 Quy Nhon Apartment Project (Phu Tai Central Life). The Group does not use this deposit and will transfer the entire amount to the Apartment Management Board upon its establishment;
- A demand deposit of VND 352,240,000 held at the Joint Stock Commercial Bank for Investment and Development of Vietnam is currently frozen as collateral for bid guarantees and performance guarantees.

16 GOODWILL

	Tuan Dat Minerals One Member Company	Vi Na G7 Joint Stock Company	Granite Manufacturing Company Limited	Son Phat Production and Trading Company Limited	Phu Tai Ninh Thuan Stone Joint Stock Company	An Phu Forestry Joint Stock Company	Phuc Tan Kieu One Member Company Limited	**Total**
	VND	VND	VND	VND	VND	VND	VND	VND
Historical cost								
Beginning balance	750,078,105	8,598,394,943	10,802,546,157	10,829,092,326	1,016,320,853	3,745,319,284	16,054,703,751	51,796,455,419
Goodwill arising during the period	-	-	-	-	-	249,508,000	-	249,508,000
Ending balance	**750,078,105**	**8,598,394,943**	**10,802,546,157**	**10,829,092,326**	**1,016,320,853**	**3,994,827,284**	**16,054,703,751**	**52,045,963,419**
Accumulated allocation								
Beginning balance	750,078,105	8,598,394,940	9,182,164,236	7,038,910,014	711,424,595	62,421,988	535,156,792	26,878,550,670
Allocated during the period	-	3	540,127,308	541,454,617	50,816,043	199,741,364	802,735,188	2,134,874,523
Ending balance	**750,078,105**	**8,598,394,943**	**9,722,291,544**	**7,580,364,631**	**762,240,638**	**262,163,352**	**1,337,891,980**	**29,013,425,193**
Net carrying amount								
Beginning balance	-	3	1,620,381,921	3,790,182,312	304,896,258	3,682,897,296	15,519,546,959	24,917,904,749
Ending balance	**-**	**-**	**1,080,254,613**	**3,248,727,695**	**254,080,215**	**3,732,663,932**	**14,716,811,771**	**23,032,538,226**

17 SHORT-TERM TRADE PAYABLES

	Ending balance VND	Beginning balance VND
Related parties	***1,238,115,264***	***3,071,550,234***
Phu Yen Construction Materials Joint Stock Company	1,238,115,264	3,071,550,234
Others	***590,448,138,084***	***551,012,582,358***
Hoang Giang Company Limited	24,211,529,073	13,938,774,041
Vu Tin Company Limited	8,136,741,832	5,304,044,044
Giang Dat Thanh Production and Trade Company Limited	8,531,899,381	6,080,480,916
D&V Global Company Limited	20,661,140,640	11,217,799,409
Hoang Thong Wood One Member Company Limited	32,051,485,103	27,490,312,910
Others	496,855,342,055	486,981,171,038
	591,686,253,348	**554,084,132,592**

18 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance VND	Beginning balance VND
Others		
Customers pay in advance to buy House of real estate project (i)	16,363,990,485	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
Trade Point	5,995,072,536	-
Others	77,427,348,478	40,683,399,731
	106,039,979,084	**109,507,056,375**

(i) These represent advances received from customers for the purchase of apartments under the Dong Da Ecological Lake High-rise Apartment Project (Phu Tai Residence) and the Phu Tai Central Life High-rise Apartment Project, and the Residential Area and Urban Renovation Project in the areas South and North of Tang Bat Ho Street.

19 DIVIDENDS AND PROFIT PAYABLES

	Ending balance VND	Beginning balance VND
Dividends and profit payables	3,482,584,800	3,453,399,800
	3,482,584,800	**3,453,399,800**

The dividend payable to odd-lot shareholders relates to shareholders who have not yet registered their securities for custody and have not provided their bank account details. The Group will make the dividend payments once these shareholders have completed the procedures for receiving the dividends.

20 SHORT-TERM 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 period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Value-added tax	122,925,160	10,246,890,914	56,207,482,987	62,833,008,308	3,662,355,631	7,160,796,064
Export, import duties	-	-	921,816,848	921,816,848	-	-
Corporate income tax	330,718,498	67,669,583,670	65,564,238,642	79,189,925,480	26,064,242	53,739,242,576
Personal income tax	17,953,406	457,887,718	5,379,369,631	4,961,475,120	7,204,578	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	-	84,299,788,841	70,309,213,772	-	7,761,139,508
Fees, charges and other payables	-	11,958,299,126	15,306,131,298	16,980,699,049	1,602,802,486	11,886,533,861
	6,701,032,625	**93,543,334,573**	**245,271,653,686**	**253,042,750,835**	**5,298,426,937**	**84,369,631,736**

The Group'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 Interim Consolidated Financial Statements are subject to change at discretion of the tax authority.

21 SHORT-TERM ACCRUED EXPENSES

	Ending balance VND	Beginning balance VND
Interest expense	999,490,395	364,355,817
Accrued real estate project expenses	12,690,217,852	61,042,836,031
Brokerage costs for transfer of Yen Bai quarry (i)	13,750,000,000	13,750,000,000
Accured electricity expenses	7,274,283,968	8,321,992,941
Accrued transportation expenses	10,203,115,281	2,238,607,098
Accured land rental	4,888,665,894	1,046,727,318
Accured commission expenses	673,940,041	1,404,165,706
Other accrued expenses	6,901,267,742	7,039,971,201
	57,380,981,173	**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.

22 OTHER PAYABLES

		Ending balance VND	Beginning balance VND
a)	**Short-term**		
	Trade union fee	10,383,353,809	7,872,564,963
	Social insurance, health insurance, unemployment insurance payable	3,673,491,967	426,486,118
	Short-term deposits, collateral received	3,271,878,843	1,646,366,683
	Interest of Vinacam Joint Stock Company	200,000,000	200,000,000
	Interest payable to banks and other organizations	2,555,425,589	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	3,681,629,087	3,541,073,615
	Advances payable	332,499,593	216,869,008
	Apartment Building Maintenance Fund Payable (i)	3,839,909,229	673,058,301
	Other payables	4,237,758,967	5,319,845,274
		38,024,513,294	**30,339,344,563**
b)	**Long-term**		
	Long-term deposits, collateral received	257,213,091	278,173,200
		257,213,091	**278,173,200**

(i) This represents the 2% maintenance fund paid by apartment purchasers upon handover of the apartments in accordance with the contracts. Upon establishment of the Apartment Management Board, the maintenance fund will be transferred by the Group to the Apartment Management Board for management in accordance with applicable regulations.

23 PROVISIONS FOR PAYABLES

		Ending balance	During the period		Beginning balance
			Increase	Decrease	
		VND	VND	VND	VND
a)	**Short-term**				
	Provision for construction warranties	3,308,620,958	92,939,540	424,116,180	2,977,444,318
		3,308,620,958	**92,939,540**	**424,116,180**	**2,977,444,318**
b)	**Long-term**				
	Cost of environmental restoration (i)	13,044,316,606	1,015,748,250	-	14,060,064,856
	Land rental without contract (ii)	6,350,400,000	352,800,000	-	6,703,200,000
		19,394,716,606	**1,368,548,250**	**-**	**20,763,264,856**

(i) The provision for environmental restoration costs for mining sites is accrued based on the total estimated environmental restoration costs and the approved mining period as authorized by the competent authorities.

(ii) Land rental expenses relate to certain mining sites in Gia Lai Province (formerly Binh Dinh Province). As the Group has not yet signed the land lease contracts and has not yet received a land rental payment notice from the Tax Department, the Group is temporarily accruing these expenses to production and business expenses during the year based on the land rental rates announced by the People's Committee of Gia Lai Province (formerly Binh Dinh Province).

24 BORROWINGS AND FINANCE LEASE LIABILITIES

		Beginning balance	During the period		Ending balance
			Increase	Decrease	
		VND	VND	VND	VND
a)	**Short-term borrowings (i)**				
	Short-term debts	1,537,382,190,907	2,584,561,142,591	2,699,368,894,274	1,422,574,439,224
	Current portion of long-term debts	38,747,698,536	48,405,754,000	45,006,944,536	42,146,508,000
		1,576,129,889,443	**2,632,966,896,591**	**2,744,375,838,810**	**1,464,720,947,224**
b)	**Long-term borrowings**				
	Long-term debts (ii)	397,815,542,630	152,632,219,554	42,973,013,268	507,474,748,916
		397,815,542,630	**152,632,219,554**	**42,973,013,268**	**507,474,748,916**
	Amount due for settlement within 12 months	(38,747,698,536)	(48,405,754,000)	(45,006,944,536)	(42,146,508,000)
	Amount due for settlement after 12 months	**359,067,844,094**			**465,328,240,916**

(i) Details of short-term borrowings and current portion of long-term debt were as follows:

	Interest Rate	Purpose of borrowing	Guarantee	Ending balance		Beginning balance	
				USD	VND	USD	VND
Short-term borrowings (VND)					**726,439,072,787**		**1,464,724,794,092**
Related parties					***188,660,000,000***		***221,160,000,000***
Phu Tai Van Ha Investment Joint Stock Company	0.50%	Serving business activities	Unsecured		188,660,000,000		221,160,000,000
Others					***537,779,072,787***		***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 Vietnam	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 (*)		106,700,749,371		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	Floating	Serving business activities	Secured by production lines, machinery and equipment (*)		60,325,512,259		74,949,419,126

	Interest Rate	Purpose of borrowing	Guarantee	Ending balance USD	Ending balance VND	Beginning balance USD	Beginning balance VND
Short-term borrowings (USD)				**26,480,674.79**	**696,135,366,437**	**2,760,174.94**	**72,657,396,815**
Others				***26,480,674.79***	***696,135,366,437***	***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	475,067.05	12,530,843,578
Joint Stock Commercial Bank for Foreign Trade of Vietnam	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	134,983,445,268	391,877.06	10,188,803,635
Vietnam Bank for Agriculture and Rural Development	Floating	Serving business activities	Secured by machinery and equipment, vehicles, transportation equipment (*)	487,000.00	12,806,152,000	-	-
Military Commercial Joint Stock Bank	Floating	Serving business activities	Secured by machinery and equipment (*)	4,054,190.54	106,576,599,131	-	-
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**

(*) Bank loans are secured by mortgage/pledge/guarantee agreements with the lenders and have been duly registered as secured transactions.

(ii) Details of long-term borrowings were as follows:

	Currency	Interest Rate	Date due	Purpose of borrowing	Guarantee	Ending balance	Beginning balance
						VND	VND
Others						***507,474,748,916***	***397,815,542,630***
Joint Stock Commercial Bank for Foreign Trade of Vietnam	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	Serving 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	Serving 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	Serving 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**

(*) Bank loans are secured by mortgage/pledge/guarantee agreements with the lenders and have been duly registered as secured transactions.

25 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 period	-	-	-	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)
Transfer from other components of owners' equity	-	-	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 increase/decrease	-	-	-	37,267,741	(47,654,833)	(10,387,092)
Ending balance of previous period	**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**
Share issuance to increase charter capital (i)	133,876,810,000	26,722,647,000	-	-	-	160,599,457,000
Profit for this period	-	-	-	276,982,120,965	9,583,404,820	286,565,525,785
Dividend payment	-	-	-	(40,163,042,000)	(3,150,000,000)	(43,313,042,000)
Stock Dividend (ii)	200,809,900,000	-	5,310,000	(200,815,210,000)	-	-
Bonus and welfare fund	-	-	-	(24,937,549,626)	(958,391,227)	(25,895,940,853)
Transfer from other components of owners' equity	-	-	86,829,812,917	(86,829,812,917)	-	-
Dividend distribution by subsidiaries from other equity of owners	-	-	(22,500,000,000)	22,500,000,000	-	-
Due to capital increase of the subsidiary during the period (iii)	-	-	-	44,057,914,389	(44,057,914,389)	-
Ending balance of this period	**1,004,070,740,000**	**26,722,647,000**	**1,829,581,434,571**	**763,432,509,180**	**102,546,210,473**	**3,726,353,541,224**

(i) During the period, the Company completed the public offering of shares to existing shareholders in 2025 in accordance with the policy approved under Resolution No. 06/NQ-DHDCD dated 9 September 2025 of the 1st Extraordinary General Meeting of Shareholders in 2025 and the Certificate of Registration for Additional Public Offering of Shares No. 454/GCN-UBCK dated 1st December 2025 issued by the State Securities Commission. Accordingly, the Company successfully distributed all 13,387,681 shares proposed to be issued (of which 13,264,836 shares were distributed to the public at a price of VND 12,000 per share and 122,845 shares were distributed under the plan for handling fractional shares and undistributed shares at a price of VND 15,000 per share). Following the offering, the Company's charter capital increased from VND 669,384,030,000 to VND 803,260,840,000. The entire proceeds from the offering were used to increase the Company's capital contributions to its subsidiaries in accordance with the approved purposes of the capital raising.

(ii) Pursuant to Resolution No. 02/NQ-DHDCD dated 15 April 2026 of the 2026 Annual General Meeting of Shareholders and Document No. 3391/UBCK-QLCB dated 24 April 2026 issued by the State Securities Commission regarding the documents for the issuance of shares to pay dividends of PTB, the Company successfully issued 20,080,990 shares (out of a total of 20,081,521 shares proposed to be issued at a ratio of 4:1) to pay dividends for 2025. Following the issuance, the Company's charter capital increased from VND 803,260,840,000 to VND 1,004,070,740,000.

(iii) The Parent Company made an additional capital contribution to increase the charter capital of Vi Na G7 Joint Stock Company (subsidiary) from VND 63 billion to VND 1,155 billion, in accordance with Decision No. 91/QD-HDQT dated 21 May 2026 issued by the Board of Directors. Following the additional capital contribution, as at 30 June 2026, the Group's ownership interest and voting rights in subsidiary were 98.64%.

The distribution of profit for the year by the Group was carried out as follows:

Profit distribution	Parent company (1)	Subsidiaries		Grand total (4)=(1)+(2)+(3)
		Belong to the parent company (2)	Belongs to Non-controlling interest (3)	
	VND	VND	VND	VND
Bonus and welfare fund	17,253,056,048	7,684,493,578	958,391,227	25,895,940,853
Transfer from other components of owners' equity	86,829,812,917	-	-	86,829,812,917
Subsidiary company shares profits with other capital of owner	-	22,500,000,000	-	22,500,000,000
Dividend payment (i)	40,163,042,000	-	3,150,000,000	43,313,042,000
Stock Dividend	200,815,210,000	-	-	200,815,210,000

(i) On 28 April 2026, the Company's Board of Directors issued Resolution No. 71/NQ-HDQT approving the plan for the payment of cash dividends and receipt of stock dividends for 2025. Accordingly, the record date for determining the list of shareholders entitled to exercise their rights was 18 May 2026; the cash dividend rate was 5% per share, and the payment was made on 28 May 2026.

b) Details of Contributed capital

	Ending balance VND	Rate	Beginning balance VND	Rate
Mr. Le Vy	136,259,070,000	13.57%	90,340,230,000	13.50%
Mr. Le Van Thao	87,442,270,000	8.71%	58,148,600,000	8.69%
Mr. Nguyen Sy Hoe	63,036,790,000	6.28%	41,878,290,000	6.26%
Mr. Le Van Loc	64,428,410,000	6.42%	41,413,050,000	6.19%
Others	652,904,200,000	65.02%	437,603,860,000	65.36%
Cộng	**1,004,070,740,000**	**100%**	**669,384,030,000**	**100%**

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

	Current period VND	Prior period VND
Owner's contributed capital		
- At the beginning of the year	669,384,030,000	669,384,030,000
- Increase in the period	334,686,710,000	-
- Decrease in the period	-	-
- At the end of the period	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 period	43,313,042,000	169,708,507,500
+ Dividend payable from last year's profit	*43,313,042,000*	*169,708,507,500*
- Dividend paid in cash in the period	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 period	3,482,584,800	105,375,336,800

d) Share

	Ending balance VND	Beginning balance VND
Quantity of Authorized issuing shares	100,407,074	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

26 NON-CONTROLLING INTERESTS

Detailed information on non - controlling interest as at 30 June 2026 as follows:

	Contributed capital of non-controlling interests	Profits attributable to non-controlling interests	Adjustments to non-controlling interests	Total
	VND	VND	VND	VND
Universal Stone Joint Stock Company	4,000,000,000	(2,314,676,508)	-	1,685,323,492
Vi Na G7 Joint Stock Company	15,750,000,000	2,541,802,751	-	18,291,802,751
Granite Manufacturing Company Limited	24,750,000,000	(12,790,680,445)	-	11,959,319,555
Son Phat Production and Trading Company Limited	290,000,000	208,779,836	-	498,779,836
Phu Tai Ninh Thuan Stone Joint Stock Company	100,000,000	(31,646,250)	-	68,353,750
Phu Tai Dieu Tri Investment Company Limited	72,000,000,000	(2,132,199,650)	-	69,867,800,350
An Phu Forestry Joint Stock Company	251,540,000	(76,709,261)	-	174,830,739
	117,141,540,000	**(14,595,329,527)**	**-**	**102,546,210,473**

27 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The Group 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:

	Ending balance	Beginning balance
	VND	VND
Under 1 year	601,404,000	632,812,145
From 1 year to 5 years	1,283,833,909	862,492,909

b) Operating leased assets

The Group has land lease contracts signed with the People's Committees of the provinces and the Ministry of National Defence to support its business operations in various locations. Under these contracts, The Group is required to pay annual land rental fees until the contract expiration date, as stipulated in the land lease agreements. Under the terms of the land lease agreements entered into with the provincial-level People's Committees and the prevailing Land Law, the Group is obligated to relocate and dismantle assets attached to the land and restore the premises to the State upon expiry of the land use term. However, the Board of Management does not have sufficient basis to reliably estimate the costs required to fulfill this obligation. Accordingly, this obligation is presented as a contingent liability in these interim financial statements.

In addition, the Group also has contracts to sublease land with developed infrastructure in Industrial Parks (details in Note 10) to support its business operations. The Group has made a one-time infrastructure rental payment for the entire lease term.

c) Foreign currencies

	Ending balance	Beginning balance
USD	1,813,892.14	759,356.30
EUR	7,420.06	29,697.98

d) Doubtful debts written-off

	Ending balance VND	Beginning balance VND
Doubtful debts written-offs	5,848,978,892	5,848,978,892

28 REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	Current period VND	Prior period VND
Revenue from sales of products, goods	4,119,696,963,547	3,474,998,022,065
- *Stone products*	*1,067,162,062,724*	*868,791,946,712*
- *Wood products, aluminum-steel*	*2,416,887,531,021*	*2,051,951,709,280*
- *Toyota Car*	*467,219,858,427*	*417,351,202,702*
- *Real estate*	*161,336,464,000*	*124,852,820,496*
- *Others*	*7,091,047,375*	*12,050,342,875*
Revenue from provision of service	62,280,527,140	49,863,611,155
- *Toyota car repair services*	*61,878,347,265*	*49,249,530,940*
- *Office rental revenue*	*402,179,875*	*614,080,215*
	4,181,977,490,687	**3,524,861,633,220**
In which: Revenue from related parties (Detailed in Note 45)	3,107,840,186	4,539,509,335

29 REVENUE DEDUCTIONS

	Current period VND	Prior period VND
Sale returns	-	17,300,080
	-	**17,300,080**

30 COST OF GOODS SOLD AND PROVISION OF SERVICES

	Current period VND	Prior period VND
Cost of products, goods sold	3,286,642,137,523	2,747,076,301,542
- *Stone products*	*794,196,469,811*	*617,971,923,056*
- *Wood products, aluminum-steel*	*1,926,274,418,213*	*1,630,639,842,470*
- *Toyota Car*	*450,006,914,022*	*406,653,805,013*
- *Real estates*	*112,018,765,691*	*86,197,217,526*
- *Others*	*4,145,569,786*	*5,613,513,477*
Cost of provision of services	48,056,295,769	38,624,071,554
- *Car repair services*	*48,056,295,769*	*38,624,071,554*
Allowance for devaluation of inventories	-	565,094,544
	3,334,698,433,292	**2,786,265,467,640**
In which: Purchase from related parties		
Total purchase value:	6,249,386,589	12,605,914,060
(Detailed in Note 45)		

31 FINANCIAL INCOME

	Current period VND	Prior period VND
Interest income	5,390,841,725	4,730,644,161
Gain on disposal of financial investments	4,522,357,966	1,939,142,011
Gains on exchange difference in the period	9,626,271,690	23,233,092,330
Gains on exchange difference at the period-end	1,948,205,707	10,588,902,533
	21,487,677,088	**40,491,781,035**

32 FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expenses	47,790,709,684	36,683,861,189
Loss on disposal of financial investments	8,225,586,638	373,180,879
Loss on exchange difference in the period	7,411,115,346	2,952,874,943
Loss on exchange difference at the period-end	604,317,953	4,506,513
Allowance for diminution in value of trading securities	3,142,873,597	270,057,221
Other financial expenses	447,229,947	688,719,072
	67,621,833,165	**40,973,199,817**
In which: Financial expenses paid to related parties (Detailed in Note 45)	497,828,267	578,103,891

33 SELLING EXPENSES

	Current period VND	Prior period VND
Raw materials	125,918,238,061	133,101,192,735
Labour expenses	15,806,802,598	8,899,540,018
Tools, instruments and supplies expenses	9,539,969,017	251,178,007
Depreciation expenses	1,569,684,247	1,159,121,240
Taxes, fees and charges	7,475,198,939	7,906,013,703
Expenses of outsourcing services	149,387,230,058	118,805,835,467
Other expenses	4,834,802,341	10,450,747,060
	314,531,925,261	**280,573,628,230**

34 GENERAL AND ADMINISTRATIVE EXPENSES

	Current period VND	Prior period VND
Raw materials	402,391,982	198,347,825
Labour expenses	86,677,971,035	101,051,307,551
Tools, instruments and supplies expenses	5,232,072,748	5,558,675,606
Depreciation expenses	7,479,778,057	5,990,268,143
Tax, Charge, Fee	3,910,338,854	2,519,232,191
Provision expenses	4,422,490,404	5,155,310,456
Expenses of outsourcing services	18,972,950,803	19,369,246,087
Other expenses	15,966,902,088	8,547,142,774
Goodwill	2,134,874,523	1,562,317,716
Reductions in general and administrative expenses	(439,470,000)	(56,000,000)
- *Reversal of loss allowance for receivables*	*(439,470,000)*	*(56,000,000)*
	144,760,300,494	**149,895,848,349**

35 OTHER INCOME

	Current period VND	Prior period VND
Gain on liquidation, disposal of fixed assets	1,070,331,276	3,120,526,217
Collected fines	352,204,588	-
Gain from debt collection	142,937,642	918,322,681
Gain from Toyota car sale promotion	1,755,232,573	2,354,653,633
Customer Support Payments	4,805,275,467	542,334,296
Land rental reduction	2,320,769,509	709,816,211
Others	4,063,527,625	3,190,373,947
	14,510,278,680	**10,836,026,985**

36 OTHER EXPENSES

	Current period VND	Prior period VND
Expenses from liquidation, disposal of fixed assets	647,484,485	1,498,134,286
Tax fines, interest on late payment of tax	66,019,240	1,294,592,571
Bad debt write-off expenses	412,312,285	20,778,623
Penalty due to late delivery, defective products	1,215,827,308	9,410,097,311
Others	3,676,166,167	9,026,788,792
	6,017,809,485	**21,250,391,583**

37 CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Current corporate income tax expense in parent	28,333,766,475	23,462,163,924
Current corporate income tax expense in subsidiaries	37,228,795,107	33,552,069,049
- *Tuan Dat Minerals One Member Company Limited*	*88,428,876*	*722,127,785*
- *Vi Na G7 Joint Stock Company*	*10,512,007,370*	*9,888,711,003*
- *Toyota Binh Dinh Company Limited*	*1,426,163,524*	*904,647,604*
- *Toyota Da Nang Company Limited*	*1,248,997,050*	*517,691,128*
- *Phu Tai Dong Nai Company Limited*	*6,167,499,837*	*7,040,160,304*
- *Phu Tai Real Estate One Member Company Limited*	*3,810,350,796*	*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 Company Limited*	*738,529,380*	*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*	*3,182,384,358*	*3,458,071,404*
- *Phu Tai Khanh Hoa Stone One Member Company Limited*	*4,710,802,267*	*3,134,184,472*
- *Phu Tai Home One Member Company Limited*	*819,990,755*	*1,055,691,009*
- *Phu Tai Premium Metal Furniture One Member Limited Liability Company*	*244,112,809*	-
Total current corporate income tax expense	**65,562,561,582**	**57,014,232,973**

38 DEFERRED INCOME TAX

a) Deferred income tax assets

	Ending balance VND	Beginning balance 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
	2,963,020,356	**2,382,313,660**

b) Deferred income tax liabilities

	Ending balance	Beginning balance
	VND	VND
Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
Deferred income tax liabilities arising from taxable temporary difference	8,286,541,828	6,693,670,099
	8,286,541,828	**6,693,670,099**

c) Deferred corporate income tax expense

	Current period	Prior period
	VND	VND
Deferred CIT expense relating to taxable temporary difference	1,592,871,729	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	(580,706,696)	(2,457,695,643)
	1,012,165,033	**(47,760,965)**

39 BASIC EARNINGS PER SHARE

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

	Current period	Prior period
	VND	VND
Net profit after tax	276,982,120,965	237,583,900,890
Profit distributed to common shares	276,982,120,965	237,583,900,890
Average number of outstanding common shares in circulation in the period	79,216,478	66,938,403
Basic earnings per share	**3,497**	**3,549**

The Group has not made any provision for the Bonus and Welfare Fund or the Management Board Bonus Fund from profit after tax as at the respective dates of preparation of the Interim Consolidated Financial Statements.

As at 30 June 2026, the Company had no potentially dilutive shares that would result in a dilution of earnings per share.

40 BUSINESS AND PRODUCTIONS COST BY ITEMS

	Current period	Prior period
	VND	VND
Raw materials	1,489,064,933,883	1,140,222,666,538
Labour expenses	523,321,171,354	481,763,136,478
Tools, instruments and supplies	66,022,702,995	41,248,212,105
Depreciation expenses	115,448,450,531	117,585,836,690
Taxes, fees and charges	103,960,214,795	199,495,670,039
Provisions expense	5,431,787,690	5,099,310,456
Expenses of outsourcing services	638,224,447,817	510,095,002,239
Other expenses	33,916,480,415	23,142,889,066
Goodwill	2,134,874,523	1,562,317,716
	2,977,525,064,003	**2,520,215,041,327**

41 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

	Current period VND	Prior period VND
Proceeds from borrowings during the period		
Proceeds from ordinary contracts	2,734,488,684,354	2,720,495,994,516
Actual repayments on principal during the period		
Repayment on principal from ordinary contracts	2,742,341,907,542	2,706,110,624,581

42 OTHER INFORMATIONS

As at 30 June 2026, The Group had a capital contribution commitment of VND 156.6 billion to Binh Kien House Investment Joint Stock Company ("Binh Kien House") to acquire a 23.29% ownership interest in this associate, pursuant to Decision No. 78B/QD-HDQT dated 6 May 2026 issued by Board of Directors regarding the capital contribution for the establishment of a joint venture company. Binh Kien House was established under Enterprise Registration Certificate No. 4401132988, first issued by the Department of Finance of Dak Lak Province on 21 May 2026. Binh Kien House's head office is located at 775 Hung Vuong, Binh Kien Ward, Dak Lak Province, Vietnam. The principal business activities of the associate are real estate business, trading in land use rights owned, used or leased by the owner/user, and residential construction, etc. The Company expects to contribute capital when the project is implemented.

43 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

On 16 July 2026, the Company's Board of Directors issued Resolution No. 131/NQ-HDQT and Notice No. 132/TB-HDQT regarding the cessation of the public offering of 20,081,414 shares to existing shareholders in 2026 in accordance with the plan approved by the 2026 Annual General Meeting of Shareholders under Resolution No. 02/NQ-DHDCD dated 15 April 2026 and the Certificate of Registration for Public Offering of Shares No. 326/GCN-UBCK dated 8 July 2026 issued by the State Securities Commission.

On 20 July 2026, the Company's Board of Directors issued Decision No. 138/QD-HDQT approving the establishment of a subsidiary, Phu Tai Land Company Limited ("Phu Tai Land"), with charter capital of VND 410 billion. On 23 July 2026, Phu Tai Land was granted its first Enterprise Registration Certificate by the Department of Finance of Dong Nai City under Enterprise Registration No. 3604115496. On 28 July 2026, the Company completed its cash capital contribution of VND 410 billion to this subsidiary. Phu Tai Land's head office is located at Road No. 6, Tam Phuoc Industrial Park, Tam Phuoc Ward, Dong Nai City, Vietnam. Its principal business activities are real estate business, trading in land use rights owned, used or leased by the owner/user, and completion of construction works.

On 24 July 2026, the Company's Board of Directors issued Decision No. 143/QD-HDQT approving the reduction of the charter capital of Vi Na G7 Joint Stock Company ("Vi Na G7") from VND 1,155 billion to VND 730 billion, resulting in a decrease in the Group's ownership interest in Vi Na G7 from 98.6% to 97.8%. Currently, the subsidiary is carrying out the procedures required by regulations to reduce its charter capital.

On 28 July 2026, the Company's Board of Directors issued Decision No. 145/QD-HDQT approving the plan to increase the charter capital of Thanh Chau Phu Yen Granite Company Limited (the subsidiary) from VND 30 billion to VND 70 billion, with the capital increase to be completed by 30 August 2026.

On 3 August 2026, the Company's Board of Directors issued Resolution No. 149/NQ-HDQT approving the plan for the first interim cash dividend payment for 2026 at a rate of 10% per share. The record date is 9 September 2026, and the expected payment date is 30 September 2026.

In addition, there have been no significant events occurring after the accounting period, which would require adjustments or disclosures to be made in the Interim Consolidated financial statements.

44 SEGMENT REPORTING

a) Under business fields

	Stone business	Wood, aluminum - steel business	Real estate	Trade and services	**Grand total**
	VND	VND	VND	VND	**VND**
Net revenue from sales to external customers	1,067,162,062,724	2,416,887,531,021	161,336,464,000	536,591,432,942	4,181,977,490,687
- Domestic	*510,990,110,421*	*287,049,897,554*	*161,336,464,000*	*536,591,432,942*	*1,495,967,904,917*
- Export	*556,171,952,303*	*2,129,837,633,467*	-	-	*2,686,009,585,770*
Cost of goods sold	794,196,469,811	1,926,274,418,213	112,018,765,691	502,208,779,577	3,334,698,433,292
Profit from business activities	**272,965,592,913**	**490,613,112,808**	**49,317,698,309**	**34,382,653,365**	**847,279,057,395**
The total cost of acquisition of fixed assets	**123,956,176,191**	**263,255,120,719**	**-**	**137,124,841,750**	**524,336,138,660**
Segment assets	1,765,317,123,233	2,382,182,146,075	2,240,679,851,602	255,455,699,811	6,643,634,820,721
Unallocated assets	-	-	-	-	94,085,346,234
Total assets	**1,765,317,123,233**	**2,382,182,146,075**	**2,240,679,851,602**	**255,455,699,811**	**6,737,720,166,955**
Segment liabilities	413,606,522,063	1,054,338,445,128	1,294,691,062,369	119,022,911,245	2,881,658,940,805
Unallocated liabilities					129,707,684,926
Total liabilities	**413,606,522,063**	**1,054,338,445,128**	**1,294,691,062,369**	**119,022,911,245**	**3,011,366,625,731**

b) Under geographical areas

	Gia Lai	Dong Nai	Da Nang	Other areas	Elimination	**Grand total**
	VND	VND	VND	VND	VND	**VND**
Net revenue from sales to external customers	2,575,974,250,963	1,063,036,696,605	321,787,720,451	348,316,167,859	(127,137,345,191)	4,181,977,490,687
- Domestic	*882,088,273,135*	*70,913,088,663*	*321,787,720,451*	*348,316,167,859*	*(127,137,345,191)*	*1,495,967,904,917*
- Export	*1,693,885,977,828*	*992,123,607,942*	-	-	-	*2,686,009,585,770*
Segment assets	6,373,123,256,541	2,394,387,939,492	75,658,597,123	618,996,254,472	(2,724,445,880,673)	6,737,720,166,955
The total cost of acquisition of fixed assets	467,893,126,773	54,276,446,146	-	2,166,565,741	-	524,336,138,660

45 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relations between related parties and the Group were as follows:

Related parties	Relation
Phu Yen Construction Materials Joint Stock Company	Associated Company
Phu Tai Van Ha Investment Joint Stock Company	Joint venture Company
Members of the Board of Directors, Board of Management, Audit Committee, Other Managers of the Group	Key management member of the Group

In addition to the related party information presented in the above notes, the Group had the following transactions with related parties during the period:

	Current period VND	Prior period VND
Sales of goods and provision of services	**3,107,840,186**	**4,539,509,335**
Phu Tai Van Ha Investment Joint Stock Company	58,806,186	22,549,335
Phu Yen Construction Materials Joint Stock Company	3,049,034,000	4,516,960,000
Purchase of goods and services	**6,249,386,589**	**12,605,914,060**
Phu Yen Construction Materials Joint Stock Company	6,249,386,589	12,605,914,060
Repayment of loan principal in the period	**32,500,000,000**	**-**
Phu Tai Van Ha Investment Joint Stock Company	32,500,000,000	-
Distributed dividends and profits	**4,885,046,717**	**5,852,607,391**
Phu Yen Construction Materials Joint Stock Company	4,387,218,450	5,274,503,500
Interest expenses	**497,828,267**	**578,103,891**
Phu Tai Van Ha Investment Joint Stock Company	497,828,267	578,103,891

Manager's income

Remuneration, salaries and other income of members of the Board of Directors, Board of Management, Board of Supervisory and other managers were as follows:

	Position	Current period VND	Prior period VND
Mr. Le Van Thao	Chairman of the Board of Directors (appointed on 13/04/2025)	812,000,000	825,350,000
Mr. Le Vy	Chairman of the Board of Directors (resigned on 13/04/2025)	-	540,620,000
Mr. Nguyen Sy Hoe	Member of the Board of Directors, General Director (appointed on 13/04/2025)	734,970,000	719,392,000
Mr. Phan Quoc Hoai	Member of the Board of Directors cum Deputy General Director	648,010,000	683,840,000

	Position	Current period VND	Prior period VND
Mr. Tran Thanh Cung	Member of the Board of Directors cum Deputy General Director	589,290,000	537,470,000
Mr. Le Van Loc	Member of the Board of Directors cum Deputy General Director	806,196,770	738,346,346
Mr. Le Anh Van	Member of the Board of Directors (appointed on 15/04/2025), Deputy General Director	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, Member of the Audit Committee (resigned on 27/06/2025)	-	81,800,000
Mr. Phan Hong Quy	Independent Member of the Board of Directors, member of the Audit Committee (appointed on 27/06/2025)	116,800,000	-
Mr. Le Van Luan	Deputy General Director	555,720,294	460,995,082
Ms. Nguyen Thi My Loan	Chief Accountant	367,580,000	380,400,000

In addition to the related party transactions described above, other related parties did not have any transactions with the Group during the period and had no outstanding balances as at the end of the accounting period.

46 COMPARATIVE FIGURES

The comparative figures in these Financial Satatements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the consolidated financial position, consolidated operating results and consolidated cash flow of the Group during the previous period.

The comparative figures in the Interim Consolidated Statement of Financial Position and related notes are those of the Consolidated Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Consolidated Statement of Income, Interim Consolidated Statement of Cash flows, and related notes is that of the Interim Consolidated Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures have been audited and reviewed by AASC Auditing Firm Company Limited.

As disclosed in Note 2.3, certain comparative figures as at 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been adjusted to conform to the presentation requirements of the financial statements under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. The details are as follows:

Figures are based on the Consolidated Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC			
Code	**Items**	**Amount** VND	**Code**	**Items**	**Amount** VND	**Thay đổi** VND
A) STATEMENT OF FINANCIAL POSITION			**A) STATEMENT OF FINANCIAL POSITION**			
111	Cash	584,525,513,239	111	Cash	583,599,791,488	(925,721,751)
123	Held-to-maturity investments	90,456,257,367	123	Short-term held-to-maturity	164,628,702,233	74,172,444,866
135	Short-term loan	71,600,000,000				(71,600,000,000)
136	Other short-term receivables	102,860,418,585	135	Other short-term receivables	100,287,973,719	(2,572,444,866)
155	Other current assets	-	165	Other current assets	925,721,751	925,721,751
			313	Dividend and profit payables	3,453,399,800	3,453,399,800
319	Other short-term payables	33,792,744,363	320	Other short-term payables	30,339,344,563	(3,453,399,800)

Figures are based on the Interim Consolidated Financial Statements for the accounting period from 1 January 2025 to 30 June 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC			
Code	**Items**	**Amount** VND	**Code**	**Items**	**Amount** VND	**Thay đổi** VND
B) STATEMENT OF INCOME			**B) STATEMENT OF INCOME**			
21	Financial income	45,806,280,175	22	Financial income	40,491,781,035	(5,314,499,140)
24	Share of profit or loss from joint ventures, associates	645,574,025	27	Share of profit or loss from joint ventures, associates	5,960,073,165	5,314,499,140

In addition to the line items with changes in amounts upon conversion in accordance with Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC as presented in the above table, certain other line items have also been changed in terms of their codes and names.

Approved, 27 August 2026

Preparer	Chief Accountant	Legal Representative
		TỔNG GIÁM ĐỐC
		CÔNG TY CỔ PHẦN PHÚ TÀI
Tran Nguyen Kha	Nguyen Thi My Loan	NGUYỄN SỸ HÒE