SADICO CAN THO JOINT STOCK COMPANY
Address: 366E CMT8, Binh Thuy Ward, Can Tho City
Tax code: 1800155452
Tel : 0292.3884354

CONSOLIDATED FINANCIAL STATEMENTS

Q3 2026

Signed 30/10/2026

SADICO CAN THO JOINT STOCK COMPANY
Address: 366E CMT8, Binh Thuy Ward, Can Tho City
Tel : 0292.3884354, Fax : 0292.3821141

DN - FINANCIAL POSITION REPORT - CONSOLIDATED

As at 30/09/2026

Unit: VND

Items	Codes	Notes	30/09/2026	01/01/2026
ASSETS				
A. SHORT-TERM ASSETS	**100**		**544.866.747.663**	**372.236.062.132**
I. Cash and cash equivalents	**110**	V.1a	**4.363.771.927**	**11.533.787.135**
1. Cash	111		4.363.771.927	11.533.787.135
2. Cash equivalents	112		-	-
II. Short-term investments	**120**		**72.942.394.634**	**74.463.954.000**
1. Short-term investments	121	V.2a	3.937.613.000	3.937.613.000
2. Provision for diminution	122		(2.460.917.000)	(2.337.859.000)
3. Held-to-maturity investment	123	V.2b	71.465.698.634	72.864.200.000
III. Accounts receivable	**130**		**280.312.175.325**	**154.712.788.377**
1. Trade accounts receivable	131	V.3	282.515.680.420	142.532.909.315
2. Prepayments to suppliers	132	V.4	5.275.170.263	15.497.664.927
3. Intercompany receivables	133		-	-
4. Receivables from construction contracts	134		-	-
5. Other receivables	135	V.5	16.658.061.952	17.903.747.679
6. Provision for doubtful debts	136	V.6	(24.136.737.310)	(21.221.533.544)
7. Shortage of current assets waiting for solution	137	V7a	-	-
IV. Inventories, Net	**140**		**175.048.001.786**	**121.420.429.901**
1. Inventories	141	V.7b	175.048.001.786	121.420.429.901
2. Provision for decline in inventories	149		-	-
V. Other current assets	**160**		**12.200.403.991**	**10.105.102.719**
1. Short-term waiting cost allocation	161	V.8a	7.066.815.031	3.027.742.831
2. VAT to be claimed	162		5.133.588.960	6.494.714.912
3. Other taxes receivable	163	V.17	-	582.644.976
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-
B. LONG-TERM ASSETS	**200**		**328.235.097.149**	**354.113.773.753**
I. Long-term trade receivables	**210**		**-**	**247.500.000**
1. Long-term trade receivables from customers	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Paid-in capital in wholly-owned subsidiaries	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215		-	247.500.000
6. Provision for doubtful LT receivable	216		-	-
II. Fixed assets	**220**		**302.798.412.958**	**328.940.295.289**
1. Tangible fixed assets	221	V.9	302.798.412.958	328.940.295.289
- Cost	*222*		854.285.994.445	851.484.685.555
- Accumulated depreciation	*223*		(551.487.581.487)	(522.544.390.266)
2. Finance lease assets	224		-	-
- Cost	*225*		-	-

Items	Codes	Notes	30/09/2026	01/01/2026
- Accumulated depreciation	*226*		-	-
3. Intangible fixed assets	227	V.10	-	-
- Cost	*228*		244.856.000	244.856.000
- Accumulated depreciation	*229*		(244.856.000)	(244.856.000)
IV. Investment properties	**240**		-	-
- Cost	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term incomplete assets	**250**		**7.633.229.521**	**5.162.787.316**
1. Long-term cost of work in progress	251		-	-
2. Construction in progress	252	V.11	7.633.229.521	5.162.787.316
VI. Long-term investments	**260**		**11.600.815.158**	**11.600.815.158**
1. Investments in subsidiaries	261		-	-
2. Investments in associates	262		-	-
3. Other long-term investments	263	V.2c	11.600.815.158	11.600.815.158
4. Provision for long-term investments	264	V.2c	-	-
5. Held-to-maturity investment	265	V.2b	-	-
6. Provision for long-term held-to-maturity investments	266			
VII. Other long-term assets	**270**		**6.202.639.512**	**8.162.375.990**
1. Long-term prepaid expenses awaiting allocation	271	V.8b	4.190.013.055	6.570.127.951
2. Deferred income tax assets	272	V.12	772.607.849	100.772.143
3. Long-term equipment, material and spare parts	273	V.13	508.383.491	568.979.445
4. Other long-term assets	274		-	-
5. Good will	279	V.14	731.635.117	922.496.451
TOTAL ASSETS (280=100+200)	**280**		**873.101.844.812**	**726.349.835.885**
LIABILITIES AND OWNERS' EQUITY				
C. LIABILITIES	**300**		**644.412.169.348**	**510.296.147.977**
I. Current liabilities	**310**		**438.713.155.363**	**391.039.219.013**
1. Trade accounts payable	311	V.15a	19.017.547.273	63.144.904.267
2. Advances from customers	312	V.16a	1.828.291.197	2.531.180.853
3. Dividends and profit payable	313	V.21	389.611.200	412.989.200
4. Current taxes and other liabilities payable to the State	314	V.17	2.633.244.517	1.361.089.354
5. Payable to employees	315	V.18	9.975.923.302	12.132.364.282
6. Accrued expenses	316	V.19	103.702.242.843	26.552.066.572
7. Intercompany payables	317		-	-
8. Construction contract in progress payables	318		-	-
9. Short-term unrealized revenue	319	V.20	-	590.000.000
10. Other payables	320	V.21	2.542.710.351	20.498.079.265
11. Short-term borrowings	321	V.22	273.996.073.745	236.917.625.173
12. Provision for ST liabilities	322	V.23	-	-
13. Bonus and welfare funds	323	V.24	24.627.510.935	26.898.920.047
14. Price stabilisation fund	324		-	-
15. Government bonds purchased for resale	325		-	-
II. Long-term liabilities	**330**		**205.699.013.985**	**119.256.928.964**
1. Long-term trade payables	331	V.15b	200.719.896.611	114.271.474.069
2. Long-term advances from customers	332	V.16b	-	-
3. Long-term deferred revenue	333			
4. Long-term accrued expenses	334		-	-

Items	Codes	Notes	30/09/2026	01/01/2026
5. Intra-company payables for operating capital received	335		-	-
6. Long-term intercompany payables	336		-	-
7. Deferred revenue	337		-	-
8. Other long-term payables	338		4.800.000.000	4.800.000.000
9. Long-term borrowings	339	V.22	-	-
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liabilities	342		179.117.374	185.454.895
13. Provision for long-term liabilities	343		-	-
14. Technology-science development fund	344		-	-
D. OWNERS' EQUITY	**400**		**228.689.675.464**	**216.053.687.908**
I. Capital and reserves	**410**		**228.689.675.464**	**216.053.687.908**
1. Paid-in capital	411	V.25a	101.399.970.000	101.399.970.000
- Common shares	*411a*		101.399.970.000	101.399.970.000
- Preferred shares	*411b*		-	-
2. Capital surplus	412	V.25a	(50.000.000)	(50.000.000)
3. Conversion options on convertible bonds	413		-	-
4. Owner's other capital	414		-	-
5. Treasury shares (repurchased own shares) (*)	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development funds	418	V.25a	36.859.205.796	36.088.794.660
9. Enterprise arrangement fund	419		-	-
10. Undistributed earnings	420	V.25a	47.513.414.368	41.265.095.142
- Beginning accumulated undistributed earnings	*420a*		*41.294.590.712*	*87.405.198.877*
- Current period undistributed earnings	*420b*		*6.218.823.656*	*(46.140.103.735)*
11. Minority interests	429	V.25a	42.967.085.300	37.349.828.106
TOTAL RESOURCES (440=300+400)	**440**		**873.101.844.812**	**726.349.835.885**

Approved on October 30, 2026

In Charge of Accounting

Vu Thi Nga

Legal Representative of the Company

M.S.D.N: 1800155452 - C.T.C.P
CÔNG TY CỔ PHẦN SADICO CẦN THƠ
Q. BÌNH THỦY - TP. CẦN THƠ

Mai Cong Toan

SADICO CAN THO JOINT STOCK COMPANY
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DN - INCOME STATEMENT -CONSOLIDATED

Unit: VND

Items	Codes	Notes	Q3/2026		Year to date	
			2026	2025	2026	2025
1. Sales	01	VI.1	277.735.929.442	204.283.895.153	897.867.897.684	768.072.265.451
2. Sales deductions	02	VI.2	14.081.460.643	15.474.586.150	56.477.737.264	29.536.663.217
3. Net sales	**10**		**263.654.468.799**	**188.809.309.003**	**841.390.160.420**	**738.535.602.234**
4. Cost of sales	11	VI.3	242.537.169.584	215.429.004.505	775.182.981.553	723.146.342.780
5. Gross Profit	**20**		**21.117.299.215**	**(26.619.695.502)**	**66.207.178.867**	**15.389.259.454**
6. Profit/loss from the sale and disposal of investment property	21					
7. Financial income	22	VI.4	(58.834.388)	509.334.972	2.905.349.419	4.627.074.111
8. Financial expenses	23	VI.5	5.592.619.460	3.680.035.018	13.940.408.027	10.514.873.258
In which: interest expenses	*24*		5.216.257.972	3.870.774.918	13.440.591.327	10.644.084.158
9. Selling expenses	25	VI.6	4.603.963.057	6.756.500.850	13.909.043.953	19.009.958.322
10. General and admin expenses	26	VI.7	7.855.656.649	10.892.814.529	31.496.420.817	31.720.343.901
11. Gain/(loss) from joint ventures	27		-	-	-	-
12. Operating profit/(loss)	**30**		**3.006.225.661**	**(47.439.710.927)**	**9.766.655.489**	**(41.228.841.916)**
13. Other incomes	31	VI.8	276.798.342	936.382.300	280.038.644	1.873.103.250
14. Other expenses	32	VI.9	1.641.995	31.092	8.650.586	3.529.896
15. Net other income/(expenses)	**40**		**275.156.347**	**936.351.208**	**271.388.058**	**1.869.573.354**
16. Net accounting profit/(loss) before tax	**50**		**3.281.382.008**	**(46.503.359.719)**	**10.038.043.547**	**(39.359.268.562)**
17. Corporate income tax expenses	51		-	328.572.636	36.405.716	352.197.309
18. Business income tax - current	52	VI.10	(18.558.613)	190.794.493	(1.246.415.961)	194.492.942
19. Net profit/(loss) after tax	**60**		**3.299.940.621**	**(47.022.726.848)**	**11.248.053.792**	**(39.905.958.813)**
19.1 Attributable to parent company	61		1.336.294.020	(24.576.028.895)	6.218.823.656	(19.877.841.110)
19.2 Minority interests	62		1.963.646.601	(22.446.697.953)	5.029.230.136	(20.028.117.703)
20. EPS basis (VND)	70	VI.11	50	(2.079)	613	(1.694)
21. EPS diluted (VND)	71	VI.11	50	(2.079)	613	(1.694)

Approved on October 30, 2026

In Charge of Accounting

Vu Thi Nga

Legal Representative of the Company

M.S.D.N: 1800155452 - C.T.C.P - CÔNG TY CỔ PHẦN SADICO CẦN THƠ - Q. BÌNH THỦY - TP. CẦN THƠ

Mai Cong Toan

DN-CASHFLOW STATEMENT - CONSOLIDATED

(Indirect method)

	Items	Codes	Notes	For the period ended 30 September 2026 VND	For the period ended 30 September 2025 VND
	1	2	3	4	5
I.	**Cash flows from operating activities**				
1.	***Profit before tax***	***01***		**17.676.577.040**	**(39.359.268.562)**
2.	***Adjustments for:***			-	
	- Depreciation of fixed assets and investment properties	02		22.673.692.629	27.441.863.686
	- Provisions	03		3.038.261.766	597.361.140
	- Exchange rate difference gains from revaluation of foreign currency items	04		(11.173.190)	1.014.943
	- Gains on investing activities	05		(2.951.343.875)	(4.258.951.001)
	- Borrowing costs	06		6.644.633.969	18.636.018.306
	- Other adjustments	07		-	-
3.	***Operating profit before changes in working capita***	***08***		**47.070.648.339**	**3.058.038.512**
	- Increase (decrease) in receivables	09		(102.752.351.064)	9.903.070.874
	- Increase (decrease) in inventories	10		(17.649.865.160)	(73.202.013.401)
	- Increase (decrease) in payables	11		39.523.004.622	53.996.190.418
	- Increase (decrease) in deferred expenses	12		1.243.141.850	7.195.919.803
	- Increase (decrease) in trading securities	13		-	
	- Borrowing costs paid	14		(6.600.064.357)	(18.645.946.609)
	- Corporate income tax paid	15		(72.191.041)	(220.000.000)
	- Other cash inflows	16			-
	- Other payments on operating activitiesoperation	17		(12.437.912.156)	(4.120.058.502)
	Net cash flows from operating activities	***20***		**(51.675.588.967)**	**(22.034.798.905)**
				-	-
II.	**Cash flows from investing activities**			-	-
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21		(4.532.792.243)	(6.674.668.859)
2.	Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-
3	Expenditures on loans and purchase of debt instruments from other entities	23		(10.000.000.000)	(10.000.000.000)
4	Proceeds from lending or repurchase of debt instruments from other entities	24		10.000.000.000	15.000.000.000
5.	Investments in other entities	25		-	-
6.	Proceeds from equity investment in other entities	26		-	-
7.	Proceeds from interests, dividends and distributed profits	27		2.492.878.116	5.519.293.467
	Net cash flows from investing activities	***30***		**(2.039.914.127)**	**3.844.624.608**
				-	-

	Items	Codes	Notes	For the period ended 30 September 2026 VND	For the period ended 30 September 2025 VND
III.	**Cash flows from financial activities**			-	-
1.	Proceeds from issuance of shares and capital contributions from shareholders	31			
2.	Capital withdrawals, buying treasury shares	32			
3	Proceeds from borrowings	33		422.576.941.688	621.503.026.710
4	Repayment of principal	34		(376.031.453.802)	(617.002.890.382)
5.	Repayment of financial principal	35			
6	Dividends and profits paid to owners	36		-	-
	Net cash flows from financial activities	***40***		**46.545.487.886**	**4.500.136.328**
				-	-
	Net cash flows during the period (50 = 20+30+40)	**50**		**(7.170.015.208)**	**(13.690.037.969)**
				-	-
	Cash and cash equivalents at the beginning of the period	**60**		**11.533.787.135**	**20.242.553.498**
	Effect of exchange rate fluctuations	61		-	(1.014.943)
				-	-
	Cash and cash equivalents at the end of the period (70 = 50+60+61)	**70**		**4.363.771.927**	**6.551.500.586**

Approved on October 30, 2026

In Charge of Accounting

Vu Thi Nga

Legal Representative of the Company

M.S.D.N: 1800155462 - C.T.C.P
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Q. BÌNH THỦY - TP. CẦN THƠ

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
Q3 2026

I- General information

I.1 Form of capital ownership
Sadico Can Tho Joint Stock Company (hereinafter referred to as "the Company" or "the Parent Company") is a joint stock company.

I.2 Field of business
The Company's business fields are industrial production.

I.3 Business lines
The main business activities of the Company are: Production of packaging, woven fabrics from Plastic; Production of packaging from paper; Trading in construction materials; Printing; Trading, import and export of packaging, plastic, paper,

I.4 Typical production and business cycle
The typical production and business cycle of the Company does not exceed 12 months.

I.5 Group structure
The Group includes the Parent Company and 03 subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in this Consolidated Financial Statement

I.5a Information on the Group's restructuring

Additional capital purchase in a subsidiary
On 01 June 2018, the Group purchased an additional 219,200 shares of Tay Do Cement Joint Stock Company, increasing its capital holding ratio in this company to 51.06%. The purpose of purchasing additional shares of Tay Do Cement Joint Stock Company is to control the operations of this Company

On 01 January 2020, the Group also acquired an additional 44.5% of shares of Tay Do Cement Media Joint Stock Company, increasing its capital contribution ratio in this subsidiary to 63.5% from this date. The additional purchase price was paid in cash to non-controlling shareholders. The carrying value of the net assets of Tay Do Cement Media Joint Stock Company (excluding goodwill) at the acquisition date was VND 2,322,139,189, and the carrying value of the additional ownership interest was VND 667,500,000. The difference between the purchase price and the carrying value of the additional ownership interest was recorded in the item "Undistributed earnings after tax" on the Consolidated Balance Sheet. After the date of controlling the subsidiary, the parent company continued to invest in the subsidiary 27,000 shares, equivalent to 27%. As of the end of the fiscal year, the Parent Company held 90,500 shares, equivalent to 90.5% of the charter capital (the beginning of the year balance was 19,000 shares, equivalent to 19% of the charter capital).

On July 1, 2020, the Group also purchased an additional 20.52% of the shares of Tay Do Cement Transport Joint Stock Company. In addition, Tay Do Concrete Joint Stock Company's ownership in Tay Do Cement Transport Joint Stock Company is 21.78%, so the interest rate at this time is 86.77%. The additional purchase price is paid in cash to non-controlling shareholders. The book value of Tay Do Cement Media Joint Stock Company's net assets (excluding goodwill) at the acquisition date was VND 30,513,711,349, and the book value of the additional ownership interest was VND 4,184,800,000. The difference between the purchase price and the book value of the additional ownership interest was recorded in the item "Retained earnings after tax" on the Consolidated Balance Sheet. After the date of controlling the subsidiary, the parent company continued to invest in the subsidiary 26,800 shares, equivalent to 1.07%. At the end of the fiscal year, the Group held 2,257,600 shares, equivalent to an interest rate of 87.85% (the beginning of the year balance was 742,000 shares, equivalent to 29.68% of the charter capital).

I.5b Subsidiary consolidated

Starting in 2020, Tay Do Cement Joint Stock Company will prepare consolidated financial statements using the equity method with the following subsidiaries

Company name
1/1/2020 - Tay Do Cement Media Joint Stock Company
1/7/2020 - Tay Do Cement Transport Joint Stock Company

I.6 Statement on Comparability of Information in Consolidated Financial Statements
The corresponding figures of the previous period are comparable with the figures of the current period

I.7 Employees

At the end of the quarter, the Group had 574 employees working at the Group's companies (628 employees at the beginning of the year)

II- FISCAL YEAR, CURRENCY USED IN ACCOUNTING

II.1 Fiscal year

The Group's fiscal year begins on January 1 and ends on December 31 each year.

II.2 Currency used in accounting

The currency used in accounting is VND as most transactions are performed in VND.

III- ACCOUNTING STANDARDS AND CONVENTION APPLIED

III.1 Applied accounting standards

The Group applies Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Standards issued under Circular No. 99/2015/TT-BTC dated 27 October 2025 guiding the Enterprise Accounting Standards, Circular No. 202/2014/TT-BTC dated 22 December 2014 and Circular No. 43/2026/TT-BTC dated April 20, 2026 guiding the preparation and presentation of Consolidated Financial Statements and other circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of Consolidated Financial Statements

III.2 Statement on compliance with accounting standards and accounting standards

The Board of Directors ensures that it has complied with the requirements of Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Standards issued under Circular No. 99/2015/TT-BTC dated 27 October 2025, Circular No. 202/2014/TT-BTC dated 22 December 2014 and Circular No. 43/2026/TT-BTC dated April 20, 2026 as well as other circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements

IV- ACCOUNTING POLICIES APPLIED

IV.1 Basis of preparation of consolidated financial statements

The consolidated financial statements are prepared using the accrual basis of accounting (except for cash flow information)

IV.2 Basis of consolidation

The consolidated financial statements include the financial statements of the parent company and the financial statements of the subsidiary. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the power, directly or indirectly, to govern the financial and operating policies of a subsidiary so as to obtain benefits from its activities. In determining control, potential voting rights arising from call options or debt and equity instruments that are convertible into common shares at the balance sheet date are taken into account.

The results of operations of subsidiaries acquired or sold during the period are presented in the Consolidated Statement of Operations from the date of acquisition or up to the date of disposal of the investment in the subsidiary

The financial statements of the parent company and the subsidiary used for consolidation are prepared for the same accounting period and apply uniform accounting policies for like transactions and events in similar circumstances. In cases where the accounting policies of a subsidiary differ from those applied consistently in the Group, the Financial Statements of the subsidiary will be appropriately adjusted before being used for the preparation of the Consolidated Financial Statements.

Balances of accounts in the Balance Sheet between companies in the same Group, intra-group transactions, unrealized intra-group profits arising from these transactions must be eliminated in full. Unrealized losses arising from intra-group transactions are also eliminated unless the costs creating such losses are not recoverable.

Non-controlling interests represent the portion of the profits or losses in the results of operations and net assets of a subsidiary not held by the Group and are presented in a separate line item in the consolidated income statement and in the consolidated balance sheet (as part of equity). Non-controlling interests consist of the amount of the non-controlling interests at the date of the original business combination and the non-controlling interest in changes in equity since the date of the combination. Losses incurred by the subsidiary are allocated to the non-controlling interest in proportion to the non-controlling interest, even if such losses exceed the non-controlling interest in the net assets of the subsidiary.

IV.3 Foreign currency transactions

Transactions in foreign currencies are translated at the exchange rate on the date of the transaction. The balance of foreign currency monetary items at the end of the accounting period is translated at the exchange rate on that date

Exchange rate differences arising during the period from foreign currency transactions are recorded in financial income or financial expenses. Exchange rate differences arising from revaluation of foreign currency monetary items at the end of the accounting period after offsetting the increase and decrease are recorded in financial income or financial expenses.

The exchange rate used to translate foreign currency transactions is the actual exchange rate at the time of the transaction. The actual exchange rate for foreign currency transactions is determined as follows

· For foreign currency purchase and sale contracts (spot foreign currency purchase and sale contracts, forward contracts, futures contracts, options contracts, swap contracts): the exchange rate signed in the foreign currency purchase and sale contract between the Group and the bank.

· For capital contributions or capital contributions: the foreign currency purchase rate of the bank where the Group opens an account to receive capital from investors on the date of capital contribution.

· For receivables: the foreign currency purchase rate of the commercial bank where the Group designates the customer to make payment at the time the transaction occurs.

· For payables: the foreign currency sale rate of the commercial bank where the Group plans to transact at the time the transaction occurs.

· For asset purchases or expenses paid immediately in foreign currency (not through payable accounts): foreign currency buying rate of the commercial bank where the Group makes the payment.

The exchange rate used to re-evaluate the balance of foreign currency items at the end of the accounting period is determined according to the following principles:

· For foreign currency deposits at banks: foreign currency buying rate of the bank where the Group opens a foreign currency account.

· For foreign currency items classified as other assets: foreign currency buying rate of Vietnam Joint Stock Commercial Bank for Industry and Trade - Can Tho Branch (the Group's regular transaction bank).

· For foreign currency items classified as liabilities: foreign currency selling rate of Vietnam Joint Stock Commercial Bank for Industry and Trade - Can Tho Branch (the Group's regular transaction bank).

IV.4 Cash and cash equivalents

Cash includes cash and demand bank deposits.

IV.5 Financial investments

Trading securities

Investments are classified as trading securities when they are held for the purpose of trading for profit.

Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined based on the fair value of the payments at the time of the transaction plus the costs related to the purchase of trading securities.

The time of recording trading securities is the time when the Group has ownership, specifically as follows:

- For listed securities: recorded at the time of order matching (T+0).
- For unlisted securities: recorded at the time of official ownership according to the provisions of law.

Interest and dividends of the years before the trading securities are purchased are accounted for as a reduction in the value of the trading securities themselves. Interest and dividends of the years after the trading securities are purchased are recorded as revenue.

Exchangeable shares are determined at fair value on the exchange date. The fair value of shares is determined as follows:

• For shares of listed companies, the fair value of the shares is the closing price listed on the stock market on the exchange date. In case the stock market is not trading on the exchange date, the fair value of the shares is the closing price of the previous trading session adjacent to the exchange date.

• For unlisted shares traded on the UPCOM, the fair value of the shares is the closing price of the UPCOM on the exchange date. In case the UPCOM is not trading on the exchange date, the fair value of the shares is the closing price of the previous trading session adjacent to the exchange date.

• For other unlisted shares, the fair value of the shares is the price agreed by the parties according to the contract or the book value at the time of exchange.

The provision for devaluation of trading securities is made for each type of securities traded on the market and has a fair value lower than the original price. The fair value of trading securities is determined as follows:

• For securities listed on the stock market: closing price on the most recent trading day up to the end of the fiscal year.

• For shares registered for trading on the trading market of unlisted public companies and state-owned enterprises equitized in the form of public offering of securities (UPCOM): average reference price in the 30 most recent consecutive trading days before the end of the fiscal year announced by the Stock Exchange.

Increase or decrease in the amount of provision for devaluation of trading securities that must be set up at the end of the fiscal year financial expenses

Gains or losses from the transfer of trading securities are recorded in financial revenue or financial expenses. Cost of goods sold is determined by the first-in, first-out method.

Held-to-maturity investments

Investments are classified as held-to-maturity when the Group has the intention and ability to hold them until maturity. Held-to-maturity investments include: term deposits, bonds.

Held-to-maturity investments are initially recorded at cost, which includes the purchase price and any transaction costs incurred in connection with the purchase of the investments. After initial recognition, these investments are measured at their recoverable amount. Interest income from held-to-maturity investments after the acquisition date is recognized in the Income Statement on an accrual basis. Interest earned before the Group holds the investments is deducted from the cost at the acquisition date.

When there is strong evidence that part or all of an investment may not be recovered and the amount of loss can be reliably determined, the loss is recorded in financial expenses in the period and the investment value is directly deducted.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments but the Group does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment activities. Dividends and profits from periods before the investment is purchased are recorded as a reduction in the value of that investment. Dividends and profits from periods after the investment is purchased are recorded as revenue. Dividends received in shares are only tracked by the number of shares increased, not recording the value of shares received.

Provision for losses on investments in equity instruments of other entities is made as follows:

· For investments in listed shares or the fair value of the investment is reliably determined, the provision is made based on the market value of the shares.

· For investments whose fair value cannot be determined at the reporting date, the provision is made based on the loss of the investee with the provision equal to the difference between the actual capital contribution of the parties at the other entity and the actual equity multiplied by the capital contribution ratio of the Group compared to the total actual capital contribution of the parties at the other entity.

Increases and decreases in the provision for losses on investments in equity instruments of other entities that need to be made at the end of the accounting period are recorded in financial expenses.

IV.6 Receivables

Receivables are presented at book value less provisions for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

· Trade receivables reflect commercial receivables arising from purchase-sale transactions between the Group and buyers who are independent entities of the Group, including receivables for export sales entrusted to other entities.

· Other receivables reflect non-commercial receivables not related to purchase-sale transactions.

Provision for doubtful debts is made for each doubtful debt based on the age of the debt or the expected level of loss that may occur, specifically as follows:

· For overdue receivables:

- 30% of the value for receivables overdue from more than 6 months to less than 1 year.
- 50% of the value for receivables overdue from 1 year to less than 2 years.
- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables overdue from 3 years or more.

· For receivables that are not overdue but are unlikely to be recovered: based on the expected loss level to establish a provision.

· Increases or decreases in the balance of the provision for doubtful debts that must be set up at the end of the fiscal year are recorded in the business management expenses.

IV.7 Invesntory

Inventories are stated at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

· Raw materials, goods: includes the cost of purchase and other directly related costs incurred in bringing the inventories to their present location and condition.

· Work in progress: includes only the cost of main raw materials.

· Finished goods: includes the cost of raw materials, direct labor and directly related general production costs allocated based on the normal level of activity.

The cost of goods sold is calculated by the weighted average method and accounted for by the regular declaration method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to consume them.

Provision for inventory devaluation is established for each inventory item whose original cost is greater than its net realizable value. Increases or decreases in the balance of provision for inventory devaluation that must be established at the end of the accounting period are recorded in cost of goods sold.

IV.8 Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the results of production and business activities of many accounting periods. The Group's prepaid expenses are mainly accounting software costs, prepaid land rentals and tools and equipment costs. These prepaid expenses are allocated over the prepaid period or the period in which the corresponding economic benefits are generated from these expenses.

Accounting software costs

Accounting software costs that arise once with a large value are allocated to expenses on a straight-line basis over 03 years.

Tools and equipment

Tools and equipment that have been put into use are allocated to expenses on a straight-line basis over an allocation period of no more than 03 years

Fixed asset repair costs

Fixed asset repair costs that arise once with a large value are allocated to expenses on a straight-line basis over 03 years.

Insurance expenses

One-time insurance expenses of large value are allocated to expenses on a straight-line basis over 01 year

IV.9 Operating lease

A lease is classified as an operating lease if the lessor retains substantially all the risks and rewards incidental to ownership of the asset. Operating lease costs are recognized as expenses on a straight-line basis over the lease term, regardless of the method of payment.

IV.10 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all costs incurred by the Group to acquire the fixed assets up to the date the asset is ready for use. Expenditures incurred after initial recognition are recognized as an increase in the cost of fixed assets only if it is certain that these costs will result in an increase in future economic benefits from the use of the asset. Expenditures that do not satisfy the above conditions are recognized as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are removed from the accounts and any gain or loss resulting from their disposal is recognised as income or expense in the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation years for various types of tangible fixed assets are as follows:

Type of foxed asset	No. of years
Building and structures	05-30
Machinery and equipment	02-20
Motor vehicles	04-12
Office equipment	03-08
Other assets	04

IV.11 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated depreciation

The cost of an intangible fixed asset comprises all costs incurred by the Group to acquire the fixed asset up to the date when the asset is ready for use. Expenditures relating to intangible fixed assets incurred after initial recognition are recognised as operating expenses in the period, unless they are directly attributable to a specific intangible fixed asset and result in an increase in the economic benefits derived from the asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated depreciation are written off and any gain or loss arising from its disposal is recognised as income or expense in the period.

The Group's intangible fixed assets include:

**** Computer software***

Expenditures relating to computer software that are not an integral part of the related hardware are capitalised. The original cost of computer software is the total cost incurred by the Group up to the time the software is put into use.

Computer software is amortized using the straight-line method over 02 - 05 years.

**** Land use rights***

Land use rights are all actual costs that the Company has spent directly related to the land used, including: money spent to obtain land use rights, costs for compensation, site clearance, site leveling, registration fees... Land use rights are depreciated using the straight-line method according to the land use term stated on the land use right certificate, land use rights with indefinite term are not depreciated.

IV.12 Construction in progress

Construction in progress reflects costs directly related (including related interest expenses in accordance with the Group's accounting policies) to assets under construction, machinery and equipment being installed for production, leasing and management purposes as well as costs related to repairs of fixed assets in progress. These assets are recorded at original cost and are not depreciated.

IV.13 Business combination and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination comprises the fair value, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group, in exchange for control of the acquired entity, and any costs directly attributable to the combination. The assets acquired, identifiable liabilities, and contingent liabilities assumed in a business combination are measured at their fair values at the date of acquisition.

For a multi-period business combination, the cost of a business combination is the sum of the cost of the investment at the date of acquisition plus the cost of previous investments reassessed at their fair values at the date of acquisition. The difference between the revaluation price and the cost of the investment is recognised in the income statement if, before the date of obtaining control, the Group did not have significant influence over the subsidiary and the investment is presented under the cost method. If, before the date of obtaining control, the Group had significant influence and the investment is presented under the equity method, the difference between the revaluation price and the value of the investment under the equity method is recognised in the income statement and the difference between the value of the investment under the equity method and the cost of the investment is recognised directly in the item “Retained earnings” in the Consolidated Balance Sheet.

The excess of the cost of the business combination over the Group’s share of the net fair value of the identifiable assets, liabilities and contingent liabilities recognised at the date of obtaining control of the subsidiary is recognised as goodwill. If the Group's share of the fair value of the identifiable assets, liabilities and contingent liabilities recognised at the date of acquisition exceeds the cost of the business combination, the difference is recognised in the income statement.

Goodwill is amortised on a straight-line basis over 10 years. When there is evidence that the impairment of goodwill is greater than the amortisation, the amortisation during the period is the impairment incurred.

The non-controlling interest at the date of the initial business combination is determined based on the non-controlling interest's share of the fair value of the assets, liabilities and contingent liabilities recognised.

IV.14 Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount to be paid

The classification of payables as trade payables, accrued expenses and other payables is made according to the following principles:

. Trade payables reflect commercial payables arising from the purchase of goods, services, assets and the seller is an independent entity from the Group.

· Accrued expenses reflect payables for goods and services received from the seller or provided to the buyer but not yet paid due to lack of invoices or insufficient accounting records and documents, and payables to employees for vacation wages, production and business expenses that must be accrued in advance.

· Other payables reflect non-commercial payables, not related to the purchase, sale, or provision of goods and services.

Liabilities and payables are classified as short-term and long-term on the Consolidated Balance Sheet based on the remaining term at the end of the accounting period.

IV.15 Owners' equity

Owners' capital contribution

Owner's capital contribution is recorded according to the actual capital contributed by the Company's shareholders.

Share premium

Share premium is recorded according to the difference between the issue price and the par value of shares when first issued or issued additionally, the difference between the reissue price and the book value of treasury shares and the capital component of convertible bonds at maturity. Direct costs related to the additional issuance of shares and the reissuance of treasury shares are recorded as a decrease in share premium.

IV.16 Profit distribution

Profit after corporate income tax is distributed to shareholders after setting aside funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items in undistributed profit after tax that may affect cash flow and the ability to pay dividends such as interest from revaluation of assets contributed as capital, interest from revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

IV.17 Revenue and income recognition

Revenue and income recognition

Revenue from the sale of goods and finished products

· The Group has transferred to the buyer the significant risks and rewards of ownership of the goods and products.

· The Group no longer retains control over the goods and products as the owner of the goods and products or the right to control the goods and products.

· The amount of revenue is measured reliably. When the contract stipulates that the buyer has the right to return the purchased goods and products under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer is not entitled to return the goods and products (except in cases where the customer has the right to return the goods and products in exchange for other goods and services).

· The Group has or will obtain economic benefits from the sale transaction.

· Identify the costs associated with a sales transaction.

Revenue from rendering services

Revenue from rendering of services is recognised when all of the following conditions are met:

· The amount of revenue can be measured reliably. When a contract stipulates that the buyer has the right to return the purchased services under specific conditions, revenue is recognised only when those specific conditions are no longer present and the buyer does not have the right to return the services provided.

· It is probable that the economic benefits associated with the transaction will flow to the Group.

· The stage of completion of the transaction at the reporting date can be measured reliably.

· The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In case the service is performed over several periods, the revenue recorded in the period is based on the results of the work completed at the end of the accounting period.

Interest
Interest is recognized on the basis of time and the actual interest rate for each period.

Dividends and distributed profits
Dividends and distributed profits are recognized when the Group has received the right to receive dividends or profits from capital contributions. Dividends received in the form of shares are only tracked by the number of shares increased, not the

IV.18 Borrowing costs

Borrowing costs include interest and other costs incurred in connection with borrowings.
Borrowing costs are recognized as expenses when incurred. In cases where borrowing costs are directly related to the investment in construction or production of an unfinished asset that requires a sufficient period (over 12 months) to be put to use for the intended purpose or sale, these borrowing costs are included in the value of that asset. For loans specifically for the construction of fixed assets, investment real estate, interest is capitalized even if the construction period is less than 12 months. Income arising from temporary investment of loans is recorded as a reduction in the original cost of the related asset.
For general borrowings used for the purpose of investing in construction or production of unfinished assets, the capitalized borrowing costs are determined according to the capitalization rate for the weighted average cumulative costs incurred for the investment in basic construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of the outstanding loans in the year/period, except for separate loans serving the purpose of forming a specific asset.

IV.19 Expenses

Expenses are amounts that reduce economic benefits and are recognized at the time the transaction occurs or when it is relatively certain that it will arise in the future, regardless of whether money has been spent or not.

Expenses and the revenues they generate must be recorded simultaneously according to the matching principle. In cases where the matching principle conflicts with the prudence principle, expenses are recorded based on the nature and provisions of accounting standards to ensure that transactions are reflected honestly and reasonably.

IV.20 Corporate income tax

Corporate income tax expense comprises current income tax and deferred income tax.

Current income tax
Current income tax is the tax that is calculated on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

Deferred income tax

Deferred income tax is the income tax payable or recoverable as a result of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the tax base. Deferred income tax liabilities are recognised for all taxable temporary differences. Deferred income tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised

The carrying amount of deferred income tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are reviewed at the end of each reporting period and recognised when it is probable that sufficient taxable profit will be available against which the unrecognised deferred income tax assets can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability settled, based on tax rates that have been enacted or substantively enacted by the end of the reporting period. Deferred tax is recognised in the income statement and is dealt with directly in equity except when it relates to items charged or credited directly to equity.

Deferred tax assets and liabilities are offset when:
- The Group has a legally enforceable right to set off current tax assets against current tax liabilities; and
- The deferred tax assets and liabilities relate to income taxes levied by the same tax authority:
- For the same taxable entity; or

- The Group intends to settle its current income tax liabilities and current income tax assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred income tax liabilities or deferred income tax assets are expected to be settled or recovered.

IV.21 Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering a related party relationship, attention is paid more to the substance of the relationship than to the legal form.

IV.22 Segment reporting

A business segment is a distinguishable component that is engaged in providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of segments operating in other economic environments.

Segment information is prepared and presented in accordance with the accounting policies adopted for the preparation and presentation of the Group's consolidated financial statements.

V- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM BALANCE SHEET

V.1a Cash and cash equivalents

	30/09/2026	01/01/2026
Cash on hand	-	-
Cash in banks	4.363.771.927	11.533.787.135
Cộng	**4.363.771.927**	**11.533.787.135**

V.2 Short-term investment

V.2a Trading securities

	30/09/2026		01/01/2026	
	Cost	**Shares**	**Cost**	**Shares**
Shares				
Vicem Hai Van Cement JSC	*3.937.613.000*	*615.290*	*3.937.613.000*	*615.290*
Cộng	**3.937.613.000**	**615.290**	**3.937.613.000**	**615.290**

V.2b Held-to-maturity investments

	30/09/2026		01/01/2026	
	Cost	**Carrying amount**	**Cost**	**Carrying amount**
Short term	***71.465.698.634***	***71.465.698.634***	***72.864.200.000***	***72.864.200.000***
Term deposits	71.000.000.000	71.000.000.000	71.000.000.000	71.000.000.000
Accrued interest income from fixed-term deposit contracts	465.698.634	465.698.634	1.864.200.000	1.864.200.000
Total	**71.465.698.634**	**71.465.698.634**	**72.864.200.000**	**72.864.200.000**

V.2c Short-term securities investments

	30/09/2026		01/01/2026	
	Cost	**Shares**	**Cost**	**Shares**
Ha Tien Cement JSC	*2.682.621.200*	*609.339*	*2.682.621.200*	*393.122*
Ha Tien - Kien Giang Cement JSC	*1.550.893.958*	*140.000*	*1.550.893.958*	*140.000*
Taydo Leather JSC	*69.500.000*	*5.000*	*69.500.000*	*5.000*
Hong Phat Construction Investment JSC	*498.000.000*	*36.600*	*498.000.000*	*36.600*
Hamaco Concrete JSC	*6.799.800.000*	*1.099.980*	*6.799.800.000*	*1.099.980*
Total	**11.600.815.158**	**1.890.919**	**11.600.815.158**	**1.674.702**

Provision	**30/09/2026**	**01/01/2026**
Provision for diminution in value of short-term investments	(2.460.917.000)	(2.337.859.000)
Total	**(2.460.917.000)**	**(2.337.859.000)**

V.3 Trade receivables

V.3a Short-term receivables

	30/09/2026	01/01/2026
Related parties		
Tay Do Concrete JSC	118.585.138.091	8.205.108.773
Other customers		
Cong Thanh Cement JSC	5.400.000.000	6.400.000.000
Thanh Long Cement JSC	21.357.324	2.061.774.000
C.P. Packaging (Vietnam) Industry Co. Ltd.	799.843.680	4.477.200.048
Tan Duc Industrial Corporation	4.499.999.920	4.499.999.920
Phuc Vinh Construction Materials Single-member LLC	20.237.606.296	11.340.070.136
Cuong Thanh Investment Service Trading Co. Ltd.	21.036.936.207	9.962.747.501
Dong Dong Development and Service Trading Co. Ltd.	15.701.675.696	15.540.994.234
Other customers	96.233.123.206	80.045.014.703
Total	**282.515.680.420**	**142.532.909.315**

V.3b Long-term receivables

	30/09/2026	01/01/2026
Related parties		

Tay Do Concrete JSC	-	-
Total	-	-

V.4 Short-term prepayments

	30/09/2026	01/01/2026
Related parties		
Tay Do Concrete JSC	-	6.900.929.376
Other customers		
Jctprint Machinery Co.,Ltd.	-	155.448.212
Minh Tu Co. Ltd.	3.419.700.000	3.381.035.000
Stavian Chemical.,JSC.	-	2.548.800.000
Anhui Sinoportland Electromechanical Technology CO.,LTD	-	525.810.840
GuangXi Xinruida Machinery Equipment Co., Ltd.	673.624.248	-
Other customers	1.181.846.015	1.985.641.499
Total	**5.275.170.263**	**15.497.664.927**

V.5 Other receivables

Othher short-term receivables	30/09/2026		01/01/2026	
	Cost	**Provision**	**Cost**	**Provision**
Related parties				
Tay Do Concrete JSC	5.980.900.000	-	5.980.900.000	-
Other entities				
Advance	7.619.354.242		5.270.586.508	
Deposits and collateral	233.594.364	-	248.930.545	-
Interest accrued on term deposits	-	-	-	-
Provisional payment of remuneration to the Board of Directors and the Board of Supervisors	840.000.000	-	2.343.794.444	-
Receivable from Nguyen Hoang Yen	159.900.000	(159.900.000)	159.900.000	(159.900.000)
Other short-term receivables	1.824.313.346	-	3.899.636.182	-
Total	**16.658.061.952**	**(159.900.000)**	**17.903.747.679**	**(159.900.000)**

V.6 Doubtful debts

	30/09/2026		01/01/2026	
	Cost	**Recoverable amount**	**Cost**	**Recoverable amount**
Tan Duc Industrial Corporation	4.499.999.920	-	4.499.999.920	-
Hoang Minh One Member Ltd. Co.	2.998.670.798	-	2.998.670.798	-
Phan Thành Co. Ltd.	636.344.767		636.344.767	
Cong Thanh Cement JSC	5.400.000.000	-	6.400.000.000	2.175.659.460
Thanh Long Cement JSC	21.357.324	-	2.061.774.000	1.212.649.344
Other entities and individuals	15.374.373.375	4.794.008.874	18.213.412.221	10.200.359.358
Total	**28.930.746.184**	**4.794.008.874**	**34.810.201.706**	**13.588.668.162**

Provision for doubtful debts:	30/09/2026	01/01/2026
Nguyen Hoang Yen	159.900.000	159.900.000
Phan Thành Co. Ltd.	636.344.767	636.344.767
Tan Duc Industrial Corporation	4.499.999.920	4.499.999.920
Other entities and individuals	18.840.492.623	15.925.288.857
Total	**24.136.737.310**	**21.221.533.544**

V.7b Inventory

	30/09/2026		01/01/2026	
	Cost	**Provision**	**Cost**	**Provision**
Raw materials	61.771.771.447	-	76.084.141.887	-
Tools and supplies	8.228.917.385	-	8.452.582.144	-
Work in progress	4.294.348.235	-	4.226.873.294	-
Finished goods	26.612.163.275	-	27.360.429.440	-

	Goods in transit	-	-	-	-
	Merchandise inventories	74.140.801.444	-	5.296.403.136	-
	Total	**175.048.001.786**	**-**	**121.420.429.901**	**-**

V.8 Advances

V.8a	***Short-term advances***	**30/09/2026**	**01/01/2026**
	Insurance	258.643.955	86.824.466
	2025 land rental	-	-
	Tools and supplies	2.512.948	52.087.332
	Repair	139.655.408	271.276.576
	Spare parts and replacements	1.259.792.515	1.312.566.479
	Other	5.406.210.205	1.304.987.978
	Total	**7.066.815.031**	**3.027.742.831**

V.8b	***Long-term advance***	**30/09/2026**	**01/01/2026**
	Expenses for major repair to fixed assets	2.957.388.887	5.110.575.052
	Long-term tools and equipment.	30.190.395	-
	Spare parts and replacements	1.017.593.117	1.426.322.446
	Other	184.840.656	33.230.453
	Total	**4.190.013.055**	**6.570.127.951**

V.9 Tangible fixed assets

Details of tangible fixed assets are presented in Appendix 01.

V.10 Intangible fixed assets

Details of intangible fixed assets are presented in Appendix 02.

V.11	**Work in progress**	**30/09/2026**	**01/01/2026**
	Purchase of fixed assets	-	-
	Repair costs	7.487.901.626	-
	Construction in progress	145.327.895	5.162.787.316
	Total	**7.633.229.521**	**5.162.787.316**

V.12	**Deferred income tax assets**	**30/09/2026**	**01/01/2026**
	Opening balance	100.772.143	-
	Recorded in income statement	-	100.772.143
	Increase in the period	671.835.706	
	Closing balance	**772.607.849**	**100.772.143**

V.13	**Long-term tools, supplies, spare parts, and replacements**	**30/09/2026**	**01/01/2026**
	Value of tools, supplies, and spare parts	508.383.491	568.979.445
	Net value	**508.383.491**	**568.979.445**

V.14	**Goodwill**	**Tay Do Cement JSC**
	Cost	
	Opening balance	3.817.226.683
	increase	-
	Closing balance	**3.817.226.683**
	Allocation	
	Opening balance	2.894.730.232
	Allocated during the period	190.861.334
	Closing balance	**3.085.591.566**
	Carrying amount	
	Opening balance	922.496.451
	Closing balance	**731.635.117**

V.15	**Payables**	**30/09/2026**	**01/01/2026**
V.15a	***Payables to other customers***		
	Hyosung Vina Chemicals Co., Ltd	-	-
	Nghe An European Plastic One Member Limited Liability Comp	3.821.476.860	3.881.703.600

	Thien Phuc Investment Trade And Transport JSC	-	27.660.560.225
	Hoa Phat Trade Development JSC	-	20.831.365.721
	Other customers	15.196.070.413	10.771.274.721
	Total	**19.017.547.273**	**63.144.904.267**

V.15b ***Long-term payables***

Thien Phuc Investment Trade And Transport JSC	182.684.780.987	107.047.814.059
Hoa Phat Trade Development JSC	18.035.115.624	7.223.660.010
Total	**200.719.896.611**	**114.271.474.069**

V.16 **Uneared revenue**

V.16a ***Short-term unearned revenue***

	30/09/2026	**01/01/2026**
Other customers		
Hưng Thanh Co. Ltd.	308.408.171	378.700.788
Hoang Bao One Member Company Limited	-	-
SHINWOO TRADING CO.,LTD	-	
Dae Bo Jong Hap Sang Sa	200.000.000	
Other customers	1.319.883.026	2.152.480.065
Total	**1.828.291.197**	**2.531.180.853**

V.17 **Taxes and other payables to the State budget**

Details of taxes and other payables to the State budget are presented in Appendix 03.

V.18 **Payable to employees**

	30/09/2026	**01/01/2026**
Salary and bonuses	9.975.923.302	12.132.364.282
Total	**9.975.923.302**	**12.132.364.282**

V.19 **Accrued expenses**

	30/09/2026	**01/01/2026**
Interest expense	616.589.142	312.825.031
Accrued raw material expenses	89.855.016.354	2.360.000.000
Expenses for promotional prorammes	6.000.000.000	18.647.050.419
Electric bills	2.272.079.976	4.551.758.992
Other	4.958.557.371	680.432.130
Total	**103.702.242.843**	**26.552.066.572**

V.20 **Short-term deferred revenue**

	30/09/2026	**01/01/2026**
Short-term deferred revenues	-	590.000.000
Total	**-**	**590.000.000**

V.21 **Other payables**

	30/09/2026	**01/01/2026**
Other short-term payables		
Dividend and profit distribution	389.611.200	412.989.200
	389.611.200	**412.989.200**

V.21 **Other payables**

	30/09/2026	**01/01/2026**
Other short-term payables		
Insurance (life, medical, unemployment), and trade union fees	1.506.312.717	94.840.949
Customer deposits	300.000.000	17.850.000.000
Customer deposit discounts	-	1.602.000.000
Other short-term payables	736.397.634	951.238.316
Cộng	**2.542.710.351**	**20.498.079.265**

Other long-term payables

Related parties

Tay Do Concrete JSC	2.000.000.000	2.000.000.000
Other short-term payables	0	

	Deposits	2.800.000.000	2.800.000.000
	Total	**4.800.000.000**	**4.800.000.000**

V.22 Loans

Details of loans are presented in Appendix 4

V.24	**Bonus and welfare fund**	**30/09/2026**	**01/01/2026**
	Bonus and welfare fund	17.042.121.047	19.313.530.159
	Source of social security expenditure	5.000.000.000	5.000.000.000
	Management and BOD bonus fund	2.585.389.888	2.585.389.888
	Total	**24.627.510.935**	**26.898.920.047**

V.25 Shareholders' equity

V.25a Reconciliation of Total Equity

Details of changes in Shareholders' equity are presented in Appendix 5

V.25b	***Paid-in capital***	**30/09/2026**	**01/01/2026**
	Owners' contributed capital	101.399.970.000	101.399.970.000
		101.399.970.000	**101.399.970.000**

V.25c	***Shares outstanding***	**30/09/2026**	**01/01/2026**
	No. of shares registerd for issuance	10.139.997	10.139.997
	No. of shares issued	10.139.997	10.139.997
	- Common shares	10.139.997	10.139.997
	No. of shares outstanding	10.139.997	10.139.997
	- Common shares	10.139.997	10.139.997
	- Preferred shares		

Par value of outstanding shares: 10.000 VND.

V.26 Off-balance-sheet items

V.26a	***Foreign currency***	**30/09/2026**	**01/01/2026**
	USD	59.136,23	1.791,34

V.26b	***Bad debt recovered***	**30/09/2026**		**01/01/2026**	
		Original currency	**VND**	**Original currency**	**VND**
	Quang Thai Tran Co. Ltd.		80.640.710		80.640.710
	Other entities and individuals		5.390.368.609		2.189.054.719
	Total		**5.471.009.319**		**2.269.695.429**

VI- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE 3RD QUARTER INCOME STATEMENT

VI.1	**Total revenue**	**3rd Quarter 2026**	**3th Quarter 2025**
	Finished goods	221.761.031.404	169.900.651.744
	Merchandise goods	54.534.763.420	31.576.417.882
	Services	2.168.289.588	1.451.995.161
	Other	-728.154.970	1.354.830.366
	Total	**277.735.929.442**	**204.283.895.153**

VI.2	**Revenue reduction**	**3rd Quarter 2026**	**3th Quarter 2025**
	Trade discount	14.081.460.643	15.474.586.150
	Discounts on sales	-	-
	Total	**14.081.460.643**	**15.474.586.150**

VI.3	**Cost of sales**	**3rd Quarter 2026**	**3th Quarter 2025**
	Finished goods	204.346.575.511	179.308.704.679
	Merchandise goods	36.623.185.805	33.121.352.225
	Services	1.567.408.268	787.690.544
	Other	0	2.211.257.057

	Total	**242.537.169.584**	**215.429.004.505**

VI.4	**Financial income**	**3rd Quarter 2026**	**3th Quarter 2025**
	Interest on demand deposits	3.905.336	2.973.328
	Interest on term deposits	-62.739.724	506.361.644
	Other	-	-
	Exchange rate difference gain from revaluation of foreign currency items	-	-
	Dividends and profits received	-	-
	Total	**(58.834.388)**	**509.334.972**

VI.5	**Financial expenses**	**3rd Quarter 2026**	**3th Quarter 2025**
	Loans	5.521.787.629	3.870.774.918
	Cash discounts	-	0
	Reversal of provision for investment losses	-	- 190.739.900
	Other	-	-
	Cộng	**5.592.619.460**	**3.680.035.018**

VI.6	**Selling expenses**	**3rd Quarter 2026**	**3th Quarter 2025**
	Labour	1.137.372.121	1.081.604.868
	Raw material and packaging	789.395.612	705.351.908
	Tools and supplies	84.379.850	22.932.273
	Depreciation of fixed assets	33.052.947	33.052.947
	Outsourcing	2.301.381.612	3.121.693.035
	Other	258.380.915	1.791.865.819
	Total	**4.603.963.057**	**6.756.500.850**

VI.7	**Administration expenses**	**3rd Quarter 2026**	**3th Quarter 2025**
	Labour	4.937.246.407	5.200.910.224
	Tools	163.540.682	260.933.662
	Office supplies	208.225.906	-
	Depreciation of fixed assets	586.833.271	754.517.237
	Taxes, fees and charges	1.055.299.434	514.407.519
	Reversal of Provision for Bad Debt	(1.000.000.000)	252.170.000
	Outsourcing	1.245.713.558	2.449.949.243
	Other	658.797.391	1.459.926.644
	Total	**7.855.656.649**	**10.892.814.529**

VI.8	**Other incomes**	**3rd Quarter 2026**	**3th Quarter 2025**
	Income from liquidation and sale of fixed assets	-	-
	Other income	276.798.342	936.382.300
	Total	**276.798.342**	**936.382.300**

VI.9	**Other expenses**	**3rd Quarter 2026**	**3th Quarter 2025**
	Fines	-	-
	Other	1.641.995	31.092
	Total	**1.641.995**	**31.092**

VI.10	**Deferred corporate income tax expense**	**3rd Quarter 2026**	**3th Quarter 2025**
	Deferred corporate income tax income arising from internal inventories	1.252.009.253	119.414.164
	Deferred corporate income tax expense arising from the reversal of deferred tax assets	(1.270.567.866)	71.380.329
	Accumulated deferred corporate income tax expense arising up to the end of the previous period	-	-
	Total	**(18.558.613)**	**190.794.493**

VI.11	**Earnings per share**	**3rd Quarter 2026**	**3th Quarter 2025**
	Net profit after tax	504.136.210	(21.078.103.983)
	Basic / diluted earnings per share on net profit	504.136.210	(21.078.103.983)

	Weighted average number of ordinary shares outstanding during the period	10.139.997	10.139.997
	Basic / diluted earnings per share	**50**	**(2.079)**

VI.12	**Cost of goods manufactured by factors**	**3rd Quarter 2026**	**3th Quarter 2025**
	Raw materials	235.681.759.177	144.665.824.863
	Labour	31.507.427.034	25.430.283.221
	Depreciation of fixed assets	13.425.481.549	9.985.705.014
	Outsourcing	65.402.514.806	31.680.300.724
	Other	11.391.996.818	7.041.353.656
	Total	**357.409.179.384**	**218.803.467.478**

VII- OTHER INFORMATION

VII.1 Transactions and balances with related parties

Related parties to the Group include: key management members, individuals related to key management members and other related parties.

VII.1a Transactions and balances with key management members and individuals related to key management members

Key management members include: members of the Board of Directors and members of the Board of Management of the Company. Individuals related to key management members are close family members of key management members.

Transactions with key management members and individuals related to key management members

The Group does not have any sales and service transactions or other transactions with key management members and individuals related to key management members.

Debts with key management members and individuals related to key management members

The Group does not have any debt with key management members and individuals related to key management members.

Income of key management members of SADICO Can Tho JSC

	3rd Quarter 2026	**3th Quarter 2025**
Salary	2.145.450.012	1.930.000.000
Bonus	795.400.000	798.000.000
Total	**2.940.850.012**	**2.728.000.000**

VII.1b Transactions and balances with related parties

The parties related to the Group include:

Transactions with subsidiaries	**3rd Quarter 2026**	**3th Quarter 2025**
TayDo Cement Transport	**52.205.554**	**63.740.741**
Services	17.869.815	59.259.259
Purchase of goods	-	-
Tay Do Concrete JSC	-	-
Services and Purchase of goods	-	-

Sales	**3rd Quarter 2026**	**3th Quarter 2025**
Tay Do Cement		
Sales of finished goods	11.794.493.150	9.284.117.400

Transactions with other related parties	**3rd Quarter 2026**	**3th Quarter 2025**
Ha Tien Cement JSC		
Sales of finished goods	2.040.929.930	2.447.601.000
Ha Tien - Kien Giang Cement JSC		
Sales of finished goods	-	-

Accounts receivable from related parties

Account receivable from related parties are disclosed in notes V.3, V.4, V.15 and V.16

Amounts receivable from other related parties are unsecured and will be settled in cash. No allowance for doubtful debts has been made for amounts receivable from other related parties

VII.2 Segment information

The Group only operates in the business of packaging production, cement, lime and gypsum production and all of the Group's activities take place only in Vietnam.

VII.3 Events occurring after the reporting period

There have been no material events occurring after the reporting period that require adjustment to or disclosure in the Consolidated Financial Statements.

Approved on October 30, 2026

In Charge of Accounting	**Legal Representative of the Company**
Vu Thi Nga	**Mai Cong Toan**

SADICO CAN THO JOINT STOCK COMPANY
Address: 366E CMT8, Binh Thuy Ward, Can Tho City
Tel : 0292.3884354, Fax : 0292.3821141

CONSOLIDATED FINANCIAL STATEMENTS
Q3 2026

Appendix 01 : 9. Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total
*** Cost**						
As at 01/01/2026	**442.277.899.682**	**316.425.509.597**	**88.714.885.754**	**3.242.486.703**	**823.903.819**	**851.484.685.555**
Purchases	-	1.042.049.630	1.759.259.260	-	-	2.801.308.890
Transfer from CIP	-	-	-	-	-	-
Disposals	-	-	-	-	-	-
As at 30/06/2026	**442.277.899.682**	**317.467.559.227**	**90.474.145.014**	**3.242.486.703**	**823.903.819**	**854.285.994.445**
*** Accumulated deprecition**						
As at 01/01/2026	**218.669.641.593**	**227.674.710.957**	**72.267.179.876**	**3.108.954.021**	**823.903.819**	**522.544.390.266**
Charge for the period	15.739.439.863	10.901.413.628	2.260.612.092	41.725.638		28.943.191.221
Disposals	-	-	-	-	-	-
As at 30/06/2026	**234.409.081.456**	**238.576.124.585**	**74.527.791.968**	**3.150.679.659**	**823.903.819**	**551.487.581.487**
*** Net book value**						
As at 01/01/2026	**223.608.258.089**	**88.750.798.640**	**16.447.705.878**	**133.532.682**	**-**	**328.940.295.289**
As at 30/06/2026	**207.868.818.226**	**78.891.434.642**	**15.946.353.046**	**91.807.044**	**-**	**302.798.412.958**

Approved on October 30, 2026

In Charge of Accounting

Vu Thi Nga

Legal Representative of the Company

M.S.D.N: 1800155452 - C.T.C.P - CÔNG TY CỔ PHẦN SADICO CẦN THƠ - Q. BÌNH THỦY - TP. CẦN THƠ

Mai Cong Toan

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CONSOLIDATED FINANCIAL STATEMENTS
Q3 2026

APPENDIX 02 : 10. Intangible fixed assets

Items	Land use rights	Software	…	…	Other	Total
*** Cost**						
As at 01/01/2026	**-**	**244.856.000**	**-**	**-**	**-**	**244.856.000**
Purchases	-	-	-	-	-	-
Disposals			-	-	-	-
As at 30/06/2026	**-**	**244.856.000**	**-**	**-**	**-**	**244.856.000**
*** Accumulated depreciation**						
As at 01/01/2026	**-**	**(244.856.000)**	**-**	**-**	**-**	**(244.856.000)**
Charge for the period	-		-	-	-	-
Disposals	-		-	-	-	-
As at 30/06/2026	**-**	**(244.856.000)**	**-**	**-**	**-**	**(244.856.000)**
*** Net book value**						
As at 01/01/2026	**-**	**-**	**-**	**-**	**-**	**-**
As at 30/06/2026	**-**	**-**	**-**	**-**	**-**	**-**

Approved on October 30, 2026

In Charge of Accounting

Vu Thi Nga

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Mai Cong Toan

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CONSOLIDATED FINANCIAL STATEMENTS
Q3 2026

APPENDIX 03 : 17. Taxes and other payables to the State budget

Loại thuế	As at 01/01/2026		In the period		As at 30/06/2026	
	Payables	Receivables	Amount payable	Amount paid	Payable	Receivable
Value-added tax on domestic sales	855.540.938	-	7.353.804.285	(6.341.781.460)	1.079.278.804	5.133.588.960
Value-added tax on imported goods	-	-	594.917.357	(594.917.357)	-	-
Special consumption tax	-	-	-	-	-	-
Export & import tax	-	-	21.674.262	(21.674.262)	-	-
Corporate income tax	56.434.611	-	37.413.669	(72.191.041)	21.657.239	-
Personal income tax	445.170.755	-	930.535.021	(622.802.276)	783.211.671	-
Resource tax	3.943.050	-	12.625.530	(13.305.810)	3.262.770	-
Real estate, land rental tax	-	582.644.976	1.899.640.753	(643.765.044)	745.834.033	-
Other	-	-	-	-	-	-
Total	**1.361.089.354**	**582.644.976**	**10.850.610.877**	**(8.310.437.250)**	**2.633.244.517**	**5.133.588.960**

Approved on October 30, 2026

In Charge of Accounting

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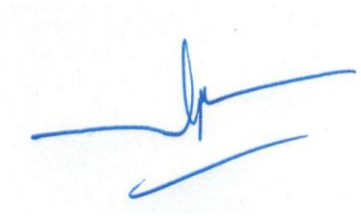
CONSOLIDATED FINANCIAL STATEMENTS
Q3 2026

APPENDIX 04 : 22. Loans

Items	As at 01/01/2026	Increase	Paid off	Carryover from long-term loans and liabilities	As at 30/06/2026
*** Short-term loans**	**236.917.625.173**	**589.705.288.751**	**(552.626.840.179)**	**-**	**273.996.073.745**
Short-term bank loans	236.917.625.173	589.705.288.751	(552.626.840.179)	-	273.996.073.745
Long-term loans due	-	-	-	-	-
*** Long-term loans**	**-**	**-**	**-**	**-**	**-**
Long-term bank loans	-	-	-	-	-
Total	**236.917.625.173**	**589.705.288.751**	**(552.626.840.179)**	**-**	**273.996.073.745**

Approved on October 30, 2026

In Charge of Accounting



Vu Thi Nga

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CONSOLIDATED FINANCIAL STATEMENTS

Q3 2026

APPENDIX 05 : 25a. Reconciliation of Total Equity

ĐVT : đồng

Items	Owner's contributed capital	Share premium	Development and investment fund	Retained earnings	Minority interest	Total
01/01/2025	**101.399.970.000**	**(50.000.000)**	**36.024.541.974**	**99.528.157.567**	**84.284.022.209**	**321.186.691.750**
Net profit for the year	-	-	-	(46.140.103.735)	(45.603.977.497)	**(91.744.081.232)**
Dividend paid	-	-	-	(10.139.997.000)	-	(10.139.997.000)
Transferred to funds	-	-	64.252.686	(163.692.129)	(65.386.167)	(164.825.610)
Board of Directors remuneration & CEO bonus	-	-	-	(1.819.269.561)	(1.264.830.439)	(3.084.100.000)
Other movement of equity	-	-	-	0	0	0
31/12/2025	**101.399.970.000**	**(50.000.000)**	**36.088.794.660**	**41.265.095.142**	**37.349.828.106**	**216.053.687.908**
01/01/2026	**101.399.970.000**	**(50.000.000)**	**36.088.794.660**	**41.265.095.142**	**37.349.828.106**	**216.053.687.908**
Capital raising	-	-	-	-	-	-
Net profit for the year	-	-	-	6.218.823.656	5.029.230.136	11.248.053.792
Dividend paid	-	-	-	-	-	0
Transferred to funds	-	-	-	(15.926.856)	(23.721.459)	(39.648.315)
Board of Directors remuneration & CEO bonus	-	-	-	(1.176.973.848)	(3.433.186.152)	(4.610.160.000)
Other movement of equity	-	-	-	3.492.635.957	2.545.106.122	6.037.742.079
As at 30/06/2026	**101.399.970.000**	**(50.000.000)**	**36.088.794.660**	**49.783.654.051**	**41.467.256.753**	**228.689.675.464**

Approved on October 30, 2026

In Charge of Accounting

Vu Thi Nga

Legal Representative of the Company

M.S.D.N: 1800155452 - C.T.C.P. CÔNG TY CỔ PHẦN SADICO CẦN THƠ Q. BÌNH THỦY - TP. CẦN THƠ

Mai Cong Toan