

THANH THANH JOINT STOCK COMPANY
68/19 N1 ROAD, BINH CHUAN INDUSTRIAL ZONE, BINH PHU QUARTER,
THUAN AN WARD, HO CHI MINH CITY

FINANCIAL REPORT

QUARTER 3-2026

THANH THANH JOINT STOCK COMPANY

Address: 68/19 N1 Road, Binh Chuan Production and Trading Zone,
Binh Phu neighborhood, Thuan Giao Ward, Ho Chi Minh City

Form CBTT-03**SUMMARY OF FINANCIAL REPORT**

Q3 Fiscal Year 2026

I. BALANCE SHEET

No	Items	Closing Balance	Opening Balance
1	2	4	5
I	CURRENT ASSETS	131,783,561,997	133,674,830,472
1	Cash and cash equivalents	4,276,142,128	18,063,247,966
2	Short-term financial investments	118,603,390,000	83,774,980,000
3	Short-term receivables	8,736,530,337	22,323,915,061
4	Inventories	-	9,501,916,668
5	Short-term biological assets	-	-
6	Other current assets	167,499,532	10,770,777
II	NON-CURRENT ASSETS	1,980,017,550	4,139,967,389
1	Long-term receivables	80,000,000	85,700,000
2	Fixed assets	1,900,017,550	4,054,267,389
	- Tangible fixed assets	1,900,017,550	4,054,267,389
	- Finance lease assets	-	-
	- Intangible fixed assets	-	-
3	Long-term biological assets	-	-
4	Investment property	-	-
5	Long-term work-in-progress	-	-
6	Long-term financial investments	-	-
7	Other non-current assets	-	-
III	TOTAL ASSETS	133,763,579,547	137,814,797,861
IV	LIABILITIES	9,007,081,412	21,582,830,759
1	Current liabilities	8,682,081,412	20,477,830,759
2	Non-current liabilities	325,000,000	1,105,000,000
V	OWNERS' EQUITY	124,756,498,135	116,231,967,102
1	- Contributed capital	59,923,480,000	59,923,480,000
2	- Share premium	313,744,700	313,744,700
3	- Bond conversion option	-	-
4	- Other capital	14,054,939,829	14,054,939,829
5	- Treasury shares	(652,100,000)	(652,100,000)
6	- Asset revaluation surplus	-	-
7	- Foreign currency translation reserve	-	-
8	- Development investment fund	17,691,184,747	17,691,184,747
9	- Other equity funds	3,905,815,558	3,905,815,558
10	- Retained earnings	29,519,433,301	20,994,902,268
VI	TOTAL EQUITY AND LIABILITIES	133,763,579,547	137,814,797,861



II .BUSINESS PERFORMANCE RESULTS

No	Items	Trong kỳ	Lũy kế
1	- Revenue from sale of goods and rendering of service	24,386,896	19,395,173,873
2	- Deductions from revenue	-	-
3	- Net revenue from sale of goods and rendering of s	24,386,896	19,395,173,873
4	- Cost of goods sold	-	9,444,721,503
5	- Gross profit from sale of goods and rendering of	24,386,896	9,950,452,370
6	- Gain/(loss) from disposal of investment properties	-	-
7	- Finance income	181,226,425	3,516,285,919
8	- Finance costs	1,374,610	186,983,877
9	- Selling expenses	-	919,806,971
10	- General and administrative expenses	103,594,562	3,228,243,431
11	- Share of profit/(loss) in associates and joint ventures	-	-
12	- Net profit from operating activities	100,644,149	9,131,704,010
13	- Other income	386,136,537	10,137,927,025
14	- Other expenses	481,569,326	487,544,535
15	- Other profit/(loss)	(95,432,789)	9,650,382,490
16	- Total profit before tax	5,211,360	18,782,086,500
17	- Current corporate income tax expense	1,042,272	3,756,352,127
18	- profit after corporate income tax	4,169,088	15,025,734,373
19	- Basic earnings per share	1	2,529

Ho Chi Minh City, October 19, 2026

General Director



TRẦN HÙNG LƯƠNG

THANH THANH JOINT STOCK COMPANY**Financial report**

Address: 68/19 N1 Road, Binh Chuan Production and Trading Zone
 Binh Phu neighborhood, Thuan Giao Ward, Ho Chi Minh City

Sample number

BUSINESS - FINANCIAL STATEMENT REPORT (43)

Indicator	Indicator or Code	Explanation	End of Period Amount	Beginning of Year Amount
ASSET				
A- CURRENT ASSETS	100		131,783,561,997	133,674,830,472
I. Cash and Cash Equivalents	110		4,276,142,128	18,063,247,966
- Cash	111		1,476,142,128	3,063,247,966
- Cash Equivalents	112		2,800,000,000	15,000,000,000
II. Short-Term Financial Investments	120		118,603,390,000	83,774,980,000
- Trading Securities	121		11,427,575,701	11,427,575,701
- Provision for Impairment of Trading Securities	122		(7,824,185,701)	(7,652,595,701)
- Short-Term Investments Held to Maturity	123		115,000,000,000	80,000,000,000
- Provision for Short-Term Investments Held to Maturity	124			
- Other Short-Term Investments	125			
- Provision for Losses on Other Short-Term Investments	126			
III. Short-Term Receivables	130		8,736,530,337	22,323,915,061
- Short-Term Accounts Receivable from Customers	131		8,943,127,802	21,794,563,650
- Short-Term Prepayments to Suppliers	132		168,921,287	167,778,647
- Short-Term Intercompany Receivables	133			
- Receivables Based on Construction Contracts	134			
- Other Short-Term Receivables	135		30,734,138	767,825,654
- Provision for Doubtful Short-Term Receivables	136		(406,252,890)	(406,252,890)
- Assets Awaiting Processing	137			
IV. Inventory	140			9,501,916,668
- Inventory	141			35,220,624,219
- Provision for Inventory devaluation (*)	142			(25,718,707,551)
V. Short-term biological assets	150			
- Short-term livestock for single-use production	151			
- Short-term seasonal or single-use crops	152			
- Provision for short-term biological asset losses	153			
VI. Other short-term assets	160		167,499,532	10,770,777
- Short-term deferred expenses	161			
- Deductible VAT	162		167,499,532	
- Taxes and other amounts receivable from tax authorities	163			10,770,777
- Government bond repurchase transactions	164			
- Other short-term assets	165			
B. LONG-TERM ASSETS	200		1,980,017,550	4,139,967,389
I. Long-term receivables	210		80,000,000	85,700,000
- Long-term receivables from customers	211			
- Long-term prepayments to suppliers	212			
- Business capital in subsidiary units	213			
- Long-term intercompany receivables	214			

- Other long-term receivables	215	80,000,000	85,700,000
- Provision for doubtful long-term receivables	216		
II. Fixed assets	220	1,900,017,550	4,054,267,389
- Tangible fixed assets	221	1,900,017,550	4,054,267,389
- Original cost	222	3,492,622,727	38,521,923,263
- Accumulated depreciation (*)	223	(1,592,605,177)	(34,467,655,874)
- Fixed assets Financial lease	224		
- Original cost	225		
- Accumulated depreciation (*)	226		
- Intangible fixed assets	227		
- Original cost	228	100,896,000	100,896,000
- Accumulated depreciation (*)	229	(100,896,000)	(100,896,000)
III. Long-term biological assets	230		
- Livestock for periodic production	231		
a) Livestock for periodic production not yet at	232		
b) Livestock for periodic production reaching r	233		
IV. Investment properties	240		
- Original cost	241		
- Accumulated depreciation (*)	242		
V. Long-term work-in-progress assets	250		
- Long-term work-in-progress production and	251		
- Work-in-progress capital construction costs	252		
VI. Long-term financial investments	260		
- Investment in subsidiaries	261		
- Investment in joint ventures and associated	262	1,920,000,000	1,920,000,000
- Capital investment in other entities	263		
- Provision for long-term investment losses in	264	(1,920,000,000)	(1,920,000,000)
- Long-term investments held to maturity	265		
- Provision for long-term investments held to	266		
VII. Other Long-Term Assets	270		
TOTAL ASSETS	280	133,763,579,547	137,814,797,861
SOURCES OF CAPITAL			
C. LIABILITIES	300	9,007,081,412	21,582,830,759
I. Short-term Liabilities	310	8,682,081,412	20,477,830,759
- Short-term accounts payable to suppliers	311	676,404,634	1,154,869,145
- Short-term advances from customers	312	1,091,555,934	1,107,721,986
- Dividends and profits payable	313	145,509,410	
- Short-term taxes and other amounts payab	314	2,926,361,956	2,014,448,130
- Payable to employees	315	156,000,000	1,989,334,330
- Short-term accrued expenses	316	7,380,000	
- Short-term intercompany payables	317		
- Short-term construction contract payments	318		
- Short-term deferred revenue	319		
- Other short-term payables	320	1,174,952,233	9,543,723,611
- Short-term loans and financial lease liability	321		
- Short-term provisions for liabilities	322		
- Reward and welfare fund	323	2,503,917,245	4,667,733,557
- Price stabilization fund	324		

- . Government bond repurchase transactions	325			
II. Long-term liabilities	330		325,000,000	1,105,000,000
- Long-term payables to suppliers	331			
- Long-term advances from customers	332			
- Long-term taxes and other amounts payable	333			
- Long-term accrued expenses	334			
- Internal payables for working capital	335			
- Long-term internal payables	336			
- Long-term deferred revenue	337			
- Other long-term payables	338		325,000,000	1,105,000,000
D. EQUITY	400		124,756,498,135	116,231,967,102
- Owner's contributed capital	411		59,923,480,000	59,923,480,000
-- Common shares with voting rights	411a		59,923,480,000	59,923,480,000
-- Preferred shares	411b			
- Capital surplus	412		313,744,700	313,744,700
- Convertible bond options	413			
- Other owner's capital	414		14,054,939,829	14,054,939,829
- Shares repurchased from oneself (*)	415		(652,100,000)	(652,100,000)
- Revaluation difference of assets	416			
- Exchange rate difference	417			
-- Development Investment Fund	418		17,691,184,747	21,497,000,305
- Other Funds under Equity Capital	419		3,905,815,558	100,000,000
- Undistributed Net Profit	420		29,519,433,301	20,994,902,268
-- Accumulated undistributed net profit up to the end of the reporting period	420a		14,500,000,000	18,220,745,506
-- undistributed net profit for this period	420b		15,019,433,301	2,774,156,762
-- Non-controlling shareholder interests	429			
TOTAL CAPITAL SOURCES	440		133,763,579,547	137,814,797,861

Preparer

Chief Accountant



Vo Thi Thu Thuy



Vo Thi Thu Thuy

Ho Chi Minh City, October 19, 2026

General Director




Tran Hung Luong

THANH THANH JOINT STOCK COMPANY

Address: 68/19 N1 Road, Binh Chuan Production and Trading Zone,
Binh Phu neighborhood, Thuan Giao Ward, Ho Chi Minh City

Financial report

Third quarter of fiscal year 2026

Sample number

DN - REPORT ON BUSINESS RESULTS - QUARTER (2026)

Items	Code	Notes	Current Quarter (This Year)	Same Quarter (Prior Year)	Year-to-Date (This Year)	Year-to-Date (Prior Year)
- Revenue from sale of goods and rendering of service	01		24,386,896	40,012,678,458	19,395,173,873	106,171,230,295
- Deductions from revenue	02			240,957,647		667,455,172
- Net revenue from sale of goods and rendering of ser	10		24,386,896	39,771,720,811	19,395,173,873	105,503,775,123
- Cost of goods sold	11			39,339,979,246	9,444,721,503	94,356,543,309
- Gross profit from sale of goods and rendering of ser	20		24,386,896	431,741,565	9,950,452,370	11,147,231,814
- Gain/(loss) from disposal of investment properties	21					
- Finance income	22		181,226,425	137,040,603	3,516,285,919	401,501,989
- Finance costs	23		1,374,610	1,111,537,515	186,983,877	1,382,801,886
+ Of which: Interest expense	24					
- Selling expenses	25			884,510,266	919,806,971	2,730,080,935
- General and administrative expenses	26		103,594,562	3,758,873,296	3,228,243,431	12,577,034,392
- Share of profit/(loss) in associates and joint ventures	27					
- Net profit from operating activities {30=20+21+(22-	30		100,644,149	(5,186,138,909)	9,131,704,010	(5,141,183,410)
- Other income	31		386,136,537	1,101,500,000	10,137,927,025	1,106,007,250
- Other expenses	32		481,569,326	2,432,049,645	487,544,535	2,457,063,313
- Other profit/(loss) (40=31-32)	40		(95,432,789)	(1,330,549,645)	9,650,382,490	(1,351,056,063)
- Total profit before tax (50=30+40)	50		5,211,360	(6,516,688,554)	18,782,086,500	(6,492,239,473)
- Current corporate income tax expense	51		1,042,272	0	3,756,352,127	7,611,400
- Deferred corporate income tax expense	52					-
- Profit after corporate income tax (60=50-51-52) (*)	60		4,169,088	(6,516,688,554)	15,025,734,373	(6,499,850,873)
- Profit after tax attributable to owners of the parent	61					-
- Profit after tax attributable to non-controlling interests	62		0		0	-
- Basic earnings per share (*)	70		1	(1,097)	2,529	(1,094)
- Diluted earnings per share (*)	71		0	0	0	0

Preparer

Chief Accountant

Ho Chi Minh City, October 19, 2026

General Director



[Signature]

Vo Thi Thu Thuy

Vo Thi Thu Thuy

Tran Hung Luong

THANH THANH JOINT STOCK COMPANY

Address: 68/19 N1 Road, Binh Chuan Production and Trading Zone,
Binh Phu neighborhood, Thuan Giao Ward, Ho Chi Minh City

Financial report**Third quarter of fiscal year 2026**

Sample number

QUARTERLY STATEMENT OF CASH FLOWS (INDIRECT METHOD)

Items	Code	Notes	Year-to-Date (This Year)	Year-to-Date (Prior Year)
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash receipts from sales of goods, rendering of services and other revenue	01		35,793,649,501	112,535,301,799
2. Cash payments to suppliers of goods and services	02		(1,942,747,367)	(59,343,024,827)
3. Cash payments to and on behalf of employees	03		(3,418,816,050)	(12,656,725,162)
4. Interest paid	04		-	-
5. Corporate income tax paid	05		(1,855,714,907)	(245,979,217)
6. Other cash receipts from operating activities	06		61,310,846,010	6,564,930,651
7. Other cash payments from operating activities	07		(89,942,227,506)	(25,810,551,320)
Net cash flows from operating activities	20		(55,010,319)	21,043,951,924
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Cash payments to acquire fixed assets and other long-term	21		-	-
2. Cash receipts from disposal of fixed assets and other long	22		213,636,364	1,100,000,000
3. Cash payments for loans granted and purchases of debt instruments of other entities	23		-	-
4. Cash receipts from repayments of loans and sales of debt	24		-	-
5. Cash payments for equity investments in other entities	25		-	-
6. Cash receipts from recovery of equity investments in other	26		-	-
7. Cash receipts from interest, dividends and profit distribut	27		4,197,450,967	419,862,207
Net cash flows from investing activities	30		4,411,087,331	1,519,862,207
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Cash receipts from issuance of shares and capital contribu	31		-	-
2. Cash payments to return capital to owners and repurchase	32		-	-
3. Cash receipts from borrowings	33		-	745,649,000
4. Cash repayments of borrowings principal	34		-	(745,649,000)
5. Cash repayments of finance lease liabilities principal	35		-	-
6. Dividends and profit paid to owners	36		(5,940,528,000)	(2,376,211,200)
Net cash flows from financing activities	40		(5,940,528,000)	(2,376,211,200)
Net increase/(decrease) in cash and cash equivalents (50 =	50		(1,584,450,988)	20,187,602,931
Cash and cash equivalents at the beginning of the period	60		3,063,247,966	22,627,469,397
Effect of exchange rate changes on cash and cash equivalent	61		(2,654,850)	30,783,603
Cash and cash equivalents at the end of the period (70 =	70		1,476,142,128	42,845,855,931

Preparer

Chief Accountant

Ho Chi Minh City, October 19, 2026

General Director

Vo Thi Thu Thuy

Vo Thi Thu Thuy

Tran Hung Luong

THANH THANH JOINT STOCK COMPANY
(Licensed to establish and operate in Vietnam.)

NOTES TO THE FINANCIAL STATEMENTS

Fiscal year Q3 2026

I. Business operations overview

1. Establishment: Thanh Thanh Joint Stock Company (hereinafter referred to as the “Company”) was converted from the state-owned Thanh Thanh Company under Decision No. 1706/QĐ-BXD dated 22 December 2003 issued by the Ministry of Construction.

Thanh Thanh Joint Stock Company operates under Enterprise Registration Certificate No. 3600665643 for a joint stock company, first issued by the Department of Planning and Investment of Dong Nai Province on 2 January 2004 and amended for the twelfth time on 29 December 2020. (The thirteenth amendment was issued by the Department of Finance of Ho Chi Minh City on 5 October 2026).

Foreign name: THANH THANH JOINT STOCK COMPANY

Abbreviated name: TTC

The Company’s head office is located at: 68/19 N1 Street, Binh Chuan Centralized Production Area, Binh Phu Quarter, Thuan Giao Ward, Ho Chi Minh City.

The total number of employees of the Company as at 30 September 2026 was 06.

2. Form of ownership: share capital.

Charter capital: VND 59,923,480,000

The Company’s shares are listed on the HNX with ticker symbol: TTC

Members of the Board of Directors, Board of Supervisors and Board of Management of the Company throughout the period and up to the date of preparation of these financial statements include:

Board of Directors

Mr. CAO TRƯỜNG THỤ	Chairman of the Board of Directors
Mr. TRẦN HƯNG LƯƠNG	Member
Mr. PHẠM VIỆT THẮNG	Member
Mr. NGUYỄN THANH HÀ	Member
Ms. VÕ THỊ THU THỦY	Member

Board of Supervisors

Mr. ĐÀO QUANG SƠN	Head of the Board of Supervisors
Mr. LÊ NGUYỄN QUỐC TRUNG	Member

Board of Management

Mr. TRẦN HƯNG LƯƠNG	Managing Director
Mr. TRẦN HƯNG DU	Deputy Managing Director
Ms. VÕ THỊ THU THỦY	Deputy Managing Director

THANH THANH JOINT STOCK COMPANY
(Licensed to establish and operate in Vietnam.)

NOTES TO THE FINANCIAL STATEMENTS
Fiscal year Q3 2026

3. Business sectors:

According to the Enterprise Registration Certificate, the Company's business sectors include:

- Manufacture of various construction materials;
- Industrial construction and installation;
- Wholesale of construction materials; wholesale of supplies; and import and export of construction materials;
- Investment in and trading of real estate and infrastructure;
- Consulting and transfer of construction-material manufacturing technology;
- Mining and processing of minerals;
- Transportation and tourism services;

II. Accounting period and accounting currency.

1. Accounting period

The Company's accounting period begins on 1 January and ends on 31 December each year.

2. Accounting currency

The financial statements are presented in Vietnamese Dong ("VND").

III. Applicable accounting standards and regime

The Company applies the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

The Company's financial statements are prepared under the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and relevant legal regulations governing the preparation and presentation of financial statements.

Accounting form applied: General Journal

IV. Summary of significant accounting policies

1. Recognition of cash and cash equivalents

Cash comprises cash on hand and demand deposits at banks.

Cash equivalents are short-term investments with an original maturity of no more than three months from the date of acquisition, readily convertible into a known amount of cash and subject to insignificant risk of changes in value.

2. Accounting for financial investments

Trading securities

Trading securities are financial instruments held by the Company for trading purposes or classified as trading securities in accordance with applicable regulations.

THANH THANH JOINT STOCK COMPANY
(Licensed to establish and operate in Vietnam.)

NOTES TO THE FINANCIAL STATEMENTS

Fiscal year Q3 2026

At initial recognition, trading securities are recognized at the fair value of the consideration at the transaction date. Directly attributable costs of acquiring trading securities are recognized as finance costs in the period.

Subsequent to initial recognition, trading securities are measured at fair value at the date of the financial statements. Increases or decreases arising from remeasurement at fair value are recognized as finance income or finance costs in the period.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intention and ability to hold to maturity, including bank deposits with original maturities of more than three months and loans.

Held-to-maturity investments are initially recognized at cost and subsequently measured at carrying amount, comprising principal and accrued interest up to the date of the financial statements, less any impairment provision. Interest earned on held-to-maturity investments after acquisition is recognized in the statement of income on an accrual basis. Interest received in advance before the Company holds the investment is deducted from cost at the acquisition date.

Impairment provisions for held-to-maturity investments are presented separately in the interim statement of financial position.

Investment in associates

Investments in associates and joint ventures in which the Company has significant influence are presented using the cost method in the interim financial statements.

Distributions of profit received by the Company from accumulated profits of associates after the Company obtains control are recognized in the Company's results of operations for the period. Other distributions are treated as recovery of the investments and deducted from the carrying value of the investments.

Investments in associates are presented in the interim statement of financial position at cost less impairment provisions, if any.

Impairment provisions for investments

Trading securities: provision for decline in value is determined based on the difference between cost and fair value of the securities at the date of the interim financial statements.

Held-to-maturity investments: impairment provisions are recognized when there are indications or evidence that part or all of an investment may not be recoverable in accordance with the agreed terms.

Investments in subsidiaries and associates, investments in other entities and other investments: impairment provisions are recognized when there are indications or evidence that an investment has been impaired at the date of the financial statements. The impairment loss is determined in accordance with applicable accounting regulations, consistent with the nature of each investment.

For investments in parent companies, the basis for recognizing an impairment provision is the interim consolidated financial statements of the investee.

3. Accounting for receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at carrying amount less provision for doubtful debts.

THANH THANH JOINT STOCK COMPANY
(Licensed to establish and operate in Vietnam.)

NOTES TO THE FINANCIAL STATEMENTS

Fiscal year Q3 2026

Provision for doubtful debts is assessed and recognized for receivables that are overdue and difficult to recover, or receivables for which the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties.

4. Accounting for inventories

Inventories are stated at the lower of cost and net realizable value. The cost of inventories comprises direct materials, direct labor and production overheads, where applicable, incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined using the weighted average method.

Net realizable value is the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale, including marketing, selling and distribution costs.

The Company recognizes an allowance for decline in value of inventories when there is reliable evidence that net realizable value is lower than the cost of inventories.

5. Accounting for property, plant and equipment and depreciation

Tangible fixed assets

Tangible fixed assets are stated at cost and presented at historical cost less accumulated depreciation. The cost of a tangible fixed asset comprises all costs incurred by the Company to acquire the asset up to the time it is brought to the location and condition necessary for it to operate in the manner intended by the Company.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	Depreciation period (years)
Transportation and transmission equipment	07 - 10

When a fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognized and any resulting gain or loss is recognized in other income or other expenses for the period.

Intangible fixed assets

The Company's intangible fixed assets comprise computer software and are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises all costs incurred by the Company to acquire the asset up to the time it is brought to the location and condition necessary for it to operate in the manner intended by the Company.

Computer software is amortized using the straight-line method over its estimated useful life of 3 years.

6. Accounting for liabilities

Liabilities are monitored in detail by payment term, creditor, currency and other factors according to the Company's management requirements.

Liabilities comprise trade payables, borrowings and other payables, which are liabilities whose amounts and timing are reasonably certain and are recognized at no less than the amount of the obligation to be settled, classified as follows:

THANH THANH JOINT STOCK COMPANY
(Licensed to establish and operate in Vietnam.)

NOTES TO THE FINANCIAL STATEMENTS

Fiscal year Q3 2026

- Trade payables: comprise trade-related amounts payable arising from transactions for the purchase of goods, services and assets between the Company and suppliers that are independent of the Company.
- Other payables: comprise non-trade payables not related to transactions for the purchase or sale or provision of goods and services.

7. Accounting for dividends and profit payables

Dividends are recognized as liabilities when the Company's Board of Directors, under authorization from the General Meeting of Shareholders, issues a dividend declaration and the Vietnam Securities Depository and Clearing Corporation announces the record date for dividend entitlement.

8. Recognition of owners' equity

Owners' contributed capital is recognized based on the actual amount contributed by the owners.

Share premium is recognized as the excess of the actual issue price over the par value of shares on initial issuance, additional issuance or re-issuance of treasury shares.

Other capital represents amounts transferred by the Company from the development investment fund for the purchase of fixed assets.

Treasury shares are recognized at purchase cost and presented as a deduction from owners' equity in the interim statement of financial position.

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws and after approval by the General Meeting of Shareholders.

9. Recognition of revenue and other income

The Company's revenue comprises revenue from sales of ceramic tiles.

Revenue from sales is recognized when all five (5) of the following conditions are satisfied:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods;
- (c) Revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Interest income, dividends, profit distributions and other income

Revenue is recognized when it is probable that the economic benefits will flow to the Company and the amount can be measured reliably.

10. Accounting for revenue deductions

Revenue deductions comprise:

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- Trade discounts: discounts from listed selling prices granted to customers purchasing in large quantities, excluding trade discounts granted to buyers and shown on VAT invoices or sales invoices.

Where products or goods sold in prior periods give rise to trade discounts or sales returns in a subsequent period, the Company recognizes them as follows:

- If arising before the date of issuance of the interim financial statements: revenue is reduced in the financial statements for the reporting period.
- If arising after the date of issuance of the interim financial statements: revenue is reduced in the period in which the event arises.

11. Accounting for cost of goods sold

Cost of goods sold comprises total costs incurred for finished goods and merchandise during the period in accordance with the matching principle. Abnormal amounts of inventory costs are recognized immediately in cost of goods sold.

12. Recognition of finance costs

Finance costs mainly comprise provisions for decline in value of trading securities and foreign exchange losses incurred during the period.

13. Recognition of current corporate income tax expense

Corporate income tax expense (or income) comprises the aggregate of current tax expense and deferred tax expense (or current tax income and deferred tax income) recognized in determining the profit or loss for a period.

Current corporate income tax expense is the amount of corporate income tax payable calculated on taxable income for the period using the current corporate income tax rate. Taxable income differs from accounting profit due to adjustments for differences between accounting profit and taxable income under current tax regulations.

The Company is subject to corporate income tax at the rate of 20% on taxable income.

The Company's income tax liability is determined based on current tax regulations. However, these regulations may change from time to time and the final determination of corporate income tax is subject to examination by the competent tax authorities.

14. Basic earnings per share

Basic earnings per share for ordinary shares are calculated by dividing profit or loss attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

15. Related parties

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

In considering the relationship between related parties, the substance of the relationship is given greater emphasis than its legal form.

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V. Supplementary information for items presented in the balance sheet

	30/09/2026	01/01/2026
1 Cash and cash equivalents	4,276,142,128	18,063,247,966
- Cash on hand	30,406,921	267,920,347
- Cash at banks	1,445,735,207	2,795,327,619
- Cash equivalents	2,800,000,000	15,000,000,000
2 Short-term financial investments	3,603,390,000	83,774,980,000
- Trading securities and financial instruments	11,427,575,701	11,427,575,701
- provision for decline in value of trading securities	(7,824,185,701)	(7,652,595,701)
- Other short-term investments	115,000,000,000	80,000,000,000
3 Short-term receivables	8,736,530,337	22,323,915,061
- Trade receivables	8,943,127,802	21,794,563,650
Of which: Trade receivables from related parties	8,157,222,024	13,749,145,503
- No. 1 Building Materials Corporation – JSC	7,275,722,024	12,567,645,503
- Southeast Asia Tile JSC	881,500,000	1,181,500,000
- Prepayments to suppliers	168,921,287	167,778,647
- Other receivables	30,734,138	767,825,654
+ Receivables (Account 1388)	27,734,138	733,093,151
+ Advances to employees	3,000,000	26,428,000
+ Other payables and liabilities	-	8,304,503
- Provision for doubtful debts	(406,252,890)	(406,252,890)
4 Inventories	-	9,501,916,668
- Raw materials and supplies	-	1,286,651,966
- Tools and equipment	-	-
- Finished goods	-	33,933,972,253
- Merchandise	-	-
Total inventory cost	-	35,220,624,219
Provision for decline in value of materials inventory	-	1,056,472,316
Provision for decline in value of finished goods inventory	-	24,662,235,235
Provision for decline in value of merchandise	-	-
Total inventory write-downs	-	25,718,707,551
5 Other short-term assets	167,499,532	10,770,777
Short-term prepaid expenses	-	-
Deductible VAT	167,499,532	-
Taxes and other receivables from the State	-	10,770,777
6 Movements in fixed assets	-	-

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6.1 Tangible fixed assets:

Description	Buildings and structures	Machinery and equipment	Motor vehicles	Management equipment	Total
I. Historical cost					
Beginning balance	25,328,736,587	9,426,379,237	3,660,551,239	106,256,200	38,521,923,263
Additions during the period					-
Completed construction in progress					-
Other increases		36,203,200	933,151,341	-	969,354,541
Transferred to investment property					-
Disposals and sales	25,328,736,587	9,462,582,437	1,101,079,853	106,256,200	35,998,655,077
Other decreases					-
Ending balance	-	-	3,492,622,727		3,492,622,727
II. Accumulated depreciation					
Beginning balance	24,067,732,030	8,795,080,656	1,498,586,988	106,256,200	34,467,655,874
Depreciation for the period	39,406,389	73,058,151	261,946,701	-	374,411,241
Other increases		36,203,200	933,151,341	-	969,354,541
Disposals and sales	24,107,138,419	8,904,342,007	1,101,079,853	106,256,200	34,218,816,479
Other decreases					-
Ending balance			1,592,605,177		1,592,605,177
III. Net book value					-
Beginning balance	1,261,004,557	631,298,581	2,161,964,251	-	4,054,267,389
Ending balance	-	-	1,900,017,550	-	1,900,017,550

6.2 Intangible fixed assets:

Description	Beginning of year	Increase	Decrease	End of period
Nguyên giá	100,896,000	-	-	100,896,000
Accumulated depreciation	100,896,000	-	-	100,896,000
Net book value	-			-

	30/09/2026	01/01/2026
7 Long-term investments	-	-
Investment in associates	1,920,000,000	1,920,000,000
Provision for impairment of long-term financial investments	(1,920,000,000)	(1,920,000,000)
8 Long-term receivables: + Security deposits	80,000,000	85,700,000
Long-term security deposits	80,000,000	85,700,000
9 Short-term borrowings and liabilities	-	-
10 Trade payables	676,404,634	1,154,869,145
Of which: Trade payables to related parties	-	35,396,205
- No. 1 Building Materials Corporation – JSC	-	35,396,205
- CTCP Bao bì và khoán sản số 1	-	-

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	30/09/2026	01/01/2026
11 Dividends and profit payables	145,509,410	
12 Taxes and amounts payable to the State	2,926,388,254	2,014,448,130
13 Short-term accrued expenses	7,380,000	-
14 Accrued employee benefits payable	156,000,000	1,989,334,330
15 Advances from customers	1,091,555,934	1,107,721,986
16 Other payables and liabilities	1,202,686,371	9.534.986.176

Details include:

Trade union fees	13,923,800	12,256,500
Social, health and unemployment insurance		-
Other payables from agents' deposits for exclusive production	1,154,447,635	8,629,459,096
Remuneration and bonuses of the Board of Directors	6,580,798	654,580,798
Other payables and liabilities	27,734,138	238,689,782
17 Other long-term payables :	325,000,000	1,105,000,000
Deposits received from agents	325,000,000	1,105,000,000
18 Deferred corporate income tax payable	-	-

19. Movements in owners' equity:

a. Movements in owners' equity

Unit: VND thousand

Description	Beginning of year	Increase	Decrease	End of period
Owners' contributed capital	59,923,480			59,923,480
Share premium	313,745			313,745
Other owners' capital	14,054,940			14,054,940
Treasury shares	(652,100)			(652,100)
Foreign exchange differences	-			-
Development investment fund	17,691,184			17,691,184
Training fund	100,000			-
Financial reserve fund	3,805,816			-
Other funds belonging to owners' equity	-			3,905,816
Retained earnings	20,994,902	15,019,433	6,494,902	29,519,433
Total	116,231,967	15,019,433	6,494,902	124,756,498

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b. Details of owners' contributed capital:

Unit: VND thousand

Description	Prior year			Current year		
	Total	Ordinary share capital	Preference share capital	Total	Ordinary share capital	Preference share capital
Contributed capital (shareholders)	59,923,480	59,923,480		59,923,480	59,923,480	
Share premium	313,745	313,745		313,745	313,745	
Treasury shares	(652,100)	(652,100)		(652,100)	(652,100)	
Total	59,585,125	59,585,125		59,585,125	59,585,125	

c. Capital transactions with owners and distribution of dividends and profits:

	30/09/2026	01/01/2026
Owners' equity		
+ Contributed capital at beginning of year	59,923,480,000	59,923,480,000
+ Increase in contributed capital during the year	-	-
+ Contributed capital at end of period	59,923,480,000	59,923,480,000
Including : - FICO Corporation – JSC	30,560,970,000	30,560,970,000
- Hoa An Joint Stock Company	2,979,030,000	2,979,030,000
- Tran Thi Xuan Anh	5,901,000,000	5,901,000,000
- Vuong Gia Hung	3,018,000,000	
- Other shareholders	1,746,448,000	1,746,448,000

d. Dividends:

	30/09/2026	01/01/2026
- Dividends declared after the end of the accounting period		10%
- Dividends declared on ordinary shares		10%
- Dividends declared on preference shares	Not declared	
- Cumulative preference dividends	Not recognized	

e. Shares

	30/09/2026	01/01/2026
- Number of authorized shares	5,992,348	5,992,348
- Number of issued and fully paid shares	5,992,348	5,992,348
+ Ordinary shares	5,992,348	5,992,348
+ Preference shares	-	-
- Number of repurchased shares	51,820	51,820
+ Ordinary shares	51,820	51,820
+ Preference shares		
- Number of shares outstanding	5,940,528	5,940,528
+ Ordinary shares	5,940,528	5,940,528
+ Preference shares		
Par value per share (VND/share)	10,000	10,000

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VI. Supplementary information for items presented in the statement of income

	Q3/2026	Q3/2025
Revenue from sales of goods and rendering of services		
1. Revenue		
- Revenue from sales	24,386,896	40,012,678,458
- Revenue deductions	-	240,957,647
+ Trade discounts	-	240,957,647
+ Sales returns	-	.
Net revenue from sales of goods and rendering of services :	24,386,896	39,771,720,811
2. Cost of goods sold :		39,339,979,246
3. Finance income :	181,226,425	137,040,603
- Bank interest income	179,298,322	119,651,702
- Foreign exchange gains	1,928,103	17,388,901
- Reversal of provision for decline in value of short-term investments	-	-
4. Finance costs :	1,374,610	1,111,537,515
- Interest expense on borrowings	-	
- Foreign exchange losses	1,374,610	
- Provision for trading securities	-	1,111,537,515
5. Other income	386,136,537	1,101,500,000
6. Other expenses	481,569,326	2,432,049,645
7. Selling expenses :	-	884,510,266
- Employee expenses		108,775,325
- Materials expenses		495,745,339
- Depreciation expense	-	-
- Outsourced service expenses	-	253,524,980
- Other cash expenses		26,464,622

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8. General and administrative expenses :	103,594,562	3,758,873,296
- Management employee expenses	541,181,250	286,030,400
- Office supplies and materials expenses	4,819,220	14,162,995
- Depreciation expense	87,315,567	600,905,893
- Taxes, fees and charges	4,476,648	16,123,482
- Provision expense		1,636,446,250
- Reversal of provisions	(894,424,030)	
- Outsourced service expenses	134,088,379	119,374,683
- Other cash expenses	226,137,528	1,085,829,593
9. Estimated current corporate income tax expense		
- Profit before tax	5,211,360	(6,516,688,554)
- Estimated taxable income	5,211,360	(6,516,688,554)
- Corporate income tax (20%)	1,042,272	-
- Estimated corporate income tax payable	4,169,088	-
10. Basic earnings per share		
- Profit after corporate income tax	4,169,088	(6,516,688,554)
- Weighted average ordinary shares outstanding	5,940,528	5,940,528
- Basic earnings per share	1	(1,097)
11. Production and business expenses by nature		
- Materials and office supplies expenses	4,819,220	509,908,334
- Labor costs	541,181,250	394,805,725
- Depreciation of fixed assets	87,315,567	600,905,893
- Outsourced service expenses	134,088,379	372,899,663
- Other cash expenses	230,614,176	2,764,863,947
Total	2.067.433.938	4,643,383,562

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VII. OTHER INFORMATION

1. Information about related parties

The list of related parties includes:

Related party	Relationship
FICO Corporation - JSC	Parent company
FICO Products Trading Company Limited	Under common parent company
Tan Dinh Construction Machinery - JSC	Under common parent company
Southeast Asia Brick Joint Stock Company	Under common parent company
Packaging and Mineral Products - JSC No. 1	Affiliated company
Phuoc Hoa FICO - JSC	Under common parent company
Vitaly Joint Stock Company	Affiliated company of the parent company

During the period, the Company had the following major transactions with related parties:

a. Remuneration of the Board of Directors, Board of Supervisors and Board of Management

Remuneration and other benefits of members of the Board of Directors:

Name	Position	Cumulative to 30/09/2026	Cumulative to 30/09/2025
Mr. Cao Truong Thu	Chairman of the Board of Directors	160,000,000	60,000,000
Mr. Tran Hung Luong	Member	116,000,000	36,000,000
Mr. Pham Viet Thang	Member	116,000,000	36,000,000
Mr. Nguyen Thanh Ha	Member	81,000,000	36,000,000
Ms. Võ Thi Thu Thuy	Member	90,000,000	36,000,000
Total		563,000,000	204,000,000

Remuneration and other benefits of members of the Board of Supervisors:

Name	Position	Cumulative to 30/09/2026	Cumulative to 30/09/2025
Mr. Dao Quang Son	Head of the Supervisory Board	81,000,000	36,000,000
Mr. Le Nguyen Quoc Trung	Member	49,000,000	24,000,000
Mr. Nguyen Thua Vu (resigned effective 15/07/2025)	Member	-	24,000,000
Total		130,000,000	84,000,000

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Salaries and other benefits of the Board of Management and other managers:

Name	Position	Cumulative to 30/09/2026	Cumulative to 30/09/2025
Mr. Tran Hung Luong	General Director	1,035,591,000	390,756,000
Mr. Tran Hung Du	Deputy General Director	625,517,000	228,356,000
Ms. Vo Thi Thu Thuy	Deputy General Director - Chief Accountant	690,709,000	275,702,000
Mr. Le Xuan Thai (resigned effective 15/07/2025)	Deputy General Director		282,219,500
Mr. Tran Van Dung (resigned effective 15/07/2025)	Deputy General Director		196,008,250
Mr. Nguyen Xuan Khiem (resigned effective 01/08/2026)	Head of General Accounting	357,086,000	188,715,000
Mr. Dang Dinh Thong (resigned effective 01/08/2026)	Person in charge of corporate governance and Secretary to the Board of Directors	346,622,000	180,652,000
Total		3,055,525,000	1,742,408,750

b. Transactions with related parties:

Related party	Relationship	Nature	2026	2025
Purchases			-	6,506,978,854
FICO Corporation - JSC	Parent company	Purchase of materials	-	3,757,414,599
CTCP Bao bì và KS số 1	Affiliated company	Purchase of materials		2,745,018,800
CTCP Gạch Men Vitaly	Affiliated company of the parent company		-	4,545,455
Sales			2,454,876,485	77,157,437,791
FICO Corporation - JSC	Parent company	Sale of goods	2,454,876,485	75,630,210,891
CTCP bao bì và KS số 1	Affiliated company	Sale of goods		427,226,900
CTCP Gạch Đông Nam Á	Under common parent company	Sale of goods		1,100,000,000

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Revenue deductions			6,301,072	575,236,463
FICO Corporation - JSC	Parent company	Trade discounts	6,301,072	575,236,463
Other transactions			3,056,097,000	1,222,438,800
FICO Corporation - JSC	Parent company	Dividends paid	3,056,097,000	1,222,438,800

c. Balances with related parties:

Related party	Relationship	Nature	30/09/2026	01/01/2026
Trade receivables:			8,157,222,024	13,749,145,503
FICO Corporation - JSC	Parent company	Receivables from sale of goods	7,275,722,024	12,567,645,503
CTCP Gạch Đông Nam Á	Under common parent company	Payment for goods sold must be collected.	881,500,000	1,181,500,000
Trade payables:			-	35,396,205
FICO Corporation - JSC	Parent company	Payables for purchases		35,396,205
Other payables:			-	1,685,000,000
FICO Corporation - JSC	Parent company	Payables for deposits received		1,685,000,000

Ho Chi Minh City, October 19, 2026

Prepared by

Chief Accountant

General Director





Vo Thi Thu Thuy

Vo Thi Thu Thuy

Tran Hung Luong