

Số: 36/CBTT-FiCO

Ho Chi Minh City, 30/01/2026

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

To: Hanoi Stock Exchange

Implementing the regulations in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, FiCO Corporation - JSC announce the financial statements for the fourth quarter of 2025 with the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: FIC
- Address: 15th Floor Sailing Tower, 111a Pasteur, Ben Nghe Ward, District 1, Ho Chi Minh City
- Tel: 028 38 212 960 Fax: 028 38 213 233
- Email: dung.nguyen@fico.com.vn
- Website: fico.com.vn

2. Content of published information:

- Financial statements for the fourth quarter of 2025
 - + Separate financial statements (listed company have no subsidiaries and superior accounting units have affiliated units); ☐
 - + Consolidated financial statements (Listed company with subsidiaries); ☐
 - + General financial statements (Listed company have an affiliated accounting unit and organize their own accounting apparatus); ☒
- Cases subject to explanation of reasons:
 - + The auditing organization gives an opinion that is not a full acceptance opinion on the financial statements (for reviewed/audited financial statements.....):

Yes ☐
No ☐

Explanatory text in case of "yes":

Yes ☐
No ☐
 - + Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa (for audited financial statements in 2024):

Yes ☐
No ☐

Explanatory text in case of "yes":



Yes ☐

No ☐

- + Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period report of the previous year:

Yes ☒

No ☐

Explanatory text in case of "yes":

Yes ☒

No ☐

- + Profit after tax in the reporting period is at a loss, changing from profit in the same period last year to loss in this period or vice versa:

Yes ☐

No ☐

Explanatory text in case of "yes":

Yes ☐

No ☐

This information was announced on the company's website on 30/01//2026 at the link: <https://www.fico.com.vn/co-dong>

Attached documents:

- Financial statements for the Q4 2025;
- Explanatory text.

FICO CORPORATION - JSC



Nguyễn Lê Dung



FICO CORPORATION – JSC



SEPARATE FINANCIAL STATEMENTS

THE FOURTH QUARTER OF 2025

HO CHI MINH CITY - JANUARY 2026

FICO CORPORATION – JSC



SEPARATE FINANCIAL STATEMENTS THE FOURTH QUARTER OF 2025

HO CHI MINH CITY – JANUARY 2026



TABLE OF CONTENTS

CONTENTS	Pages
STATEMENT OF THE BOARD OF GENERAL DIRECTORS	1 - 2
SEPARATE FINANCIAL STATEMENTS	
Separate Balance sheet	3 - 5
Separate Income statement	6
Separate Cash flow statement	7 - 8
Notes to Financial statement	9 - 45

FICO CORPORATION - JSC

Floor 15, Sailing Tower, 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City, VietNam.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Construction Materials Corporation No.1 - JSC presents Separate Financial Statements for the fourth quarter of 2025.

THE CORPORATION

Building Materials Corporation No.1 - JSC ("The Corporation") formerly known as Building Materials Corporation No.1, was incorporated according to the Decision No. 90/TTg dated 07 March 1994 and Decision No.997/BXD-TCLD dated 20 November 1995 issued by the Minister of Construction.

In accordance with the Decision No.2438/QĐ-BXD dated 30 December 2005 issued by the Minister of Construction, FICO CORPORATION – JSC was re-organized and operated under the Parent - Subsidiary Corporation model. Business Registration Certificate of State-owned enterprise was re-registered for the first time of the Corporation with No.4106000303 by Department of Planning and Investment of Ho Chi Minh City dated 06 September 2006.

In accordance with the Decision No.614/QĐ-BXD dated 10 June 2010 issued by the Minister of Construction, the Corporation was transformed into One member Limited Company and operating under Enterprises Law.

In accordance with Decision 1874/QĐ-TTg dated 03 November 2015, the Prime Minister approved the Corporation's equitization plan and the Corporation officially transformed into Joint Stock Company and operating under Joint Stock Company Business Registration Certificate code 0300402493 dated 1 October 2016, which was amended for the thirteenth on 04 August 2025 by Business Registration Office under the Department of Finance of Ho Chi Minh City.

The charter capital as stipulated in the Business Registration Certificate amended the twelfth on 23 May 2023 is VND 1,270,000,000,000 (*in words: One thousand, two hundred and seventy billion Vietnamese Dongs*).

Abbreviated Corporation name: FICO

The Corporation's shares are approved to be publicly traded in UpCOM with the stock code: FIC.

The Corporation's headquarter is located at Floor 15, Sailing Tower, 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City, Viet Nam.

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

Members of the Boards of Management, Supervisors and General Directors who held the Corporation during the period and at the date of this report are as follows:

Board of Management

Ms.	Do Thi Hieu	Chairman
Mr.	Cao Truong Thu	Member
Mr.	Pham Viet Thang	Member
Mr.	Nguyen Ngoc Vu Chuong	Member
Mr.	Nguyen Xuan Thang	Member

Board of Supervisors

Mr.	Dao Quang Son	Head of the Board
Ms.	Tran Linh Chi	Member
Mr.	Le Van Huy	Member

Board of General Directors

Mr.	Cao Truong Thu	General Director
Mr.	Pham Viet Thang	Deputy General Director
Mr.	Nguyen Duc Loi	Deputy General Director

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

SUBSEQUENT EVENTS

According to the assessment of the Board of General Directors, based on key aspects, no unusual events have occurred after the accounting closing date that would affect the financial situation and operations of the Corporation, requiring adjustments or disclosure in the Separate financial statements for the fourth Quarter of 2025.

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Corporation's Board of General Directors is responsible for preparing separate financial statements, which give a true and fair view of the financial position of the Corporation as at 31 December 2025 as well as of its income and cash flows statements for this then ended, complying with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and relevant regulations in preparation and disclosure of the separate financial statements. In preparing these separate financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been complied with, material differences are disclosed and explained in the separate financial statements;
- Design, execute and maintain an effective internal control related to the appropriate preparation and presentation of separate financial statements to obtain reasonable assurance that the separate financial statements are free of material misstatements caused by even frauds and errors.
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue in business.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and to ensure that separate financial statements comply with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and relevant legal regulations to presentation of separate financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the separate financial statements.

For and on behalf of the Board of General Directors,



Cao Truong Thu
General Director

Ho Chi Minh City, 30 January 2026

BALANCE SHEET

As at 31 December 2025

ASSETS	Codes	Notes	31 December 2025	01 January 2025
			VND	VND
A - CURRENT ASSETS	100		1,264,164,015,791	1,173,530,448,582
(100 = 110+120+130+140+150)				
I- Cash and cash equivalents	110	5.1	82,921,830,967	145,502,093,129
1. Cash	111		82,921,830,967	145,502,093,129
2. Cash equivalents	112		-	
II- Short-term financial investments	120	5.2	398,300,000,000	202,800,000,000
1. Investments held to maturity	123		398,300,000,000	202,800,000,000
III- Short-term receivables	130		523,452,459,861	558,745,710,456
1. Short-term receivables from customers	131	5.3	366,971,599,614	400,820,768,299
2. Prepayments to sellers in short-term	132	5.4	222,987,499,415	209,993,379,299
3. Other short-term receivables	136	5.5	77,174,609,687	84,789,795,281
4. Short term allowances for doubtful debts	137		(145,771,632,977)	(138,948,616,545)
5. Shortage of assets awaiting resolution	139	5.6	2,090,384,122	2,090,384,122
IV- Inventories	140	5.7	258,568,505,600	265,672,840,822
1. Inventories	141		278,635,854,395	283,214,610,796
2. Allowances for devaluation of inventories	149		(20,067,348,795)	(17,541,769,974)
V- Other short-term assets	150		921,219,363	809,804,175
1. Short-term prepaid expenses	151	5.8	610,782,398	499,482,409
2. Deductible value added tax	152		-	-
3. Taxes and receivables from the State Budget	153	5.15	310,436,965	310,321,766

BALANCE SHEET (CONTINUED)

As at 31 December 2025

ASSETS	Codes	Notes	31 December 2025 VND	01 January 2025 VND
B - LONG-TERM ASSETS	200		1,095,178,485,124	1,108,068,273,204
(200 = 210+220+230+240+250+260)				
I Long-term receivables	210		2,519,420,115	25,380,073,922
1. Other long-term receivables	216	5.5	2,519,420,115	25,380,073,922
II Fixed assets	220		24,735,479,091	22,815,713,203
1. Tangible fixed assets	221	5.9	10,760,257,836	6,744,208,768
- Historical costs	222		58,066,330,539	55,543,875,708
- Accumulated depreciation	223		(47,306,072,703)	(48,799,666,940)
2. Intangible fixed assets	227	5.10	13,975,221,255	16,071,504,435
- Historical costs	228		25,898,352,618	25,898,352,618
- Accumulated amortization	229		(11,923,131,363)	(9,826,848,183)
III. Investment property	230	5.11	9,124,250,670	10,633,468,818
1. Historical costs	231		31,597,726,547	31,597,726,547
2. Accumulated depreciation	232		(22,473,475,877)	(20,964,257,729)
IV. Long-term unfinished assets	240	5.12	6,197,976,540	3,241,258,384
1. Construction in progress	242		6,197,976,540	3,241,258,384
V. Long-term financial investments	250		1,013,960,503,584	1,005,472,551,077
1. Investments in subsidiaries	251	5.13	282,659,586,870	269,333,646,870
2. Investments in associated companies and joint-ventures	252	5.13	763,722,376,457	770,170,701,257
3. Investments in other units	253	5.13	56,433,569,518	58,433,569,518
4. Provisions for long-term financial investments	254	5.13	(88,855,029,261)	(92,465,366,568)
5. Investments held to maturity	255	5.2	-	-
VI Other long-term assets	260		38,640,855,124	40,525,207,800
1. Long-term prepaid expenses	261	5.8	38,640,855,124	40,525,207,800
TOTAL ASSETS (270 = 100+200)	270		2,359,342,500,915	2,281,598,721,786

BALANCE SHEET (CONTINUED)

As at 31 December 2025

RESOURCES	Codes	Notes	31 December 2025 VND	01 January 2025 VND
A- LIABILITIES	300		923,366,898,381	869,310,842,543
(300 = 310+330)				
I- Short-term liabilities	310		898,247,020,895	821,330,356,212
1. Short-term supplier payables	311	5.14	202,699,627,750	128,740,772,894
2. Short-term advances from customers	312		113,377,205,752	107,062,570,712
3. Taxes and payables to the State Budget	313	5.15	2,942,073,836	1,825,510,550
4. Payables to employees	314		11,501,055,460	4,493,554,310
5. Short-term accrued expenses	315	5.16	849,514,581	2,259,247,629
6. Short-term unearned revenue.	318			-
7. Other short-term payables	319	5.17	1,357,043,896	1,833,310,861
8. Short-term borrowings and finance lease liabilities	320	5.18	557,533,951,574	567,059,949,230
9. Bonus and welfare fund	322		7,986,548,046	8,055,440,026
II- Long-term liabilities	330		25,119,877,486	47,980,486,331
1. Other long-term payables	337	5.17	25,119,877,486	47,980,486,331
B- OWNER'S EQUITY	400		1,435,975,602,534	1,412,287,879,243
(400 = 410+430)				
I- Owner's equity	410	5.19	1,435,975,602,534	1,412,287,879,243
1 Contributed capital	411		1,270,000,000,000	1,270,000,000,000
- Ordinary shares with voting rights	411a		1,270,000,000,000	1,270,000,000,000
2 Other owners' equity	414		13,295,990,000	-
3 Investment and development funds	418		61,847,044,609	17,744,677,068
4 Undistributed profit after tax	421		90,832,567,925	124,543,202,175
- Undistributed profit after tax brought forward	421a			51,646,309,487
- Undistributed profit after tax for the current year	421b		90,832,567,925	72,896,892,688
II- Funding sources and other funds	430		-	-
TOTAL RESOURCES (440 = 300+400)	440		2,359,342,500,915	2,281,598,721,786

Ho Chi Minh City, 30 January 2026

Preparer

Pham Thi Kim Chi

Chief Accountant

Nguyen Xuan Hung

General Director

Cao Truong Thu




INCOME STATEMENT

The Fourth quarter of 2025

ITEMS	Codes	Notes	THE FOURTH QUARTER		Year-to-date through the end of this quarter	
			Year 2025	Year 2024	Year 2025	Year 2024
			VND	VND	VND	VND
1. Revenues from sales and services rendered	01	5.20	351,599,424,514	391,712,176,831	1,314,359,339,861	1,485,288,717,224
2. Revenue deductions	02	5.20	1,985,885,725	2,491,066,839	5,624,619,142	5,861,135,548
3. Net revenues from sales and services rendered (10 = 01-02)	10	5.20	349,613,538,789	389,221,109,992	1,308,734,720,719	1,479,427,581,676
4. Cost of goods sold	11	5.21	333,784,317,436	376,185,158,756	1,242,183,535,052	1,431,828,033,144
5. Gross profit from sales of merchandise and services (20 = 10-11)	20		15,829,221,353	13,035,951,236	66,551,185,667	47,599,548,532
6. Financial income	21	5.22	30,505,330,855	22,481,555,407	102,811,473,141	94,629,610,453
7. Financial expenses	22	5.23	2,626,113,901	3,986,653,980	16,988,636,166	20,212,768,535
<i>In which: Interest expenses</i>	23		6,210,194,028	6,956,126,530	20,568,104,914	20,579,053,817
8. Selling expenses	25	5.24	720,848,603	588,454,751	3,221,654,083	2,241,182,990
9. General administration expenses	26	5.25	28,196,657,342	11,454,355,014	59,580,230,408	42,332,191,834
10. Net profits from operating activities {30=20+(21-22)-(25+26)}	30		14,790,932,362	19,488,042,898	89,572,138,151	77,443,015,626
11. Other income	31	5.26	670,697,590	934,612,361	2,876,201,910	2,637,924,883
12. Other expenses	32	5.26	591,351,512	1,021,605,208	1,615,772,136	7,184,047,821
13. Other profits (40 = 31-32)	40	5.26	79,346,078	(86,992,847)	1,260,429,774	(4,546,122,938)
14. Total net profit before tax (50 = 30+40)	50	5.27	14,870,278,440	19,401,050,051	90,832,567,925	72,896,892,688
15. Current corporate income tax expenses	51		-	-	-	-
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profits after corporate income tax (60 = 50-51-52)	60		14,870,278,440	19,401,050,051	90,832,567,925	72,896,892,688

Ho Chi Minh City, 30 January 2026

Preparer




Pham Thi Kim Chi

Chief Accountant



Nguyen Xuan Hung

General Director



Cao Truong Thu

CASH FLOW STATEMENT

(Indirect method)

The Fourth quarter of 2025

ITEMS	Codes	Notes	Year to date through the end of this quarter	
			Year 2025	Year 2024
			VND	VND
I. NET CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		90,832,567,925	72,896,892,688
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		4,671,468,000	4,776,278,545
- Provisions	03		5,738,257,946	8,045,313,800
- Gains (losses) on investing activities	05		(101,957,941,700)	(94,374,333,918)
- Interest expenses	06		20,568,104,914	20,579,053,817
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		19,852,457,085	11,923,204,932
- Increase, decrease in receivables	09		58,134,485,950	24,986,122,470
- Increase, decrease in inventories	10		4,578,756,401	(375,382)
- Increase, decrease in accounts payable	11		63,626,517,987	(33,387,078,304)
- Increase, decrease in prepaid expenses	12		1,773,052,687	1,910,968,821
- Interest paid	14		(20,570,096,452)	(20,514,004,891)
- Other cash outflows	17		(3,713,736,614)	(1,399,254,716)
Net cash flow from operating activities	20		123,681,437,044	(16,480,417,070)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Expenditures on purchase, construction of fixed assets and other long-term assets	21		(8,038,733,896)	(139,861,759)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		(583,354,546)	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		(445,500,000,000)	(330,000,000,000)
4. Cash recovered from lending, repurchasing debt instruments of other entities	24		250,000,000,000	215,000,000,000
5. Investments in other entities	25		(13,325,940,000)	-
6. Cash recovered from investments in other entities.	26		8,448,324,800	7,325,735,116
7. Cash received from interest on loans, dividends, and profit distributions.	27		95,737,583,067	92,048,861,316
Net cash flow from investing activities.	30		(113,262,120,575)	(15,765,265,327)

CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

The Fourth quarter of 2025

ITEMS	Codes	Notes	Year to date through the end of this quarter	
			Year 2025	Year 2024
			VND	VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		1,211,866,872,123	1,543,682,403,784
2. Repayment of principal loan amount	34		(1,221,392,869,779)	(1,439,798,792,952)
3. Dividends and profits paid to owners	36		(63,473,580,975)	(63,464,802,975)
Net cash flows from financing activities	40		(72,999,578,631)	40,418,807,857
Net cash flow for the period (50 = 20+30+40)	50		(62,580,262,162)	8,173,125,460
Cash and Cash Equivalents at the beginning of the fiscal year	60	5.1	145,502,093,129	137,328,967,669
Cash and Cash Equivalents at the end of the fiscal year (70 = 50+60+61)	70	5.1	82,921,830,967	145,502,093,129

Ho Chi Minh City, 30 January 2026


Preparer

Chief Accountant

General Director



Pham Thi Kim Chi



Nguyen Xuan Hung



Cao Truong Thu

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**1. COMPANY INFORMATION****1.1 Structure of ownership**

Building Materials Corporation No.1 – Joint Stock Company formerly known as Building Materials Corporation No.1, was incorporated according to Decision No. 90/TTg dated 07 March 1994 and Decision No.997/BXD-TCLD dated 20 November 1995 issued by the Minister of Construction.

In accordance with the Decision No.2438/QĐ-BXD dated 30 December 2005 issued by the Minister of Construction. Building Materials Corporation No.1, was re-organized and operated under the Parent-Subsidiary Corporation model. Business Registration Certificate of State-owned enterprise was re-registered for the first time of the Corporation with No.4106000303 by Department of Planning and Investment of Ho Chi Minh City dated 06 September 2006.

In accordance with the Decision No.614/QĐ-BXD dated 10 June 2010 issued by the Minister of Construction, the Corporation was transformed into One member Limited Corporation and operating under Enterprises Law.

In accordance with Decision 1874/QĐ-TTg dated 03 November 2015, the Prime Minister approved the Corporation's equitization plan and the Corporation officially transformed into Joint Stock Corporation and operating under Joint Stock Corporation Business Registration Certificate code 0300402493 dated 01 October 2016, which was amended for the thirteenth on 04 August 2025 by Business Registration Office under the Department of Finance of Ho Chi Minh City.

The charter capital as stipulated in the Business Registration Certificate amended on the twelfth on 23 May 2023 is VND 1,270,000,000,000 (In words: *One thousand, two hundred and seventy billion Vietnam Dongs*).

COMPANY INFORMATION: Building Materials Corporation No.1 Joint Stock Company

Abbreviated name: FICO Co., JSC

Ownership as of December 31, 2025.

Items	As at 31 December 2025			As at 01 January 2025		
	Rate	Number of shares (Shares)	Parvalue of share (VND)	Rate	Number of shares (Shares)	Parvalue of share (VND)
State Capital Investment Corporation	40.08%	50,900,100	509,001,000,000	40.08%	50,900,100	509,001,000,000
Xuan Cau Investment Joint Stock Company	40.00%	50,800,000	508,000,000,000	40.00%	50,800,000	508,000,000,000
Others	19.92%	25,299,900	252,999,000,000	19.92%	25,299,900	252,999,000,000
Total		127,000,000	1,270,000,000,000		127,000,000	1,270,000,000,000

(*) On August 31, 2020, the Ministry of Construction transferred the state ownership representation rights to the State Capital Investment Corporation (SCIC) (according to the minutes of the transfer of state ownership representation rights at FICO Corporation – JSC).

The Corporations headquarter is located on Floor 15, Sailing Tower, 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City, VietNam.

Total employees of the Corporation as at 31 December 2025 are 71 persons (as at 31 December 2024 are 71 persons).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**1.2 Operating industry and principal activities**

The operating industries of the Corporation under the Certificate of Business Registration include:

- Consulting, brokerage, auction real estate, auction of land use rights (Real estate business services: real estate brokerage, real estate valuation, delivery floor real estate consultancy, real estate consultancy, real estate auction, real estate advertising, real estate management);
- Manufacture of spare parts and accessories for motor vehicles and engines (Manufacture of spare parts, specialized motor vehicles for construction industry, production of building materials);
- Wholesaling materials, installation equipment in construction (Trading, importing and exporting building materials, materials, materials and products for construction industry, building materials);
- Sale of spare parts and auxiliary parts of automobiles and other motor vehicles (Trading, import and export of spare parts, equipment, specialized motor vehicles for construction industry, production of building materials);
- Wholesaling automobiles and other motor vehicles (Trading, importing and exporting specialized motor vehicles for the construction industry, building materials production);
- Other mining (Mining and processing minerals, raw materials and additives for construction);
- Building all kinds of houses (Civil and industrial construction);
- Constructing other civil engineering works (Construction of irrigation works, hydroelectricity, residential areas, industrial parks, export processing zones);
- Architectural and engineering consultancy services (Design of civil engineering works, design of urban technical infrastructure works, supervision of construction and completion of civil works Consultancy on investment in production of raw materials, building materials, surveying maps);
- Consultancy on management of application and transfer of technologies for production of raw materials and construction materials;
- Vocational education (Human resource training);
- Trading the port, renting premises, offices, workshops, warehouses;
- Freight transport by road; short stay (Hotel business - not working in the office);
- Restaurant and Catering Services (Restaurant-Not at the Headquarters);
- Activities of sports facilities (Activities of aesthetic club);
- Other production (Production of construction materials, materials, materials and products for the construction industry, production of construction materials - not produced at the head office);
- Manufacture of other special-purpose machines (Specialized motor vehicles for construction industry, construction materials production - Not produced at the head office); Exploiting stone, sand, gravel, clay (Not produced at the head office);
- Construction of railway and road works (Construction of transport works, urban technical infrastructure);
- Other specialized construction activities (Foundation and infrastructure treatment, weak soil); Freight inland waterway;
- Wholesale of solid, liquid and gaseous fuels and related products (Wholesale of coal, lignite, peat, charcoal, coke, fuel diesel, fuel oil).

Main activities in the fourth quarter of 2025: Wholesale of materials, equipment installed in the construction, exploitation of stone, sand, gravel, clay; Construction of civil engineering works, real estate business.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**1.3 Statement on the ability to compare information on the separate financial statements**

The Group consistently applies accounting policies in accordance with the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance. Therefore, the information and figures presented in the consolidated financial statements are comparable."

1.4 The Corporation structure

Affiliated units: As of December 31, 2025 the FICO Corporation has the following affiliated units:

No.	Branch name	Address, branch code
1	Branch of Building Materials Corporation No. 1 -Joint Stock Company - Thong Nhat Rock Mining Company	Hamlet 3, Trang Bom Commune, Dong Nai Province. Branch code: 0300402493-002
2	Branch of Building Materials Corporation No. 1 -Joint Stock Company - FiCO Building Materials Trading Company	Floor 15, Sailing Tower, 111A Pasteur, Sai Gon Ward , Ho Chi Minh City. Branch code: 0300402493-007
3	Branch of Building Materials Corporation No.1 - Joint Stock Company - FiCO Dong Nai Branch	No. 5, Street 16A, Bien Hoa Industrial Zone 2, Tran Bien Ward, Dong Nai Province. Branch code: 0300402493-010
4	Branch of Building Materials Corporation No.1 - Joint Stock Company - FiCO Binh Duong Branch	Lot F, Road 2B, Dong An IP, Binh Hoa Ward, Binh Duong Province. Branch code: 0300402493-014
5	Branch of Building Materials Corporation No. 1 – Joint Stock Company – Cam Ranh FICO Sand Company	Tan Hai Hamlet, Cam Lam Commune, Khanh Hoa Province, Vietnam Branch code: 0300402493-006

Subsidiaries: As of December 31, 2025 the FICO Corporation has the following subsidiaries:

No.	Company name	Main activities	Equity interest	Voting interest
1	Phuoc Hoa FiCO Joint Stock Company	Manufacturing construction	73,90%	73,90%
2	Tan Dinh FiCO Construction Mechanics Joint Stock Company	Stone.Granite Mechanical; trading materials; Equipment installed	64,24%	64,24%
3	Cam Ranh FiCO Sand One Member Company	Production and sand tradingt	100%	100%
4	FiCO Trading Building Materials Company Limited	Production and trading of construction materials	100%	100%
5	Asean Tiles Corporation	Brick production	51%	51%
6	Thanh Thanh Ceramic Joint-stock Company	Brick production	51,44%	51,44%
7	Fico Commerce Product One Member Company Limited	Trade	100%	100%

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Associate and joint venture company: As of December 31 , 2025 the FICO Corporation has the following joint venture and associate companies:

No	Name	Main activities	Equity interest	Voting interest
1	FiCO Tay Ninh Cement Joint Stock Company	Cement Production	25,84%	25,84%
2	Hoa An Joint Stock Company	Exploiting and processing minerals, construction materials	22,61%	22,61%
3	Vitaly Joint Stock Company	Manufacture and sale of construction materials; Trading in houses	30,75%	30,75%
4	Havali FiCO Joint Stock Company	Production of glass, glass products, refractory products	20%	20%
5	FiCO - Corea Construction Company Limited	Providing technical services for treating soft soil for construction works	49,5%	49,5%
6	Tan Bach Viet Construction Investment Company Limited	Construction civil and industry building	29%	29%
7	FiCO Pan - United Concrete Joint Stock Company	Production of commercial concrete	45%	45%
8	FiCO High Technology Joint Stock Company	Production of brick and concrete products	45%	45%

2. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING

Financial year

The financial year of the Group starts from January 1st and ends on December 31st each year.

The accounting period for the fourth quarter starts from October 1 and ends on December 31 of each year.

The currency used in accounting

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting system

The Corporation applied Vietnamese Enterprise Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014, issued by the Ministry of Finance; Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance, amending and adding some articles of Circular No. 200/2014/TT-BTC.

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors of the Corporation ensures full compliance with the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System that have been issued and are effective in relation to the preparation and presentation of the separate financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Corporation in the preparation of the Separate Financial Statements:

Basis of preparing the Separate Financial Statements

The attached separate financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of Separate Financial Statements.

The Separate Financial Statements of the Corporation are prepared based on the summary of the Separate Financial Statements of the dependent units and the Financial Statements of the Office of the Corporation. All transactions and balances between the Office of the Corporation and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Corporation's Separate Financial Statements.

The accompanying Separate Financial Statements are the Corporation's ones, therefore, they do not include the Financial Statements of subsidiaries. Users of the Separate Financial Statements should read them together with the Corporation's Consolidated Financial Statements for the period ended 31 December 2025 to obtain full information of the Corporation's Financial position as well as the results of operations and cash flows during the period.

Finalization of equitization

The Corporation has carried out the procedures as prescribed by provisions of law and submit the finalization dossier of the value of the State capital at the time of official transfer to the Joint Stock Company to the Ministry of Construction. Up to the date of issue of this report, the Corporation has not received the Decision approving the finalization of the value of the State capital at the time of official transformation into a Joint Stock Corporation.

Accounting estimates

The preparation of the Separate Financial Statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets, and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period year. Actual results may differ from those estimates and assumptions.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****The type of exchange rates applied in accounting**

For transactions in foreign currencies: Transactions arising in foreign currencies are translated at exchange rates at the date of the transaction, differences arising in practice are recognized as financial income/expense in the separate income statement.

Revaluation of monetary items denominated in foreign currencies at the date of separate financial statements:

- The balances denominated in foreign currencies are recorded as assets (Cash, receivables): Revalued at the buying rate of the Commercial Joint Stock Banks which the Corporation usually uses in respect of receivables denominated in foreign currencies as at 31 December 2025.
- The balances denominated in foreign currencies are recorded as payables (Trade payables, loans): Revalued at the selling rate of the Commercial Joint Stock Banks where the Corporation usually uses as at 31 December 2025.

Foreign exchange differences arising from the revaluation are transferred to accounts - 413 Exchange rate differences, the account balance will be transferred to financial income or expense at the time of Separate Financial Statements.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments***Investments held to maturity***

Held to maturity investments are those that the Corporation has intention and ability to hold until maturity. Held to maturity investments includes: term bank deposits with original maturities of more than 3 months, held-to-maturity loans for the purpose of earning periodic interest and other held-to-maturity investments.

Held to maturity investments are initially recognized at cost including the purchase cost and other transaction costs. Interest from these held-to-maturity investments after the acquisition date is recognized in the profit or loss based on the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs at the acquisition time.

Held to maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations

Investments in subsidiaries, associates and other entities

Investments in subsidiaries over which the Corporation has control, investments in associates, and joint ventures over which the Corporation has significant influence are stated at cost method in the Separate Financial Statements.

Profit distributions that the Corporation received from the accumulated profits of the subsidiaries after the Corporation obtains control rights are recognized in the separate income statement. Other distributions are considered a recovery of investment and are deducted from the investment value.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Profit distributions that the Corporation received from the accumulated profits of the associates after the Corporation obtains control rights are recognized in the separate income statement. Other distributions are considered a recovery of investment and are deducted from the investment value.

Investments in subsidiaries, associates, and other investments are presented at cost less allowance for diminution in value (if any) in the balance sheet.

Other investments: Are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Allowance for losses of investments in subsidiaries, contributions to joint ventures, investments in associates, and investments in equity instruments of other entities is made when there is apparent evidence for impairment in the value of the investments as at the balance sheet date.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower cost and net realizable value. Costs of inventories comprise costs of purchases and other directly relevant costs.

The cost of inventories is determined in accordance with the weighted average method.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling, and distribution. The Corporation uses the perpetual inventory method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the historical cost of inventories.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at historical cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Tangible fixed assets have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100 percent state owned capital as of 31 December 2013. Accordingly, the historical cost of tangible fixed assets is stated at cost of revaluation in accordance with the Minutes of the valuation of the Corporation.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Since 01 October 2016 (The Corporation officially operates as a Joint Stock Company), the depreciation value of fixed assets in the year is calculated by the residual value of the assets as at 01 October 2016 divided by the remaining depreciation period of the asset, details are as follows:

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

	<u>Years</u>
Buildings and structures	08 - 25
Machinery and equipment	06 - 10
Motor vehicles	05 - 08
Other equipment	03 - 05
Others	08 - 20

When a tangible fixed asset is sold or disposed of, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed assets

The Corporation's intangible assets are land use rights and rights of stone reserve exploration dill are stated at historical cost less accumulated amortization.

Historical costs of intangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Intangible fixed assets have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100 percent state owned capital as of 31 December 2013. Accordingly, the historical cost of intangible fixed assets is stated at cost of revaluation in accordance with the Minutes of the valuation of the Corporation.

Intangible fixed assets are land-use rights for a definite term, which are amortized on a straight-line basis over the validity period of the land use right certificates.

Investment properties

Investment properties include land use rights and buildings, and structures held by the Corporation to earn rentals or await higher price, which is stated at cost less accumulated depreciation.

The historical cost of investment property includes all expenses (cash and cash equivalents) paid by the Corporation, or the fair value of other amounts exchanged to acquire the investment property by the time of purchase or construction of the investment property.

Investment properties have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100 percent state owned capital as of 31 December 2013. Accordingly, the historical cost of investment property is stated at cost of revaluation in accordance with the Minutes of the valuation of the Corporation.

Cost related to investment property incurred after initial recognition must be recognized as Cost for Production and Business in the year unless the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of investment property beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of investment property.

Investment property for lease is amortized on a straight-line basis over its estimated useful life from 02 years to 27 years.

Liquidation: Gains and losses from disposal of investment property are measured by the difference between net proceeds from disposal and the remaining amount of the investment property and are recognized as income or expense in the separate income statement.

Business Cooperation Contract ("BCC")

The Corporation as a capital contributor: Cash and asset contributions under BCC are recognized as receivable in the separate financial statements.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Corporation's prepaid expenses includes:

Tools, supplies

Tools and supplies are recorded as expenses and depreciated on a straight-line basis with a useful life of not exceeding 3 years.

Prepaid office rent

The prepaid office rent represents the rent paid for the area the Corporation is using. Prepaid rent is amortized on a straight-line basis over the lease period (36 years).

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees and interest fees to the Corporation's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Corporation's management requirement.

The account payables include payables such as trade payables, loans payable, intercompany payable, and other payables which are determined almost certainly by the recorded value and term, which is not carried less than the amount to be paid. They are classified as follows:

- Trade payables: Reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Corporation; and
- Other payables: Reflect payables of non-commercial nature and irrelevant to purchase, sales of goods, or provisions of services.

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts in det by each type and classifies them into short-term and long-term according to repayment terms.

Expenses directly related to the loan are recognized as financial expenses, except for expenses incurred from a separate loan for investment, construction, or production in progress, which are capitalized according to Vietnamese Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Separate Income Statement when incurred, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period but not paid to ensure that when these expenses occur, they will not have a significant influence on operating expenses based on the matching principle between income and expenses.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The Corporation recognizes Accrued expenses as follows:

- Mineral rights expenses: Advance deduction according to the mining reserves and the unit price for calculating the fee for granting mineral mining rights;
- Other expenses: Prepaid according to the volume of work done.

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

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

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

Revenue and other income recognition

The Corporation's revenue includes revenue from sales of products and goods construction, revenue from services,...

Revenue from the sale of goods and products

Revenue from the sale of goods shall be recognized when it satisfies all the five (5) conditions below:

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

Rendering of services:

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be reliably measured;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- (c) Identify the completed work as at the separate balance sheet date; and
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Rental revenue of operating lease assets: Revenue of operating lease is recognized on a straight-line basis over the lease term. Rental payments received in advance of many periods are recognized to revenue in accordance with the lease term.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue from interest income, dividends and profits received, and other income:

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Revenue deductions

Revenue deductions include:

- Trade discount: is a reduction for customers having bulk purchasing, excluding commercial discounts for buyers shown in VAT invoices or sales invoices;
- Sales allowances: is the deduction for customers who purchase defective products, low-quality and deteriorated goods, or goods with incorrect specifications as stated in economic contracts; excluding sales discounts for customers presented in VAT or sales invoices;
- Returned goods: due to violation of commitments, economic contracts, low quality, or incorrect types and specifications.

In case goods sold or services provided in the previous period but sales discounts, sales allowances, sales returns incur in the following period, the Corporation recognizes the following principles:

- If incurred before issuance of financial statements: reducing revenue in the financial statements of the reporting period;
- If incurred after issuance of financial statements: reducing the revenue of the occurrence period.

Cost of goods sold

Cost of goods sold or services rendered including the cost of products, goods, services, and investment property sold during the period is recorded corresponding to revenue.

Financial expenses

Financial expenses reflect expenses incurred during the period, which mainly include borrowing costs, payment discounts, deferred purchase interest, and loss of foreign exchange rates.

Current corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Management confirms that the main activity of the Corporation is trading in building materials and mainly operates in a geographical segment of Vietnam. Therefore, the Company does not present segment reports by business segments and by geographical segments in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE BALANCE SHEET

5.1 Cash and cash equivalents

	31 December 2025 VND	01 January 2025 VND
Cash on hand	145,928,497	288,349,503
Cash in banks (on demand)	82,775,902,470	145,213,743,626
Cash equivalents	-	-
Total	82,921,830,967	145,502,093,129

5.2 Financial Investments

	31 December 2025 (VND)		01 January 2025 (VND)	
	History cost	Book value	History cost	Book value
Held to maturity investments				
<i>a) Short-term</i>	398,300,000,000	398,300,000,000	202,800,000,000	202,800,000,000
Term deposits (i)	398,300,000,000	398,300,000,000	202,800,000,000	202,800,000,000
<i>b) Long-term</i>	-	-	-	-
Bonds (ii)	-	-	-	-
Total	398,300,000,000	398,300,000,000	202,800,000,000	202,800,000,000

- (i) Including term deposits from 6 months at commercial banks, with applicable interest rates from 4,8%/ year to 7,7%/year.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.3 SHORT-TERM RECEIVABLES FROM CUSTOMERS

	31 December 2025	01 January 2025
	VND	VND
a) Short-term receivables from Customers	366,971,599,614	400,820,768,299
<i>The list of the 10 customers with the largest outstanding balances:</i>		
Asean Tiles Corporation	45,114,206	36,422,667
FICO Products Business One Member Limited Liability Company	135,088,032,418	170,985,499,714
Tan Dinh FiCO Mechanical Construction Joint Stock Company	11,181,213,947	13,178,433,947
Hoang Dung Construction and Trading Co., Ltd.	15,862,179,158	15,862,179,158
Dong Mekong Construction, Manufacturing, Trading and Service Co., Ltd. (Highway 20)	14,248,147,377	14,248,147,377
Branch of Hùng Vương Construction Works Co., Ltd. in Ba Ria- Vung Tau.	2,170,247,287	4,308,846,194
FICO Pan United Concrete Joint Stock Company.	938,634,735	4,895,223,228
Phu My Ultra Clear Float Glass Co., Ltd.	7,182,490,715	11,580,656,718
Number One Construction LLC	1,454,144,516	1,454,144,516
Viet Ren Joint Stock Company	2,320,230,001	2,320,230,001
FLAT (Vietnam) Limited Liability Company.	-	2,209,825,112
Minh Long Materials Trading Joint Stock Company	70,639,994,984	4,163,955,622
VITALY Joint Stock Company"	13,522,608,095	23,676,426,556
Other entities.	92,318,562,175	131,900,777,489
b) Long-term receivables from customers	-	-
Total	366,971,599,614	400,820,768,299

In which:

Short-term receivables from customers are related parties	168,805,017,602	227,012,089,974
(Details in Note 6.2)		

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.4 PREPAYMENTS TO SELLERS IN SHORT-TERM

	31 December 2025 VND	01 January 2025 VND
a) Short-term prepayments to suppliers	222,987,499,415	209,993,379,299
List of the 10 suppliers with the largest balances		
Asean Tiles Corporation	219,859,926,085	206,431,125,007
Survey, Design, and Investment Consulting Joint Stock Company	34,152,600	34,152,600
SPL Joint Stock Company	245,000,000	245,000,000
G8 Hanoi Saigon Joint Stock Company	180,000,000	180,000,000
Sagen Construction Design Consulting Joint Stock Company	631,215,000	631,215,000
CPA Vietnam Consulting and Valuation Joint Stock Company	240,000,000	240,000,000
Thien An Media Co., Ltd.	10,500,000	10,500,000
Vietnam Mineral Investment Consulting Joint Stock Company	-	132,000,000
Lap Phuong Architecture Joint Stock Company	120,000,000	120,000,000
Becamex Building Materials Joint Stock Company	73,475,280	73,475,280
Nam Viet Steel Trading Co., Ltd.	131,077,100	131,077,100
Other entities	1,462,153,350	1,764,834,312
b) Long-term prepayments to suppliers	-	
Total	222,987,499,415	209,993,379,299

In which:

Prepayment to Sellers from related parties	219,887,902,735	206,459,101,657
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(Details in Note 6.2)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.5 OTHER RECEIVABLES

	31 December 2025	01 January 2025
	VND	VND
a) Short-term	77,174,609,687	84,789,795,281
Accrued interest on term deposits	6,370,238,355	2,711,150,685
Advances	1,731,321,547	2,255,795,435
Short-term deposits and collaterals	443,343,214	9,146,967,972
Vitaly Joint Stock Company - Receivables from privatization	20,579,214,440	20,579,214,440
Vitaly Joint Stock Company	4,722,757,195	4,726,445,995
BT20 - Cuu Long Joint Stock Company	8,210,292,645	8,210,292,645
Truong An-Vivaseen Construction Investment Joint Stock Company	1,846,506,273	1,846,506,273
FICO Building Materials Investment and Trading Joint Stock Company	430,040,000	830,040,000
Interest receivable - Xuan Cau Investment Joint Stock Company	5,923,054,795	6,923,054,795
Havali FICO Joint Stock Company – loans and capital contributions	5,462,296,435	5,462,296,435
Receivables for financial support for compensation of Project for Neighborhoods 4, 5, 6, Tan Dinh Ward, District 1	5,118,888,000	5,118,888,000
FiCO Investment Joint Stock Company	11,444,000,000	11,944,956,893
FICO Building Materials Trading One Member Co., Ltd. - Da Nang Branch	2,695,985,621	2,695,985,621
Asean Tiles Corporation	298,000,000	410,281,044
Other receivables at the office	1,443,157,203	1,472,405,084
Other receivables at the business department	287,838,389	287,838,389
Other receivables - FICO Trading	167,675,575	167,675,575
b) Long-term	2,519,420,115	25,380,073,922
Long-term deposits and collaterals	2,519,420,115	2,444,672,977
Tan Bach Viet Construction Investment Co., Ltd.	-	22,935,400,945
Total	79,694,029,802	110,169,869,203

In which

Others receivables from related parties	41,394,038,034	65,438,876,023
(Details in Note 6.2)		

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.6 SHORTAGE OF ASSETS AWAITING RESOLUTION

	31 December 2025	01 January 2025
	VND	VND
Assets pending resolution	2,090,384,122	2,090,384,122
Missing assets after inventory at SP Distillery	2,090,384,122	2,090,384,122
Total	2,090,384,122	2,090,384,122

5.7 INVENTORIES

	31 December 2025		01 January 2025	
	VND	Allowances	VND	Allowances
Goods	40,368,621,751	(20,067,348,795)	42,590,998,815	(17,541,769,974)
Goods procurement costs	6,710,303		30,532,711	
Work in progress production costs	218,297,958,941		220,630,515,870	
Real estate goods	19,962,563,400	-	19,962,563,400	
Total	278,635,854,395	(20,067,348,795)	283,214,610,796	(17,541,769,974)

5.8 PREPAID EXPENSES

	31 December 2025	01 January 2025
	VND	VND
a) Short-term	610,782,398	499,482,409
Roller-compacted concrete costs	401,917,020	401,917,020
Other expenses awaiting allocation	208,865,378	97,565,389
b) Long-term	38,640,855,124	40,525,207,800
Office lease costs at Sailing Tower	37,374,311,845	39,243,027,433
Tools and equipment in use	1,266,543,279	1,282,180,367
Total	39,251,637,522	41,024,690,209

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.9 TANGIBLE FIXED ASSETS

Unit : VND

	Buildings and architectural structures	Machinery and equipment	Transportation vehicles	Management tools and equipment	Total
ORIGINAL COST					
Balance as of 01/01/2025	36,486,853,092	779,589,000	17,793,928,877	483,504,739	55,543,875,708
Increase during the period	-	5,045,117,592	-	36,898,148	5,082,015,740
Purchases during the period	-	5,045,117,592	-	36,898,148	5,082,015,740
Decrease during the period	-	-	2,559,560,909	-	2,559,560,909
Liquidation and sales	-	-	2,559,560,909	-	2,559,560,909
Balance as of 31/12/2025	36,486,853,092	5,824,706,592	15,234,367,968	520,402,887	58,066,330,539
ACCUMULATED DEPRECIATION					
Balance as of 01/01/2025	30,437,737,396	779,589,000	17,152,011,190	430,329,354	48,799,666,940
Increase during the period	839,413,416	60,060,928	148,134,852	18,357,476	1,065,966,672
Depreciation during the period	839,413,416	60,060,928	148,134,852	18,357,476	1,065,966,672
Decrease during the period	-	-	2,559,560,909	-	2,559,560,909
Liquidation and sales	-	-	2,559,560,909	-	2,559,560,909
Balance as of 31/12/2025	31,277,150,812	839,649,928	14,740,585,133	448,686,830	47,306,072,703
NET BOOK VALUE					
As of 01/01/2025	6,049,115,696	-	641,917,687	53,175,385	6,744,208,768
As of 31/12/2025	5,209,702,280	4,985,056,664	493,782,835	71,716,057	10,760,257,836

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.10 INTANGIBLE FIXED ASSETS

Unit : VND

	Land use rights	Exploration drilling for reserves	Total
ORIGINAL COST			
Balance as of 01/01/2025	25,583,824,787	314,527,831	25,898,352,618
Increase during the period			-
Decrease during the period			
Balance as of 31/12/2025	25,583,824,787	314,527,831	25,898,352,618
ACCUMULATED AMORTIZATION			
Balance as of 01/01/2025	9,512,320,352	314,527,831	9,826,848,183
Increase during the period	2,096,283,180	-	2,096,283,180
Amortization during the period	2,096,283,180		2,096,283,180
Decrease during the period			
Balance as of 31/12/2025	11,608,603,532	314,527,831	11,923,131,363
NET BOOK VALUE			
As of 01/01/2025	16,071,504,435	-	16,071,504,435
As of 31/12/2025	13,975,221,255	-	13,975,221,255

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.11 INVESTMENT PROPERTY****Unit : VND**

	01 January 2025 VND	Increase during period	Decrease during period	31 December 2025 VND
Investment properties for lease				
Original cost	31,597,726,547			31,597,726,547
Commercial service floor - 17 Ho Hao Hon Apartment	5,546,280,685			5,546,280,685
Office space at Van Do Apartment	1,748,530,392			1,748,530,392
Real estate trading floor at Van Do Apartment	1,067,851,400			1,067,851,400
Commercial service office area at Van Do Apartment	10,832,417,430			10,832,417,430
Commercial service office area at Horizon Apartment	3,247,061,227			3,247,061,227
Rolling Mill Factory	6,424,310,413			6,424,310,413
Land lease for Rolling Mill Factory	2,731,275,000			2,731,275,000
Accumulated depreciation	20,964,257,729	1,509,218,148		22,473,475,877
Commercial service floor - 17 Ho Hao Hon Apartment	3,882,396,504	554,628,060		4,437,024,564
Office space at Van Do Apartment	1,004,001,808	75,377,160		1,079,378,968
Real estate trading floor at Van Do Apartment	617,129,207	46,394,916		663,524,123
Commercial service office area at Van Do Apartment	6,483,306,097	433,296,696		6,916,602,793
Commercial service office area at Horizon Apartment	1,620,903,148	129,645,660		1,750,548,808
Rolling Mill Factory	6,206,510,413	198,000,000		6,404,510,413
Land lease for Rolling Mill Factory	1,150,010,552	71,875,656		1,221,886,208
Net book value	10,633,468,818		1,509,218,148	9,124,250,670
Commercial service floor - 17 Ho Hao Hon Apartment	1,663,884,181		554,628,060	1,109,256,121
Office space at Van Do Apartment	744,528,584		75,377,160	669,151,424
Real estate trading floor at Van Do Apartment	450,722,193		46,394,916	404,327,277
Commercial service office area at Van Do Apartment	4,349,111,333		433,296,696	3,915,814,637
Commercial service office area at Horizon Apartment	1,626,158,079		129,645,660	1,496,512,419
Rolling Mill Factory	217,800,000		198,000,000	19,800,000
Land lease for Rolling Mill Factory	1,581,264,448		71,875,656	1,509,388,792

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.12 CONSTRUCTION IN PROGRESS**

	31 December 2025	01 January 2025
	VND	VND
Silica factory project costs	3,131,766,995	3,131,766,995
Construction in progress costs of the Phan Huy Ich Project	3,066,209,545	80,602,500
Consulting and project preparation costs for applying for a sand mine exploration license		28,888,889
Total	6,197,976,540	3,241,258,384

FICO CORPORATION – JSC

Floor 15, Sailing Tower, 111A Pasteur Street,
Sai Gon Ward, Ho Chi Minh City, VietNam.

Form No. B 09 – DN
Issued under Circular No. 200/2014/TT-BTC
Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
5.13 LONG-TERM FINANCIAL INVESTMENTS

Unit : VND

Investment entities	31 December 2025 (VND)			01 January 2025 (VND)		
	Ownership ratio (%)	Voting ratio (%)	Revalued value at the time of privatization	Provision	Revalued value at the time of privatization	Provision
Investments in subsidiaries						
FICO Products Trading One Member Co., Ltd.	100.00%	100.00%	282,659,586,870	(69,562,870,093)	269,333,646,870	(71,397,247,455)
Phuoc Hoa FICO Joint Stock Company	73.90%	73.90%	41,600,000,000	(287,540,996)	41,600,000,000	(1,048,908,122)
Tan Dinh FICO Construction Mechanics Joint Stock Company	64.24%	64.24%	41,930,515,510	-	28,604,575,510	-
Thanh Thanh Ceramic Tile Joint Stock Company (Stock Code: TTC)	51.44%	51.44%	66,579,071,360	-	-	-
Cam Ranh Sand FICO One Member Co., Ltd.	100.00%	100.00%	30,000,000,000	-	66,579,071,360	-
FICO Building Materials Trading One Member Co., Ltd.	100.00%	100.00%	100,000,000,000	(66,725,329,097)	30,000,000,000	-
Southeast Asia Brick Joint Stock Company	51.00%	51.00%	2,550,000,000	(2,550,000,000)	100,000,000,000	(67,798,339,333)
					2,550,000,000	(2,550,000,000)
Investments in joint ventures and associates						
FICO Tay Ninh Cement Joint Stock Company	25.84%	25.84%	763,722,376,457	(17,956,086,720)	770,170,701,257	(17,956,086,720)
Hoa An Joint Stock Company (Stock Code: DHA)	22.61%	22.61%	536,779,257,818	-	536,779,257,818	-
Vitaly Joint Stock Company (Stock Code: VTA)	30.75%	30.75%	129,822,032,700	-	136,270,357,500	-
Havali FICO Joint Stock Company	20.00%	20.00%	17,956,086,720	(17,956,086,720)	17,956,086,720	(17,956,086,720)
FICO Corea Construction Co., Ltd.	49.50%	49.50%	-	-	-	-
Tan Bach Viet Construction Investment Co., Ltd.	29.00%	29.00%	21,512,337,231	-	-	-
FICO High Technology Joint Stock Company	45.00%	45.00%	-	-	21,512,337,231	-
FICO Pan United Concrete Joint Stock Company	45.00%	45.00%	57,652,661,988	-	-	-

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Form No. B 09 – DN

Issued under Circular No. 200/2014/TT-BTC

Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.13 LONG-TERM FINANCIAL INVESTMENTS (CONTINUED)****Unit : VND**

Investment entities	31 December 2025 (VND)			01 January 2025 (VND)		
	Ownership ratio (%)	Voting ratio (%)	Revalued value at the time of privatization	Provision	Revalued value at the time of privatization	Provision
Capital contribution investments in other entities						
Saigon Brick Construction and Materials Joint Stock Company			56,433,569,518	(1,336,072,448)	58,433,569,518	(3,112,032,393)
Packaging and Minerals No. 1 Joint Stock Company	10.00%	10.00%	293,330,739	-	293,330,739	-
General Construction Consulting Joint Stock Company (Nagecco Joint Stock Company)	5.33%	5.33%	1,041,450,787	(1,041,450,787)	1,041,450,787	(18,880,723)
			2,300,016,674		2,300,016,674	-
FICO Investment Joint Stock Company	13.16%	13.16%	19,743,750,000	-	19,743,750,000	-
FICO Binh Dinh Energy Joint Stock Company	1.28%	1.28%	6,581,250,000		6,581,250,000	
FICO Tay Ninh Minerals Joint Stock Company	4.03%	4.03%	4,096,610,711	-	4,096,610,711	-
Sen Vang Securities Joint Stock Company	0.45%	0.45%	3,093,151,670	(294,621,661)	3,093,151,670	(3,093,151,670)
Truong Thanh Wood Industry Group Joint Stock Company	0.194%	0.194%	2,444	-	2,444	-
FICO Building Materials Investment and Trading Joint Stock Company (BMT)	13.61%	13.61%	7,298,882,365	-	7,298,882,365	-
BT20 Cui Long Joint Stock Company	8.88%	8.88%	11,985,124,128	-	13,985,124,128	-
Total:			1,102,815,532,845	(88,855,029,261)	1,097,937,917,645	(92,465,366,568)

FICO CORPORATION – JSC

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Sai Gon Ward, Ho Chi Minh City, VietNam.

Form No. B 09 – DN
Issued under Circular No. 200/2014/TT-BTC
Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.14 SHORT-TERM TRADE PAYABLES**

Unit : VND

	31 December 2025 (VND)		01 January 2025 (VND)	
	Book value	Amount capable of settling debt	Book value	Amount capable of settling debt
a/ Short-term	202,699,627,750	202,699,627,750	128,740,772,894	128,740,772,894
Guangdong Equipment Materials Trading and Service One Member Co., Ltd.	773,203,980	773,203,980	206,414,780	206,414,780
Phuong Nam Packaging Production and Trading Co., Ltd.	875,946,096	875,946,096	-	-
Tan Dai Thanh Grinding Tools One Member Co., Ltd.	331,023,239	331,023,239	76,032,000	76,032,000
Hoang Gia Xanh Production and Investment Joint Stock Company	2,494,982,520	2,494,982,520	489,842,316	489,842,316
Vitto Co., Ltd.	505,143,000	505,143,000	1,768,547,000	1,768,547,000
Hoang Phat Industrial Materials Co., Ltd.	613,468,436	613,468,436	762,879,110	762,879,110
Phu Xuan Frit Joint Stock Company	2,848,176,000	2,848,176,000	-	-
Hai Tung Co., Ltd.	4,814,457,120	4,814,457,120	7,797,677,690	7,797,677,690
Hoang Nam Phat Investment Co., Ltd.	800,655,075	800,655,075	993,936,625	993,936,625
Packaging and Minerals No. 1 Joint Stock Company	-	-	464,578,740	464,578,740
Thanh Thanh Ceramic Tile Joint Stock Company	12,567,645,504	12,567,645,504	17,314,661,322	17,314,661,322
Phuoc Hoa FICO Joint Stock Company	60,139,000,183	60,139,000,183	33,345,219,451	33,345,219,451
Vitaly Joint Stock Company	158,938,225	158,938,225	285,403,112	285,403,112
Cam Ranh Sand FICO One Member Co., Ltd.	75,201,684,847	75,201,684,847	43,044,065,461	43,044,065,461
Viet Huong Co., Ltd.	282,328,740	282,328,740	104,320,980	104,320,980
Other entities	40,292,974,785	40,292,974,785	22,087,194,307	22,087,194,307
b/ Long-term	-	-	-	-
Total	202,699,627,750	202,699,627,750	128,740,772,894	128,740,772,894

In which

Trade payables from related parties:
(Details in Note 6.2)

149,576,504,728

95,963,164,055

FICO CORPORATION – JSC

Floor 15, Sailing Tower, 111A Pasteur Street,
Sai Gon Ward, Ho Chi Minh City, VietNam.

Form No. B 09 – DN
Issued under Circular No. 200/2014/TT-BTC
Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.15 TAXES AND AMOUNTS PAYABLE TO THE STATE**

Unit : VND

	01 January 2025	Amount payable in the year	Amount paid in the year	31 December 2025
Amount payable	1,825,510,550	10,729,328,634	9,612,765,348	2,942,073,836
VAT payable	920,093,828	6,890,572,154	5,770,926,368	2,039,739,614
Corporate income tax	430,116,860			430,116,860
Personal income tax	225,534,500	2,335,506,495	2,338,588,995	222,452,000
Non-agricultural production and business land tax	-	113,409,861	113,409,861	-
License tax	-	7,000,000	7,000,000	-
Land lease	-	1,086,088,643	1,086,088,643	-
Fees, charges, and other amounts payable	249,765,362	296,751,481	296,751,481	249,765,362
Receivables	310,321,766	919,770,299	919,655,100	310,436,965
Excess corporate income tax payable due to reduced net profit adjustment in 2016 according to the State Audit results	310,321,766			310,321,766
Export tax		919,770,299	919,655,100	115,199

5.16 SHORT-TERM ACCRUED EXPENSES

	01 January 2025	31 December 2025
	VND	VND
Mineral exploitation rights costs	100,297,000	100,297,000
Interest expense	538,008,244	536,016,706
Provisions for audit fees	184,000,000	198,400,000
Provisions for customer gift expenses	1,406,598,000	-
Provisions for clothing expenses for 2025		
Other expenses	30,344,385	14,800,875
Total	2,259,247,629	849,514,581
	32	

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.17 Other payables****Unit : VND**

	31 December 2025	01 January 2025
	VND	VND
a) Short-term		
	1,357,043,896	1,833,310,861
Statutory Social Insurance Contributions	5,560,771	5,560,771
Remuneration for the Board of Directors, Supervisory Board	60,000,000	60,000,000
Dividends payable to shareholders	106,003,992	79,584,967
FICO Building Materials Trading One Member Co., Ltd. Da Nang Branch	324,816,118	324,816,118
Other amounts	860,663,015	1,363,349,005
b) Long-term	25,119,877,486	47,980,486,331
Long-term deposits and guarantees received	7,304,693,499	7,229,901,399
Payables related to the FICO Tower project - Tan Bach Viet Construction Investment Co., Ltd.	17,815,183,987	40,750,584,932
Total	26,476,921,382	49,813,797,192

In which

Other payables to related parties :	18,782,628,206	41,824,366,656
(Details in Note 6.2)		

FICO CORPORATION – JSC

Floor 15, Sailing Tower, 111A Pasteur Street,
Sai Gon Ward, Ho Chi Minh City, VietNam.

Form No. B 09 – DN
Issued under Circular No. 200/2014/TT-BTC
Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.18 SHORT-TERM BORROWINGS

Unit : VND

	31 December 2025 (VND)		During the period (VND)		01 January 2025 (VND)	
	Value	Amount capable of settling debt	Increase during the period	Decrease during the period	Value	Amount capable of settling debt
a/ Short-term borrowings						
Vietnam Joint Stock Commercial Bank for Investment and Development - Ho Chi Minh City Branch (1)	557,533,951,574	557,533,951,574	1,211,866,872,123	1,221,392,869,779	567,059,949,230	567,059,949,230
	459,376,414,954	459,376,414,954	1,013,885,751,167	1,034,774,008,443	480,264,672,230	480,264,672,230
Vietnam Joint Stock Commercial Bank for Foreign Trade - North Binh Duong Branch (2)	49,935,260,775	49,935,260,775	128,083,260,775	126,782,370,830	48,634,370,830	48,634,370,830
Vietnam International Bank (VIB) Head Office (3)	8,247,190,560	8,247,190,560	29,922,774,896	59,836,490,506	38,160,906,170	38,160,906,170
Vietnam Bank for Agriculture and Rural Development (Agribank) - Branch 5 (4)	39,975,085,285	39,975,085,285	39,975,085,285	-	-	-
b/ Long-term finance lease liabilities						
Total	557,533,951,574	557,533,951,574	1,211,866,872,123	1,221,392,869,779	567,059,949,230	567,059,949,230

(1) Loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Ho Chi Minh City Branch under Credit Limit Agreement No. 01/2025/77158/HDTD dated 31 December 2024 with the following details

Credit line: VND 500,000,000,000;

Maturity of the contract: Until December 31, 2025;

Purpose of the loan: To supplement working capital, open L/C, and provide guarantees for production and business activities;

Loan interest rate: Applied according to each credit contract and loan receipt agreement;

Loan security form: Asset mortgage under Mortgage Contract No. 52/2015/77158/HDTC dated November 2, 2015, and the addendum No. 52/2015/77158/HDTC-PL1 dated March 24, 2017; Mortgage Contract No. 01/2020/77158/HDBĐ dated May 18, 2020; Mortgage Contract No. 03/2020/77158/HDBĐ dated May 18, 2020; Mortgage Contract No. 04/2020/77158/HDBĐ dated May 18, 2020 and Mortgage Contract No. 08/2021/77158/HDBĐ dated November 30, 2021; Term Deposit Pledge Agreement No.01/2925/77158/HDBĐ dated March 25, 2025

Outstanding principal balance as of 31 December 2025: VND 459,164,841,309

Corporate Credit Card Issuance and Usage Agreement No. 114/2025/77158/HĐ-TTĐN dated September 15, 2025. Credit Limit: VND 1,500,000,000.

Corporate Credit Card Principal Balance as of 31 December 2025: VND 211,573,645

FICO CORPORATION – JSC

Floor 15, Sailing Tower, 111A Pasteur Street,
Sai Gon Ward, Ho Chi Minh City, VietNam.

Form No. B 09 – DN
Issued under Circular No. 200/2014/TT-BTC
Dated 22 December 2014 by The Ministry of Finance

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.18 SHORT-TERM BORROWINGS (CONTINUED)

- (2) *Loan from the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Bac Binh Duong Branch under Credit Limit Agreement No. 038A25/HM-QLN dated November 5, 2024 with the following details:*

Credit line: VND 50,000,000,000;

Credit line duration: Until November 14, 2026. Maximum tenor per promissory note: 06 months from the day following the disbursement date.

Purpose of the loan: To supplement working capital for business operations;

Loan interest rate: Applied according to each promissory note;

Loan security form: Under Inventory Mortgage Contract No. 004TC22-QLN dated May 17, 2022, together with Amendment and Supplementary Contract No. 03/004TC22-QLN dated November 5, 2025; and Property Rights Mortgage Contract arising from contracts No. 007TC22-QLN dated May 17, 2022, together with Amendment and Supplementary Contract No. 03/007TC22-QLN dated November 5, 2025.

Outstanding principal balance as of 31 December, 2025: VND 49,935,260,775.

- (3) *Loan from the Vietnam International Commercial Joint Stock Bank (VIB) Headquarters under Credit Limit Agreement No. 1015269.25 dated February 20, 2025 with the following details:*

Credit line: VND 150,000,000,000;

Credit line duration: 12 months from the contract signing date. The bank will review the credit limit annually;

Purpose of the loan: To supplement working capital for business operations;

Loan interest rate: Floating interest rate, with the rate adjustment period specified in each Disbursement Request cum Promissory Note or reflected on VIB's corporate online trading platform;

Loan security form: Pledged under the Share Pledge Agreement No. 5082839.24 dated April 15, 2024, and the Supplementary Share Pledge Agreement No. 5082839(1).24 dated February 20, 2025, including 3,058,343 shares of Hoa An Joint Stock Company (ticker DHA) and 3,056,097 shares of Thanh Thanh Ceramic Tile Joint Stock Company (ticker TTC).

Outstanding principal balance as of 31 December, 2025: VND 8,247,190,560

- (4) *Loan from the Vietnam Bank for Agriculture and Rural Development (Agribank) - District 5 Branch Credit Contract No. 6222-LAV-202500600 dated October 16, 2025 with the following details:*

Credit line: VND 40,000,000,000;

Credit line duration: 36 months from the execution date.

Purpose of the loan: To supplement working capital; to issue guarantees and open L/Cs for the purchase of goods and raw materials for business operations.

Loan security form: Mortgage Contract for land use rights and assets attached to land No. 6222-LCP-202500276 dated October 16, 2025.

Outstanding principal balance as of 31 December, 2025: VND 39,975,085,285.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.19 STATEMENT OF CHANGES IN OWNER'S EQUITY

a. Changes of Owner's Equity

Unit : VND

	Owner's investment capital	Owner's contributed capital	Development investment fund	Undistributed after-tax profit	Total
Opening balance as of 01/01/2024	1,270,000,000,000		14,596,661,864	121,442,339,895	1,406,039,001,759
Increase during the year	-		3,148,015,204	72,896,892,688	76,044,907,892
Profit for the year	-		-	72,896,892,688	72,896,892,688
Distribution of profit	-		3,148,015,204	-	3,148,015,204
Decrease during the year	-		-	(69,796,030,408)	(69,796,030,408)
Provision for development investment fund	-		-	(3,148,015,204)	(3,148,015,204)
Provision for reward and welfare fund	-		-	(3,148,015,204)	(3,148,015,204)
Dividend distribution for 2023				(63,500,000,000)	(63,500,000,000)
Closing balance as of 31/12/2024	1,270,000,000,000		17,744,677,068	124,543,202,175	1,412,287,879,243
Opening balance as of 01/01/2025	1,270,000,000,000		17,744,677,068	124,543,202,175	1,412,287,879,243
Increase during the period	-	13,295,990,000	57,398,357,541	90,832,567,925	161,526,915,466
Profit for the period	-		-	90,832,567,925	90,832,567,925
Distribution of funds during the period	-	13,295,990,000	57,398,357,541	-	70,694,347,541
Decrease during the period	-		(13,295,990,000)	(124,543,202,175)	(137,839,192,175)
Provision for development investment fund	-		(13,295,990,000)	(57,398,357,541)	(70,694,347,541)
Provision for reward and welfare fund	-		-	(3,644,844,634)	(3,644,844,634)
Dividend distribution for 2024				(63,500,000,000)	(63,500,000,000)
Closing balance as of 31/12/2025	1,270,000,000,000	13,295,990,000	61,847,044,609	90,832,567,925	1,435,975,602,534

b. Details of Owner's Equity

	31 December 2025 VND	01 January 2025 VND
State Capital Investment and Business Corporation (SCIC)	509,001,000,000	509,001,000,000
Xuan Cau Investment Joint Stock Company	508,000,000,000	508,000,000,000
Other shareholders	252,999,000,000	252,999,000,000
Total	1,270,000,000,000	1,270,000,000,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.20 REVENUES FROM SALES AND SERVICES RENDERED**

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
a/ Revenue from sales and services	351,599,424,514	391,712,176,831
Revenue from sales of goods	346,026,572,367	386,637,817,942
Revenue from provision of services	3,746,930,992	1,734,169,146
Revenue from real estate leasing	1,825,921,155	3,340,189,743
b/ Revenue deductions	1,985,885,725	2,491,066,839
Trade discounts	1,318,548,244	2,229,648,711
Sales returns	635,724,412	74,634,600
Sales discount	31,613,069	186,783,528
Net revenue	349,613,538,789	389,221,109,992

5.21 COST OF GOODS SOLD

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
Cost of goods sold	329,145,784,546	366,696,544,201
Cost of services rendered	1,296,544,582	683,437,139
Cost of Real Estate Sold	572,758,333	1,652,454,711
Provision for decline in value of inventory	2,769,229,975	7,152,722,705
Total	333,784,317,436	376,185,158,756

5.22 FINANCIAL INCOME

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
Interest on deposits and loans	8,586,174,597	5,412,301,207
Profit from the sale of investments	3,790,615,200	-
Dividends and distributed profits	18,081,609,975	17,015,705,850
Foreign exchange gains	46,931,083	53,548,350
Total	30,505,330,855	22,481,555,407

5.23 FINANCIAL EXPENSES

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
Interest on borrowings	6,210,194,028	6,956,126,530
Realized foreign exchange losses	26,257,180	
Investment and securities provision	(3,610,337,307)	(2,969,472,550)
Total	2,626,113,901	3,986,653,980

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.24 SELLING EXPENSES**

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
Outsourced service costs	685,020,548	469,192,428
Other cash expenses	35,828,055	119,262,323
Total	720,848,603	588,454,751

5.25 MANAGEMENT EXPENSES

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
Management staff expenses	13,234,012,890	4,444,405,690
Office supplies expenses	78,160,801	154,391,993
Amortization and Depreciation expenses	56,774,583	(357,988,517)
Provision/(Reversal) expenses	6,823,016,432	1,637,968,770
Outsourced service costs	2,893,357,903	2,958,711,357
Other cash expenses	5,111,334,733	2,616,865,721
Total	28,196,657,342	11,454,355,014

5.26 OTHER INCOME AND EXPENSES

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
Income from bonuses, compensation, and trade discounts received	303,292,753	385,568,677
Other items	367,404,837	549,043,684
Total	670,697,590	934,612,361
Other expenses		
Compensation cost for broken bricks for customers	328,739,660	385,628,543
Other items	262,611,852	635,976,665
Total	591,351,512	1,021,605,208
Other profits	79,346,078	(86,992,847)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.27 CURRENT INCOME TAX EXPENSE

	The Fourth Quarter of 2025 VND	The Fourth Quarter of 2024 VND
Accounting profit before tax	14,870,278,440	19,401,050,051
A. Real estate business activities		
B. Core business and other activities		
1. Accounting profit before tax	14,870,278,440	19,401,050,051
2. Adjustments increasing profit before tax:	1,245,160,093	688,780,302
Late payment penalties	-	-
Unreasonable and non-allowable expenses	1,245,160,093	688,780,302
Non-deductible interest expenses for related-party transactions		
Non-deductible depreciation of fixed assets	-	-
Provision for receivables without reconciliation	-	-
3. Adjustments decreasing profit before tax:	18,081,609,975	17,015,705,850
Income from dividends and profits	18,678,511,500	17,015,705,850
Other items	-	-
4. Taxable income	(1,966,171,442)	3,074,124,503
5. Tax-exempt income (dividends)	-	-
6. Taxable income calculated	(1,966,171,442)	3,074,124,503
7. Applicable corporate income tax rate	20%	20%
Current corporate income tax		-



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6. OTHER INFORMATION****6.1 Commitments****Operating lease**

As at 31 December 2025, the Corporation has an irrevocable commitment to lease operations as an office lease, the lease period is 36 years from 01 January 2010, the rent is paid in advance once for the entire lease period.

Operating lease commitments

The Corporation is currently leasing warehouses, factories, part of offices, premises of commercial and service zones under the contract of revenue lease for operation lease, whereby, the operating rental price is agreed annually.

6.2 Information of related parties

List of related parties :

Related Parties	Relationship
State Capital Investment Corporation - Limited Company	Significant shareholder
Xuan Cau Invesment Joint Stock Company	Significant shareholder
FiCO Product Trading One Member Limited Liability Company	Subsidiary
Phuoc Hoa FiCO Joint Stock Company	Subsidiary
Tan Dinh FiCO Construction Mechanics Joint Stock Company	Subsidiary
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary
Cat Cam Ranh FiCO One Member Limited Liability Company	Subsidiary
FiCO One Member Limited Liability Company for Construction Material Trading	Subsidiary
Southeast Asia Ceramic Tiles Joint Stock Company	Subsidiary
Tay Ninh FiCO Cement Joint Stock Company	Associate
Hoa An Joint Stock Company	Associate
Vitaly Joint Stock Company	Associate
Havali FiCO Joint Stock Company	Associate
FiCO Corea Construction Limited Liability Company	Associate
Tan Bach Viet Investment and Construction Limited Liability Company	Associate
FiCO High Technology Joint Stock Company	Associate
FiCO Pan United Concrete Joint Stock Company	Associate
Mineral Packaging No. 01 Joint Stock Company	Associate of a subsidiary
Members of the Board of Directors, the Supervisory Board, the Executive Board, other managers, and their immediate family members	Significant influence

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6.2 Information of related parties (Continued)**

The Corporation has transactions and outstanding balances in the period:

Remuneration of the Boards of Management, Supervisors, General Directors**Remuneration of the Board of Management**

Name	Position	For the period ended	For the period ended
		December 31, 2025	December 31, 2024
		VND	VND
Mrs. Do Thi Hieu	Chairman	1,181,479,000	1,179,400,000
Mr. Cao Truong Thu	Member	96,000,000	96,000,000
Mr. Nguyen Xuan Thang	Member	833,444,000	832,000,000
Mr. Pham Viet Thang	Member	96,000,000	96,000,000
Mr. Dang Minh Thua	Member	16,000,000	96,000,000
Mr. Nguyen Ngoc Vu Chuong	Member	64,533,300	-
Total		2,287,456,300	2,299,400,000

Remuneration of the Board of Supervisors

Name	Position	For the period ended	For the period ended
		December 31, 2025	December 31, 2024
		VND	VND
Mr. Dao Quang Son	Head of the Board	601,990,000	600,240,000
Mrs. Tran Linh Chi	Member	60,000,000	60,000,000
Mr. Le Van Huy	Member	60,000,000	60,000,000
Total		721,990,000	720,240,000

Remuneration of the Board of General Directors and other managing personals

Name	Position	For the period ended	For the period ended
		December 31, 2025	December 31, 2024
		VND	VND
Mr. Cao Truong Thu	General Director	1,032,021,000	1,030,000,000
Mr Pham Viet Thang	Vice General Director	796,359,000	794,800,000
Mr Nguyen Duc Loi	Vice General Director	100,000,000	-
Mr Nguyen Xuan Hung	Chief Accountant	737,444,000	736,000,000
Mrs. Pham Thi My Van	Former Administration incharge	-	181,122,800
Mrs. Nguyen Le Dung	Administration incharge	302,728,200	161,210,000
Total		2,968,552,200	2,903,132,800

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.2 Information of related parties (Continued)

Transactions with related parties

Related parties	Relationship	Nature of transaction	For the period ended December 31, 2025	For the period ended December 31, 2024
			VND	VND
Buying transactions			767,939,217,724	964,853,866,130
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Purchasing of construction materials	289,968,963,345	246,914,451,995
Vitaly Joint Stock Company	Associate	Purchasing of construction materials	9,869,982,579	37,421,507,191
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Purchasing of construction materials	86,244,533,158	128,677,012,592
Southeast Asia Ceramic Tiles Joint Stock Company	Subsidiary	Purchasing of construction materials	297,639,359,214	318,603,047,665
Cat Cam Ranh FiCO One Member Limited Liability Company	Subsidiary	Purchasing of construction materials	69,078,212,691	193,100,625,134
Mineral Packaging No. 01 Joint Stock Company	Associate	Purchasing of packaging	1,758,205,000	6,238,337,000
FiCO Corea Construction Limited Liability Company	Associate	Purchasing of construction materials	13,379,961,737	33,898,884,553
Selling transactions			648,539,248,902	765,379,275,374
Vitaly Joint Stock Company	Associate	Sales of construction materials	0	21,389,081,931
		Service cost distribution	31,274,975	34,982,667
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Sales of construction materials	3,757,414,599	8,322,169,300
		Service cost distribution	34,066,974	37,774,666
Tay Ninh FiCO Cement Joint Stock Company	Associate	Sales of construction materials	601,088,181	2,459,397,910
Southeast Asia Ceramic Tiles Joint Stock Company	Subsidiary	Sales of construction materials	0	15,285,586,631
		Service cost distribution	42,647,702	34,982,667
FiCO Product Trading One Member Limited Liability Company	Subsidiary	Sales of construction materials	575,441,584,795	641,254,838,833
		Service cost distribution	41,950,581	29,231,000
Tan Dinh FiCO Construction Mechanics Joint Stock Company	Subsidiary	Revenue from rental	1,980,000,000	1,680,000,000
		Service cost distribution	2,527,273	0
FiCO Corea Construction Limited Liability Company	Associate	Sales of construction materials	31,514,846,397	45,846,564,698
		Service cost distribution	19,292,308	59,450,000
		Quantity discount		296,287,503
FiCO Pan United Concrete Joint Stock Company	Associate	Sales of construction materials	20,784,585,244	22,086,727,035
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Sales of construction materials	14,218,781,530	6,514,004,533
		Service costs	0	2,065,000
		Service cost distribution	43,341,490	24,231,000
Cat Cam Ranh FiCO One Member Limited Liability Company	Subsidiary	Service cost distribution	25,846,853	21,900,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.2 Information of related parties (Continued)

Transactions with related parties (Continued)

Related parties	Relationship	Nature of transaction	For the period ended December 31, 2025	For the period ended December 31, 2024
			VND	VND
Revenue deductions			4,816,008,674	4,742,546,281
FICO Product Trading One Member Limited Liability Company	Subsidiary	Revenue deductions	3,401,970,914	3,264,138,709
FICO Corea Construction Limited Liability Company	Associate	Revenue deductions	1,414,037,760	1,478,407,572
Dividends, Profits distributed and gains from sale of shares			86,859,003,625	84,902,458,075
Tay Ninh FICO Cement Joint Stock Company	Associate	Dividends distributed	57,784,923,625	56,195,757,475
Hoa An Joint Stock Company	Associate	Dividends distributed	10,765,029,000	6,116,686,000
	Associate	Gains from sale of shares	3,790,615,200	6,849,140,000
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Dividends distributed	1,222,438,800	2,444,877,600
Phuoc Hoa FICO Joint Stock Company	Subsidiary	Dividends distributed	13,295,997,000	13,295,997,000
Other transactions			63,846,115,134	64,042,160,827
FICO Product Trading One Member Limited Liability Company	Subsidiary	Compensation support costs for broken bricks	1,273,771,213	1,600,185,636
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Compensation support costs for broken bricks	370,764,706	589,123,647
		Sales discount and trade discount received	264,037,649	585,842,706
		Compensation support costs for broken bricks	889,566,457	951,884,203
Southeast Asia Ceramic Tiles Joint Stock Company	Subsidiary	Trade discounts received	9,944,434,676	8,698,675,505
		Sales discount received	192,695,680	246,022,012
		Sales discount received	0	22,864,380
Phuoc Hoa FICO Joint Stock Company	Subsidiary	Sales discount received	0	22,864,380
Vitally Joint Stock Company	Associate	Trade discounts received	23,772,222	284,470,092
		Compensation support costs for broken bricks	11,680,308	67,062,712
		Sales discount received	25,342,223	136,229,934
		Upward adjustment of invoices		9,750,000
Xuan Cau Investment Joint Stock Company	Significant shareholders	Dividends distributed	25,400,000,000	25,400,000,000
State Capital Investment Corporation - Limited Company	Significant shareholders	Dividends distributed	25,450,050,000	25,450,050,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.2 Information of related parties (Continued)

C. Balance with related parties (Continued)

Related parties	Relationship	Nature of transaction	For the period ended December 31, 2025	For the period ended January 01, 2025
			VND	VND
Short-term receivables from customers			168,805,017,602	227,012,089,974
FICO Product Trading One Member Limited Liability Company	Subsidiary	Sale of goods and services	135,088,032,418	170,985,499,714
Asean Tiles Corporation	Subsidiary	Sale of goods and services	45,114,206	36,422,667
Tan Dinh FICO Construction Mechanics Joint Stock Company	Subsidiary	Sale of goods and services	11,181,213,947	13,178,433,947
Vitaly Joint Stock Company	Associate	Sale of goods and services	13,522,608,095	23,676,426,556
Phuoc Hoa FICO Joint Stock Company	Subsidiary	Sale of goods and services	46,692,539	27,736,000
FICO High Technology Joint Stock Company	Associate	Sale of goods and services	176,801,280	176,801,280
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Sale of goods and services	35,396,205	1,862,253,606
Cat Cam Ranh FICO One Member Limited Liability Company	Subsidiary	Sale of goods and services	27,681,539	23,340,000
Da Nang Branch of FICO Trading Building Materials Company Limited	Subsidiary	Sale of goods and services	920,979,211	920,979,211
Tay Ninh FICO Cement Joint Stock Company	Associate	Sale of goods and services	0	438,692,664
FICO Pan United Concrete Joint Stock Company	Associate	Sale of goods and services	938,634,735	4,895,223,228
FICO Corea Construction Limited Liability Company	Associate	Sale of goods and services	6,821,863,427	10,790,281,101
Prepayments to sellers in short-term			219,887,902,735	206,459,101,657
Asean Tiles Corporation	Subsidiary	Advance payment for the purchase of construction materials	219,859,926,085	206,431,125,007
FICO High Technology Joint Stock Company	Associate	Advance payment for goods	27,976,650	27,976,650
Other receivables			41,391,194,034	65,438,876,023
Vitaly Joint Stock Company	Associate	Capital contribution	20,579,214,440	20,579,214,440
		Debt before privatization	4,722,757,195	4,722,757,195
		Others	3,688,800	3,688,800
Asean Tiles Corporation	Subsidiary	Others	298,000,000	410,281,044
Havali FICO Joint Stock Company	Associate	Debt before privatization	5,462,296,435	5,462,296,435
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Security deposit	1,685,000,000	1,685,000,000
FICO High Technology Joint Stock Company	Associate	Debt before privatization	21,196,748	21,196,748
Xuan Cau Investment Joint Stock Company	Significant shareholders	Receivables from loan interest	5,923,054,795	6,923,054,795
Tan Bach Viet Investment and Construction Limited Liability Company	Associate	Receivables related to the FICO Tower project	0	22,935,400,945
Da Nang Branch of FICO Trading Building Materials Company Limited	Subsidiary	Other receivables	2,695,985,621	2,695,985,621

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.2 Information of related parties (Continued)

C. Balance with related parties (Continued)

Related parties	Relationship	Nature of transaction	For the period ended December 31, 2025	For the period ended January 01, 2025
			VND	VND
Short-term supplier payables			149,576,504,728	95,963,164,055
Phuoc Hoa FiCO Joint Stock Company	Subsidiary	Payment for goods	60,139,000,183	33,345,219,451
Thanh Thanh Ceramic Tiles Joint Stock Company	Subsidiary	Payment for goods	12,567,645,504	17,314,661,322
Vitaly Joint Stock Company	Associate	Payment for goods	158,938,225	285,403,112
Mineral Packaging No. 01 Joint Stock Company	Associate of a subsidiary	Payment for goods		464,578,740
Cat Cam Ranh FiCO One Member Limited Liability Company	Subsidiary	Payment for goods	75,201,684,847	43,044,065,461
FiCO One Member Limited Liability Company for Construction Material Trading	Subsidiary	Payment for goods	1,509,235,969	1,509,235,969
Short-term advances from customers			0	0
FiCO Trading Building Materials Company Limited	Subsidiary	Payment for goods, services		
Other payables			20,467,628,206	43,509,366,656
Da Nang Branch of FiCO Trading Building Materials Company Limited	Subsidiary	Others	324,816,118	324,816,118
FiCO Product Trading One Member Limited Liability Company	Subsidiary	Others	0	120,421,785
		Deposit	1,685,000,000	1,685,000,000
Tan Bach Viet Investment and Construction Limited Liability Company	Associate	Receivables related to the FiCO Tower project	17,815,183,987	40,750,584,932
FiCO Trading Building Materials Company Limited	Subsidiary	Others	21,068,460	6,984,180
Cam Ranh FiCO Sand Company Limited	Subsidiary	Others	621,559,641	621,559,641
Security deposit payable			7,381,335,438	7,381,335,438
FiCO Product Trading One Member Limited Liability Company	Subsidiary	Security deposit	7,381,335,438	7,381,335,438

6.3 Comparative information

The comparative figures are from the financial statements for the fourth quarter of 2024.
Some figures have been re-presented to align with the purpose of presenting the report for the fourth quarter of 2025.

Ho Chi Minh City, 30 January 2026

Preparer



Pham Thi Kim Chi

Accountant In Charge



Nguyen Xuan Hung

General Director



Cao Trung Thu

