THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness

Binh Duong, day 28th, April, 2025

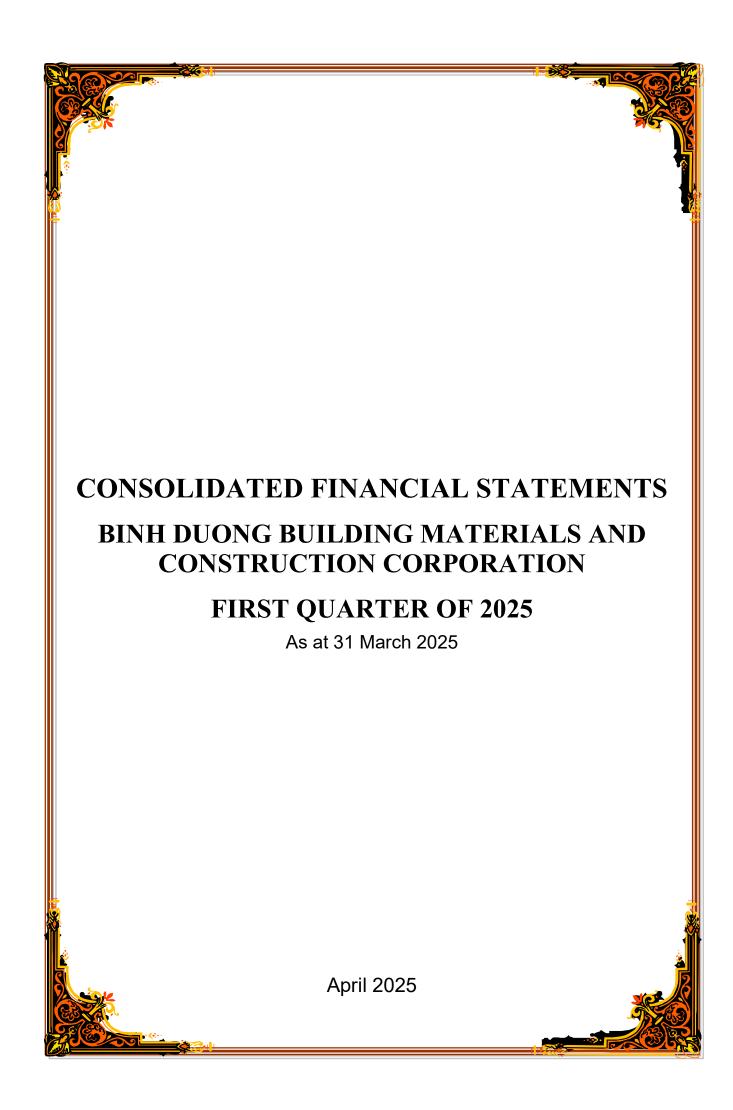
No: 16/CBTT-MC25

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION PORTAL OF THE HANOI STOCK EXCHANGE

To:	Hanoi Stock	Exchange				
	of company: STRUCTION			BUILDING	MATERIALS	AND
Secur	ities code : M'	VC				
Addre	ess of headoffi	ce: No. 306	ĐT 743 Stree	et, Binh Thang W	/ard, Di An City, Bi	nh
Duon	g Province					
Telep	hone:	0274 375 1	1518	Fax: 0274375	5 1138	
Autho	orized person t	o disclosure	einformation	: Mr. Nguyen Q	uoc Binh	
Addre	ess: No. 306 Đ	T 743 Stree	t, Binh Thang	Ward, Di An C	ity, Binh Duong Pro	vince
Telep	hone:	0274375 1	518			
Type	of information	disclosure	: □ 24 h □ 7	⁷ 2 h □ extraordii	nary □ upon request	· ·
□ pe	riodic					
Inforr	nation disclosi	are content	:			
	+ Consolidat	ed financial	statements fir	rst quarter of 202	25	
financ					ome tax in the conso same period in 2024	
	nformation wa / www.vlxdbd		on the comp	any's website on	April 28, 2025 at th	ne link:
	ommit that the w for the conte				are fully responsible	before

AUTHORIZED PERSON TO DISCLOSURE INFORMATION

Nguyen Quoc Binh



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(Issued under Circular No. 202/2014/TT-BTC

dated 22 December 2014 of Ministry of Finance)

CONSOLIDATED BALANCE SHEET As at 31 March 2025

Unit: VND

(1) (2) (3) (4) (5) A. SHORT-TERM ASSETS 100 703.647.352.239 691.506.431.547 I. Cash and cash equivalents 110 V.1 39.281.699.392 61.776.743.450 2. Cash equivalents 111 25.861.472.358 41.799.022.831 2. Cash equivalents 112 13.420.227.034 19.977.720.619 II. Short-term investments 123 237.519.077.629 222.125.644.540 II. Short-term investments 123 237.519.077.629 222.125.644.540 III. Short-term receivables 130 204.392.497.953 226.125.644.540 I. Held to maturity investments 123 237.519.077.629 222.125.644.540 I. Held to maturity investments 123 264.392.497.953 286.484.931.072 69.091.569.999 2. Short-term rade receivables 131 V.3 86.484.931.072 69.091.569.999 2. Short-term advances to suppliers 132 V.4 4.093.627.087 4.201.114.692 3. Short-term inter-company receivables 133 V.5 54.668.416.979 54.668.416.979 4. Other short-term provision for doubtful debts 137 V.6 (9.762.406.754) (9.762.406.754) IV. Inventories 140 V.7 209.725.794.876 211.373.953.829 1. Inventories 141 214.424.235.882 216.072.394.835 2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 1. Long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.01.71 - Costs 228 212.851.475.282 212.851.475.282 2. Lotter unded depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231 9.880.166.115 9.880.166.115	Items	Code	Notos	Clasing halansa	Onaning balance
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1. Short-term investments					
1. Held to maturity investments	-				
III. Short-term receivables			V.2		
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2. Short-term advances to suppliers 132 V.4 4.093.627.087 4.201.114.692 3. Short-term inter-company receivables 133 V.5 54.668.416.979 54.668.416.979 4. Other short-term receivables 136 V.6 68.907.929.569 67.940.769.604 5. Short-term provision for doubtful debts 137 V.6 (9.762.406.754) (9.762.406.754) IV. Inventories 140 V.7 209.725.794.876 211.373.953.829 1. Inventories 141 214.424.235.882 216.072.394.835 2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220	III. Short-term receivables	130		204.392.497.953	186.139.464.520
3. Short-term inter-company receivables 133 V.5 54.668.416.979 54.668.416.979 4. Other short-term receivables 136 V.6 68.907.929.569 67.940.769.604 5. Short-term provision for doubtful debts 137 V.6 (9.762.406.754) (9.762.406.754) IV. Inventories 140 V.7 209.725.794.876 211.373.953.829 1. Inventories 141 214.424.235.882 216.072.394.835 2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 216 7.824.023.123 7.487.752.265 I. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 <t< td=""><td>1. Short-term trade receivables</td><td>131</td><td>V.3</td><td>86.484.931.072</td><td>69.091.569.999</td></t<>	1. Short-term trade receivables	131	V.3	86.484.931.072	69.091.569.999
4. Other short-term receivables 136 V.6 68.907.929.569 67.940.769.604 5. Short-term provision for doubtful debts 137 V.6 (9.762.406.754) (9.762.406.754) IV. Inventories 140 V.7 209.725.794.876 211.373.953.829 1. Inventories 141 214.424.235.882 216.072.394.835 2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 1. Other long-term receivables 216 7.824.023.123 7.487.752.265 1. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.79	2. Short-term advances to suppliers	132	V.4	4.093.627.087	4.201.114.692
5. Short-term provision for doubtful debts 137 V.6 (9.762.406.754) (9.762.406.754) IV. Inventories 140 V.7 209.725.794.876 211.373.953.829 1. Inventories 141 214.424.235.882 216.072.394.835 2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 I. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation	3. Short-term inter-company receivables	133	V.5	54.668.416.979	54.668.416.979
IV. Inventories 140 V.7 209.725.794.876 211.373.953.829 1. Inventories 141 214.424.235.882 216.072.394.835 2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 1. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 <	4. Other short-term receivables	136	V.6	68.907.929.569	67.940.769.604
1. Inventories 141 214.424.235.882 216.072.394.835 2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 I. Fixed assets 220 198.789.552.665 205.829.301.810 I. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 212.851.475.282 <td< td=""><td>5. Short-term provision for doubtful debts</td><td>137</td><td>V.6</td><td>(9.762.406.754)</td><td>(9.762.406.754)</td></td<>	5. Short-term provision for doubtful debts	137	V.6	(9.762.406.754)	(9.762.406.754)
2. Provision for decline in value of inventories 149 (4.698.441.006) (4.698.441.006) V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 1. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 212.851.475.282 212.8	IV. Inventories	140	V.7	209.725.794.876	211.373.953.829
V. Other current assets 150 V.8 12.728.282.389 10.090.625.208 1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 1. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 212.851.475.282 - Accumulated depreciation 22	1. Inventories	141		214.424.235.882	216.072.394.835
1. Short-term prepaid expenses 151 6.522.097.516 5.503.786.372 2. Deductible VAT 152 4.588.051.274 4.586.838.836 3. Taxes and other receivables from government budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 1. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 - Accumulated depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231	2. Provision for decline in value of inventories	149		(4.698.441.006)	(4.698.441.006)
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3. Taxes and other receivables from government budget 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 I. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 I. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 Costs 222 503.124.637.330 500.748.795.176 Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 Costs 228 212.851.475.282 212.851.475.282 212.851.475.282 Accumulated depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 Costs 231 9.880.166.115 9.880.166.115	1. Short-term prepaid expenses	151		6.522.097.516	5.503.786.372
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budget 153 1.618.133.599 - B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 1. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 212.851.475.282 - Accumulated depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231 9.880.166.115 9.880.166.115	3. Taxes and other receivables from government				
B. LONG-TERM ASSETS 200 843.065.292.768 840.468.712.455 I. Long-term receivables 210 7.824.023.123 7.487.752.265 1. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 - Accumulated depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231 9.880.166.115 9.880.166.115	_	153		1.618.133.599	_
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1. Other long-term receivables 216 7.824.023.123 7.487.752.265 II. Fixed assets 220 198.789.552.665 205.829.301.810 1. Tangible fixed assets 221 V.9 191.204.810.798 198.124.345.017 - Costs 222 503.124.637.330 500.748.795.176 - Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 212.851.475.282 - Accumulated depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231 9.880.166.115 9.880.166.115					
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- Accumulated depreciation 223 (311.919.826.532) (302.624.450.159) 2. Intangible fixed assets 227 V.10 7.584.741.867 7.704.956.793 - Costs 228 212.851.475.282 212.851.475.282 212.851.475.282 - Accumulated depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231 9.880.166.115 9.880.166.115	- Costs				
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- Accumulated depreciation 229 (205.266.733.415) (205.146.518.489) III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231 9.880.166.115 9.880.166.115			1		
III. Investment properties 230 V.11 3.473.299.538 3.605.779.712 - Costs 231 9.880.166.115 9.880.166.115					
- Costs 231 9.880.166.115 9.880.166.115			V.11		`
- Accumulated depreciation 237.	- Accumulated depreciation	232		(6.406.866.577)	(6.274.386.403)

Form B01 - DN/HN

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

(Issued under Circular No. 202/2014/TT-BTC

dated 22 December 2014 of Ministry of Finance)

CONSOLIDATED BALANCE SHEET

As at 31 March 2025

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
IV. Long-term assets in progress	240	V.12	36.318.394.574	35.792.005.432
1. Long-term work in progress	242		36.318.394.574	35.792.005.432
V. Long-term investments	250		339.182.687.302	335.806.457.595
1. Investments in joint ventures and associates	252	V.13	419.690.877.793	412.842.230.886
2. Provision for long-term investments	254	V.13	(80.508.190.491)	(77.035.773.291)
VI. Other long-term assets	260		257.477.335.566	251.947.415.641
1. Long-term prepaid expenses	261	V.14	256.939.660.612	251.409.740.687
2. Deferred income tax assets	262		537.674.954	537.674.954
TOTAL ASSETS $(270 = 100 + 200)$	270		1.546.712.645.007	1.531.975.144.002

dated 22 December 2014 of Ministry of Finance)

CONSOLIDATED BALANCE SHEET

As at 31 March 2025

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	300		303.066.051.496	309.790.240.645
I. Short-term liabilities	310		298.913.352.764	306.739.256.793
1. Short-term trade payables	311	V.15	20.988.564.541	16.274.565.436
2. Short-term advances from customers	312	V.16	2.864.582.241	1.835.359.029
3. Taxes and other payables to government budget	313	V.17	7.371.677.788	8.962.356.786
4. Payables to employees	314	V.18	4.582.509.829	12.225.232.686
5. Short-term accrued expenses	315	V.19	4.590.634.873	6.515.370.947
6.Other short-term payments	319	V.20	4.153.985.192	463.375.963
7. Short-term loans and finance lease liabilities	320	V.21	253.305.255.772	257.468.169.418
8. Bonus and welfare fund	322		1.056.142.528	2.994.826.528
II. Long-term liabilities	330		4.152.698.732	3.050.983.852
1. Other long-term payables	337	V.22	1.359.251.000	347.251.000
2. Deferred income tax payables	341		257.383.763	245.358.083
3. Long-term provisions	342		2.536.063.969	2.458.374.769
D. OWNER'S EQUITY	400		1.243.646.593.511	1.222.184.903.357
I. Owner's equity	410		1.243.646.593.511	1.222.184.903.357
1. Owner's equity	411		1.000.000.000.000	1.000.000.000.000
- Ordinary shares with voting rights	411a		1.000.000.000.000	1.000.000.000.000
2. Development and investment funds	418		104.595.272.162	104.595.272.162
3.Undistributed profit after tax	421		139.051.321.349	117.589.631.195
- Undistributed profit after tax brought forward	421a		117.589.631.195	31.258.817.679
- Undistributed profit after tax for the current year	421b		21.461.690.154	86.330.813.516
TOTAL RESOURCES (440 = 300 + 400)	440		1.546.712.645.007	1.531.975.144.002

Binh Duong, 24 April 2025

Prepare

Chief accountant

General Director

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

CONSOLIDATED INCOME STATEMENT First quarter of 2025

Unit: VND

					Accumulated fro	om the beginning	
			First qu	arter of	of the year to the end of this		
Items	Code	Notes			quarter		
			Current year	Previous year	Current year	Previous year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	
1. Revenues from sales and services			. /	. ,	` ,	. ,	
rendered	1	VI.1	151.429.156.697	124.612.245.312	151.429.156.697	124.612.245.312	
2. Revenue deductions	2		-	-	-	-	
3. Net revenues from sales and services							
rendered	10		151.429.156.697	124.612.245.312	151.429.156.697	124.612.245.312	
4. Costs of goods sold	11	VI.2	114.680.734.819	104.338.015.429	114.680.734.819	104.338.015.429	
5. Gross revenues from sales and							
services rendered	20		36.748.421.878	20.274.229.883	36.748.421.878	20.274.229.883	
6. Financial income	21	VI.3	3.241.083.727	3.899.096.124	3.241.083.727	3.899.096.124	
7. Financial expenses	22	VI.4	6.587.111.011	3.108.475.685	6.587.111.011	3.108.475.685	
+ In which: Interest expenses	23		3.112.378.869	3.107.396.755	3.112.378.869	3.107.396.755	
8. Profit and loss in joint ventures	24		7.548.393.383	2.040.613.011	7.548.393.383	2.040.613.011	
9. Selling expenses	25	VI.5	7.003.086.161	3.411.974.329	7.003.086.161	3.411.974.329	
10. General administration expenses	26	VI.6	8.063.008.777	7.600.973.459	8.063.008.777	7.600.973.459	
11. Net profits from operating							
activities [30=20+(21-22)+24-(25+26)]	30		25.884.693.039	12.092.515.545	25.884.693.039	12.092.515.545	
12. Other income	31	VI.7	171.787.553	166.025	171.787.553	166.025	
13. Other expenses	32	VI.8	231.417	46.934.172	231.417	46.934.172	
14. Other profits (40=31-32)	40		171.556.136	(46.768.147)	171.556.136	(46.768.147)	
15. Total net profit before tax							
(50=30+40)	50		26.056.249.175	12.045.747.398	26.056.249.175	12.045.747.398	
16. Current corporate income tax							
expenses	51	VI.9	3.882.786.866	2.070.770.677	3.882.786.866	2.070.770.677	
17. Deferred corporate income tax							
expenses	52	VI.9	12.025.679	-	12.025.679	-	
18. Profits after corporate income tax							
(60=50-51-52)	60		22.161.436.630	9.974.976.721	22.161.436.630	9.974.976.721	
- Profits after corporate income tax							
attributable to shareholders to the parent	61		22.161.436.630	9.974.976.721	22.161.436.630	9.974.976.721	
- Profits after corporate income tax			2 / 12 0100				
attributable to non - controlling interests			_	_	_	_	
18. Basic earnings per share (*)	62 70	VI.10	199	91	199	91	
19. Diluted earnings per share (*)	71	VI.10	199	91	199	91	
17. Diluted curinings per snare ()	/ 1	7 1.10	1))	71	177	71	
D: I: D: 24 4					D 24.4 :1:3		

Binh Duong, 24 April 2025

Prepare Chief accountant General Director

Le Hai Duong Huynh Minh Tam Le Viet Chau

Form B03-DN/HN

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Du

(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

First quarter of 2025

Items	Code	Notes		nulated from the beginning of the ear to the end of this quarter	
			Current year	Prior year	
I. Cash flows from operating activities					
1. Proceeds from sales and services rendered and other					
revenues	01		53.795.818.706	63.491.756.002	
2. Expenditures paid to suppliers	02		(51.244.371.893)	(48.023.625.165)	
3. Expenditures paid to employees	03		(11.176.303.617)	(14.092.058.175)	
4. Paid interests	04		(3.110.063.927)	(3.142.307.719)	
5. Paid enterprise income tax	05		(7.406.565.504)	(8.949.505.629)	
6. Other proceeds from operating activities	06		109.798.608.225	101.942.636.602	
7. Other expenditures on operating activities	07		(94.617.827.521)	(108.587.100.682)	
Net cash flows from operating activities	20		(3.960.705.531)	(17.360.204.766)	
II. Cash flows from investing activities					
1. Expenditures on purchase and construction of fixed assets					
and long-term assets	21		(3.545.231.296)	(6.227.141.395)	
2.Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(25.443.453.308)	(2.044.559.387)	
3. Proceeds from lending or repurchase of debt instruments from other entities	24		10.050.020.219	-	
4.Proceeds from interests, dividends and distributed profits	27		4.567.239.504	6.244.691.732	
Net cash flows from investing activities	30		(14.371.424.881)	(2.027.009.050)	
III.Cash flows from financial activities				,	
1. Proceeds from borrowings	33		100.684.775.031	88.185.290.694	
2. Repayment of principal	34		(104.847.688.677)	(88.738.049.494)	
3. Dividends and profits paid to owners	36		-	(5.700.000)	
Net cash flows from financial activities	40		(4.162.913.646)	(558.458.800)	
Net cash flows during the fiscal year	50		(22.495.044.058)	(19.945.672.616)	
Cash and cash equivalents at the beginning of fiscal year	60		61.776.743.450	48.516.246.226	
Cash and cash equivalents at the ending of fiscal year	70		39.281.699.392	28.570.573.610	

Binh Duong, 24 April 2025

Prepare Chief accountant General Director

Le Hai Duong Huynh Minh Tam Le Viet Chau

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

Consolidated financial statements
First quarter of 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

V. NOTES TO THE CONSOLIDATED H	BALANCE SHEE	ET.		
1 - CASH AND CASH EQUIVALENTS		Closing balance		Opening balance
Cash on hand	_	3.526.612.795		2.172.165.084
- VND Cash		3.526.612.795		2.172.165.084
Cash in bank		22.334.859.563		39.626.857.747
- VND Deposit		22.317.175.209		39.609.173.393
- Foreign currency deposits		17.684.354		17.684.354
+ USD	283,38 USD #	7.183.400	283,38 USD #	7.183.400
+ EUR	401,06 EUR #	10.500.954	401,06 EUR #	10.500.954
Cash equivalents				
+ Term deposits with original maturity no	t exceeding 3			
months		13.420.227.034		19.977.720.619
	Total _	39.281.699.392	- -	61.776.743.450
2. Short-term financial investment	_	Closing balance	_	Opening balance
- Short-term deposits		237.519.077.629		222.125.644.540
	Total _	237.519.077.629	_	222.125.644.540
3. Short-term trade receivables	_	Closing balance	_	Opening balance
- Customers of project management boa	rd	6.438.628.000		6.943.570.200
- Customers of Ben Cat Brick and Tile F	actory	22.543.537.460		16.407.474.739
- Customers of Ho Chi Minh Branch		9.581.124.286		7.631.097.985
- Customers of Binh Phuoc Branch		33.124.845.532		20.341.574.454
- Other customers		14.796.795.794		17.767.852.621
	Total _	86.484.931.072	_	69.091.569.999
4. Short-term advances to suppliers	_	Closing balance	_	Opening balance
- Kim Ngan Ha Co., Ltd		1.621.304.800		568.396.440
- Phat Hung Co., Ltd		-		716.122.474
- Tri Tue Viet Co., Ltd		1.320.350.000		1.320.350.000
- Others	<u> </u>	1.151.972.287	<u>_</u>	1.596.245.778
	Total _	4.093.627.087	_	4.201.114.692
5. Short-term inter-company receivables		Closing balance	_	Opening balance
- Hung Thinh Construction Materials Pro	_	54.668.416.979	_	54.668.416.979
	Total _	54.668.416.979	_	54.668.416.979

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

(Shown in Vietnamese Dong, unless otherwise noted).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Consolidated financial statements First quarter of 2025

10.090.625.208

6. Other short-term receivables	Closing balance	Opening balance
- Interest receivable	3.933.837.924	5.984.612.335
- Loan interest	7.022.420.270	6.297.801.636
- Receivables from employees	56.197.109.404	54.127.190.885
- Dividends receivable	720.005.760	720.005.760
- Others	1.034.556.211	811.158.988
Total T	68.907.929.569	67.940.769.604
Short-term provision for doubtful debts	(9.762.406.754)	(9.762.406.754)
7. Inventories	Closing balance	Opening balance
Cost of inventory		
Raw materials	4.807.878.668	3.487.128.807
Work in progress	142.201.954.987	143.741.742.779
Finished goods	60.287.846.959	63.086.536.708
Goods	7.126.555.268	5.756.986.541
Total	214.424.235.882	216.072.394.835
Provision for decline in value of inventories	(4.698.441.006)	(4.698.441.006)
Net realizable value of inventories	209.725.794.876	211.373.953.829
8. Other current assets	Closing balance	Opening balance
- Short-term prepaid expenses	6.522.097.516	5.503.786.372
- VAT deductible	4.588.051.274	4.586.838.836
- Taxes and other receivables from government budget	1.618.133.599	

Total

12.728.282.389

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Consolidated financial statements

Địa Chỉ: Số 306, Đường ĐT743, Bình Thắng, Dĩ An, Bình Dương

First quarter of 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

9. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machine, equipment	Transportation, equipment	Office equipment and furniture	Total
I. Original cost					
Openning balance	249.145.511.180	210.704.320.129	39.330.936.169	1.568.027.698	500.748.795.176
Increase	-	2.038.842.154	980.000.000	-	3.018.842.154
- Purchase	-	2.038.842.154	980.000.000	-	3.018.842.154
Decrease	-	-	643.000.000	-	643.000.000
- Liquidation	-	-	643.000.000	-	643.000.000
Closing balance	249.145.511.180	212.743.162.283	39.667.936.169	1.568.027.698	503.124.637.330
II. Accumulated depre	eciation				
Openning balance	167.227.319.330	111.414.140.308	22.579.653.934	1.403.336.587	302.624.450.159
Increase	3.623.131.806	5.372.264.346	928.622.123	14.358.098	9.938.376.373
- Depreciation	3.623.131.806	5.372.264.346	928.622.123	14.358.098	9.938.376.373
Decrease	-	-	643.000.000	-	643.000.000
- Liquidating	-	-	643.000.000	-	643.000.000
Closing balance	170.850.451.136	116.786.404.654	22.865.276.057	1.417.694.685	311.919.826.532
III. Net book value					
Opening balance	81.918.191.850	99.290.179.821	16.751.282.235	164.691.111	198.124.345.017
Closing balance	78.295.060.044	95.956.757.629	16.802.660.112	150.333.013	191.204.810.798

⁻ Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 92.053.738.829.

10. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

Items	BOT toll collection rights, (DT743 Road)	Land use rights	Computer software	Total
I. Original cost				
Opening balance	200.247.825.497	9.000.564.238	3.603.085.547	212.851.475.282
Increase	-	-	-	-
Decrease	-	-	-	-
Closing balance	200.247.825.497	9.000.564.238	3.603.085.547	212.851.475.282
II. Giá trị hao mòn lũy kế				
Opening balance	200.247.825.497	1.809.705.884	3.088.987.108	205.146.518.489
Decrease	-	44.308.287	75.906.639	120.214.926
- Depreciation	-	44.308.287	75.906.639	120.214.926
Decrease	-	-	-	-
Closing balance	200.247.825.497	1.854.014.171	3.164.893.747	205.266.733.415
III. Net book value				
Opening balance	-	7.190.858.354	514.098.439	7.704.956.793
Closing balance		7.146.550.067	438.191.800	7.584.741.867

⁻ Original cost of fully depreciated intangible assets still in use at the end of the period: VND 203.243.657.920.

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Consolidated financial statements

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

First quarter of 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

11. INCREASE, DECREASE IN INVESTMENT PROPERTIES

Items	Opening	Increase	Decrease	Closing
Original cost	9.880.166.115	-	-	9.880.166.115
- Buildings	7.169.166.705	-	-	7.169.166.705
- Land use rights	2.710.999.410	-	-	2.710.999.410
Accumulated depreciation	6.274.386.403	132.480.174	-	6.406.866.577
- Buildings	5.830.247.655	107.844.588	-	5.938.092.243
- Land use rights	444.138.748	24.635.586	_	468.774.334
Net book value	3.605.779.712	-	-	3.473.299.538
- Buildings	1.338.919.050			1.231.074.462
- Land use rights	2.266.860.662			2.242.225.076

12. Construction in progress		Closing balance	Opening balance
- Fence construction		698.576.553	349.067.411
- ICD Hoa Lu project		35.052.938.021	35.052.938.021
- Others		566.880.000	390.000.000
	Total	36.318.394.574	35.792.005.432

13. Investment in Subsidiaries, Associates, Joint Ventures

Closing balance	Opening balance
21.441.579.328	21.045.527.291
366.158.642.608	359.708.044.642
32.090.655.857	32.088.658.953
419.690.877.793	412.842.230.886
(80.508.190.491)	(77.035.773.291)
339.182.687.302	335.806.457.595
	21.441.579.328 366.158.642.608 32.090.655.857 419.690.877.793 (80.508.190.491)

⁽a) Charter capital of HIGH - GRADE BRICK - TILE CORPORATION: 50,161,240,000 VND.

Binh Duong Building Materials and construction corporation holds 1,500,012 shares, accounting for 30.08%.

Binh Duong Building Materials and Construction Corporation holds 9,545,270 shares, accounting for 43.55%.

(c) Charter capital of NHI HIEP BRICK - TILE CO-OPERATION: 30.415.420.000 VND.

Binh Duong Building Materials and Construction Corporation holds 913,794 shares, accounting for 30.04%.

⁽b) Charter capital of Nui Nho Joint Stock Company: 219.200.000.000 VND.

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Consolidated financial statements First quarter of 2025

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

14. Long-term prepaid expenses	Closing balance	Opening balance
- Cost of receiving transfer of land use rights, land		
compensation cost of My Phuoc Brick and Tile Factory	55.458.900	63.381.600
- Cost of receiving transfer of land use rights, land		
compensation cost of Long Nguyen 1 Brick and Tile Factory		
	12.348.017.670	13.078.759.931
- Cost of receiving transfer of land use rights, land		
compensation cost of Long Nguyen 2 Brick and Tile		
Factory2	22.323.083.250	22.394.680.200
- Cost of transferring land use rights to build and expand		
Long Nguyen 2 Brick and Tile Factory (not yet built)	1.450.000.000	1.450.000.000
- Cost of excavating topsoil at Long Nguyen clay mine	3.369.597.601	3.570.134.035
- Cost of receiving transfer of land use rights at Binh Phuoc		
Branch to exploit construction stone	123.596.367.870	120.154.929.307
- Cost of unloading soil at Binh Phuoc branch	37.919.650.917	31.777.735.818
- Exploration costs and quarrying documentation	1.257.755.344	1.348.617.621
- Fee for granting mineral exploitation rights to Tan Lap		
stone mine	37.991.662.269	38.754.959.320
- Others	16.628.066.791	18.816.542.855
Total	256.939.660.612	251.409.740.687
15. Short-term trade payables	Closing balance	Opening balance
- Nui Nho Joints stock company (i)	7.542.896	271.136.789
- Thanh Le Corporation (i)	7.751.800.000	5.963.750.000
- Nhi Hiep Brick - Tile Co-Operation (i)	1.407.184.350	-
- Branch of Southern Mining Chemical Industry Company		
Limited - MICCO in Binh Duong	2.599.834.500	1.789.574.800
- Dang Ngoc Diem Phuong Co., Ltd	-	829.193.059
- Thanh Tuan Tourism Transport Co., Ltd	2.019.089.938	1.564.962.542
- VIE - TECH Co., Ltd	165.531.600	280.937.160
- Hung Nam Phat Co., Ltd	171.115.319	179.803.943
- Others	6.866.465.938	5.395.207.143
Total	20.988.564.541	16.274.565.436
(i) Is a related party.		
16. Buyer pays in advance	Closing balance	Opening balance
- Customers pay in advance to buy construction materials	2.864.582.241	1.835.359.029
Total	2.864.582.241	1.835.359.029

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Consolidated financial statements

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

17. Taxes and other payments to the state	Closing balance	Opening balance
- Value added tax	3.118.190.842	2.379.726.634
- Corporate income tax	-	4.254.733.758
- Personal income tax	739.553.443	110.606.845
- Natural resources tax	1.210.531.078	1.224.185.218
- Land rental	1.899.773.009	544.775.293
- Fees, charges and other items of payment	403.629.416	448.329.038
Total	7.371.677.788	8.962.356.786
18. Payable to employees	Closing balance	Opening balance
	4.582.509.829	12.225.232.686
	4.582.509.829	12.225.232.686
19. Accrued expenses	Closing balance	Opening balance
- Accrued expenses	4.590.634.873	6.515.370.947
Total	4.590.634.873	6.515.370.947
20.04	Classes halama	Ou su'u a balanca
20. Other payables	Closing balance 77.370.940	Opening balance 77.702.580
- Union dues		//./02.380
- Insurance premiums payable	1.222.484.360	-
- Amount left to ensure warranty obligations	203.768.900	203.768.900
- Surplus assets pending disposal	2.459.782.371	101 004 402
- Others	190.578.621	181.904.483
Total	4.153.985.192	463.375.963
21. Loans and finance lease liabilities	Closing balance	Opening balance
- Joint Stock Commercial Bank for Investment and		
Development of Vietnam - Nam Binh Duong Branch	250.308.840.046	251.306.430.680
- Vietnam Joint Stock Commercial Bank For Industry And		
Trade - Binh Duong Branch	2.996.415.726	6.161.738.738
Total	253.305.255.772	257.468.169.418
•• ••		
22. Others payables	Closing balance	Opening balance
- Deposits received	1.359.251.000	347.251.000
Total	1.359.251.000	347.251.000

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

Consolidated financial statements First quarter of 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

23. OWNER'S EQUITY

Items	Contributed capital	Other owners' equity	Development Investment Fund	Undistributed profit after tax	Total
Opening balance	1.000.000.000.000	-	104.595.272.162	117.589.631.195	1.222.184.903.357
Increase in current year	-	-	-	22.161.436.630	22.161.436.630
Other increases and					
decreases				(699.746.476)	(699.746.476)
Decrease in current year	-	-	-	-	-
+ Development					
Investment Fund (20%)	-	-	-	-	-
+ Bonus and welfare fund					
(7%)	-	-	-	-	-
+ Dividends				-	-
Closing balance	1.000.000.000.000	-	104.595.272.162	139.051.321.349	1.243.646.593.511

Details of owner's invested capital.

	Closing balance		Opening balance	
Items	Total	Common stock capital	Total	Common stock capital
Thanh Le Corporation	250.000.000.000	250.000.000.000	250.000.000.000	250.000.000.000
Other shareholders' equity	750.000.000.000	750.000.000.000	750.000.000.000	750.000.000.000
Total	1.000.000.000.000	1.000.000.000.000	1.000.000.000.000	1.000.000.000.000

VI. NOTES TO CONSOLIDATED INCOME STATEMENT

1. REVENUES FROM SALES AND SERVICES	First quarter of	First quarter of
RENDERED	current year	previous year
- Revenue from sale of goods	134.233.676.460	107.480.723.886
- Revenue from BOT road	12.233.163.346	12.969.898.690
- Service revenue + other revenue	4.962.316.891	4.161.622.736
Total	151.429.156.697	124.612.245.312
No revenue deductions occurred during the period.		
A COST OF COORS OF D	First quarter of	First quarter of
2. COST OF GOODS SOLD	current year	previous year
- Cost of goods sold	106.105.296.996	96.393.454.215
- Cost of BOT road	5.681.019.014	5.186.537.347
- Cost of service provision + others	2.894.418.809	2.758.023.867
Total	114.680.734.819	104.338.015.429

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Consolidated financial statements First quarter of 2025

2 FINANCIAL INCOME	First quarter of	First quarter of
3. FINANCIAL INCOME	current year	previous year
- Interest on deposits and loans	3.241.083.727	3.899.096.124
Total	3.241.083.727	3.899.096.124
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4. FINANCIAL EXPENSES	First quarter of	First quarter of
	current year	previous year
- Interest expenses	3.112.378.869	3.107.396.755
- Other financial expenses	3.474.732.142	1.078.930
Total	6.587.111.011	3.108.475.685
	First quarter of	First quarter of
5. SELLING EXPENSES	current year	previous year
- Payroll expenses	3.590.760.021	1.906.725.745
- Expenses of materials, package	989.797.864	138.353.973
- Depreciation cost of fixed assets	570.721.018	528.102.860
- Expenses of outsourcing services	1.058.455.878	506.672.444
- Other expenses in cash	793.351.380	332.119.307
Total	7.003.086.161	3.411.974.329
CENEDAL ADMINISTRATION EVDENCES	First quarter of	First quarter of
6. GENERAL ADMINISTRATION EXPENSES	current year	previous year
- Expenses of administrative staffs	3.488.595.424	3.335.457.515
- Office supplies costs	230.555.627	176.464.148
- Fixed asset depreciation costs	743.645.175	598.682.686
- Tax, duties, fees	829.123.901	804.350.364
- Expenses of outsourcing services	1.832.612.765	2.143.603.934
- Other expenses in cash	938.475.885	542.414.812
Total	8.063.008.777	7.600.973.459
	First quarter of	First quarter of
7. OTHER INCOME	current year	previous year
	90.909.090	pictious year
- Liquidation of fixed assets	90.909.090	
Liquidation of fixed assetsCompensation money		_
- Compensation money	80.058.240	- 166.025
-	80.058.240 820.223	166.025 166.025

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

8. OTHER EXPENSES	First quarter of	First quarter of
- Odd numbers in payment	current year	previous year 84.507
* *	231.417	46.849.665
- Other expenses Total	231.417	46.934.172
Total	231.417	40.934.172
9. CURRENT INCOME TAX EXPENSE	First quarter of	First quarter of
3. CURRENT INCOME TAX EXTENSE	current year	previous year
- Accounting profit before tax	26.056.249.175	12.045.747.398
- Increase (+) decrease (-) adjustments	(6.642.314.845)	(1.691.894.011)
- Tax-free income	-	-
- Taxable income	19.413.934.330	10.353.853.387
- Loss transfer	-	-
- Tax rate	20%	20%
- Corporate income tax payable	3.882.786.866	2.070.770.677
- Current corporate income tax expense	3.882.786.866	2.070.770.677
- Deferred corporate income tax expense	12.025.679	-
10. BASIC EARNINGS PER SHARE/DILUTED	First quarter of	First quarter of
EARNINGS PER SHARE	current year	previous year
- Profits after corporate income tax	22.161.436.630	9.974.976.721
- Appropriation of bonus and welfare funds	2.216.143.663	897.747.905
- Average ordinary shares outstanding during the year	100.000.000	100.000.000
Basic earnings per share/diluted earnings per share	199	91

Consolidated financial statements

First quarter of 2025

VII. Other information

1. Related parties transactions and balances

The parties related to the Company include:

Related parties	Relationship
High - Grade brick - Tile Corporation	Associate company
Nui Nho Joint Stock Company	Associate company
Nhi Hiep Brick - Tile Co-Operation	Associate company
Thanh Le Corporation	Major shareholder
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During the period, the Company had the following transactions with related parties:

No.306, DT743 Street, Binh Thang Ward, Di An City, Binh Duong

Consolidated financial statements First quarter of 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	763.724.163
	Payment for goods	1.027.318.056
	Nui Nho Purchase	5.248.586.397
	Nui Nho Payment for goods	1.079.266.437
Nhi Hiep Brick - Tile Co-Operation	Purchase	3.697.081.743
-	Payment for goods	2.289.897.393
	Nhi Hiep Purchase	11.107.826.468
	Nhi Hiep Payment for goods	5.620.474.487
m 1		-
Thanh Le Corporation	Purchase	46.134.453.477
	Payment for goods	44.346.403.477
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-
At the end of the reporting period, the liabi	lities to related parties were as follows:	
Related	Content	Amount
Nui Nho Joint Stock Company	Purchases	7.542.896
	Sales receivable	4.183.796.670
Nhi Hiep Brick - Tile Co-Operation	Purchases	1.407.184.350
	Sales receivable	9.417.943.063
Thanh Le Corporation	Purchases	7.751.800.000
•	Sales receivable	-
		Binh Duong, 24 April 2025
Prepare	Chief Accountant	General Director

Le Hai Duong Huynh Minh Tam Le Viet Chau