THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness

Binh Duong, day 18th, October, 2025

No: 28/CBTT-MC25

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

To: Hanoi Stock Exchange Name of company: BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Securities code: MVC Address of headoffice: No. 306 DT 743 Street, Binh Thang Ward, Di An City, Binh **Duong Province** Telephone: 0274 375 1518 Fax: 0274375 1138 Authorized person to disclosure information: Mr. Nguyen Quoc Binh Address: No. 306 DT 743 Street, Binh Thang Ward, Di An City, Binh Duong Province Telephone: 0274375 1518 Type of information disclosure : \Box 24 h \Box 72 h \Box extraordinary \Box upon request periodic Information disclosure content: + Separate financial statements third quarter of 2025 + Explanation of changes in profit after corporate income tax compared to the same period

This information was published on the company's website on October 18, 2025 at the link: http://www.vlxdbd.com.vn.

We commit that the information published above is true and are fully responsible before the law for the content of the published information.

AUTHORIZED PERSON TO DISCLOSURE INFORMATION

Nguyen Quoc Binh



As at 30 September 2025

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

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No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

SEPARATE BALANCE SHEET As at 30 September 2025

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		760.753.615.738	688.671.952.562
I. Cash and cash equivalents	110	V.1	51.742.082.201	61.691.496.496
1. Cash	111		46.659.995.626	41.713.775.877
2. Cash equivalents	112		5.082.086.575	19.977.720.619
II. Short-term investments	120	V.2	304.342.339.354	222.125.644.540
2. Held to maturity investments	123		304.342.339.354	222.125.644.540
III. Short-term receivables	130		204.339.399.230	186.139.464.520
1. Short-term trade receivables	131	V.3	56.448.133.212	69.091.569.999
2. Short-term advances to suppliers	132	V.4	32.826.607.068	4.201.114.692
3. Short-term inter-company receivables	133	V.5	62.321.246.474	54.668.416.979
4. Other short-term receivables	136	V.6	62.771.778.927	67.940.769.604
5. Short-term provision for doubtful debts	137	V.6	(10.028.366.451)	(9.762.406.754)
IV. Inventories	140	V.7	194.323.722.044	211.373.953.829
1. Inventories	141		199.055.052.930	216.072.394.835
2. Provision for decline in value of inventories	149		(4.731.330.886)	(4.698.441.006)
V. Other current assets	150	V.8	6.006.072.909	7.341.393.177
1. Short-term prepaid expenses	151		4.168.466.103	5.503.786.372
2. Deductible VAT	152		1.837.606.806	1.837.606.805
B. LONG-TERM ASSETS	200		797.614.738.677	789.803.364.995
I. Long-term receivables	210		8.802.302.893	7.487.752.265
1. Other long-term receivables	216		8.802.302.893	7.487.752.265
II. Fixed assets	220		188.386.694.302	205.193.509.235
1. Tangible fixed assets	221	V.9	181.042.382.287	197.488.552.442
- Costs	222		499.989.844.224	499.575.024.267
- Accumulated depreciation	223		(318.947.461.937)	(302.086.471.825)
2. Intangible fixed assets	227	V.10	7.344.312.015	7.704.956.793
- Costs	228		212.851.475.282	212.851.475.282
- Accumulated depreciation	229		(205.507.163.267)	(205.146.518.489)
III. Investment properties	230	V.11	3.208.339.190	3.605.779.712
- Costs	231		9.880.166.115	9.880.166.115
- Accumulated depreciation	232		(6.671.826.925)	(6.274.386.403)

Form B01a - DN

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

SEPARATE BALANCE SHEET

As at 30 September 2025

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
IV. Long-term assets in progress	240	V.12	5.327.230.103	739.067.411
1. Long-term work in progress	242		5.327.230.103	739.067.411
V. Long-term investments	250		319.468.651.943	320.829.840.731
1. Investments in subsidiaries	251	V.13	41.734.362.000	39.750.000.000
2. Investments in joint ventures and associates	252	V.13	359.342.404.441	359.342.404.441
3. Provision for long-term investments	254	V.13	(81.608.114.498)	(78.262.563.710)
VI. Other long-term assets	260		272.421.520.246	251.947.415.641
1. Long-term prepaid expenses	261	V.14	258.191.605.136	251.409.740.687
2. Deferred income tax assets	262		14.229.915.110	537.674.954
TOTAL ASSETS (270 = 100 + 200)	270		1.558.368.354.415	1.478.475.317.557

Form B01a - DN

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

SEPARATE BALANCE SHEET

As at 30 September 2025

Unit: VND

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Items	Code	Notes	Closing balance	Opening balance	
C. LIABILITIES	300		368.468.827.584	309.544.882.562	
I. Short-term liabilities	310		339.575.248.259	306.739.256.793	
1. Short-term trade payables	311	V.15	14.907.880.400	16.274.565.436	
2. Short-term advances from customers	312	V.16	7.981.676.719	1.835.359.029	
3. Taxes and other payables to government budget	313	V.17	32.184.131.576	8.962.356.786	
4. Payables to employees	314	V.18	4.552.294.070	12.225.232.686	
5. Short-term accrued expenses	315	V.19	9.599.726.811	6.515.370.947	
6.Other short-term payments	319	V.20	7.274.602.547	463.375.963	
7. Short-term loans and finance lease liabilities	320	V.21	257.100.735.630	257.468.169.418	
8. Bonus and welfare fund	322		5.974.200.506	2.994.826.528	
II. Long-term liabilities	330		28.893.579.325	2.805.625.769	
1. Other long-term payables	337	V.20	1.371.251.000	347.251.000	
2. Long-term provisions	342		27.522.328.325	2.458.374.769	
D. OWNER'S EQUITY	400		1.189.899.526.831	1.168.930.434.995	
I. Owner's equity	410		1.189.899.526.831	1.168.930.434.995	
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		117.294.340.670	104.595.272.162	
3.Undistributed profit after tax	421		72.605.186.161	64.335.162.833	
- Undistributed profit after tax brought forward	421a		921.513.498	839.820.295	
- Undistributed profit after tax for the current year	421b		71.683.672.663	63.495.342.538	
TOTAL RESOURCES (440 = 300 + 400)	440		1.558.368.354.415	1.478.475.317.557	

Tan Dong Hiep, 17 October 2025

Prepare Chief accountant General Director

Le Hai Duong Huynh Minh Tam Le Viet Chau

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

Form B02a - DN (Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

SEPARATE INCOME STATEMENT

Third quarter of 2025

Unit: VND

Items	Code	Notes	Third quarter of		Accumulated from the year to the en	0 0
			Current year	Previous year	Current year	Prior year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenues from sales and services						
rendered	1	VI.1	192.325.791.318	141.554.472.814	525.287.985.700	413.463.342.700
2. Revenue deductions	2		-	-	-	-
3. Net revenues from sales and services						
rendered	10		192.325.791.318	141.554.472.814	525.287.985.700	413.463.342.700
4. Costs of goods sold	11	VI.2	153.679.594.957	110.063.962.873	397.331.602.309	322.928.832.293
5. Gross revenues from sales and						
services rendered	20		38.646.196.361	31.490.509.941	127.956.383.391	90.534.510.407
6. Financial income	21	VI.3	13.748.567.859	7.866.532.643	20.733.136.059	15.052.831.118
7. Financial expenses	22	VI.4	3.645.090.599	3.134.456.387	13.436.154.800	9.684.231.273
+ In which: Interest expenses	23		3.645.090.599	3.134.456.387	7.290.181.198	9.453.916.945
8. Selling expenses	24	VI.5	8.362.311.131	5.647.393.413	22.543.027.534	16.060.827.872
9. General administration expenses	25	VI.6	9.570.836.413	6.255.418.938	25.876.983.188	22.921.057.700
10. Net profits from operating activities [30=20+(21-22)-(24+25)]	30		30.816.526.077	24.319.773.846	86.833.353.928	56.921.224.680
11. Other income	31	VI.7	1.789.799	1.072.253	769.933.124	34.773.086
12. Other expenses	32	VI.8	414.971	610.412	57.793.070	1.161.481
13. Other profits (40=31-32)	40		1.374.828	461.841	712.140.054	33.611.605
14. Total net profit before tax (50=30+40)	50		30.817.900.905	24.320.235.687	87.545.493.982	56.954.836.285
15. Current corporate income tax expenses	51	VI.9	4.254.526.181	3.912.920.725	29.554.061.474	10.221.841.856
16. Deferred corporate income tax expenses	52	VI.9	-	-	(13.692.240.156)	302.008.520
17. Profits after corporate income tax (60=50-51-52)	60		26.563.374.724	20.407.314.962	71.683.672.664	46.430.985.909
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Tan Dong Hiep, 17 October 2025

Prepare Chief accountant General Director

Le Hai Duong Huynh Minh Tam Le Viet Chau

Form B03a-DN

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

SEPARATE CASH FLOW STATEMENT

(Direct method)

Third quarter of 2025

Items	Code	Notes	Accumulated from the beginning of the year 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		156.316.158.795	187.856.441.819	
2. Expenditures paid to suppliers	02		(156.791.326.272)	(172.648.605.714)	
3. Expenditures paid to employees	03		(26.244.159.012)	(30.135.388.185)	
4. Paid interests	04		(10.081.040.774)	(9.502.074.205)	
5. Paid enterprise income tax	05		(9.755.654.223)	(12.124.641.792)	
6. Other proceeds from operating activities	06		499.282.624.146	327.259.117.835	
7. Other expenditures on operating activities	07		(335.594.093.124)	(295.156.230.107)	
Net cash flows from operating activities	20		117.132.509.536	(4.451.380.349)	
II. Cash flows from investing activities					
Expenditures on purchase and construction of fixed					
assets and long-term assets	21		(17.896.355.985)	(17.088.477.913)	
2. Proceeds from disposal or transfer of fixed assets and					
other long-term assets	22		424.272.726	-	
3. Proceeds from disposal or transfer of fixed assets and					
other long-term assets	23		(110.795.526.131)	(13.238.118.930)	
4. Proceeds from lending or repurchase of debt instruments from other entities	24		28.437.274.961	10.510.000.000	
5.Expenditures on equity investments in other entities	25		(1.984.362.000)	(200.000.000)	
6. Proceeds from interests, dividends and distributed profits	27		20.100.206.386	17.422.696.466	
Net cash flows from investing activities	30		(81.714.490.043)	(2.593.900.377)	
III.Cash flows from financial activities			(0177117501010)	(2109019001011)	
1. Proceeds from borrowings	33		306.823.747.238	299.996.436.534	
Repayment of principal	34		(307.191.181.026)	(276.586.177.915)	
3. Dividends and profits paid to owners	36		(45.000.000.000)	(5.700.000)	
Net cash flows from financial activities	40		(45.367.433.788)	23.404.558.619	
Net cash flows during the fiscal year	50		(9.949.414.295)	16.359.277.893	
Cash and cash equivalents at the beginning of fiscal year	60		61.691.496.496	48.386.261.027	
Cash and cash equivalents at the ending of fiscal year	70		51.742.082.201	64.745.538.920	

Tan Dong Hiep, 17 October 2025

Prepare Chief accountant General Director

Le Hai Duong Huynh Minh Tam Le Viet Chau

Separate financial statements
Third quarter of 2025

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

(Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

V. NOTES TO THE SEPARATE BAL				
1 - CASH AND CASH EQUIVALEN		Closing balance		Opening balance
Cash on hand	_	3.976.600.081	-	2.155.850.920
- VND Cash		3.976.600.081		2.155.850.920
+ Cash at Company Office		3.395.431.215		1.130.875.829
+ Cash at Ben Cat Brick and Tile Fact	ory	152.503.418		112.313.988
+ Cash at Binh Phuoc Branch		428.665.448		912.661.103
Cash in bank		42.683.395.545		39.557.924.957
- VND Deposit		42.664.473.594		39.540.240.603
- Foreign currency deposits		18.921.951		17.684.354
+ USD	272,38 USD #	7.057.366	283,38 USD #	7.183.400
+ EUR	392,75 EUR #	11.864.585	401,06 EUR #	10.500.954
Cash equivalents				
+ Term deposits with original maturity	not exceeding 3			
months		5.082.086.575		19.977.720.619
	Total _	51.742.082.201	-	61.691.496.496
2. Short-term financial investment	_	Closing balance	_	Opening balance
- Short-term deposits		304.342.339.354		222.125.644.540
	Total _	304.342.339.354	-	222.125.644.540
3. Short-term trade receivables		Closing balance		Opening balance
- Customers of project management b	ooard	5.036.042.600	_	6.943.570.200
- Customers of Ben Cat Brick and Til	e Factory	25.954.369.438		16.407.474.739
- Customers of Ho Chi Minh Branch		4.066.858.496		7.631.097.985
- Customers of Binh Phuoc Branch		17.139.353.603		20.341.574.454
- Other customers	_	4.251.509.075	_	17.767.852.621
	Total _	56.448.133.212	-	69.091.569.999
4. Short-term advances to suppliers	_	Closing balance	_	Opening balance
- Kim Ngan Ha Co., Ltd		27.120.160.800		568.396.440
- Phat Hung Co., Ltd		957.658.244		716.122.474
- Tri Tue Viet Co., Ltd		-		1.320.350.000
- Hung Hai Cuong Co., Ltd		1.680.000.000		-
- Others	_	3.068.788.024	_	1.596.245.778
	Total _	32.826.607.068	-	4.201.114.692
5. Short-term inter-company receivab	_	Closing balance	-	Opening balance
- Hung Thinh Construction Materials	_	62.321.246.474	_	54.668.416.979
	Total _	62.321.246.474	_	54.668.416.979

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

(Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

Separate financial statements
Third quarter of 2025

6. Other short-term receivables		Closing balance	Opening balance
- Interest receivable	_	5.402.336.488	5.984.612.335
- Loan interest		1.213.471.503	6.297.801.636
- Receivables from employees		53.469.239.212	54.127.190.885
- Dividends receivable		720.005.760	720.005.760
- Others		1.966.725.964	811.158.988
	Total -	62.771.778.927	67.940.769.604
Short-term provision for doubtful debts	_	(10.028.366.451)	(9.762.406.754)
7. Inventories		Closing balance	Opening balance
Cost of inventory	_		
Raw materials		4.075.838.805	3.487.128.807
Work in progress		141.358.749.919	143.741.742.779
Finished goods		44.618.256.912	63.086.536.708
Goods		9.002.207.294	5.756.986.541
	Total _	199.055.052.930	216.072.394.835
Provision for decline in value of inventories	_	(4.731.330.886)	(4.698.441.006)
Net realizable value of inventories	_	194.323.722.044	211.373.953.829
8. Other current assets		Closing balance	Opening balance
- Short-term prepaid expenses	_	4.168.466.103	5.503.786.372
- VAT deductible		1.837.606.806	1.837.606.805
	Total -	6.006.072.909	7.341.393.177

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

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NOTES TO THE SEPARATE 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	247.933.740.271	210.704.320.129	39.330.936.169	1.606.027.698	499.575.024.267
Increase	490.485.483	7.174.599.729	5.920.608.081	1.386.019.091	14.971.712.384
- Purchase	-	6.894.599.729	5.920.608.081	40.500.000	12.855.707.810
- Finished capital investmen	452.485.483	-	-	-	452.485.483
-Reclassify	38.000.000	280.000.000	-	1.345.519.091	1.663.519.091
Decrease	10.442.009.700	-	4.114.882.727	-	14.556.892.427
- Liquidation	10.442.009.700	-	2.451.363.636	-	12.893.373.336
-Reclassify	-	-	1.663.519.091	-	1.663.519.091
Closing balance	237.982.216.054	217.878.919.858	41.136.661.523	2.992.046.789	499.989.844.224
II. Accumulated depreciation	n				
Openning balance	166.907.257.526	111.203.519.251	22.714.266.950	1.261.428.098	302.086.471.825
Increase	10.908.403.142	16.112.439.511	2.875.844.137	1.221.918.447	31.118.605.237
- Depreciation	10.908.403.142	15.892.485.121	2.875.844.137	77.631.048	29.754.363.448
-Reclassify	-	219.954.390	-	1.144.287.399	1.364.241.789
Decrease	10.464.297.744	-	3.793.317.381	-	14.257.615.125
- Liquidating	10.442.009.700	-	2.451.363.636	-	12.893.373.336
-Reclassify	22.288.044	-	1.341.953.745	-	1.364.241.789
Closing balance	167.351.362.924	127.315.958.762	21.796.793.706	2.483.346.545	318.947.461.937
III. Net book value					
Opening balance	81.026.482.745	99.500.800.878	16.616.669.219	344.599.600	197.488.552.442
Closing balance	70.630.853.130	90.562.961.096	19.339.867.817	508.700.244	181.042.382.287

Separate financial statements

Third quarter of 2025

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	-	132.924.861	227.719.917	360.644.778
- Depreciation	-	132.924.861	227.719.917	360.644.778
Decrease	-	-	-	-
Closing balance	200.247.825.497	1.942.630.745	3.316.707.025	205.507.163.267
III. Net book value				
Opening balance	-	7.190.858.354	514.098.439	7.704.956.793
Closing balance	-	7.057.933.493	286.378.522	7.344.312.015

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

⁻ Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 82.108.460.449.

Separate financial statements
Third quarter of 2025

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

(Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong)

NOTES TO THE SEPARATE 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	397.440.522	-	6.671.826.925
- Buildings	5.830.247.655	372.804.936	-	6.203.052.591
- Land use rights	444.138.748	24.635.586	-	468.774.334
Net book value	3.605.779.712	-	-	3.208.339.190
- Buildings	1.338.919.050			966.114.114
- Land use rights	2.266.860.662			2.242.225.076

12. Construction in progress	Closing balance	Opening balance
- Fence construction	406.319.565	349.067.411
- Cost of consulting on investment procedures for build	ling	
a gas station	370.000.000	-
- Fire prevention and fighting consulting Cost	470.000.000	-
- Cost of unburnt brick production line	430.651.936	-
- Machine foundation embankment	2.628.280.000	-
- Others	1.021.978.602	390.000.000
Total	5.327.230.103	739.067.411

13. Investment in Subsidiaries, Associates, Joint Ventures

Name of subsidiary, associate, joint v	venture	Closing balance	Opening balance
ICD Hoa Lu Co.,Ltd (Subsidiary)		41.734.362.000	39.750.000.000
High - Grade Brick - Tile Corporation	(a)	17.442.000.000	17.442.000.000
Núi Nhỏ Joint Stock Company (b)		313.755.549.241	313.755.549.241
Nhi Hiep Brick - Tile Co-Operation (c)	28.144.855.200	28.144.855.200
	Total	401.076.766.441	399.092.404.441
Provision for long-term investments		(81.608.114.498)	(78.262.563.710)
Net financial investment value	Total	319.468.651.943	320.829.840.731

⁽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 29.9%.

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

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%.

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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	-	63.381.600
- Cost of receiving transfer of land use rights, land		
compensation cost of Long Nguyen 1 Brick and Tile Factory		
	9.831.595.101	13.078.759.931
- Cost of receiving transfer of land use rights, land		
compensation cost of Long Nguyen 2 Brick and Tile Factory2		
•	22.179.889.350	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	2.540.279.120	3.570.134.035
- Cost of receiving transfer of land use rights at Binh Phuoc Branch to exploit construction stone		
	121.113.741.744	120.154.929.307
- Cost of unloading soil at Binh Phuoc branch	43.856.653.776	31.777.735.818
- Exploration costs and quarrying documentation	1.063.050.898	1.348.617.621
- Fee for granting mineral exploitation rights to Tan Lap		
stone mine	39.589.321.138	38.754.959.320
- Others	16.567.074.009	18.816.542.855
Total	258.191.605.136	251.409.740.687
15. Short-term trade payables	Closing balance	Opening balance
- Nui Nho Joints stock company (i)	163.916.705	271.136.789
- Thanh Le Corporation (i)	5.238.750.000	5.963.750.000
- Nhi Hiep Brick - Tile Co-Operation (i)	1.089.647.700	-
- Branch of Southern Mining Chemical Industry Company		
Limited - MICCO in Binh Duong	1.605.924.900	1.789.574.800
- Dang Ngoc Diem Phuong Co., Ltd	-	829.193.059
- Thanh Tuan Tourism Transport Co., Ltd	1.733.261.975	1.564.962.542
- VIE - TECH Co., Ltd	245.002.320	280.937.160
- Hung Nam Phat Co., Ltd	416.798.128	179.803.943
- Others	4.414.578.672	5.395.207.143
Total	14.907.880.400	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	7.981.676.719	1.835.359.029
Total	7.981.676.719	1.835.359.029

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17. Taxes and other payments to the state	Closing balance	Opening balance
- Value added tax	2.499.909.456	2.379.726.634
- Corporate income tax	24.053.141.009	4.254.733.758
- Personal income tax	204.493.295	110.606.845
- Natural resources tax	1.066.481.578	1.224.185.218
- Land rental	688.589.325	544.775.293
- Fees, charges and other items of payment	316.675.059	448.329.038
Total	32.184.131.576	8.962.356.786
18. Payable to employees	Closing balance	Opening balance
	4.552.294.070	12.225.232.686
	4.552.294.070	12.225.232.686
19. Accrued expenses	Closing balance	Opening balance
- Accrued expenses	9.599.726.811	6.515.370.947
Total	9.599.726.811	6.515.370.947
20. Other payables	Closing balance	Opening balance
- Union dues	75.494.640	77.702.580
- Insurance premiums payable	1.197.821.935	_
- Amount left to ensure warranty obligations	133.213.000	203.768.900
- Surplus assets pending disposal	5.743.587.732	_
- Others	124.485.240	181.904.483
Total	7.274.602.547	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	251.459.807.565	251.306.430.680
- Vietnam Joint Stock Commercial Bank For Industry An Trade - Binh Duong Branch	5.640.928.065	6.161.738.738
Total	257.100.735.630	257.468.169.418
22. Others payables	Closing balance	Opening balance
- Deposits received	1.371.251.000	347.251.000
Total	1.371.251.000	347.251.000

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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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	64.335.162.833	1.168.930.434.995
Increase in current year	-	-	-	71.683.672.665	71.683.672.665
Decrease in current year	-	-	-	(18.413.649.336)	-
+ Development Investment Fund (20%)	_	_	12.699.068.508	(12.699.068.508)	_
+ Bonus and welfare fund (7%)	-	-	-	(4.444.673.978)	(4.444.673.978)
+ Board of directors - Supervisory Board remuneration fund, executive management board bonus fund (2%)					
(2%)	-	-	-	(1.269.906.850)	(1.269.906.850)
+ Dividends				(45.000.000.000)	(45.000.000.000)
Closing balance	1.000.000.000.000	-	117.294.340.670	72.605.186.162	1.189.899.526.831

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 SEPARATE INCOME STATEMENT

1. REVENUES FROM SALES AND SERVICES RENDERED	Third quarter of current year	Third quarter of previous year
- Revenue from sale of goods	174.382.972.580	122.955.916.324
- Revenue from BOT road	14.254.248.920	15.544.088.282
- Service revenue + other revenue	3.688.569.818	3.054.468.208
Total	192.325.791.318	141.554.472.814
No revenue deductions occurred during the period.		
	Third quarter of	Third quarter of

2. COST OF GOODS SOLD		Third quarter of current year	Third quarter of previous year
- Cost of goods sold		146.345.146.777	101.511.790.630
- Cost of BOT road		5.196.828.172	6.254.642.621
- Cost of service provision + others		2.137.620.008	2.297.529.622
	Total	153.679.594.957	110.063.962.873

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3. FINANCIAL INCOME	Third quarter of	Third quarter of
- Interest on deposits and loans	4.203.297.859	9 previous year 3.093.897.643
- Dividends, profits shared (*)	9.545.270.000	4.772.635.000
Total	13.748.567.859	7.866.532.643
(*) Dividends, profits shared:	13.740.307.037	7.000.332.043
· · ·	9.545.270.000	4.772.635.000
+ Nui Nho Joint Stock Company Total	9.545.270.000	4.772.635.000
Total	9.343.270.000	4.772.033.000
4. FINANCIAL EXPENSES	Third quarter of	Third quarter of
	current year	previous year
- Interest expenses	3.645.090.599	3.134.456.387
Total	3.645.090.599	3.134.456.387
5. SELLING EXPENSES	Third quarter of	Third quarter of
D11	current year	previous year
- Payroll expenses	4.018.375.329	3.228.564.360
- Expenses of materials, package	1.108.116.234	667.782.458
- Depreciation cost of fixed assets	659.804.055	590.516.872
- Expenses of outsourcing services	1.809.315.513 766.700.000	903.365.623 257.164.100
- Other expenses in cash Total	8.362.311.131	5.647.393.413
Total	0.302.311.131	3.047.373.413
6. GENERAL ADMINISTRATION EXPENSES	Third quarter of current year	Third quarter of previous year
- Expenses of administrative staffs	4.139.216.344	3.207.734.365
- Office supplies costs	331.901.594	150.787.753
- Fixed asset depreciation costs	895.431.980	667.808.052
- Tax, duties, fees	-	718.089.973
- Expenses of outsourcing services	3.620.599.118	1.152.070.378
- Other expenses in cash	583.687.377	358.928.417
Total	9.570.836.413	6.255.418.938
7. OTHER INCOME	Third quarter of	Third quarter of
7. OTHER INCOME	current year	previous year
- Odd numbers in payment	1.789.799	1.072.253
Total	1.789.799	1.072.253

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8. OTHER EXPENSES		Third quarter of current year	Third quarter of previous year
- Other expenses		414.971	610.412
	Total	414.971	610.412
9. CURRENT INCOME TAX EXPENSE		Third quarter of current year	Third quarter of previous year
- Accounting profit before tax		30.817.900.905	24.320.235.687
- Increase (+) decrease (-) adjustments		-	17.002.937
- Tax-free income		(9.545.270.000)	(4.772.635.000)
- Taxable income		21.272.630.905	19.564.603.624
- Loss transfer		-	-
- Tax rate		20%	20%
- Corporate income tax payable		4.254.526.181	3.912.920.725
- Current corporate income tax expense		4.254.526.181	3.912.920.725
- Deferred corporate income tax expense		-	-

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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Le Viet Chau

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Le Hai Duong

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	466.170.649
	Payment for goods	419.847.946
	Nui Nho Purchase	6.871.872.608
	Nui Nho Payment for goods	6.751.754.556
Nhi Hiep Brick - Tile Co-Operation	Purchase	4.634.613.181
	Payment for goods	4.001.777.409
	Nhi Hiep Purchase	14.388.521.236
	Nhi Hiep Payment for goods	15.728.800.149
Thanh Le Corporation	Purchase	44.531.425.143
	Payment for goods	39.292.675.143
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-
At the end of the reporting period, the liabi		
Related	Content	Amount
Nui Nho Joint Stock Company	Purchases	163.916.705
	Sales receivable	255.522.512
Nhi Hiep Brick - Tile Co-Operation	Purchases	1.089.647.700
	Sales receivable	4.578.093.145
Thanh Le Corporation	Purchases	5.238.750.000
	Sales receivable	-
		Tan Dong Hiep, 17 October 2025
Prepare	Chief Accountant	General Director

Huynh Minh Tam