

**BINH DUONG BUILDING
MATERIALS AND
CONSTRUCTION
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, day 20th, October, 2026

No: 25/CBTT-MC26

**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. 34 ĐT 743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

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Authorized person to disclosure information: Mr. Nguyen Quoc Binh

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Type of information disclosure : ☐ 24 h ☐ 72 h ☐ extraordinary ☐ upon request

☐ periodic

Information disclosure content:

+ Separate financial statements third quarter of 2026

+ Explanation of changes in profit after corporate income tax in the separate financial statements third quarter of 2026 compared to the same period in 2025

This information was published on the company's website on October 20, 2026 at the link:
<http://www.vlxbd.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.

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Cổ Phần
Vật Liệu
và Xây
Dựng
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**AUTHORIZED PERSON TO
DISCLOSURE INFORMATION**



Nguyen Quoc Binh

SEPARATE FINANCIAL STATEMENTS
BINH DUONG BUILDING MATERIALS AND
CONSTRUCTION CORPORATION
THIRD QUARTER OF 2026

As at 30 September 2026

October 2026

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STATEMENT OF FINANCIAL POSITION**As at 30 September 2026***Unit: VND*

Items	Code	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		655.545.568.790	706.423.929.428
I. Cash and cash equivalents	110	V.1	114.472.242.180	31.423.073.815
1. Cash	111		37.772.242.180	31.423.073.815
2. Cash equivalents	112		76.700.000.000	-
II. Short-term investments	120	V.2	274.415.908.083	418.809.886.097
2. Held to maturity investments	123		274.415.908.083	418.809.886.097
III. Short-term receivables	130		84.369.616.998	83.774.521.117
1. Short-term trade receivables	131	V.3	22.957.888.635	38.085.828.496
2. Short-term advances to suppliers	132	V.4	11.313.336.808	3.098.617.969
4. Other short-term receivables	135	V.5	62.203.119.527	53.827.185.761
5. Short-term provision for doubtful debts	136	V.5	(12.104.727.972)	(11.237.111.109)
IV. Inventories	140	V.6	175.659.508.911	168.845.527.798
1. Inventories	141		175.659.508.911	173.734.200.533
2. Provision for decline in value of inventories	142		-	(4.888.672.735)
V. Other current assets	150	V.7	6.628.292.618	3.570.920.601
1. Short-term prepaid expenses	151		6.628.292.618	1.733.313.795
2. Deductible VAT	152		-	1.837.606.806
B. LONG-TERM ASSETS	200		1.343.210.029.647	903.798.930.802
I. Long-term receivables	210		15.643.741.619	8.731.920.258
1. Other long-term receivables	216		15.643.741.619	8.731.920.258
II. Fixed assets	220		208.712.945.312	200.137.326.532
<i>1. Tangible fixed assets</i>	<i>221</i>	V.8	<i>201.701.053.304</i>	<i>192.691.212.777</i>
- Costs	222		496.087.338.145	522.052.447.658
- Accumulated depreciation	223		(294.386.284.841)	(329.361.234.881)
<i>2. Intangible fixed assets</i>	<i>227</i>	V.9	<i>7.011.892.008</i>	<i>7.446.113.755</i>
- Costs	228		213.093.675.282	213.093.675.282
- Accumulated depreciation	229		(206.081.783.274)	(205.647.561.527)
III. Investment properties	230	V.10	12.775.343.923	13.883.392.504
- Costs	231		19.354.940.301	19.354.940.301
- Accumulated depreciation	232		(6.579.596.378)	(5.471.547.797)

STATEMENT OF FINANCIAL POSITION**As at 30 September 2026***Unit: VND*

Items	Code	Notes	Closing balance	Opening balance
IV. Long-term assets in progress	240	V.11	436.741.105.568	35.975.139.494
1. Long-term work in progress	242		436.741.105.568	35.975.139.494
V. Long-term investments	250		421.099.431.573	376.087.495.666
1. Investments in subsidiaries	251	V.12	44.796.923.200	44.796.923.200
2. Investments in joint ventures and associates	252	V.12	365.352.574.441	359.342.404.441
3. Provision for long-term investments	254	V.12	(9.050.066.068)	(48.051.831.975)
4. Held to maturity investments	255		20.000.000.000	20.000.000.000
VI. Other long-term assets	260		248.237.461.652	268.983.656.348
1. Long-term prepaid expenses	261	V.13	247.652.559.658	260.490.374.059
2. Deferred income tax assets	262		584.901.994	8.493.282.289
TOTAL ASSETS (270 = 100 + 200)	270		1.998.755.598.437	1.610.222.860.230

STATEMENT OF FINANCIAL POSITION**As at 30 September 2026***Unit: VND*

Items	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	300		618.372.443.237	369.485.951.126
I. Short-term liabilities	310		614.200.993.068	364.060.918.557
1. Short-term trade payables	311	V.14	13.429.352.051	22.393.987.340
2. Short-term advances from customers	312	V.15	12.209.147.816	11.930.690.612
3. Taxes and other payables to government budget	313	V.16	44.153.283.399	27.686.845.544
4. Payables to employees	314	V.17	-	12.918.026.550
5. Short-term accrued expenses	315	V.18	11.979.577.962	24.074.819.750
8. Short-term unearned revenues	318		1.525.022.962	5.106.000.000
6. Other short-term payments	319	V.19	62.532.521.787	334.442.111
7. Short-term loans and finance lease liabilities	320	V.20	461.848.321.896	256.814.072.949
8. Bonus and welfare fund	322		6.523.765.195	2.802.033.701
II. Long-term liabilities	330		4.171.450.169	5.425.032.569
1. Other long-term payables	337	V.21	1.169.251.000	2.655.901.000
2. Long-term provisions	342		3.002.199.169	2.769.131.569
D. OWNER'S EQUITY	400		1.380.383.155.200	1.240.736.909.104
I. Owner's equity	410	V.22	1.380.383.155.200	1.240.736.909.104
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		141.798.551.657	117.294.340.670
3. Undistributed profit after tax	421		238.584.603.543	123.442.568.434
- Undistributed profit after tax brought forward	421a		26.685.977.953	921.513.498
- Undistributed profit after tax for the current year	421b		211.898.625.590	122.521.054.936
TOTAL RESOURCES (440 = 300 + 400)	440		1.998.755.598.437	1.610.222.860.230

Tan Dong Hiep, 20 october 2026

Prepare**Chief accountant****General Director**

Le Hai Duong

Huynh Minh Tam**Le Viet Chau**

SEPARATE INCOME STATEMENT

Third quarter of 2026

Unit: VND

Items	Code	Notes	Third quarter of		Accumulated from the beginning of the year to the end of this quarter	
			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	219.592.172.834	192.325.791.318	653.375.841.006	525.287.985.700
2. Revenue deductions	2		-	-	-	-
3. Net revenues from sales and services rendered	10		219.592.172.834	192.325.791.318	653.375.841.006	525.287.985.700
4. Costs of goods sold	11	VI.2	141.190.029.251	153.679.594.957	404.730.719.692	397.331.602.309
5. Gross revenues from sales and services rendered	20		78.402.143.583	38.646.196.361	248.645.121.314	127.956.383.391
6. Profit/loss from the sale and liquidation of investment properties.	21		-	-	-	-
7. Financial income	22	VI.3	14.445.778.184	13.748.567.859	24.248.394.516	20.733.136.059
8. Financial expenses	23	VI.4	3.749.970.606	3.645.090.599	(26.776.428.797)	13.436.154.800
+ In which: Interest expenses	24		3.749.970.606	3.645.090.599	12.225.337.110	10.090.604.012
9. Selling expenses	25	VI.5	7.210.084.467	8.362.311.131	18.701.800.468	22.543.027.534
10. General administration expenses	26	VI.6	9.990.014.171	9.570.836.413	26.322.113.538	25.876.983.188
11. Net profits from operating activities [30=20+21+22-(23+25+26)]	30		71.897.852.523	30.816.526.077	254.646.030.621	86.833.353.928
12. Other income	31	VI.7	2.228.802.482	1.789.799	7.731.831.398	769.933.124
13. Other expenses	32	VI.8	212.098	414.971	270.198.607	57.793.070
14. Other profits (40=31-32)	40		2.228.590.384	1.374.828	7.461.632.791	712.140.054
15. Total net profit before tax (50=30+40)	50		74.126.442.907	30.817.900.905	262.107.663.412	87.545.493.982
16. Current corporate income tax expenses	51	VI.9	12.733.267.238	4.254.526.181	42.300.657.531	29.554.061.474
17. Deferred corporate income tax expenses	52	VI.9	0	-	7.908.380.295	(13.692.240.156)
18. Profits after corporate income tax (60=50-51-52)	60		61.393.175.669	26.563.374.724	211.898.625.586	71.683.672.664

Tan Dong Hiep, 20 october 2026

Prepare

Chief accountant

General Director



Le Hai Duong



Huynh Minh Tam



Le Viet Chau

SEPARATE CASH FLOW STATEMENT

(Direct method)

Third quarter of 2026

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		177.457.367.876	156.316.158.795
2. Expenditures paid to suppliers	02		(246.258.358.823)	(156.791.326.272)
3. Expenditures paid to employees	03		(29.994.421.394)	(26.244.159.012)
4. Paid interests	04		(12.254.759.829)	(10.081.040.774)
5. Paid enterprise income tax	05		(19.068.295.058)	(9.755.654.223)
6. Other proceeds from operating activities	06		608.099.005.200	499.282.624.146
7. Other expenditures on operating activities	07		(324.526.761.314)	(335.594.093.124)
Net cash flows from operating activities	20		153.453.776.658	117.132.509.536
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(444.125.161.159)	(17.896.355.985)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		4.663.636.364	424.272.726
3. Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(200.199.297.466)	(110.795.526.131)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		344.593.275.480	28.437.274.961
5. Expenditures on equity investments in other entities	25		(6.010.170.000)	(1.984.362.000)
6. Proceeds from interests, dividends and distributed profits	27		25.638.859.541	20.100.206.386
Net cash flows from investing activities	30		(275.438.857.240)	(81.714.490.043)
III. Cash flows from financial activities				
1. Proceeds from borrowings	33		570.726.025.069	306.823.747.238
2. Repayment of principal	34		(365.691.776.122)	(307.191.181.026)
3. Dividends and profits paid to owners	36		-	(45.000.000.000)
Net cash flows from financial activities	40		205.034.248.947	(45.367.433.788)
Net cash flows during the fiscal year	50		83.049.168.365	(9.949.414.295)
Cash and cash equivalents at the beginning of fiscal year	60		31.423.073.815	61.691.496.496
Cash and cash equivalents at the ending of fiscal year	70		114.472.242.180	51.742.082.201

Tan Dong Hiep, 20 october 2026

Prepare

Chief accountant

General Director



Le Hai Duong



Huynh Minh Tam



Le Viet Chau

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

V. NOTES TO THE SEPARATE BALANCE SHEET.

1 - CASH AND CASH EQUIVALENTS	Closing balance	Opening balance
Cash on hand	3.895.772.058	7.985.144.710
- VND Cash	3.895.772.058	7.985.144.710
+ Cash at Company Office	2.693.431.055	7.167.674.545
+ Cash at Ben Cat Brick and Tile Factory	542.704.388	92.258.293
+ Cash at Binh Phuoc Branch	659.636.615	725.211.872
Cash in bank	33.876.470.122	23.437.929.105
- VND Deposit	33.857.355.645	23.418.814.628
- Foreign currency deposits	19.114.477	19.114.477
+ USD 283,38 USD #	7.137.173	7.137.173
+ EUR 401,06 EUR #	11.977.304	11.977.304
Cash equivalents		
+ Term deposits with original maturity not exceeding 3 months	76.700.000.000	-
Total	114.472.242.180	31.423.073.815
2. Short-term financial investment	Closing balance	Opening balance
- Short-term deposits	266.099.235.100	349.013.968.184
- Short-term loan receivables	-	62.321.246.474
- Interest receivable	8.316.672.983	7.474.671.439
Total	274.415.908.083	418.809.886.097
3. Short-term trade receivables	Closing balance	Opening balance
- Customers of project management board	-	3.033.043.600
- Customers of Ben Cat Brick and Tile Factory	14.699.681.257	21.788.176.344
- Customers of Ho Chi Minh Branch	3.320.868.416	3.403.015.885
- Customers of Binh Phuoc Branch	2.341.095.439	5.573.410.372
- Other customers	2.596.243.523	4.288.182.295
Total	22.957.888.635	38.085.828.496
4. Short-term advances to suppliers	Closing balance	Opening balance
- Tri Tue Viet Contrustion Design Consultant Co.,Ltd	1.116.000.000	-
- Viet Nam XCMG Equipment and Machinery Co.,Ltd	2.376.000.000	-
- Nguyễn Minh Chí	3.100.000.000	-
- Tam Phat Tai Science and Environment Co.,Ltd	1.363.392.000	-
- 911 Group JSC	-	1.000.000.000
- An Khoa Automotive Engineering and Manufacturing Co., Ltd.	-	966.900.000
- Others	3.357.944.808	1.131.717.969
Total	11.313.336.808	3.098.617.969

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

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

Separate financial statements

Third quarter of 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

5. Other short-term receivables	Closing balance	Opening balance
- Loan interest	-	2.232.466.569
- Receivables from employees	60.628.122.364	50.086.257.009
- Dividends receivable	750.006.000	720.005.760
- Others	824.991.163	788.456.423
Total	62.203.119.527	53.827.185.761
Short-term provision for doubtful debts	(12.104.727.972)	(11.237.111.109)
6. Inventories	Closing balance	Opening balance
Cost of inventory		
Raw materials	2.737.967.504	3.974.697.509
Work in progress	152.424.609.943	145.006.185.145
Finished goods	12.419.238.647	18.618.205.977
Goods	8.077.692.817	6.135.111.902
Total	175.659.508.911	173.734.200.533
Provision for decline in value of inventories	-	(4.888.672.735)
Net realizable value of inventories	175.659.508.911	168.845.527.798
7. Other current assets	Closing balance	Opening balance
- Short-term prepaid expenses	6.628.292.618	1.733.313.795
- VAT deductible	-	1.837.606.806
Total	6.628.292.618	3.570.920.601

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

8. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machine, equipment	Transportation, equipment	Office equipment and furniture	Total
I. Original cost					
Opening balance	227.297.916.834	251.713.342.513	40.049.141.522	2.992.046.789	522.052.447.658
Increase	5.245.353.289	39.321.583.932	2.534.371.447	-	47.101.308.668
- Purchase	5.245.353.289	39.321.583.932	2.534.371.447	-	47.101.308.668
- Finished capital invest	-	-	-	-	-
Decrease	20.249.677.000	52.031.741.181	785.000.000	-	73.066.418.181
- Liquidation	20.249.677.000	52.031.741.181	785.000.000	-	73.066.418.181
Closing balance	212.293.593.123	239.003.185.264	41.798.512.969	2.992.046.789	496.087.338.145
II. Accumulated depreciation					
Opening balance	180.360.665.283	126.993.485.298	19.449.212.369	2.557.871.931	329.361.234.881
Increase	6.717.599.120	19.975.160.874	3.399.418.281	61.221.960	30.153.400.235
- Depreciation	6.717.599.120	19.975.160.874	3.399.418.281	61.221.960	30.153.400.235
Decrease	20.788.274.477	43.555.075.798	785.000.000	-	65.128.350.275
- Liquidating	20.788.274.477	43.555.075.798	785.000.000	-	65.128.350.275
Closing balance	166.289.989.926	103.413.570.374	22.063.630.650	2.619.093.891	294.386.284.841
III. Net book value					
Opening balance	46.937.251.551	124.719.857.215	20.599.929.153	434.174.858	192.691.212.777
Closing balance	46.003.603.197	135.589.614.890	19.734.882.319	372.952.898	201.701.053.304

- Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 161.201.590.284.

9. 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	3.845.285.547	213.093.675.282
Increase	-	-	-	-
Decrease	-	-	-	-
Closing balance	200.247.825.497	9.000.564.238	3.845.285.547	213.093.675.282
II. Accumulated depreciation				
Opening balance	200.247.825.497	1.986.939.032	3.412.796.998	205.647.561.527
Decrease	-	132.924.861	301.296.886	434.221.747
- Depreciation	-	132.924.861	301.296.886	434.221.747
Decrease	-	-	-	-
Closing balance	200.247.825.497	2.119.863.893	3.714.093.884	206.081.783.274
III. Net book value				
Opening balance	-	7.013.625.206	432.488.549	7.446.113.755
Closing balance	-	6.880.700.345	131.191.663	7.011.892.008

- Original cost of fully depreciated intangible assets still in use at the end of the period: VND 203.970.911.044.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

10. INCREASE, DECREASE IN INVESTMENT PROPERTIES

Items	Opening	Increase	Decrease	Closing
Original cost	19.354.940.301	-	-	19.354.940.301
- Buildings	16.643.940.891	-	-	16.643.940.891
- Land use rights	2.710.999.410	-	-	2.710.999.410
Accumulated depreciation	5.471.547.797	1.108.048.581	-	6.579.596.378
- Buildings	4.999.866.597	1.071.095.202	-	6.070.961.799
- Land use rights	471.681.200	36.953.379	-	508.634.579
Net book value	13.883.392.504	-	-	12.775.343.923
- Buildings	11.644.074.294			10.572.979.092
- Land use rights	2.239.318.210			2.202.364.831

11. Construction in progress	Closing balance	Opening balance
- Land use rights for project	431.857.395.196	34.975.132.826
- Fence construction	181.756.668	181.756.668
- Long Nguyen petrol station construction	608.250.000	448.250.000
- Others	4.093.703.704	370.000.000
Total	436.741.105.568	35.975.139.494

12. Investment in Subsidiaries, Associates, Joint Ventures

Name of subsidiary, associate, joint venture	Closing balance		Opening balance
ICD Hoa Lur Co.,Ltd (Subsidiary)	44.796.923.200	-	44.796.923.200
High - Grade Brick - Tile Corporation (a)	17.442.000.000	-	17.442.000.000
Núi Nhỏ Joint Stock Company (b)	319.765.719.241	-	313.755.549.241
Nhi Hiep Brick - Tile Co-Operation (c)	28.144.855.200	-	28.144.855.200
Total	410.149.497.641		404.139.327.641
Provision for long-term investments	(9.050.066.068)		(48.051.831.975)
Net financial investment value	401.099.431.573		356.087.495.666

(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 9.659.170 shares, accounting for 44.07%.

(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%.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

13. Long-term prepaid expenses	Closing balance	Opening balance
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 1 Brick and Tile Factory	7.750.204.136	9.070.584.607
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 2 Brick and Tile Factory2	21.893.501.550	22.108.292.400
- 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	2.011.246.268	2.297.347.878
- Cost of receiving transfer of land use rights at Binh Phuoc Branch to exploit construction stone	115.049.130.837	119.690.476.513
- Cost of unloading soil at Binh Phuoc branch	39.796.963.926	43.853.211.348
- Exploration costs and quarrying documentation	621.998.778	951.428.747
- Fee for granting mineral exploitation rights to Tan Lap stone mine	48.295.184.604	43.257.571.352
- Others	10.784.329.559	17.811.461.214
Total	247.652.559.658	260.490.374.059
14. Short-term trade payables	Closing balance	Opening balance
- Nui Nho Joints stock company (i)	-	147.201.502
- Nhi Hiep Brick - Tile Co-Operation (i)	3.742.113.583	1.753.999.722
- Thanh Le Corporation (i)	1.729.400.000	9.090.320.000
- Branch of Southern Mining Chemical Industry Company Limited - MICCO in Binh Duong	1.353.175.632	1.961.984.700
- Thanh Tuan Tourism Transport Co., Ltd	191.763.649	722.320.467
- Duc Son Coal Production and Trading Co., Ltd.	995.895.864	1.260.110.520
- VIE - TECH Co., Ltd	350.406.000	467.541.720
- Hung Nam Phat Co., Ltd	43.200.000	211.450.168
- Others	5.023.397.323	6.779.058.541
Total	13.429.352.051	22.393.987.340
(i) Is a related party.		
15. Buyer pays in advance	Closing balance	Opening balance
- Customers pay in advance to buy construction materials	12.209.147.816	11.930.690.612
Total	12.209.147.816	11.930.690.612

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

16. Taxes and other payments to the state	Closing balance	Opening balance
- Value added tax	2.485.398.230	3.243.844.397
- Corporate income tax	36.906.737.065	13.674.374.592
- Personal income tax	1.134.066.090	180.068.190
- Natural resources tax	1.456.954.329	3.261.861.259
- Land rental	1.087.637.482	282.595.829
- Mineral exploitation license fee	-	3.354.841.854
- Fees, charges and other items of payment	1.082.490.203	3.689.259.423
Total	44.153.283.399	27.686.845.544
17. Payable to employees	Closing balance	Opening balance
	-	12.918.026.550
	-	12.918.026.550
18. Accrued expenses	Closing balance	Opening balance
- Accrued expenses	11.979.577.962	24.074.819.750
Total	11.979.577.962	24.074.819.750
19. Other payables	Closing balance	Opening balance
- Union dues	70.985.400	76.532.660
- Insurance premiums payable	1.135.231.500	-
- Amount left to ensure warranty obligations	133.213.000	203.768.900
- Dividends payable	60.000.000.000	-
- Surplus assets pending disposal	1.034.604.785	-
- Others	158.487.102	54.140.551
Total	62.532.521.787	334.442.111
20. Loans and finance lease liabilities	Closing balance	Opening balance
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Binh Duong Branch	451.872.747.920	248.617.655.015
- Vietnam Joint Stock Commercial Bank For Industry And Trade - Binh Duong Branch	4.826.503.600	8.196.417.934
- Military Commercial Joint Stock Bank Nam Binh Duong Branch	1.265.550.000	-
- Orient Commercial Joint Stock Bank - Dong Nai Branch	3.883.520.376	-
Total	461.848.321.896	256.814.072.949
21. Others payables	Closing balance	Opening balance
- Deposits received	1.169.251.000	2.655.901.000
Total	1.169.251.000	2.655.901.000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

22. OWNER'S EQUITY

Items	Contributed capital	Other owners' equity	Development Investment Fund	Undistributed profit after tax	Total
Opening balance	1.000.000.000.000	-	117.294.340.670	123.442.568.434	1.240.736.909.104
Increase in current year	-	-	-	211.898.625.586	211.898.625.586
Decrease in current year	-	-	-	(36.756.590.481)	-
+ Development Investment Fund (20%)	-	-	24.504.210.987	(24.504.210.987)	-
+ Bonus and welfare fund (7%)	-	-	-	(8.576.747.846)	(8.576.747.846)
+ Board of Directors – Supervisory Board remuneration fund, executive management bonus fund (3%)			-	(3.675.631.648)	(3.675.631.648)
+ Dividends				(60.000.000.000)	(60.000.000.000)
Closing balance	1.000.000.000.000	-	141.798.551.657	238.584.603.539	1.380.383.155.197

Details of owner's invested capital.

Items	Closing balance		Opening balance	
	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	201.599.517.912	174.382.972.580
- Revenue from BOT road	14.604.618.772	14.254.248.920
- Service revenue + other revenue	3.388.036.150	3.688.569.818
Total	219.592.172.834	192.325.791.318

No revenue deductions occurred during the period.

2. COST OF GOODS SOLD

	Third quarter of current year	Third quarter of previous year
- Cost of goods sold	133.924.767.558	146.345.146.777
- Cost of BOT road	6.026.381.625	5.196.828.172
- Cost of service provision + others	1.238.880.068	2.137.620.008
Total	141.190.029.251	153.679.594.957

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

3. FINANCIAL INCOME	Third quarter of current year	Third quarter of previous year
- Interest on deposits and loans	3.872.814.184	4.203.297.859
- Foreign exchange gain	-	-
- Dividends, profits shared (*)	10.572.964.000	9.545.270.000
Total	14.445.778.184	13.748.567.859
<i>(*) Dividends, profits shared :</i>		
+ Nhi Hiep Brick - Tile Co-Operation	913.794.000	-
+ Nui Nho Joint Stock Company	9.659.170.000	9.545.270.000
Total	10.572.964.000	9.545.270.000
4. FINANCIAL EXPENSES	Third quarter of current year	Third quarter of previous year
- Interest expenses	3.749.970.606	3.645.090.599
- Provision for/(Reversal of) investment loss provision	-	-
Total	3.749.970.606	3.645.090.599
5. SELLING EXPENSES	Third quarter of current year	Third quarter of previous year
- Payroll expenses	3.552.689.282	4.018.375.329
- Expenses of materials, package	1.196.530.998	1.108.116.234
- Depreciation cost of fixed assets	883.886.723	659.804.055
- Expenses of outsourcing services	917.212.146	1.809.315.513
- Other expenses in cash	659.765.318	766.700.000
Total	7.210.084.467	8.362.311.131
6. GENERAL ADMINISTRATION EXPENSES	Third quarter of current year	Third quarter of previous year
- Expenses of administrative staffs	5.351.612.588	4.139.216.344
- Office supplies costs	88.753.041	331.901.594
- Fixed asset depreciation costs	929.395.426	895.431.980
- Tax, duties, fees	-	-
- Provisions	-	-
- Expenses of outsourcing services	2.888.374.472	3.620.599.118
- Other expenses in cash	731.878.644	583.687.377
Total	9.990.014.171	9.570.836.413
7. OTHER INCOME	Third quarter of current year	Third quarter of previous year
- Liquidation of fixed assets	2.049.747.476	-
- Other income	179.055.006	1.789.799
Total	2.228.802.482	1.789.799

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

8. OTHER EXPENSES		Third quarter of current year	Third quarter of previous year
- Other expenses		212.098	414.971
	Total	212.098	414.971

9. CURRENT INCOME TAX EXPENSE		Third quarter of current year	Third quarter of previous year
- Accounting profit before tax		74.126.442.907	30.817.900.905
- Increase (+) decrease (-) adjustments		112.857.282	-
- Tax-free income		(10.572.964.000)	(9.545.270.000)
- Taxable income		63.666.336.189	21.272.630.905
- Loss transfer		-	-
- Tax rate		20%	20%
- Corporate income tax payable		12.733.267.238	4.254.526.181
- Current corporate income tax expense		12.733.267.238	4.254.526.181
- 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
ICD Hoa Lu Co.,Ltd	Subsidiary

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

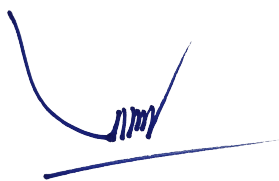
(Shown in Vietnamese Dong, unless otherwise noted).

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	-
	Payment for goods	-
	Nui Nho Purchase	7.468.583.878
	Nui Nho Payment for goods	7.763.396.037
Nhi Hiep Brick - Tile Co-Operation	Purchase	-
	Payment for goods	14.691.900.449
	Nhi Hiep Purchase	12.141.900.449
	Nhi Hiep Payment for goods	12.141.900.449
Thanh Le Corporation	Purchase	66.812.310.000
	Payment for goods	71.067.350.000
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-
ICD Hoa Lur Co.,Ltd	Hoa Lur Purchase	16.424.155.437
	Hoa Lur Payment for goods	17.200.000.000

At the end of the reporting period, the liabilities to related parties were as follows:

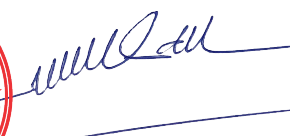
Related	Content	Amount
Nui Nho Joint Stock Company	Trade payables	-
	Sales receivable	33.319.950
Nhi Hiep Brick - Tile Co-Operation	Trade payables	3.742.113.583
	Sales receivable	-
Thanh Le Corporation	Trade payables	1.729.400.000
	Sales receivable	-
ICD Hoa Lur Co.,Ltd	Advances from customers	826.230.755

Prepare

Le Hai Duong
Chief Accountant

Huynh Minh Tam

Tan Dong Hiep, 20 october 2026

General Director


Le Viet Chau