

NO: 64/CV.GMX-2025

Tan Thành, July 18, 2025

**PERIODIC INFORMATION DISCLOSURE**

(V/v : Disclosure of Financial Statements for the second Quarter of 2025)

**To:** - State Securities Commission  
- Hanoi Stock Exchange

1. Company Name: My Xuan Brick Tile Pottery and Construction Joint Stock Company
2. Stock code: GMX
3. Head Office Address: Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria-Vung Tau Province.
4. Telephone: 02543.893150                      Fax: 02543.894168
5. Information Disclosure Officer: Luu Thi Mai
6. Content of Information Disclosure: Information Disclosure
  - 6.1 *The Financial Statements for the second quarter of 2025 of My Xuan Brick Tile Pottery and Construction Joint Stock Company, prepared on July 16, 2025, include: Balance Sheet, Income Statement, Cash Flow Statement, Notes to the Financial Statements.*
  - 6.2 *Explanation of differences in business results exceeding 10% compared to the same period of the previous year.*
- 7 This information was disclosed on the company's website on 18/07/2025 at the following link: [www.myxuanvt.com.vn/quan-he-co-dong/luu-tru](http://www.myxuanvt.com.vn/quan-he-co-dong/luu-tru).

We hereby certify that the information disclosed above is true and take full responsibility before the law for the content of the disclosed information.

***Recipients***

- As above
- Archives:

**INFORMATION  
DISCLOSURE OFFICER**



**Luu Thi Mai**

## BALANCE SHEET

At JUNE 30st, 2025

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
<b>A - CURRENT ASSETS (100 = 110+120+130+140+150 )</b>	<b>100</b>		<b>46,781,469,048</b>	<b>57,290,091,023</b>
<b>I. Cash &amp; Cash Equivalents</b>	<b>110</b>		<b>8,548,817,519</b>	<b>5,979,659,042</b>
1. Cash	111	V.01	8,548,817,519	5,979,659,042
2. Cash equivalents	112			
<b>II. Short-term financial investments</b>	<b>120</b>		<b>0</b>	<b>0</b>
1. Trading securities	121			
2. Allowances for decline in value of trading securities (*)	122			
2. Held-to-maturity investments	123			
<b>III. Short-term account receivables</b>	<b>130</b>		<b>6,510,678,309</b>	<b>5,733,429,784</b>
1. Short-term receivables from customers	131	V.02	1,356,320,435	1,549,141,689
2. Prepayment to suppliers	132	V.03	1,549,830,000	763,455,000
3. Short-term internal receivables	133			
4. Receivables according to the progress of the construction	134			
5. Receivables from short-term loans	135			
6. Other receivables	136	V.04	3,604,527,874	3,420,833,095
7. Allowance for doubtful debt (*)	137			
8. Shortage of assets awaiting resolution	139			
<b>IV. Inventories</b>	<b>140</b>		<b>31,179,804,969</b>	<b>44,876,835,758</b>
1. Inventories	141	V.05	31,179,804,969	44,876,835,758
2. Allowance for inventories (*)	149		0	0
<b>V. Other current assets</b>	<b>150</b>		<b>542,168,251</b>	<b>700,166,439</b>
1. Short-term prepaid expenses	151	V.6a	530,194,751	49,453,454
2. Deductible value added tax	152			582,301,982
3. Taxes and other receivables from the State	153	V.13	11,973,500	68,411,003
4. Government bonds purchased for resale	154			
5. Other current assets	155			



ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
<b>B - NON-CURRENT ASSETS (200 = 210+220+240+250)</b>	<b>200</b>		<b>98,283,820,015</b>	<b>103,078,102,348</b>
<b>I. Long-term account receivables</b>	<b>210</b>		<b>2,842,406,225</b>	<b>2,767,750,892</b>
1. Long-term receivables from customers	211			
2. Prepayment to suppliers in long-term	212			
3. Working capital provided to sub-units	213			
4. Internal receivables	214			
5. Receivables from long-term loans	215			
6. Other long-term receivables	216	V.04	2,842,406,225	2,767,750,892
7. Allowance for doubtful debt (*)	219			
<b>II. Fixed assets</b>	<b>220</b>		<b>25,332,631,441</b>	<b>29,887,915,423</b>
1. Tangible fixed assets	221	V.07	20,448,711,519	24,238,808,901
- Cost	222		138,672,600,594	138,672,600,594
- Accumulated depreciation(*)	223		(118,223,889,075)	(114,433,791,693)
2. Finance lease fixed assets	224		-	-
- Cost	225			
- Accumulated depreciation(*)	226			
3. Intangible fixed assets	227	V.08	4,883,919,922	5,649,106,522
- Cost	228		26,199,164,502	26,199,164,502
- Accumulated depreciation(*)	229		(21,315,244,580)	(20,550,057,980)
<b>III. Investment properties</b>	<b>230</b>		<b>-</b>	<b>-</b>
- Cost	231			
- Accumulated depreciation(*)	232			
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>68,872,348,226</b>	<b>68,824,698,926</b>
1. Long-term work-in-progress production and business c	241			
2. Construction in progress costs	242	V.09	68,872,348,226	68,824,698,926
<b>V. Long-term financial investments</b>	<b>250</b>	<b>-</b>	<b>-</b>	<b>-</b>
1. Investment in subsidiaries	251			
2. Investment in joint ventures or associates	252			
- Joint venture capital				
- Investment in associates				
3. Investment in equity instruments	253			
4. Allowances for decline in value of long-term financial	254			
5. Held-to-maturity investments	255		-	-
<b>VI. Other non-current assets</b>	<b>260</b>		<b>1,236,434,123</b>	<b>1,597,737,107</b>
1. Long-term prepaid expenses	261	V.6b	1,203,407,151	1,564,710,135
2. Deffered tax assets	262		33,026,972	33,026,972
3. Other non-current assets	268			
<b>TOTAL ASSETS ( 270 = 100+200 )</b>	<b>270</b>		<b>145,065,289,063</b>	<b>160,368,193,371</b>



ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
<b>A - LIABILITIES ( 300 = 310 + 320 )</b>	<b>300</b>		<b>23,198,665,626</b>	<b>43,108,233,249</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>23,198,665,626</b>	<b>43,108,233,249</b>
1. Short-term payables to suppliers	311	V.10	5,505,876,662	18,128,119,383
2. Advances from customers	312	V.11	473,219,665	424,365,307
3. Taxes and other payables to the State	313	V.12	4,637,659,391	5,112,345,006
4. Payables to employees	314		3,356,261,759	2,887,229,491
5. Accrued expenses	315			
6. Internal payables	316			
7. Payables according to the progress of the construction	317			
8. Short-term unearned revenue	318			
9. Other short-term payables	319	V.13	678,142,414	1,013,419,132
10. Borrowings and finance lease liabilities	320	V.14a	4,316,156,824	6,213,166,892
11. Short-term payables provisions	321			
12. Bonus and welfare fund	322	V.15	4,231,348,911	9,329,588,038
13. Price stabilization fund	323			
14. Government bonds purchased for resale	324			
<b>II. Non-current liabilities</b>	<b>330</b>		<b>-</b>	<b>-</b>
1. Long-term payables to suppliers	331			
2. Advances from customers	332			
3. Accrued expenses	333			
4. Internal payables for working capital received	334			
5. Internal payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Borrowing and finance lease liabilities	338	V.14b	-	-
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred tax liabilities	341			
12. Long-term payables provisions	342			
13. Science and technology development fund	343			
<b>B - EQUITY</b>	<b>400</b>		<b>121,866,623,437</b>	<b>117,259,960,122</b>
<b>I. Owners' equity</b>	<b>410</b>	<b>V.16</b>	<b>121,866,623,437</b>	<b>117,259,960,122</b>
1. Contributed capital	411		90,406,970,000	90,406,970,000
2. Share premium	412		-	-
3. Conversion options on bonds	413			
4. Other capital	414		-	-
5. Treasury stocks (*)	415		(62,460,000)	(62,460,000)
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		5,080,655,273	4,827,436,305
9. Enterprise reorganization assistance fund	419			
10. Other equity funds	420		2,780,545,570	2,780,545,570



ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
11. Undistributed profit after tax	421		23,660,912,594	19,307,468,247
- Undistributed profit after tax of previous year	421a		18,976,361,695	12,477,196,437
- Undistributed profit after tax of current year	421b		4,684,550,899	6,830,271,810
12. Capital Construction Investments Fund	422			
<b>II. Other funds and reserves</b>	<b>430</b>		-	-
1. Funding source	431			
2. Non-business funds used for fixed asset acquisitions	432			
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>145,065,289,063</b>	<b>160,368,193,371</b>

Tan Thanh, July 16, 2025

Prepared by



Luu Thi Mai

Chief Accountant



Tran Thi Canh

General Director



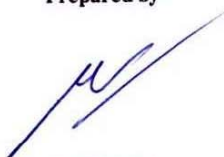
Nguyen Van Son

## INCOME STATEMENT QUARTER II OF 2025

Unit: VND

No.	ITEMS	Code	Note	Quarter II		Cumulative from the beginning of the year to the end of this quarter	
				Current year	Previous year	Current year	Previous year
1	Revenue from sales of goods and provision of services	01	VI.1	51,904,913,273	53,805,287,056	81,548,117,430	78,960,213,127
2	Revenue deductions	02		-	-	-	-
3	Net revenue from sales of goods and provision of service	10		51,904,913,273	53,805,287,056	81,548,117,430	78,960,213,127
4	Cost of goods sold	11	VI.2	36,357,855,597	37,282,546,607	57,380,336,544	54,291,945,562
5	Gross profit ( 20=10-11 )	20		15,547,057,676	16,522,740,449	24,167,780,886	24,668,267,565
6	Financial income	21	VI.3	979,124	35,496,935	2,212,808	67,599,684
7	Financial expenses	22	VI.4	202,634,044	384,498,400	418,946,728	625,067,421
	- In which: Interest expense	23		202,634,044	384,498,400	418,946,728	625,067,421
8	Profit /loss from investments in associates	24		-	-	-	-
9	Selling expenses	25	VI.5	5,847,254,684	5,266,498,693	8,647,377,082	8,065,158,739
10	General administration expenses	26	VI.6	3,610,414,656	3,344,249,810	7,174,355,504	6,498,804,234
11	Net operating profit [30=20+(21-22)-(24+25)]	30		5,887,733,416	7,562,990,481	7,929,314,380	9,546,836,855
12	Other income	31		131,786,684	45,144,035	131,786,684	48,906,035
13	Other expenses	32		29,531,882	51,972,798	94,824,882	110,768,798
14	Result of other activities ( 40 = 31-32 )	40	VI.7	102,254,802	(6,828,763)	36,961,802	(61,862,763)
15	Accounting profit before tax ( 50=30+40 )	50		5,989,988,218	7,556,161,718	7,966,276,182	9,484,974,092
16	Current coporate income tax expenses	51	VI.8	1,225,504,020	1,549,426,903	1,635,801,994	1,977,548,578
17	Deferred coporate income tax expenses	52		-	-	-	-
18	Net profit after tax (60=50-51-52)	60		4,764,484,198	6,006,734,815	6,330,474,188	7,507,425,514
19	Basic earnings per share	70		375	466	510	596
20	Diluted earnings per share	71		375	466	510	596

Prepared by



Luu Thi Mai

Chief Accountant



Tran Thi Canh

Tan Thanh, July 16, 2025  
General Director



Nguyen Van Son



## CASH FLOW STATEMENT

( Direct method )

Quarter 2 of 2025

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
<b>I. Cash flow from operating activities</b>				
1. Cash receipts from sales, provision of services, and other revenues	01		85,450,433,003	82,486,406,154
2. Cash payments to suppliers for goods and services	02		(18,909,769,751)	(24,750,519,344)
3. Cash payments to employees	03		(4,521,414,881)	(7,377,960,145)
4. Cash payments for interest	04		(402,095,979)	(583,091,830)
5. Cash payments for corporate income tax	05		(4,378,650,323)	(1,450,768,271)
6. Other cash receipts from business activities	06		369,193,548	432,515,859
7. Other cash payments for business activities	07		(12,911,861,130)	(16,440,380,620)
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>44,695,834,487</b>	<b>32,316,201,803</b>
<b>II. Cash Flow from Investment Activities</b>				
1. Cash payments to procure and construct fixed assets and other long-t	21		(252,736,920)	(837,688,432)
2. Cash receipts from liquidation, assignment or sale of fixed assets and	22			
3. Cash payment for lending, acquiring debt instrument of other entities	23			
4. Cash receipts from the recovery loans provided, from the re-sale of c	24			
5. Cash payments for capital contributions to other entities	25			
6. Cash recovered from capital contributions to other entities	26			
7. Cash receipt from loans interest, dividends and earned profits	27			
<b>Net cash flow from investment activities</b>	<b>30</b>		<b>(252,736,920)</b>	<b>(837,688,432)</b>
<b>III. Cash flow from financial activities</b>				
1. Cash proceeds from the issuance of shares, reception of capital cont	31			
2. Cash repayments of contributed capital to owners or for redemption o	32			
3. Cash receipt from short or long-term borrowings	33			
4. Cash repayments of principal of borrowings	34		(41,873,939,090)	(24,387,748,872)
5. Cash repayments of financial leasing debt	35			
6. Cash repayments of dividend or profits to owners or shareholders	36		-	(8,732,067,900)
<b>Net cash flow from financial activities</b>	<b>40</b>		<b>(41,873,939,090)</b>	<b>(33,119,816,772)</b>
<b>Net cash flow in the period( 50 = 20+30+40 )</b>	<b>50</b>		<b>2,569,158,477</b>	<b>(1,641,303,401)</b>
<b>Cash and cash equivalents at the beginning of period</b>	<b>60</b>		<b>5,979,659,042</b>	<b>7,502,229,836</b>
Effect of changes in foreign exchange rates	61			
<b>Cash and cash equivalents at the end period ( 70 = 50+60+61 )</b>	<b>70</b>	<b>V1</b>	<b>8,548,817,519</b>	<b>5,860,926,435</b>

Tan Thanh, July 16, 2025

Prepared by

Chief Accountant

General Director

  
 Luu Thi Mai

  
 Tran Thi Canh



  
 Nguyen Van Son



# **MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## **INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

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## **NOTES TO INTERIM FINANCIAL STATEMENTS**

**For June 30, 2025**

**Form No. B09a-DN**

### **I. GENERAL INFORMATION**

#### **Form of Capital Ownership**

My Xuan Brick Tile Pottery and Construction Joint Stock Company (Trading name: My Xuan Brick Tile Pottery and Construction Joint Stock Company) was established based on the equitization of the Brick Tile Pottery and Construction Enterprise under Mineral Development Company No. 6, pursuant to Decision No. 168/2003/QĐ-BCN dated October 17, 2003, issued by the Minister of Industry. The company operates under Business Registration Certificate No. 4903000078 issued on December 18, 2003, by the Department of Planning and Investment in Ba Ria – Vung Tau Province.

During its operations, the company has been issued additional amended Business Registration Certificates by the Department of Planning and Investment in Ba Ria – Vung Tau Province as follows:

- The first amended Business Registration Certificate was issued on April 22, 2005, approving the following changes: addition of business activities including trading raw materials for the construction materials manufacturing industry, interprovincial freight transportation by truck, trading construction materials and interior decoration products, leasing machinery and equipment for the production of construction materials; and an increase in charter capital from VND 2,100,000,000 to VND 3,100,000,000.
- The second amended Business Registration Certificate was issued on June 27, 2006, approving an increase in charter capital from VND 3,100,000,000 to VND 5,300,000,000.
- The third amended Business Registration Certificate was issued on April 16, 2007, approving the following changes: addition of business activities including trading construction machinery and equipment, construction materials, and specialized machinery; and an increase in charter capital from VND 5,300,000,000 to VND 25,612,400,000.
- The fourth amended Business Registration Certificate was issued on May 23, 2008, approving the following changes: adjustment of the par value of shares from VND 100,000 per share to VND 10,000 per share, and a change in the ownership of the founding shareholder of the company, transferring from Mr. Nguyen Duc Tuan to Ms. Du Thi Thanh Huong.
- The fifth amended Business Registration Certificate No. 3500640966 was issued on December 24, 2008, approving an increase in charter capital from VND 25,612,400,000 to VND 40,942,700,000.
- The sixth amended Business Registration Certificate was issued on May 14, 2010, approving an increase in charter capital from VND 40,942,700,000 to VND 53,206,940,000.
- The seventh amended Business Registration Certificate was issued on August 6, 2012, approving the change of the company's name from My Xuan Construction Brick Tile Joint Stock Company to My Xuan Brick Tile Pottery and Construction Joint Stock Company.

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



# MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## INTERIM FINANCIAL STATEMENTS

For the accounting period ended June 30, 2025

### Notes to the interim financial statements (continued)

- The eighth amended Business Registration Certificate was issued on August 17, 2018, approving the change of the company's address from Suoi Nhum Hamlet, Hac Dich Commune, Tan Thanh District, Ba Ria - Vung Tau Province to Suoi Nhum Quarter, Hac Dich Ward, Phu My Town, Ba Ria - Vung Tau Province.
- The ninth amended Business Registration Certificate was issued on May 17, 2019, approving the change of the company's legal representative from Mr. Luu Ngoc Thanh to Mr. Nguyen Van Son, the General Director of the company.
- The tenth amended Business Registration Certificate was issued on November 3, 2021, approving an increase in charter capital from VND 53,206,940,000 to VND 90,406,970,000 and updating the identification card information of the General Director, who is the legal representative.
- The eleventh amended Business Registration Certificate was issued on March 07, 2025, approving the change of the Company's address from Suoi Nhum Quarter, Hac Dich Ward, Phu My Town, Ba Ria - Vung Tau Province to Suoi Nhum Quarter, Hac Dich Ward, Phu My City, Ba Ria - Vung Tau Province.

The company was granted Securities Registration Certificate No. 44/2011/GCNCP-VSD on June 27, 2011, by the Vietnam Securities Depository (VSD) for the listing of 5,320,694 shares, equivalent to VND 53,206,940,000. Additionally, Supplemental Securities Registration Certificate No. 44/2011/GCNCP-VSD-1 dated August 26, 2021, was issued for the listing of an additional 3,720,003 shares, equivalent to VND 37,200,030,000. The company's shares were officially listed on the Hanoi Stock Exchange (HNX) on September 15, 2011, under the stock code GMX.

• **Charter Capital** : 90,406,970,000 VND

Number of shares : 9,040,697 shares

Par value : 10,000 VND/ share

• **Head Office**

Address : Suoi Nhum Quarter, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

Phone : (0254) 3 876 770 – 3 893 150

Fax : (0254) 3 894 168

Tax code : 3 5 0 0 6 4 0 9 6 6

**1. Business field:**

The Company's business fields are manufacturing and services.

**2. Main business activities:**

- Clay mining;
- Manufacturing and trading ceramic products and construction materials; trading raw materials for the production of construction materials; trading construction materials, interior decoration products, and ceramic tiles and bricks;
- Construction of civil and industrial works; rental of residential buildings;
- Construction of mine infrastructure projects;

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*

# MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## INTERIM FINANCIAL STATEMENTS

For the accounting period ended June 30, 2025

### Notes to the interim financial statements (continued)

- Interprovincial freight transportation by truck;
- Leasing machinery and equipment for the production of construction materials;
- Trading construction machinery, construction materials, and specialized machinery.

### 3. Normal production and business cycle.

The company's normal production and business cycle is carried out within a period not exceeding 12 months.

### 4. Company Structure

At the end of the accounting period, the company structure includes one representative office. Details are as follows:

#### *Representative Office*

Unit Name	Address	Principal Business Activities
Representative Office of My Xuan Brick Tile Pottery and Construction Joint Stock Company	No. 503 Nguyen An Ninh Street, Ward 9, Vung Tau City, Ba Ria – Vung Tau Province	Trading office, non-business activities

### 5. Employees

The number of employees of the company as of June 30, 2025, was 275 employees (as at December 31, 2024: 300 employees).

## II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

### 1. Accounting period

The company's fiscal year begins on January 1 and ends on December 31 each year.  
The accounting period ending on June 30, 2025, marks the 22<sup>nd</sup> fiscal year of the company.

### 2. Accounting currency

The currency used in accounting is Vietnamese Dong (VND).

## III. ACCOUNTING STANDARDS AND REGIME APPLIED.

### 1. Accounting regime

The company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing certain provisions of Circular No. 200/2014/TT-BTC, the Vietnamese Accounting Standards issued by the Ministry of Finance, and the accompanying amendments, supplements, and implementation guidelines.

### 2. Declaration of compliance with Accounting Standards and Accounting regime

The Board of Management ensures full compliance with the requirements of the applicable Vietnamese Accounting Standards and Accounting Regime for Enterprises in the preparation and presentation of the interim financial statements.

## IV. ACCOUNTING POLICIES

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



# MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## INTERIM FINANCIAL STATEMENTS

For the accounting period ended June 30, 2025

### Notes to the interim financial statements (continued)

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The following are the principal accounting policies applied by the Company in the preparation of the interim financial statements:

#### 1. Basis for Preparation of Interim Financial Statements

The interim financial statements are presented in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises, and relevant legal regulations governing the preparation and presentation of interim financial statements.

The accompanying interim financial statements are not intended to present the financial position, operating results, and cash flows in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

#### 2. Accounting Estimates

The preparation of interim financial statements in compliance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises, and applicable regulations in Vietnam requires the Board of Management to make estimates and assumptions that affect the figures relating to liabilities, assets, and the disclosure of contingent liabilities and assets as of the reporting date, as well as the figures relating to revenues and expenses during the reporting period. Although the accounting estimates are made with the utmost understanding and care by the Board of Management, actual results may differ from these estimates and assumptions.

#### 3. Financial Instruments

##### Initial Recognition

##### ***Financial Assets***

Financial assets are classified appropriately for disclosure purposes in the interim financial statements into the following categories: financial assets at fair value through Income Statement, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

At initial recognition, financial assets are recorded at purchase price/issuance cost plus directly attributable transaction costs related to the acquisition or issuance of those financial assets.

The company's financial assets include cash and cash equivalents, trade receivables, other receivables, and investments in other entities.

##### ***Financial Liabilities***

Financial liabilities are classified appropriately for disclosure purposes in the interim financial statements into the following categories: financial liabilities at fair value through Income Statement, and financial liabilities measured at amortized cost. The classification depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

At initial recognition, financial liabilities are recorded at issuance price plus directly attributable transaction costs related to the issuance of those financial liabilities.

The company's financial liabilities include trade payables, other payables, and borrowings and finance lease liabilities.

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



# MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## INTERIM FINANCIAL STATEMENTS

For the accounting period ended June 30, 2025

### Notes to the interim financial statements (continued)

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#### *Offsetting Financial Instruments*

Financial assets and financial liabilities are offset, and the net amount is presented in the Balance Sheet if, and only if, the company has a legally enforceable right to offset the recognized amounts and intends to settle on a net basis or realize the assets and settle the liabilities simultaneously.

#### Subsequent Measurement

Currently, there are no regulations on the revaluation of financial instruments after initial recognition.

#### **4. Cash and Cash Equivalents**

Cash includes cash on hand, demand deposits at banks, and cash in transit. Cash equivalents are short-term investments with maturities of no more than three months that can be easily converted into a specified amount of cash and carry an insignificant risk of changes in value at the date of the interim financial statements.

#### **5. Financial Investments**

The Company's financial investments represent investments in affiliated companies and investments in capital instruments of other entities.

#### *Investments in Associates*

Associates are entities over which the company has significant influence but not control over financial and operating policies. Significant influence is demonstrated by the ability to participate in decisions about financial and operational policies but not control those policies.

Investments in associates are initially recognized at cost, which includes the purchase price or capital contribution plus directly attributable costs. For investments made through non-monetary assets, the investment cost is recognized at the fair value of the non-monetary assets at the transaction date.

Dividends and profits from periods prior to the acquisition of the investment are deducted from the carrying value of the investment. Dividends and profits from periods after the acquisition are recognized in financial income. Dividends received in the form of shares are tracked as an increase in the number of shares but are not recognized as an increase in the value of the investment.

A provision for investment losses in associates is made when the associate incurs losses, except where such losses were anticipated at the time of the investment decision. The provision is the difference between the company's actual contributed capital in the associate and the associate's equity at the interim financial reporting date. Increases or decreases in the required provision for investment losses are recognized in financial expenses during the period.

Upon liquidation, disposal, or withdrawal of capital from an associate, the accounting is based on the value of recovered assets. Any difference between the fair value of the recovered assets and the book value of the investment is recognized in the income statement.

#### *Investments in Equity Instruments of Other Entities*

Investments in equity instruments of other entities include investments in which the company has no control, joint control, or significant influence over the investee.



## **MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

### **INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

#### **Notes to the interim financial statements (continued)**

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These investments are initially recognized at cost, which includes the purchase price plus directly attributable investment-related costs.

Dividends and profits from investments in equity instruments of other entities are recognized as financial income during the period. Dividends and profits from periods prior to the acquisition are deducted from the carrying value of the investment. Dividends received in the form of shares are tracked as an increase in the number of shares but are not recognized as an increase in the value of the investment.

Provision for losses on investments in equity instruments of other entities is made when the investment is impaired as of the date of preparation of the interim financial statements. Details of the provision for losses on investments in equity instruments of other entities are as follows:

- For listed securities investments, the provision is based on the market value of the securities held by the company;
- For equity investments in unlisted entities, the provision is based on the fair value of the investments determined through reliable valuation techniques;
- For equity investments in which fair value cannot be reliably determined as at the date of preparation of the interim financial statements, a provision for impairment is recognized based on the investee's accumulated losses as the difference between the Company's actual capital contribution to the investee and the investee's equity as at the date of the interim financial statements.

An increase or decrease in the provision for impairment of investments in equity instruments of other entities that is required to be recognized as of the date of preparation of the interim financial statements shall be recorded in finance expenses for the period.

Gains or losses from the disposal of these investments are recognized in the income statement.

#### **6. Receivables**

Receivables are presented in the interim financial statements at carrying value, which is the gross amount of trade and other receivables net of provisions for doubtful debts

- Trade receivables include commercial receivables arising from sale and purchase transactions between the Company and independent buyers. These consist of receivables from sales of goods and provision of services.
- Other receivables are non-commercial in nature and not related to sale and purchase transactions. These include receivables generating financial income, such as interest receivable on deposits, as well as non-commercial receivables such as employee advances, deposits, collaterals, and other miscellaneous receivables.
- Provision for doubtful debts is made for each receivable that is overdue for payment by six (6) months or more, or for receivables that are not yet overdue but are expected to incur losses as at the date of preparation of the interim financial statements, such as those from debtors who have gone bankrupt, are in the process of dissolution, are missing, have absconded, or are in other similar financial difficulties. Any increase or decrease in the balance of the provision for doubtful debts is recognized in administrative expenses in the statement of profit or loss for the period.

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



# MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## INTERIM FINANCIAL STATEMENTS

For the accounting period ended June 30, 2025

### Notes to the interim financial statements (continued)

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#### 7. Inventories

Inventories are determined based on the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and manufacturing overhead, if any, incurred to bring the inventories to their current location and condition.

The cost of inventory is determined using the weighted average method and is accounted for on a perpetual basis.

Net realizable value is determined as the estimated selling price less the costs to complete and the costs of marketing, selling, and distribution incurred.

The Company's provision for inventory write-down is made in accordance with current accounting regulations. Accordingly, the Company is allowed to create a provision for the write-down of obsolete, damaged, or substandard inventories when the carrying value of the inventories exceeds their net realizable value as at the date of preparation of the interim financial statements. Increase or decrease in the provision balance is recognized in the cost of goods sold in Income Statement for the period.

#### 8. Tangible Fixed Assets and Depreciation

Tangible fixed assets are presented at cost less accumulated depreciation.

The original cost of tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset to its intended use.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life, in accordance with the guidelines set forth in Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance; Circular No. 147/2016/TT-BTC dated October 13, 2016, of the Ministry of Finance on "Amendments and supplements to certain provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013 and Circular No. 28/2017/TT-BTC dated April 12, 2017, of the Ministry of Finance on "Amendments and supplements to certain provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013, and Circular No. 147/2016/TT-BTC dated October 13, 2016, of the Ministry of Finance, providing guidelines on the management, use, and depreciation of fixed assets," as detailed below:

	<u>Number of years</u>
Factories, architectural objects	05 – 25
Machinery and equipment	03 – 10
Means of transport and transmission	06 – 10
Office equipment	03 – 05
Land use rights	05 - 38 years
Exploration costs for clay mine	10 years

When tangible fixed assets are sold or liquidated, their original cost and accumulated depreciation are written off and any gain or loss arising from the sale or liquidation of the asset is accounted for in the operating results. during the period.

#### 9. Intangible fixed assets and depreciation

The Company's intangible fixed assets represent land use rights and clay mine exploration costs.

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



# **MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## **INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

### **Notes to the interim financial statements (continued)**

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#### ***Land use rights***

The value of land use rights is all actual expenses paid directly related to used land, including: money spent to have land use rights, costs for compensation, site clearance, site leveling, registration fees, etc. Land use rights are depreciated according to the straight-line method corresponding to the useful life of the land lot from 5 to 38 years.

#### ***Clay mine exploration costs***

Costs for clay mine exploration activities and compensation costs for clay mine expansion are amortized using the straight-line method over a period of 10 years.

### **10. Construction in Progress**

Construction in progress includes costs for acquiring fixed assets, costs directly related to implementing investment projects, construction costs for facilities, and major repair costs for fixed assets not yet completed as of the interim financial reporting date.

#### ***Fixed Asset Acquiring Costs***

These costs reflect the purchase price and directly attributable costs such as installation, trial runs, ... before the asset is put into use.

#### ***Construction Costs for Facilities and Assets***

The cost of constructing basic infrastructure, and assets includes all necessary expenses for the construction of new, or renovation, upgrading, and expansion... projects and assets related to the business purposes, which are still in progress as of the date of preparation of the interim financial statements.

#### ***Major Repair Costs for Fixed Assets***

Major repair costs for fixed assets include all actual expenses incurred related to the repair, renovation, ... improvement of fixed assets. When the major repair work on fixed assets is completed, the repair costs are transferred to "Long-term prepaid expenses" to be gradually allocated to the operating results in the relevant periods.

### **11. Prepaid Expenses**

Prepaid expenses include office rental payments, major repair costs for fixed assets, mineral exploitation license fees, and other expenses.

Prepaid expenses are allocated to the income statement on a straight-line basis over a period not exceeding 12 months or a normal business cycle from the prepayment date and are recorded under "Short-term Prepaid Expenses." Conversely, prepaid expenses with a period exceeding 12 months or a normal business cycle from the prepayment date are recorded under "Long-term Prepaid Expenses."

Long-term prepaid expenses are allocated over the prepayment period or the period during which the corresponding economic benefits are generated, as follows:

- The mineral exploitation right fee is the cost incurred by the Company to obtain the right to exploit minerals. This fee is allocated to the business performance results for the period using the straight-line method, corresponding to the remaining exploitation period.

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



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Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

### **INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

#### **Notes to the interim financial statements (continued)**

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- Other long-term prepaid expenses include the value of tools, instruments, and small components already issued for use, major repair expenses for fixed assets, and costs deemed capable of generating future economic benefits for the Company for a period of one year or more. These expenses are capitalized as long-term prepaid expenses and allocated to the business performance results for the period using the straight-line method over the estimated useful life of 2 to 3 years.

#### **12. Payables and Accrued Expenses**

Payables and accrued expenses are recognized as amounts payable in the future for goods and services already received. Accrued expenses are recorded based on reasonable estimates of the amounts payable.

The classification of payables as trade payables, accrued expenses, and other payables is determined as follows:

- Trade payables reflect commercial payables arising from the purchase of goods, services, and assets, where the supplier is independent of the Company.
- Accrued expenses represent payables for goods and services received from suppliers or provided to customers during the reporting period but not yet paid due to the absence of invoices or incomplete accounting documentation. These are recognized in the production and business costs of the reporting period.
- Other payables reflect non-commercial payables unrelated to the purchase, sale, or provision of goods and services. These include payables related to financial expenses, such as dividends and profits payable, as well as non-commercial payables such as payments for social insurance, health insurance, unemployment insurance, and trade union fees.

#### **13. Owners' Equity and Distribution of Net Profit**

##### ***Structure of Owners' Equity***

The Company's owners' equity includes:

- Owner's contributed capital, which is recognized at the actual amount invested by shareholders.
- Share premium, recognized as the difference positive or negative between the actual issue price and the par value of shares issued during initial offerings, additional issuances, or the reissuance of treasury shares.
- Other owner's capital is recorded as the residual value between the fair value of assets granted or donated to the enterprise by other organizations or individuals, after deducting (-) any payable taxes (if any) related to such granted or donated assets; and includes amounts supplemented from business performance results.
- Treasury shares, which are shares issued by the Company and subsequently repurchased. Treasury shares are recognized at actual value and presented in the Balance Sheet as a deduction from owners' equity.
- Development investment fund, allocated from post-corporate income tax profits and used for expanding the Company's production and business activities or for in-depth investments.
- Undistributed post-tax profit, representing profits from the Company's operations after deducting (-) adjustments due to retrospective application of changes in accounting policies and material errors from prior years.

##### ***Distribution of Net profit***

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



# **MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## **INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

### **Notes to the interim financial statements (continued)**

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- Net profit after corporate income tax is distributed to shareholders upon approval by the General Meeting of Shareholders, after deducting allocations to funds as prescribed in the Company's Charter and Vietnamese law.
- Profit distribution to shareholders considers non-monetary items within undistributed post-tax profit that may affect cash flow and the ability to pay dividends, such as gains from asset revaluation for capital contributions, gains from the revaluation of monetary items, financial instruments, and non-monetary items.
- Dividends are recognized as payables upon approval by the General Meeting of Shareholders.
- The Company allocates funds from net profit after corporate income tax upon the recommendation of the Board of Directors and approval by the Annual General Meeting of Shareholders.
  - Development investment fund: Allocated for expanding business activities or making in-depth investments.
  - Bonus and welfare fund: Allocated to reward and incentivize employees, provide material benefits, improve the quality of life for employees, and support social welfare activities.

#### **14. Revenue**

##### ***Revenue from sales of goods***

Revenue from sales of goods is recognized when all of the following five conditions are met:

- (a) The Company has transferred the significant risks and rewards of ownership of the goods to the buyer;
- (b) The Company no longer retains managerial control over the goods as if it were the owner nor does it have effective control over the goods;
- (c) The revenue can be measured reliably;
- (d) The Company will receive the economic benefits associated with the transaction; and
- (e) The costs related to the sales transaction can be measured reliably.

##### ***Revenue from service provision***

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. For services that span multiple periods, revenue is recognized based on the stage of completion at the end of the interim financial reporting period. The outcome of a service transaction can be measured reliably when all of the following four conditions are satisfied:

- (a) Revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The stage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

##### ***Interest income***

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*

# **MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

## **INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

### **Notes to the interim financial statements (continued)**

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Interest income is recognized on an accrual basis (considering the effective yield on the asset) unless there is uncertainty regarding the collectability of the interest.

#### ***Dividends and profit sharing***

Dividends and profit sharing are recognized when the Company's right to receive the payment is established. Dividends received in the form of shares are only tracked as an increase in the number of shares held, without recognizing any additional value for the received shares.

#### **15. Expenses**

Expenses represent reductions in economic benefits and are recognized when incurred or when they can be reasonably expected to occur, regardless of whether payment has been made.

Expenses are recognized based on their actual occurrence, following the principle of matching them with revenue for the period. In cases where the matching principle conflicts with the principle of prudence, expenses are recognized based on their substance and in compliance with applicable accounting standards to ensure fair and accurate presentation of transactions.

#### **16. Borrowing costs**

All borrowing costs are recognized in the income statement as incurred.

#### **17. Taxes**

Corporate income tax represents the total amount of current tax payable.

Current tax payable is calculated based on taxable income for the period. Taxable income differs from net profit reported in the Income statement because it excludes income and expenses that are taxable or deductible in other periods (including carryforward losses, if any), and it also excludes items that are not subject to tax or are not deductible.

The Company's corporate income tax is determined in accordance with current tax regulations. However, these regulations are subject to change, and the final determination of corporate income tax depends on the results of audits conducted by the competent tax authorities.

Other taxes are applied according to the prevailing tax laws in Vietnam.

#### **18. Earnings per share**

Basic Earnings per share is calculated by dividing net profit or loss attributable to ordinary equity shareholders (after appropriations to bonus and welfare funds) by the weighted average number of ordinary shares outstanding during the period.

Diluted Earnings per share is calculated by adjusting the net profit or loss attributable to ordinary equity shareholders (after appropriations to bonus and welfare funds) and the weighted average number of ordinary shares outstanding to reflect the impact of potential ordinary shares that could have a dilutive effect.

#### **19. Related parties**

A party is considered related to the Company if one party has the ability, directly or indirectly, to control the other party or has significant influence over the other party's financial and operating policy decisions. Parties are also considered related if they are subject to common control or significant common influence. Related parties may be entities or individuals, including close family members of individuals deemed to be related.

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



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Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)****V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET.****Unit: VND****1. Cash & cash equivalents.**

	<b>30/06/2025</b>	<b>01/01/2025</b>
<b>Cash on hand</b>	<b>705,840,000</b>	<b>64,140,000</b>
<b>Cash in banks</b>	<b>7,842,977,519</b>	<b>5,915,519,042</b>
JSC Bank for Investment and Development of Vietnam	2,398,968,560	1,567,192,210
JSC Bank for Foreign Trade of Vietnam	5,444,008,959	4,348,326,832
<b>Total</b>	<b>8,548,817,519</b>	<b>5,979,659,042</b>

**2. Short-term trade receivables from customers**

<b>Short-term trade receivables from customers</b>	<b>30/06/2025</b>	<b>01/01/2025</b>
Phu My Town – Dong Nai	98,229,850	785,070,415
Ho Chi Minh City	914,349,434	287,275,620
Business Department Area (Direct customers)	211,309,820	236,946,123
Phu My Xuan Company Limited	58,909,091	61,101,491
Tan Quang Cuong - Binh Thuan Investment Joint Stock Company	73,522,240	178,748,040
<b>Total</b>	<b>1,356,320,435</b>	<b>1,549,141,689</b>

*Of which:***Receivables from related parties**

Phu My Xuan Company Limited	58,909,091	61,101,491
Tan Quang Cuong - Binh Thuan Investment Joint Stock Company	73,522,240	178,748,040
<b>Total</b>	<b>132,431,331</b>	<b>239,849,531</b>

**3. Prepayments to suppliers**

<b>30/06/2025</b>	<b>01/01/2025</b>
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These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

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**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Nhat Tan Construction and Trading Investment Company Limited	39,600,000	39,600,000
Ba Ria-Vung Tau General Investment Construction Joint Stock Company	765,750,000	479,375,000
Huy Hoang Anh Service Trading Construction Company Limited	62,000,000	62,000,000
Công Ty TNHH MTV Hùng Vũ	500,000,000	-
Other suppliers	182,480,000	182,480,000
<b>Total</b>	<b>1,549,830,000</b>	<b>763,455,000</b>

**4. Other receivables**

	30/06/2025	01/01/2025
<b>Other short-term receivables</b>	<b>3,604,527,874</b>	<b>3,420,833,095</b>
x Employee advances	3,604,527,874	3,289,008,000
Other receivables	166,539,874	131,825,095
<b>Other long-term receivables</b>	<b>2,842,406,225</b>	<b>2,767,750,892</b>
x Deposits for mine site rehabilitation	1,033,406,225	958,750,892
Deposit to secure performance of the "My Xuan - Chau Duc High-Grade Brick and Tile Plant" project in Suoi Rao commune, Chau Duc district	1,809,000,000	1,809,000,000
<b>Total</b>	<b>6,446,934,099</b>	<b>6,188,583,987</b>

**5. Inventories**

	30/06/2025		01/01/2025	
	Historical cost	Allowance	Historical cost	Allowance
Raw materials	14.759.446.367	-	26,861,319,951	-
Tools and supplies	170.764.099	-	113,492,117	-
Work in progress	2,417,498,262	-	2,482,681,207	-

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



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**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Finished goods	13,593,462,283	-	15,166,565,865	-
Merchandise goods	238,633,958	-	252,776,618	-
<b>Total</b>	<b>31,179,804,969</b>	<b>-</b>	<b>44,876,835,758</b>	<b>-</b>

**6. Prepaid expenses**

Items	30/06/2025	01/01/2025
<b>a/ Short-term prepaid expenses</b>	<b>530,194,751</b>	<b>49,453,454</b>
Tools and supplies	2,553,454	10,793,454
Fee for the grant of exploitation rights in 2025	304,377,000	-
Land Rent	207,824,297	-
Major repairs	15,440,000	38,660,000
<b>b/ Long-term prepaid expenses</b>	<b>1,203,407,151</b>	<b>1,564,710,135</b>
Tools and supplies	24,948,718	23,029,918
Major repairs of fixed assets	1,028,790,973	1,351,194,337
Mineral exploitation right fee	149,667,460	190,485,880
<b>Total</b>	<b>1,733,601,902</b>	<b>1,614,163,589</b>

**7. Tangible fixed assets**

Changes in tangible fixed assets and depreciation during the quarter are as follows:

Items	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Total
<b>I. Historical cost</b>					
<b>1.Beginning balance</b>	<b>52,965,966,333</b>	<b>79,322,240,333</b>	<b>5,613,572,928</b>	<b>770,821,000</b>	<b>138,672,600,594</b>
2. Increase during period	-	-	-	-	-
3. Decrease during period	-	-	-	-	-

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

<b>4. Closing balance</b>	<b>52,965,966,333</b>	<b>79,322,240,333</b>	<b>5,613,572,928</b>	<b>770,821,000</b>	<b>138,672,600,594</b>
<b>II. Accumulated depreciation</b>					
<b>1. Beginning balance</b>	<b>41,552,021,201</b>	<b>67,062,301,473</b>	<b>5,091,308,019</b>	<b>728,161,000</b>	<b>114,433,791,693</b>
<b>2. Increase during period</b>	<b>1,382,329,437</b>	<b>2,289,441,945</b>	<b>111,924,000</b>	<b>6,402,000</b>	<b>3,790,097,382</b>
<i>- Depreciation</i>	<i>1,382,329,437</i>	<i>2,289,441,945</i>	<i>111,924,000</i>	<i>6,402,000</i>	<i>3,790,097,382</i>
<b>3. Decrease during period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>4. Closing balance</b>	<b>42,934,350,638</b>	<b>69,351,743,418</b>	<b>5,203,232,019</b>	<b>734,563,000</b>	<b>118,223,889,075</b>
<b>III. Carrying amount</b>					
<b>1. Beginning balance</b>	<b>11,413,945,132</b>	<b>12,259,938,860</b>	<b>522,264,909</b>	<b>42,660,000</b>	<b>24,238,808,901</b>
<b>2. Closing balance</b>	<b>10,031,615,695</b>	<b>9,970,496,915</b>	<b>410,340,909</b>	<b>36,258,000</b>	<b>20,448,711,519</b>

In which:

**Historical cost of fully depreciated fixed assets still in use:**

<i>To 01/01/25</i>	<i>21,507,252,737</i>	<i>43,463,290,003</i>	<i>4,270,532,019</i>	<i>706,821,000</i>	<i>69,947,895,759</i>
<i>To 30/06/25</i>	<i>21,633,406,097</i>	<i>45,106,486,746</i>	<i>4,270,532,019</i>	<i>706,821,000</i>	<i>71,717,245,862</i>

**8. Intangible fixed asset**

<b>Items</b>	<b>Land use right</b>	<b>Other intangible fixed assets</b>	<b>Total</b>
<b>I. Historical</b>			
1. Beginning balance	25,507,139,502	692,025,000	26,199,164,502
2. Increase during period			-
3. Decrease during period		-	-
<b>4. Closing balance</b>	<b>25,507,139,502</b>	<b>692,025,000</b>	<b>26,199,164,502</b>
<b>II. Accumulated depreciation</b>			

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.



**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

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For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

1. Beginning balance	19,858,032,980	692,025,000	20,550,057,980
2. Increase during period	765,186,600		765,186,600
3. Decrease during period	-	-	-
<b>4. Closing balance</b>	<b>20, 623,219,580</b>	<b>692,025,000</b>	<b>21,315,244,580</b>

**III. Carrying amount**

1. Beginning balance	5,649,106,522	-	5,649,106,522
<b>2. Closing balance</b>	<b>4,883,919,922</b>	<b>-</b>	<b>4,883,919,922</b>

In which:

**Historical cost of fully depreciated fixed assets still in use:**

To 01/01/25	1,833,570,904	692,025,000	2,525,595,904
To 30/06/25	<b>1,833,570,904</b>	<b>692,025,000</b>	<b>2,525,595,904</b>

**9. Long-term assets in progress**

	<b>30/06/2025</b>	<b>01/01/2025</b>
<b>Fixed assets acquisitions</b>	<b>33,517,237,913</b>	<b>33,517,237,913</b>
Land for expanding the raw material storage facility at the plant	2,356,470,000	2,356,470,000
Suoi Rao Brick and Tile Clay Mine Project	11,120,918,500	11,120,918,500
Chau Duc High-Grade Brick and Tile Plant Project	17,759,863,413	17,759,863,413
Other fixed assets acquisitions	2,279,986,000	2,279,986,000
<b>Construction in progress</b>	<b>35, 355,110,313</b>	<b>35,307,461,013</b>
Land Use Rights for the Material Storage Yard; My Xuan 1 Quarry	1,840,433,247	1,840,433,247
Tile and Brick Factory Project in Chau Duc	28,198,870,825	28,151,221,525
Other Construction in progress	5,315,806,241	5,315,806,241
<b>Total</b>	<b>68,872,348,226</b>	<b>68,824,698,926</b>

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)****In Which :**

Clay Mine Project; Chau Duc Brick Factory	57,079,652,738	57,032,003,438
Clay Mine Project; My Xuan Brick Factory	11,792,695,488	11,792,695,488
<b>Total</b>	<b>68,872,348,226</b>	<b>68,824,698,926</b>

**10. Short-term trade payables**

	<b>30/06/2025</b>		<b>01/01/2025</b>	
	<b>Value</b>	<b>Solvency</b>	<b>Value</b>	<b>Solvency</b>
Phu My Xuan Company Limited	3,510,024,048	3,510,024,048	3,674,092,609	3,674,092,609
- Provision of goods	3,510,024,048	3,510,024,048	3,155,952,409	3,155,952,409
- Provision of machinery and equipment rental services	-	-	64,000,000	64,000,000
- Provision of transportation services	-	-	454,140,200	454,140,200
Hung Vu Single-Member Limited Liability Company	25,732,080	25,732,080	12,998,909,000	12,998,909,000
Tan Long Paper Packging Company Limited	49,533,908	49,533,908	100,343,297	100,343,297
Ba Ria - Vung Tau Power Company	283,199,312	283,199,312	300,466,524	300,466,524
Duy Anh Phat 68 Production and Trading Service Company Limited	900,298,000	900,298,000	-	-
Other suppliers	737,089,314	737,089,314	1,054,307,953	1,054,307,953
<b>Total</b>	<b>5,505,876,662</b>	<b>5,505,876,662</b>	<b>18,128,119,383</b>	<b>18,128,119,383</b>
<i>In which:</i>		<b>30/06/2025</b>	<b>01/01/2024</b>	

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.



**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

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**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)*****Payables to related-party suppliers***

Phu My Xuan Company Limited	3,510,024,048	3,674,092,609
<b>Total</b>	<b>3,510,024,048</b>	<b>3,674,092,609</b>

**11. Short-term advances from customers**

	30/06/2025	01/01/2025
Phu My Town - Dong Nai Area	-	271,687
Business Department Area (Direct customers)	424,093,620	424,093,620
Da Lat Area	49,126,045	-
<b>Total</b>	<b>473,219,665</b>	<b>424,365,307</b>

**12. Taxes and other payables to the State:**

No	Items	Beginning balance	Amount payable	Amount paid	Closing balance
<b>I.</b>	<b>Taxes</b>	<b>5,100,371,506</b>	<b>6,008,713,345</b>	<b>6,731,338,457</b>	<b>4,377,746,394</b>
1.	VAT on domestic sales	-	3,425,984,931	1,660,058,965	1,765,925,966
3.	Export/Import tax	(11,973,500)			(11,973,500)
4.	Corporate income tax	4,398,268,541	1,635,801,994	4,378,650,323	1,655,420,212
5.	Natural resource tax(**)	-	-	-	-
6.	Non -agricultural land use tax	494,384,880	415,648,613	-	910,033,493
7.	Personal income tax	219,691,585	527,277,807	688,629,169	58,340,223
8.	Licensing fee	-	4,000,000	4,000,000	-
<b>II.</b>	<b>Other payables</b>	<b>-</b>	<b>618,002,525</b>	<b>313,625,525</b>	<b>247,939,497</b>
1.	Fee for granting mineral exploitation rights	(56,437,503)	608,754,000	304,377,000	304,377,000
2.	Fees, charges	(56,437,271)	79,200	79,200	(56,437,271)

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

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**Notes to the interim financial statements (continued)**

3. Other payables	(232)	9,169,325	9,169,325	(232)
<b>Total</b>	<b>5,043,934,003</b>	<b>6,626,715,870</b>	<b>7,044,963,982</b>	<b>4,625,685,891</b>

**Presentation of balances in the****Balance Sheet:**Taxes and other  
receivables from  
the State

68,411,003

11,973,500

**Taxes and other  
payables to the  
State at the end  
of the period****5,168,782,509****4,637,659,391**• **Value added tax**

The company applies value added tax using the deduction method.

Tax application: 10%

As of 30/06/2025, the output VAT payable is being reduced from 10% to 8% according to Resolution 180/2024/NĐ-CP dated 31/12/2024, effective from 01/01/2025 until the end of 31/12/2025.

• **Export/import tax**• **Corporate income tax**

Note No. VI.8

• **Other taxes**

The Company declares and pays other taxes annually in accordance with current regulations.

**13. Other short-term payable**

	<b>30/06/2025</b>	<b>01/01/2025</b>
Union fees	526,113,500	269,967,040
Social insurance	(2,396,800)	564,843,615
Unemployment insurance	-	43,839,445
Dividend payable, Distributed profit	112,849,360	112,849,360
Other payables	39,179,554	21,919,672
<b>Total</b>	<b>675,745,614</b>	<b>1,013,419,132</b>

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.



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**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

**14. Borrowings and finance lease liabilities**

	01/01/2025		During period		30/06/2025	
	Value	Solvency	Increased	Decreased	Value	Solvency
<b>a/</b>						
<b>Short-term borrowings</b>	<b>6,213,166,892</b>	<b>5,213,166,892</b>	<b>39,976,929,022</b>	<b>41,873,939,090</b>	<b>4,316,156,824</b>	<b>4,316,156,824</b>
- Loan from Phu My Branch of the Bank for Investment and Development	2,642,088,543	2,642,088,543	23,452,900,844	21,778,832,563	4,316,156,824	4,316,156,824
- Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam (VCB)	3,571,078,349	2,571,078,349	16,524,028,178	20,095,106,527	-	-
<b>b/ Long-term borrowings</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>6,213,166,892</b>	<b>5,213,166,892</b>	<b>39,976,929,022</b>	<b>41,873,939,090</b>	<b>4,316,156,824</b>	<b>4,316,156,824</b>

**(i) Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu My Branch**

Credit limit contract: No. 01/2022/1509034/HDTD dated December 7, 2022

Credit limit: 25,000,000,000

Term of Credit Line Approval: 36 months from the contract signing date

Loan Term: Based on each specific Credit Agreement

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**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**  
**Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province**  
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For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Interest Rate: Based on each specific Credit Agreement

Purpose: Supplement working capital, guarantee, open L/C

Security Interests: Mortgage of Clay Mining Rights according to Decision No. 2457/QĐ dated July 21, 2008, License No. 21/GP-UBND dated March 28, 2007 according to Property Mortgage Contract No. 01/2013/1509034/HD dated May 20, 2013, "Document amending and supplementing Digital Asset Mortgage Contract 01/2013/1509034/HD dated May 20, 2013" No. 01/2017/1509034/SDBS dated August 10, 2017 and additional and replacement security measures.

The value of inventory, debt collection rights from contracts, natural resource exploitation rights, capital contributions to other companies... of the Borrower are of course collateral assets for the credit limit at the Bank.

The borrower's entire deposit account balance in VND and foreign currency at the Bank and at other credit institutions (when requested by the Bank). Receivables under Contracts signed between the Borrower and other partners of which the Borrower is the beneficiary (when requested by the Bank).

(ii)

**Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vung Tau Branch**

Medium-term loan agreement: S6 GMX – HDHM/2025 January 10, 2025

Credit limit: 30,000,000,000 VND

Loan term: 12 months from the date of the first disbursement

Disbursement period: 5 months from the day after the loan disbursement date, as specified in each loan acknowledgment document

Interest rate: According to each Debt Receipt

Purpose: Supplementing working capital to serve production and business activities

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Suoi Nhun Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province  
**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

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**Security Interests:**

According to Guarantee Contract No. 01-2020-HDTC-MMTB/GMX signed on September 30, 2020, specifically as follows:

According to Guarantee Contract No. 01-2017-HDTC-MX signed on August 1, 2017; No. 02-2017/HDTC-MX signed on August 1, 2017; No. 03-2017/HDTC-MX signed on August 1, 2017, specifically as follows:

- Land use rights in Hac Dich Commune, Tan Thanh District, Ba Ria - Vung Tau Province according to Land Use Rights Certificate No. BA 657233 issued by the Department of Natural Resources and Environment of Ba Ria Vung Tau Province on June 24, 2010 named My Xuan Brick Tile Pottery and Construction Joint Stock Company.
- Right to exploit My Xuan 1 clay mine, My Xuan Commune, Tan Thanh District, Ba Ria - Vung Tau Province
- Buildings and structures on land for Production Line II, non-fired colored cement roof tile line, and Production Line III at My Xuan Construction Brick and Tile Factory.
- Machinery and equipment for Production Line II, non-fired colored cement roof tile line, and Production Line III at My Xuan Brick Tile Pottery and Construction Joint Stock Company.
- The mixing and grinding production line at the brick factory of My Xuan Construction Brick and Tile JSC, as per the machinery mortgage contract No. 01-2020/HDTC/MMTB/GMX dated September 30, 2020, signed between the customer and the bank

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*

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For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

**15. Bonus and welfare fund**

	Balance January 01, 2024	Increase due to allocation from profit	Fund disbursements during the period	Balance December 31, 2024
<b>2024</b>				
Reward Fund	13,039,791,537	3,311,065,517	8,915,771,092	7,435,085,962
Welfare fund	1,940,582,774	331,106,552	377,187,250	1,894,502,076
Bonus fund for the Company's Management Board	0	472,712,784	472,712,784	-
<b>Total</b>	<b>14,980,374,311</b>	<b>4,114,884,853</b>	<b>9,765,671,126</b>	<b>9,329,588,038</b>
	<b>Balance January 01, 2025</b>	<b>Increase due to allocation from profit</b>	<b>Other increases</b>	<b>Balance June 30, 2025</b>
Reward Fund	7,435,085,962	1,266,094,837	6,702,350,000	1,998,830,799
Welfare fund	1,894,502,076	126,609,484	119,700,000	1,901,411,560
Bonus Fund for the Company's Executive Management Board	-	331.106.552		331.106.552,00
<b>Total</b>	<b>9,329,588,038</b>	<b>1,723,810,873</b>	<b>6,822,050,000</b>	<b>4,231,348,911</b>

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**  
**Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province**  
**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

**16. Owner's equity**

Changes in owners' equity during the period are as follows:

	Owner's contributed capital	Treasury shares	Development investment fund & financial reserve	Other funds under owners' equity	Undistributed after- tax profit	Total
<b>Beginning balance of 2024</b>	<b>90,406,970,000</b>	<b>(62,460,000)</b>	<b>4,496,329,753</b>	<b>2,449,439,018</b>	<b>21,984,360,221</b>	<b>119,274,638,992</b>
Profit increased during the current period	-	-	-	-	16,555,327,583	16,555,327,583
Dividend distribution	-	-	-	-	(14,455,121,600)	(14,455,121,600)
Provisional allocation to funds for this period	-	-	331,106,552	331,106,552	(4,777,097,957)	(4,114,884,853)
<b>Closing balance of 2024</b>	<b>90,406,970,000</b>	<b>(62,460,000)</b>	<b>4,827,436,305</b>	<b>2,780,545,570</b>	<b>19,307,468,247</b>	<b>117,259,960,122</b>
<b>Beginning balance of 2025</b>	<b>90,406,970,000</b>	<b>(62,460,000)</b>	<b>4,827,436,305</b>	<b>2,780,545,570</b>	<b>19,307,468,247</b>	<b>117,259,960,122</b>
Profit increased during the current period	-	-	-	-	6,330,474,188	6,330,474,188
Dividend distribution	-	-	-	-	-	-
Provisional allocation to funds for this period	-	-	253,218,968	253,218,968	(2,230,248,809)	(1,723,810,873)
<b>Closing balance of 31/03/205</b>	<b>90,406,970,000</b>	<b>(62,460,000)</b>	<b>5,080,655,273</b>	<b>3,033,764,538</b>	<b>23,407,693,626</b>	<b>121,866,623,437</b>

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*

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**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)****Transactions involving equity with owners and the distribution of dividends and profits**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Owner's capital contribution	90,406,970,000	90,406,970,000
Beginning contributed capital	90,406,970,000	90,406,970,000
Ending contributed capital	90,406,970,000	90,406,970,000
<i>Cash dividends distributed</i>	-	9,034,451,000

**Shares**

- Number of shares registered to be issued	9,040,697	9,040,697
- Number of shares sold to the public	9,040,697	9,040,697
+ <i>Common share</i>	9,040,697	9,040,697
+ <i>Preferred share</i>	-	-
- Number of shares repurchased	6,246	6,246
+ <i>Common share</i>	6,246	6,246
+ <i>Preferred share</i>	-	-
- Number of outstanding shares	9,034,451	9,034,451
+ <i>Common share</i>	9,034,451	9,034,451
+ <i>Preferred share</i>	-	-

Face value per outstanding share: VND10,000

*These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.*



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**INTERIM FINANCIAL STATEMENTS**

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**Notes to the interim financial statements (continued)****VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT****Unit: VND****1. Gross revenue from goods sold and services rendered**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Revenue from fired clay bricks and tiles	69,677,518,108	66,537,838,919
- <i>Wall bricks</i>	35,442,923,675	35,402,009,767
- <i>Decorative products</i>	34,234,594,433	31,135,829,152
Revenue from colored cement tiles	11,344,825,412	11,402,336,478
Revenue from other activities	525,773,910	1,020,037,730
Deductions from revenue	-	-
<b>Net revenue</b>	<b>81,548,117,430</b>	<b>78,960,213,127</b>

***In which:*****Revenue for related parties**

<i>Phu My Xuan Co., Ltd.</i>	3,022,270,561	2,253,777,000
<i>Dai Huu Corporation</i>	69,086,160	303,564,000
<i>Tan Quang Cuong - Binh Thuan Investment Joint Stock Company</i>	106,347,130	378,529,591
<i>Hoc Minh Thanh Service and Trading Co., Ltd.</i>	13,402,580,214	12,052,884,535
<i>Gia Thy Construction Corporation</i>	-	192,178,000
<i>Gia Thang Investment Construction Corporation</i>	-	192,178,000

**2. Cost of Good Sold**

Cost of fired clay bricks and tiles	47,083,273,573	43,579,967,423
- <i>Wall bricks</i>	26,469,078,745	23,201,655,910
- <i>Decorative products</i>	20,614,194,828	20,378,311,513
Cost of colored cement tiles	10,121,313,288	10,082,186,839

*This note is an integral part of and should be read in conjunction with the interim financial statements*

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**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Cost of other activities	175,749,683	629,791,300
<b>Total</b>	<b>57,380,336,544</b>	<b>54,291,945,562</b>
<b>3. Financial revenue</b>		
Interest on bank deposits	2,212,808	7,691,350
Interest from VCB bonds	-	59,908,334
<b>Total</b>	<b>2,212,808</b>	<b>67,599,684</b>
<b>4. Financial expenses</b>		
Interest expense	418,946,728	625,067,421
<b>Total</b>	<b>418,946,728</b>	<b>625,067,421</b>
<b>5. Selling expenses</b>		
	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Employee selling expenses	3,078,388,980	2,651,248,024
Material and packaging costs	1,685,686,555	1,735,314,336
Tool and equipment costs	264,546,575	93,197,848
Depreciation expenses	-	3,750,000
Outsourced service costs	3,529,434,120	3,478,565,802
Other cash expenses	89,320,852	103,082,729
<b>Total</b>	<b>8,647,377,082</b>	<b>8,065,158,739</b>
<b>6. Administrative expenses</b>		
	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Management personnel expenses	5,348,968,204	5,181,256,449
Office supplies expenses	34,688,699	54,635,956
Depreciation expenses	-	10,468,080

*This note is an integral part of and should be read in conjunction with the interim financial statements*



**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

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**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Taxes, fees, and charges	516,201,216	308,377,000
Outsourced service expenses	649,697,161	568,614,769
Other cash expenses	624,800,224	375,451,980
<b>Total</b>	<b>7,174,355,504</b>	<b>6,498,804,234</b>
<b>7. Other profit (loss)</b>		
	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
<b>Other income</b>		
Other income	131,786,684	48,906,035
<b>Other expenses</b>		
Tax penalties and late payment of insurance contributions	9,169,325	5,712,558
Other expenses	85,655,557	105,056,240
<b>Total</b>	<b>94,824,882</b>	<b>110,768,798</b>
<b>Net profit from other activities</b>	<b>36,961,802</b>	<b>(61,862,763)</b>

**8. Current corporate income tax expenses**

Current corporate income tax costs are estimated as follows:

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
<b>Total: accounting profit before tax</b>	<b>7,966,276,182</b>	<b>9,484,974,092</b>
<b>Adjustments to accounting profit:</b>		
Plus: Adjustments increasing profit	310,824,882	402,768,798
- Non-operational Board of Directors remuneration	310,824,882	402,768,798
- Accounting expenses	216,000,000	292,000,000
	94,824,882	110,768,798
<b>Total taxable income</b>	<b>8,277,101,064</b>	<b>9,887,742,890</b>
Applicable tax rate	20%	20%

This note is an integral part of and should be read in conjunction with the interim financial statements

**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

<b>Corporate income tax payable</b>	<b>1,655,420,213</b>	<b>1,977,548,578</b>
+ <i>Corporate income tax from business operations</i>	<i>1,655,420,213</i>	<i>1,977,548,578</i>
Adjustments of prior years' corporate income tax expenses are recorded in the current year's corporate income tax expense	(19,618,219)	-
<b>Current corporate income tax expense</b>	<b>1,635,801,994</b>	<b>1,977,548,578</b>

**9. Earning per share**

The calculation of basic earnings per share and diluted earnings per share attributable to the Company's ordinary shareholders is based on the following figures:

**a) Basic earning per share**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
<b>Profit (loss) attributable to ordinary shareholders</b>	<b>6,330,474,188</b>	<b>7,507,425,514</b>
Minus: Appropriation to bonus and welfare funds	1,723,810,873	3,124,346,398
<b>Profit (loss) attributable to ordinary shareholders</b>	<b>4,606,663,315</b>	<b>5,383,079,116</b>
Weighted average number of ordinary shares outstanding during the year for calculating basic earnings per share	9,034,451	9,034,451
<b>Basic earning per share</b>	<b>510</b>	<b>596</b>

**b) Diluted earnings per share**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
<b>Profit (loss) attributable to ordinary shareholders</b>	<b>6,330,474,188</b>	<b>7,507,425,514</b>
Less: Appropriation to bonus and welfare funds	1,723,810,873	3,124,346,398
<b>Profit (loss) attributable to ordinary shareholders</b>	<b>4,606,663,315</b>	<b>5,383,079,116</b>
<b>Profit attributable to ordinary shareholders of the Company adjusted for dilution</b>	<b>4,606,663,315</b>	<b>5,383,079,116</b>

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**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Weighted average number of ordinary shares  
outstanding during the year for calculating  
basic earnings per share

9,034,451

9,034,451

**Adjusted weighted average number of  
shares outstanding for dilution**

9,034,451

9,034,451

**Basic earning per share**

510

596

**10. Production and business costs by element.**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Material costs	17,048,907,647	17,025,454,044
Labor costs	22,483,828,963	22,425,966,290
Depreciation of fixed assets	4,555,283,982	4,752,051,723
Outsourced service costs	9,821,595,284	9,249,533,584
Other cash expenses	888,796,495	2,291,895,172
<b>Total</b>	<b>54,798,412,371</b>	<b>55,744,900,813</b>

**VII. OTHER INFORMATION****1. Transactions and balances with related parties**

During the period, the Company engaged in transactions with related parties. The primary transactions are as follows:

<b>Related parties</b>	<b>Relationship</b>	<b>Transaction Description</b>	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Phu My Xuan Co., Ltd.	Same investor	Sales of goods & services	3,022,270,561	2,253,777,000
		Purchases of goods & services	18,952,030,564	19,716,704,428
Dai Huu Corporation	Same investor	Sales of goods & services	69,086,160	303,564,000
Tan Quang Cuong Investment JSC - Binh Thuan	Same investor	Sales of goods & services	106,347,130	378,529,591

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**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Hoc Minh Thanh Trading and Services Co., Ltd	Same investor	Sales of goods & services	13,402,580,214	12,052,884,535
Gia Thang Investment Construction Corporation	Same investor	Sales of goods & services	-	102,336,652
Gia Thy Construction Corporation	Same investor	Sales of goods & services	-	192,178,000

As of 30/06/2025, the outstanding amounts with related parties are as follows:

Related parties	Relationship	Transaction Description	30/06/2025	01/01/2024
		Trade receivables		
Phu My Xuan Co., Ltd.	Same investor		58,909,091	119,632,582
		Trade payables		
			3,510,024,048	3,368,632,715
Tan Quang Cuong Investment JSC - Binh Thuan	Same investor	Trade receivables	73,522,240	209,961,640

**Transactions with key management personnel and their related parties**

The remuneration, salaries, bonuses, and other benefits for members of the Board of Directors, Supervisory Board, General Director, and other management personnel during the year are as follows:

Full name	Position	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
<b><u>Board of Directors' remuneration</u></b>			
Mr. Du Quoc Trung	Chairman of the BOD	120,000,000	120,000,000
Mr. Nguyen Van Son	Member of the BOD	48,000,000	48,000,000
Mr. Nguyen Huu Quang	Member of the BOD	48,000,000	48,000,000

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**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK**

Suoi Nhum Hamlet, Hac Dich Ward, Phu My Town, Ba Ria – Vung Tau Province

**INTERIM FINANCIAL STATEMENTS**

For the accounting period ended June 30, 2025

**Notes to the interim financial statements (continued)**

Mr. Nguyen Van Hieu	Member of the BOD	48,000,000	16,000,000
Ms. Nguyen Thi Phuong Quyen	Member of the BOD	48,000,000	16,000,000
Ms. Tran Thi Bich	Secretary	12,000,000	12,000,000
<b>Total</b>		<b>324,000,000</b>	<b>260,000,000</b>

**Board of Supervisor's remuneration**

Mr. Pham Van Hau	Head of the Supervisory Board	48,000,000	52,000,000
Mr. Nguyen The Do	Member of the Supervisory Board	42,000,000	14,000,000
Mr. Luu Thanh Binh	Member of the Supervisory Board	42,000,000	14,000,000
<b>Total</b>		<b>132,000,000</b>	<b>80,000,000</b>

Salaries, bonuses, and other benefits

-

-

**Board of Management**

Mr. Nguyen Van Son	General Director	841,074,182	870,361,092
Mr. Nguyen Van Hieu	Deputy Director	454,214,273	483,290,137
		386,859,909	387,070,955

**Other management personnel**

990,373,275


1,169,916,586


<b>Total</b>	<b>1,831,447,457</b>	<b>2,040,277,678</b>
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**2. Comparative information**

The opening balances in the financial statements for the fiscal year ended June 30, 2025, are derived from the audited financial statements for the year 2024, which were audited by Viet Values Audit And Consulting Company Limited.

Ba Ria - Vung Tau, July 16, 2025.

  
**LUU THI MAI**  
 Prepared by

  
**TRAN THI CANH**  
 Chief Accountant

  
**NGUYEN VAN SON**  
 General Director



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**PERIODIC INFORMATION DISCLOSURE**

**FINANCIAL STATEMENTS**

**To: Hanoi Stock Exchange**

In accordance with the provisions of Clause 3, Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated 16/11/2020, by the Ministry of Finance guiding the information disclosure on the securities market, My Xuan Brick Tile Pottery And Construction Join Stock Company is disclosing the second quarter of 2025 financial statements to the Hanoi Stock Exchange as follows:

**1. Company Name: My Xuan Brick Tile Pottery and Construction Joint Stock Company**

- Stock code: GMX
- Head Office Address: Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City
- Telephone: 02543.893150                      Fax: 02543.894168
- Email: [luumaigmx@gmail.com](mailto:luumaigmx@gmail.com)                      Website: [www.myxuan-vt.com.vn](http://www.myxuan-vt.com.vn)



**2. Content of the Disclosed Information**

**- Second quarter of 2025 Financial Statements**

☒ Separate financial statements (the listed organization has no subsidiaries and the higher-level accounting unit does not have any direct subsidiaries);

☐ Consolidated financial statements (the listed organization has subsidiaries);

☐ Combined financial statements (the listed organization has a subsidiary accounting unit with its own accounting system)

**- Cases subject to explanation of reasons:**

+ The auditing firm issued an opinion other than an unqualified opinion on the financial statements:

Yes ☐                      No ☒

Explanation document in case of applicable:

Yes ☐                      No ☒

+ Has the after-tax profit in the reporting period shows a discrepancy of 5% or more before and after the audit, or a shift from loss to profit or vice versa

Yes ☐                      No ☒



Explanation document in case of applicable:

Yes ☐ No ☒

+ Has the net profit after corporate income tax in the income statement for the reporting period changed by 10% or more compared to the same period last year:

Yes ☒ No ☐

Explanation document in case of applicable:

Yes ☒ No ☐

+ Has the net profit after tax in the reporting period shown a loss, or changed from a profit in the previous year's report to a loss this year, or vice versa:

Yes ☐ No ☒

Explanation document in case of applicable:

Yes ☐ No ☒

This information was disclosed on the company's website on 18/07/2025 at the following link: [www.myxuan-vt.com.vn](http://www.myxuan-vt.com.vn), under the Investor Relations section

### 3. Report on transactions with a value of 35% or more of total assets in 2025:

In case the listed organization has such transactions, please provide the following details:

- Transaction details: None

- **Transaction value/Total asset value ratio (%)** (Based on the most recent financial statements): ....

- Transaction completion date:

We hereby certify that the information disclosed above is true and we take full legal responsibility for the content of the disclosed information

**Representative of the organization**

**PERSON RESPONSIBLE  
FOR INFORMATION DISCLOSURE**

**Recipients:**

- *First quarter of 2025 Financial Statement*



**Lưu Thị Mai**

