# THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness

Ho Chi Minh City, day 19th, July, 2025

No: 20/CBTT-MC25

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

#### To: Hanoi Stock Exchange

Name of company : BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

Securities code : MVC

Address of headoffice: No. 34 DT 743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

Telephone: 0274 375 1518 Fax: 0274375 1138

Authorized person to disclosure information: Mr. Nguyen Quoc Binh

Address: No. 34 DT 743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

Telephone: 0274375 1518

Type of information disclosure :  $\Box$  24 h  $\Box$  72 h  $\Box$  extraordinary  $\Box$  upon request  $\Box$  periodic Information disclosure content:

+ Consolidated financial statements Second quarter of 2025

+ Explanation of changes in profit after corporate income tax in the consolidated financial statemnets for Second quarter of 2025 compared to the same period in 2024

This information was published on the company's website on July 19, 2025 at the link: http://www.vlxdbd.com.vn.

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

#### AUTHORIZED PERSON TO DISCLOSURE INFORMATION

Nguyen Quoc Binh

# SEPARATE FINANCIAL STATEMENTS BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

# **SECOND QUARTER OF 2025**

As at 30 June 2025

July 2025

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No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong) ORATION Form B01a - DN (Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

#### SEPARATE BALANCE SHEET As at 30 June 2025

				Unit: VND
Items	Code	Notes	<b>Closing balance</b>	<b>Opening balance</b>
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		708.584.498.578	688.671.952.562
I. Cash and cash equivalents	110	V.1	52.743.675.136	61.691.496.496
1. Cash	111		35.926.723.579	41.713.775.877
2. Cash equivalents	112		16.816.951.557	19.977.720.619
II. Short-term investments	120	V.2	243.104.736.968	222.125.644.540
2. Held to maturity investments	123		243.104.736.968	222.125.644.540
III. Short-term receivables	130		205.127.287.871	186.139.464.520
1. Short-term trade receivables	131	V.3	65.761.243.095	69.091.569.999
2. Short-term advances to suppliers	132	V.4	24.903.665.230	4.201.114.692
3. Short-term inter-company receivables	133	V.5	62.321.246.474	54.668.416.979
4. Other short-term receivables	136	V.6	62.169.499.523	67.940.769.604
5. Short-term provision for doubtful debts	137	V.6	(10.028.366.451)	(9.762.406.754)
IV. Inventories	140	<b>V.7</b>	199.840.871.596	211.373.953.829
1. Inventories	141		204.572.202.482	216.072.394.835
2. Provision for decline in value of inventories	149		(4.731.330.886)	(4.698.441.006)
V. Other current assets	150	V.8	7.767.927.007	7.341.393.177
1. Short-term prepaid expenses	151		5.930.320.201	5.503.786.372
2. Deductible VAT	152		1.837.606.806	1.837.606.805
B. LONG-TERM ASSETS	200		823.340.339.107	789.803.364.995
I. Long-term receivables	210		8.802.302.893	7.487.752.265
1. Other long-term receivables	216		8.802.302.893	7.487.752.265
II. Fixed assets	220		193.843.763.280	205.193.509.235
1. Tangible fixed assets	221	V.9	186.379.236.339	197.488.552.442
- Costs	222		506.150.187.258	499.575.024.267
- Accumulated depreciation	223		(319.770.950.919)	(302.086.471.825)
2. Intangible fixed assets	227	V.10	7.464.526.941	7.704.956.793
- Costs	228		212.851.475.282	212.851.475.282
- Accumulated depreciation	229		(205.386.948.341)	(205.146.518.489)
III. Investment properties	230	V.11	3.340.819.364	3.605.779.712
- Costs	231		9.880.166.115	9.880.166.115
- Accumulated depreciation	232		(6.539.346.751)	(6.274.386.403)

No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong) ORATION Form B01a - DN (Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

## SEPARATE BALANCE SHEET As at 30 June 2025

				Unit: VND
Items	Code	Notes	<b>Closing balance</b>	<b>Opening balance</b>
IV. Long-term assets in progress	240	V.12	1.865.484.449	739.067.411
1. Long-term work in progress	242		1.865.484.449	739.067.411
V. Long-term investments	250		340.384.289.943	320.829.840.731
1. Investments in subsidiaries	251	V.13	40.650.000.000	39.750.000.000
2. Investments in joint ventures and associates	252	V.13	359.342.404.441	359.342.404.441
3. Provision for long-term investments	254	V.13	(81.608.114.498)	(78.262.563.710)
4. Held to maturity investments	255		22.000.000.000	-
VI. Other long-term assets	260		275.103.679.178	251.947.415.641
1. Long-term prepaid expenses	261	V.14	260.873.764.068	251.409.740.687
2. Deferred income tax assets	262		14.229.915.110	537.674.954
TOTAL ASSETS (270 = 100 + 200)	270		1.531.924.837.685	1.478.475.317.557

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#### SEPARATE BALANCE SHEET As at 30 June 2025

				Unit: VND
Items	Code	Notes	<b>Closing balance</b>	<b>Opening balance</b>
C. LIABILITIES	300		323.520.841.177	309.544.882.562
I. Short-term liabilities	310		319.481.837.008	306.739.256.793
1. Short-term trade payables	311	V.15	11.930.544.823	16.274.565.436
2. Short-term advances from customers	312	V.16	5.558.584.903	1.835.359.029
3. Taxes and other payables to government budget	313	V.17	25.152.757.487	8.962.356.786
4. Payables to employees	314	V.18	4.567.222.070	12.225.232.686
5. Short-term accrued expenses	315	V.19	6.811.679.365	6.515.370.947
6.Other short-term payments	319	V.20	5.684.590.843	463.375.963
7.Short-term loans and finance lease liabilities	320	V.21	253.552.257.011	257.468.169.418
8. Bonus and welfare fund	322		6.224.200.506	2.994.826.528
II. Long-term liabilities	330		4.039.004.169	2.805.625.769
1. Other long-term payables	337	V.20	1.425.251.000	347.251.000
2. Long-term provisions	342		2.613.753.169	2.458.374.769
D. OWNER'S EQUITY	400		1.208.403.996.508	1.168.930.434.995
I. Owner's equity	410		1.208.403.996.508	1.168.930.434.995
1. Owner's equity	411		1.000.000.000.000	1.000.000.000.000
- Ordinary shares with voting rights	411a		1.000.000.000.000	1.000.000.000.000
2. Development and investment funds	418		117.294.340.670	104.595.272.162
3.Undistributed profit after tax	421		91.109.655.838	64.335.162.833
- Undistributed profit after tax brought forward	421a		45.921.513.498	839.820.295
- Undistributed profit after tax for the current year	421b		45.188.142.340	63.495.342.538
TOTAL RESOURCES (440 = 300 + 400)	440		1.531.924.837.685	1.478.475.317.557

Prepare

**Chief accountant** 

Tan Dong Hiep, 17 July 2025 General Director

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

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

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

# SEPARATE INCOME STATEMENT Second quarter of 2025

Unit: VND

Items	Code	Notes	Second quarter of		Accumulated from the year to the en	0 0
			Current year	<b>Previous year</b>	Current year	Prior year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenues from sales and services rendered	1	VI.1	181.533.037.685	147.296.624.574	332.962.194.382	271.908.869.886
2. Revenue deductions	2		-	-	-	-
3. Net revenues from sales and services						
rendered	10		181.533.037.685	147.296.624.574	332.962.194.382	271.908.869.886
4. Costs of goods sold	11	VI.2	128.231.857.886	108.526.853.991	242.912.592.705	212.864.869.420
5. Gross revenues from sales and						
services rendered	20		53.301.179.799	38.769.770.583	90.049.601.677	59.044.000.466
6. Financial income	21	VI.3	3.743.511.109	3.287.240.073	6.984.568.200	7.186.298.475
7. Financial expenses	22	VI.4	3.143.824.795	3.441.299.201	9.791.064.201	6.549.774.886
+ In which: Interest expenses	23		3.330.819.602	3.212.063.803	6.443.198.471	6.319.460.558
8. Selling expenses	24	VI.5	7.177.630.242	7.001.460.130	14.180.716.403	10.413.434.459
9. General administration expenses	25	VI.6	8.957.902.175	9.135.658.286	16.960.755.921	16.665.638.762
10. Net profits from operating activities [30=20+(21-22)-(24+25)]	30		37.765.333.696	22.478.593.039	56.101.633.352	32.601.450.834
11. Other income	31	VI.7	596.355.772	33.534.808	768.143.325	33.700.833
12. Other expenses	32	VI.8	57.146.682	466.562	57.378.099	551.069
13. Other profits (40=31-32)	40		539.209.090	33.068.246	710.765.226	33.149.764
14. Total net profit before tax (50=30+40)	50		38.304.542.786	22.511.661.285	56.812.398.578	32.634.600.598
15. Current corporate income tax expenses	51	VI.9	21.433.709.527	4.238.150.454	25.316.496.393	6.308.921.131
16. Deferred corporate income tax expenses	52	VI.9	(13.692.240.156)	302.008.520	(13.692.240.156)	302.008.520
17. Profits after corporate income tax (60=50-51-52)	60		30.563.073.415	17.971.502.311	45.188.142.341	26.023.670.947
					Dang Higg 17 July	

Prepare

**Chief accountant** 

Tan Dong Hiep, 17 July 2025

**General Director** 

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

# Le Hai Duong

Prepare

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**Chief accountant** 

#### BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

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

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

SEPARATE CASH FLOW STATEMENT	

Second qua	rter of 2	2025			
Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter		
			Current year	Prior year	
I. Cash flows from operating activities					
1. Proceeds from sales and services rendered and other revenues	01		111.847.447.266	303.419.285.488	
2. Expenditures paid to suppliers	02		(109.206.745.559)	(171.051.077.392)	
3. Expenditures paid to employees	03		(20.419.817.197)	(22.372.367.930)	
4. Paid interests	04		(6.446.133.652)	(6.378.655.621)	
5. Paid enterprise income tax	05		(9.755.654.223)	(12.124.641.792)	
6. Other proceeds from operating activities	06		292.175.508.321	42.540.563.379	
7. Other expenditures on operating activities	07		(217.350.488.257)	(148.037.009.653)	
Net cash flows from operating activities	20		40.844.116.699	(14.003.903.521)	
II. Cash flows from investing activities					
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(9.767.943.665)	(14.637.446.713)	
2.Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(56.425.837.170)	(2.715.254.272)	
3.Proceeds from lending or repurchase of debt instruments from other entities	24		13.446.744.742	-	
6.Proceeds from interests, dividends and distributed profits	27		7.434.646.805	12.143.904.854	
Net cash flows from investing activities	30		(45.876.025.652)	(5.408.796.131)	
III.Cash flows from financial activities					
1. Proceeds from borrowings	33		212.684.020.301	199.500.190.112	
2. Repayment of principal	34		(216.599.932.708)	(184.852.433.113)	
3. Dividends and profits paid to owners	36		-	(5.700.000)	
Net cash flows from financial activities	40		(3.915.912.407)	14.642.056.999	
Net cash flows during the fiscal year	50		(8.947.821.360)	(4.770.642.653)	
Cash and cash equivalents at the beginning of fiscal year	60		61.691.496.496	48.386.261.027	
Cash and cash equivalents at the ending of fiscal year	70		52.743.675.136	43.615.618.374	

#### (Direct method) Second quarter of 2025

Form B03a-DN

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

dated 22 December 2014 of Ministry of Finance)

*Tan Dong Hiep, 17 July 2025* General Director

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

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

V. NOTES TO THE SEPARATE BALANCE SHE	ET.			
1 - CASH AND CASH EQUIVALENTS	_	<b>Closing balance</b>	_	<b>Opening balance</b>
Cash on hand		2.789.897.370		2.155.850.920
- VND Cash		2.789.897.370		2.155.850.920
+ Cash at Company Office		1.342.761.286		1.130.875.829
+ Cash at Ben Cat Brick and Tile Factory		63.962.754		112.313.988
+ Cash at Binh Phuoc Branch		1.383.173.330		912.661.103
Cash in bank		33.136.826.209		39.557.924.957
- VND Deposit		33.117.904.258		39.540.240.603
- Foreign currency deposits		18.921.951		17.684.354
+ USD 272,38 US	SD #	7.057.366	283,38 USD #	7.183.400
+ EUR 392,75 EU	U <b>R</b> #	11.864.585	401,06 EUR #	10.500.954
Cash equivalents				
+ Term deposits with original maturity not exceeding	g 3			
months		16.816.951.557		19.977.720.619
r	[otal _	52.743.675.136	-	61.691.496.496
2. Short-term financial investment		<b>Closing balance</b>		<b>Opening balance</b>
- Short-term deposits	_	243.104.736.968	-	222.125.644.540
Ĩ	Fotal	243.104.736.968	-	222.125.644.540
3. Short-term trade receivables		<b>Closing balance</b>		<b>Opening balance</b>
- Customers of project management board	_	6.814.073.600	-	6.943.570.200
- Customers of Ben Cat Brick and Tile Factory		26.606.907.382		16.407.474.739
- Customers of Ho Chi Minh Branch		7.452.002.865		7.631.097.985
- Customers of Binh Phuoc Branch		21.025.785.203		20.341.574.454
- Other customers		3.862.474.045		17.767.852.621
3	Fotal	65.761.243.095	-	69.091.569.999
4. Short-term advances to suppliers	_	<b>Closing balance</b>	_	Opening balance
- Kim Ngan Ha Co., Ltd		19.987.063.200		568.396.440
- Phat Hung Co., Ltd		-		716.122.474
- Tri Tue Viet Co., Ltd		370.000.000		1.320.350.000
- Others		4.546.602.030		1.596.245.778
1	Fotal _	24.903.665.230	-	4.201.114.692
5. Short-term inter-company receivables	. –	<b>Closing balance</b>	-	<b>Opening balance</b>
- Hung Thinh Construction Materials Production.Ltd		62.321.246.474	-	54.668.416.979
7	「otal _	62.321.246.474	_	54.668.416.979

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

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

6. Other short-term receivables	_	Closing balance	Opening balance
- Interest receivable	_	3.938.219.227	5.984.612.335
- Loan interest		239.552.627	6.297.801.636
- Receivables from employees		55.710.030.607	54.127.190.885
- Dividends receivable		720.005.760	720.005.760
- Others		1.561.691.302	811.158.988
	Total	62.169.499.523	67.940.769.604
Short-term provision for doubtful debts	_	(10.028.366.451)	(9.762.406.754)
7. Inventories		Closing balance	<b>Opening balance</b>
Cost of inventory	_		
Raw materials		4.593.814.136	3.487.128.807
Work in progress		140.182.693.377	143.741.742.779
Finished goods		56.097.096.070	63.086.536.708
Goods	_	3.698.598.899	5.756.986.541
	Total	204.572.202.482	216.072.394.835
Provision for decline in value of inventories		(4.731.330.886)	(4.698.441.006)
Net realizable value of inventories	_	199.840.871.596	211.373.953.829
8. Other current assets		Closing balance	<b>Opening balance</b>
- Short-term prepaid expenses	_	5.930.320.201	5.503.786.372
- VAT deductible		1.837.606.806	1.837.606.805
	Total –	7.767.927.007	7.341.393.177

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

#### 9. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machine, equipment	Transportation, equipment	Office equipment and furniture	Total
I. Original cost					
Openning balance	247.933.740.271	210.704.320.129	39.330.936.169	1.606.027.698	499.575.024.267
Increase	490.485.483	2.507.933.063	5.920.608.081	1.386.019.091	10.305.045.718
- Purchase	-	2.227.933.063	5.920.608.081	40.500.000	8.189.041.144
- Finished capital investment	452.485.483	-	-	-	452.485.483
-Reclassify	38.000.000	280.000.000	-	1.345.519.091	
Decrease	-	-	3.729.882.727	-	3.729.882.727
- Liquidation	-	-	2.066.363.636	-	2.066.363.636
-Reclassify	-	-	1.663.519.091	-	1.663.519.091
<b>Closing balance</b>	248.424.225.754	213.212.253.192	41.521.661.523	2.992.046.789	506.150.187.258
II. Accumulated depreciation	n				
Openning balance	166.907.257.526	111.203.519.251	22.714.266.950	1.261.428.098	302.086.471.825
Increase	7.267.767.474	10.804.228.146	1.848.547.468	1.194.541.431	21.115.084.519
- Depreciation	7.267.767.474	10.584.273.756	1.848.547.468	50.254.032	19.750.842.730
-Reclassify	-	219.954.390	-	1.144.287.399	1.364.241.789
Decrease	22.288.044	-	3.408.317.381	-	3.430.605.425
- Liquidating	-	-	2.066.363.636	-	2.066.363.636
-Reclassify	22.288.044	-	1.341.953.745	-	1.364.241.789
<b>Closing balance</b>	174.152.736.956	122.007.747.397	21.154.497.037	2.455.969.529	319.770.950.919
III. Net book value					
Opening balance	81.026.482.745	99.500.800.878	16.616.669.219	344.599.600	197.488.552.442
<b>Closing balance</b>	74.271.488.798	91.204.505.795	20.367.164.486	536.077.260	186.379.236.339

- Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 93.060.470.149.

#### 10. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

Items	BOT toll collection rights, (DT743 Road)	Land use rights	Computer software	Total
I. Original cost				
Opening balance	200.247.825.497	9.000.564.238	3.603.085.547	212.851.475.282
Increase	-	-	-	-
Decrease	-	-	-	-
Closing balance	200.247.825.497	9.000.564.238	3.603.085.547	212.851.475.282
II. Giá trị hao mòn lũy kế				
Opening balance	200.247.825.497	1.809.705.884	3.088.987.108	205.146.518.489
Decrease	-	88.616.574	151.813.278	240.429.852
- Depreciation	-	88.616.574	151.813.278	240.429.852
Decrease	-	-	-	-
Closing balance	200.247.825.497	1.898.322.458	3.240.800.386	205.386.948.341
III. Net book value				
Opening balance	-	7.190.858.354	514.098.439	7.704.956.793
Closing balance	-	7.102.241.780	362.285.161	7.464.526.941

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

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

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

#### NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

# 11. INCREASE, DECREASE IN INVESTMENT PROPERTIES

	Second quarter of 2025
City, Binh Duong)	

Separate financial statements

Items	Opening	Increase	Decrease	Closing
Original cost	9.880.166.115	-	-	9.880.166.115
- Buildings	7.169.166.705	-	-	7.169.166.705
- Land use rights	2.710.999.410	-	-	2.710.999.410
Accumulated depreciation	6.274.386.403	264.960.348	-	6.539.346.751
- Buildings	5.830.247.655	240.324.762	-	6.070.572.417
- Land use rights	444.138.748	24.635.586	-	468.774.334
Net book value	3.605.779.712	-	-	3.340.819.364
- Buildings	1.338.919.050			1.098.594.288
- Land use rights	2.266.860.662			2.242.225.076

12. Construction in progress	<b>Closing balance</b>	<b>Opening balance</b>
- Fence construction	406.319.565	349.067.411
- Cost of consulting on investment procedures for building	ıg	
a gas station	370.000.000	-
- Fire prevention and fighting consulting Cost	470.000.000	-
- Cost of unburnt brick production line	312.284.884	-
- Others	306.880.000	390.000.000
Total	1.865.484.449	739.067.411

#### 13. Investment in Subsidiaries, Associates, Joint Ventures

t venture	<b>Closing balance</b>	<b>Opening balance</b>
	40.650.000.000	39.750.000.000
n (a)	17.442.000.000	17.442.000.000
	313.755.549.241	313.755.549.241
(c)	28.144.855.200	28.144.855.200
Total	399.992.404.441	399.092.404.441
	(81.608.114.498)	(78.262.563.710)
Total	318.384.289.943	320.829.840.731
	n (a) (c ) <b>Total</b>	40.650.000.000   n (a) 17.442.000.000   313.755.549.241   (c) 28.144.855.200   Total 399.992.404.441   (81.608.114.498)

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

Binh Duong Building Materials and construction corporation holds 1,500,012 shares, accounting for 29.9%.

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

Binh Duong Building Materials and Construction Corporation holds 9,545,270 shares, accounting for 43.55%.(c) Charter capital of NHI HIEP BRICK - TILE CO-OPERATION: 30.415.420.000 VND.

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

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#### NOTES TO THE SEPARATE FINANCIAL STATEMENTS

14. Long-term prepaid expenses	Closing balance	<b>Opening balance</b>
- Cost of receiving transfer of land use rights, land		
compensation cost of My Phuoc Brick and Tile Factory	47.536.200	63.381.600
- Cost of receiving transfer of land use rights, land		
compensation cost of Long Nguyen 1 Brick and Tile Factory		
	11.494.330.334	13.078.759.931
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 2 Brick and Tile		
Factory2	22.251.486.300	22.394.680.200
- Cost of transferring land use rights to build and expand	22.231.100.300	22.571.000.200
Long Nguyen 2 Brick and Tile Factory (not yet built)	1.450.000.000	1.450.000.000
- Cost of excavating topsoil at Long Nguyen clay mine	3.131.831.427	3.570.134.035
- Cost of receiving transfer of land use rights at Binh		
Phuoc Branch to exploit construction stone	122.432.276.194	120.154.929.307
- Cost of unloading soil at Binh Phuoc branch	41.694.207.693	31.777.735.818
- Exploration costs and quarrying documentation	1.166.459.348	1.348.617.621
- Fee for granting mineral exploitation rights to Tan Lap		
stone mine	40.458.013.488	38.754.959.320
- Others	16.747.623.084	18.816.542.855
Total	260.873.764.068	251.409.740.687
15. Short-term trade payables	<b>Closing balance</b>	<b>Opening balance</b>
- Nui Nho Joints stock company (i)	117.594.002	271.136.789
- Thanh Le Corporation (i)	-	5.963.750.000
- Nhi Hiep Brick - Tile Co-Operation (i)	456.811.928	-
- Branch of Southern Mining Chemical Industry Company		
Limited - MICCO in Binh Duong	1.730.129.450	1.789.574.800
- Dang Ngoc Diem Phuong Co., Ltd	-	829.193.059
- Thanh Tuan Tourism Transport Co., Ltd	2.141.134.684	1.564.962.542
- VIE - TECH Co., Ltd	238.742.640	280.937.160
- Hung Nam Phat Co., Ltd	-	179.803.943
- Phat Hung Co., Ltd	1.749.496.614	-
- Others	5.496.635.505	5.395.207.143
Total	11.930.544.823	16.274.565.436
(i) Is a related party.		
16. Buyer pays in advance		
	Closing balance	Opening balance
- Customers pay in advance to buy construction materials Total	Closing balance 5.558.584.903 5.558.584.903	Opening balance 1.835.359.029 1.835.359.029

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#### NOTES TO THE SEPARATE FINANCIAL STATEMENTS

17. Taxes and other payments to the state	Closing balance	<b>Opening balance</b>
- Value added tax	3.003.760.347	2.379.726.634
- Corporate income tax	19.815.575.928	4.254.733.758
- Personal income tax	205.281.995	110.606.845
Natural resources tax	1.123.505.578	1.224.185.218
- Land rental	652.356.500	544.775.293
- Fees, charges and other items of payment	352.277.139	448.329.038
Total	25.152.757.487	8.962.356.786
18. Payable to employees	<b>Closing balance</b>	<b>Opening balance</b>
-	4.567.222.070	12.225.232.686
· ·	4.567.222.070	12.225.232.686
19. Accrued expenses	<b>Closing balance</b>	<b>Opening balance</b>
- Accrued expenses	6.811.679.365	6.515.370.947
Total	6.811.679.365	6.515.370.947
20. Other payables	<b>Closing balance</b>	<b>Opening balance</b>
- Union dues	189.475.960	77.702.580
Insurance premiums payable	-	-
Amount left to ensure warranty obligations	133.213.000	203.768.900
Surplus assets pending disposal	5.243.043.963	-
- Others	118.857.920	181.904.483
Total	5.684.590.843	463.375.963
21. Loans and finance lease liabilities	Closing balance	<b>Opening balance</b>
- Joint Stock Commercial Bank for Investment and		
Development of Vietnam - Nam Binh Duong Branch	251.456.294.427	251.306.430.680
- Vietnam Joint Stock Commercial Bank For Industry And		
Trade - Binh Duong Branch	2.095.962.584	6.161.738.738
Total	253.552.257.011	257.468.169.418
22. Others payables	Closing balance	<b>Opening balance</b>
- Deposits received	1.425.251.000	347.251.000
Total	1.425.251.000	347.251.000

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### NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

#### 23. OWNER'S EQUITY

Items	Contributed capital	Other owners' equity	Development Investment Fund	Undistributed profit after tax	Total
Opening balance	1.000.000.000.000	-	104.595.272.162	64.335.162.833	1.168.930.434.995
Increase in current year	-	-	-	45.188.142.342	45.188.142.342
Decrease in current year	-	-	-	(18.413.649.336)	-
+ Development Investment Fund (20%)	-	-	12.699.068.508	(12.699.068.508)	-
+ Bonus and welfare fund (7%)	-	-	-	(4.444.673.978)	(4.444.673.978)
+ Board of directors - Supervisory Board remuneration fund, executive management board bonus fund (2%) (2%)	_	_	_	(1.269.906.850)	(1.269.906.850)
Closing balance	1.000.000.000.000		117.294.340.670	91.109.655.839	1.208.403.996.508

#### Details of owner's invested capital.

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

Second quarter

#### VI. NOTES TO SEPARATE INCOME STATEMENT 1. REVENUES FROM SALES AND SERVICES RENDERED

RENDERED	of current year	previous year
- Revenue from sale of goods	163.875.265.440	129.245.265.818
- Revenue from BOT road	13.777.204.867	14.408.066.750
- Service revenue + other revenue	3.880.567.378	3.643.292.006
Total	181.533.037.685	147.296.624.574
No revenue deductions occurred during the period.		
2. COST OF GOODS SOLD	Second quarter of current year	Second quarter of previous year
<ul><li>2. COST OF GOODS SOLD</li><li>- Cost of goods sold</li></ul>	-	•
	of current year	previous year
- Cost of goods sold	of current year 119.944.776.515	previous year 100.387.706.864
- Cost of goods sold - Cost of BOT road	of current year 119.944.776.515 5.542.093.149	previous year 100.387.706.864 5.497.543.126

Second quarter of 2025

Second quarter of

Second quarter of 2025

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#### NOTES TO THE SEPARATE FINANCIAL STATEMENTS

<b>3. FINANCIAL INCOME</b>	Second quarter	Second quarter of
	of current year	previous year
- Interest on deposits and loans	3.741.777.092	3.287.240.073
- Others	1.734.017	
Total	3.743.511.109	3.287.240.073
4. FINANCIAL EXPENSES	Second quarter of current year	Second quarter of previous year
- Interest expenses	3.330.819.602	3.212.063.803
- Provision for/(Reversal of) investment loss provision	(186.994.807)	229.235.398
- Other financial expenses	-	-
Total	3.143.824.795	3.441.299.201
5. SELLING EXPENSES	Second quarter of current year	Second quarter of previous year
- Payroll expenses	4.077.483.474	3.843.968.740
- Expenses of materials, package	1.133.135.104	896.335.816
- Depreciation cost of fixed assets	573.655.935	576.149.817
- Expenses of outsourcing services	669.932.109	993.827.848
- Other expenses in cash	723.423.620	691.177.909
Total	7.177.630.242	7.001.460.130
6. GENERAL ADMINISTRATION EXPENSES	Second quarter of current year	Second quarter of previous year
- Expenses of administrative staffs	4.474.479.196	3.159.169.116
- Office supplies costs	180.400.504	174.712.772
- Fixed asset depreciation costs	799.441.485	688.224.720
- Tax, duties, fees	54.881.073	11.601.513
- Expenses of outsourcing services	1.639.152.004	2.689.026.245
- Other expenses in cash	1.543.588.216	1.178.425.701
Total	8.957.902.175	9.135.658.286
7. OTHER INCOME	Second quarter of current year	Second quarter of previous year
- Liquidation of fixed assets	336.363.636	-
- Other income	255.639.632	33.086.975
- Odd numbers in payment	4.352.504	447.833
Total	596.355.772	33.534.808

Second quarter of 2025

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#### NOTES TO THE SEPARATE FINANCIAL STATEMENTS

8. OTHER EXPENSES	Second quarter of current year	Second quarter of previous year
- Other expenses	57.146.682	466.562
	Total 57.146.682	466.562
9. CURRENT INCOME TAX EXPENSE	Second quarter of current year	Second quarter of previous year
- Accounting profit before tax	38.304.542.786	22.511.661.285
- Increase (+) decrease (-) adjustments	68.864.004.848	(1.320.909.017)
- Tax-free income	-	-
- Taxable income	107.168.547.634	21.190.752.268
- Loss transfer	-	-
- Tax rate	20%	20%
- Corporate income tax payable	21.433.709.527	4.238.150.454
- Current corporate income tax expense	21.433.709.527	4.238.150.454
- Deferred corporate income tax expense	(13.692.240.156)	302.008.520
VII. Other information		
1. Related parties transactions and balances	5	
The parties related to the Company include:		
Related parties	Relationship	
High - Grade brick - Tile Corporation	Associate company	

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

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#### NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	251.539.734
	Payment for goods	141.488.628
	Nui Nho Purchase	5.933.262.502
	Nui Nho Payment for goods	9.981.654.712
Nhi Hiep Brick - Tile Co-Operation	Purchase	4.539.198.378
	Payment for goods	5.489.570.800
	Nhi Hiep Purchase	15.530.796.842
	Nhi Hiep Payment for goods	19.030.367.847
Thanh Le Corporation	Purchase	38.063.845.918
-	Payment for goods	45.815.645.918
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-
At the end of the reporting period, the liab	ilities to related parties were as follows:	
Related	Content	Amount
Nui Nho Joint Stock Company	Purchases	117.594.002
	Sales receivable	135.404.460
Nhi Hiep Brick - Tile Co-Operation	Purchases	456.811.928
	Sales receivable	5.918.372.058
Thanh Le Corporation	Purchases	-
	Sales receivable	-
		Tan Dong Hiep, 17 July 2025
Prepare	<b>Chief Accountant</b>	<b>General Director</b>

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

Second quarter of 2025

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