## THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness

Ho Chi Minh City, day 23<sup>rd</sup>, July, 2025

No: 21/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 23, 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

# **CONSOLIDATED FINANCIAL STATEMENTS**

# BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

# **SECOND QUARTER OF 2025**

As at 30 June 2025

July 2025

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

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No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong) ORATION Form B01a - DN/HN (Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

## CONSOLIDATED BALANCE SHEET As at 30 June 2025

Unit:	VND

Items	Code	Notes	<b>Closing balance</b>	Opening balance
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		711.613.070.187	691.506.431.547
I. Cash and cash equivalents	110	V.1	53.014.666.728	61.776.743.450
1. Cash	111		36.197.715.171	41.799.022.831
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
1. Held to maturity investments	123		243.104.736.968	222.125.644.540
III. Short-term receivables	130		205.128.406.281	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	24.904.683.640	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	62.169.599.523	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	<b>V.8</b>	10.524.388.614	10.090.625.208
1. Short-term prepaid expenses	151		5.930.320.201	5.503.786.372
2. Deductible VAT	152		4.594.068.413	4.586.838.836
B. LONG-TERM ASSETS	200		895.114.287.568	840.468.712.455
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		194.870.523.733	205.829.301.810
1. Tangible fixed assets	221	<b>V.9</b>	187.405.996.792	198.124.345.017
- Costs	222		507.782.958.167	500.748.795.176
- Accumulated depreciation	223		(320.376.961.375)	(302.624.450.159)
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/HN (Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

## CONSOLIDATED BALANCE SHEET As at 30 June 2025

Unit: VND **Opening balance** Items Code Notes **Closing balance** IV. Long-term assets in progress V.12 240 36.918.422.470 35.792.005.432 242 36.918.422.470 1. Long-term work in progress 35.792.005.432 V. Long-term investments 250 376.078.539.930 335.806.457.595 1. Investments in joint ventures and associates 252 V.13 434.144.924.511 412.842.230.886 2. Provision for long-term investments 254 V.13 (80.066.384.581) (77.035.773.291)3. 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 V.14 260.873.764.068 251.409.740.687 261 2. Deferred income tax assets 262 14.229.915.110 537.674.954 TOTAL ASSETS (270 = 100 + 200)270 1.531.975.144.002 1.606.727.357.755

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

[]			1	Unit: VND
Items	Code	Notes	Closing balance	<b>Opening balance</b>
C. LIABILITIES	300		323.829.187.161	309.790.240.645
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		4.347.350.153	3.050.983.852
1. Other long-term payables	337	V.22	1.425.251.000	347.251.000
2. Deferred income tax payables	341		308.345.984	245.358.083
3. Long-term provisions	342		2.613.753.169	2.458.374.769
D. OWNER'S EQUITY	400		1.282.898.170.594	1.222.184.903.357
I. Owner's equity	410		1.282.898.170.594	1.222.184.903.357
1. Owner's equity	411		1.000.000.000.000	1.000.000.000.000
- Ordinary shares with voting rights	411a		1.000.000.000.000	1.000.000.000.000
2. Development and investment funds	418		117.294.340.670	104.595.272.162
3.Undistributed profit after tax	421		165.603.829.924	117.589.631.195
- Undistributed profit after tax brought forward	421a		99.175.981.859	31.258.817.679
- Undistributed profit after tax for the current year	421b		66.427.848.065	86.330.813.516
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	440		1.606.727.357.755	1.531.975.144.002

CONSOLIDATED BALANCE SHEET As at 30 June 2025

Prepare

**Chief accountant** 

Tan Dong Hiep, 21 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

Form B02a - DN/HN (Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

## (Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong) dated 22 CONSOLIDATED INCOME STATEMENT

#### Second quarter of 2025

Unit: VND						
Items	Code	Notes	Second quarter of		Accumulated fro of the year to t qua	m the beginning he end of this rter
			Current year	<b>Previous year</b>	Current year	<b>Previous year</b>
(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	3.743.572.805	3.287.288.993	6.984.656.532	7.186.385.117
7. Financial expenses	22	VI.4	2.889.013.692	3.212.063.803	9.476.124.703	6.320.539.488
+ In which: Interest expenses	23		3.330.819.602	3.212.063.803	6.443.198.471	6.319.460.558
8. Profit and loss in joint ventures	24		15.918.591.521	9.470.339.817	23.466.984.904	11.510.952.828
9. Selling expenses	25	VI.5	7.177.630.242	7.001.460.130	14.180.716.403	10.413.434.459
10. General administration expenses	26	VI.6	9.213.871.974	9.204.729.268	17.276.880.751	16.805.702.727
11. Net profits from operating						
activities [30=20+(21-22)+24-(25+26)]	30		53.682.828.217	32.109.146.192	79.567.521.256	44.201.661.737
12. Other income	31	VI.7	597.452.772	33.534.808	769.240.325	33.700.833
13. Other expenses	32	VI.8	57.146.682	42.874.972	57.378.099	89.809.144
14. Other profits (40=31-32)	40		540.306.090	(9.340.164)	711.862.226	(56.108.311)
15. Total net profit before tax (50=30+40)	50		54.223.134.307	32.099.806.028	80.279.383.482	44.145.553.426
16. Current corporate income tax						
expenses	51	VI.9	21.433.709.527	4.238.150.454	25.316.496.393	6.308.921.131
17. Deferred corporate income tax						
expenses	52	VI.9	(13.641.277.935)	347.855.600	(13.629.252.256)	347.855.600
18. Profits after corporate income tax (60=50-51-52)	60		46.430.702.715	27.513.799.974	68.592.139.345	37.488.776.695
- Profits after corporate income tax						
attributable to shareholders to the parent	61		46.430.702.715	27.513.799.974	68.592.139.345	37.488.776.695
- Profits after corporate income tax						
attributable to non - controlling interests	62		_	-	-	-
18. Basic earnings per share (*)	70	VI.10	418	250	617	341
19. Diluted earnings per share (*)	71	VI.10	418	250	617	341
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**Chief accountant** 

Tan Dong Hiep, 21 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) ATION Form B03a-DN/HN (Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of Ministry of Finance)

### **CONSOLIDATED CASH FLOW STATEMENT**

(Direct method)

Second quarter of 2025

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter		
			Current year	Prior year	
I. Cash flows from operating activities					
1. Proceeds from sales and services rendered and other					
revenues	01		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		(20.524.269.197)	(22.435.367.930)	
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		292.176.693.653	42.540.650.021	
7. Other expenditures on operating activities	07		(217.502.476.951)	(148.156.543.226)	
Net cash flows from operating activities	20		40.588.861.337	(14.186.350.452)	
II. Cash flows from investing activities					
1. Expenditures on purchase and construction of fixed assets					
and long-term assets	21		(10.226.943.665)	(14.637.446.713)	
2. Proceeds from disposal or transfer of fixed assets and other					
long-term assets	22		336.363.636	-	
3.Proceeds from disposal or transfer of fixed assets and other					
long-term assets	23		(56.425.837.170)	(2.715.254.272)	
4.Proceeds from lending or repurchase of debt instruments					
from other entities	24		13.446.744.742	-	
5. Proceeds from interests, dividends and distributed profits	27		7.434.646.805	12.143.904.854	
Net cash flows from investing activities	30		(45.435.025.652)	(5.208.796.131)	
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		(8.762.076.722)	(4.753.089.584)	
Cash and cash equivalents at the beginning of fiscal year	60		61.776.743.450	48.516.246.226	
Cash and cash equivalents at the ending of fiscal year	70		53.014.666.728	43.763.156.642	

Prepare

**Chief accountant** 

Tan Dong Hiep, 21 July 2025 General Director

Le Hai Duong

Huynh Minh Tam

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 CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

V. NOTES TO THE CONSOLIDATED I				Ononing holon as
1 - CASH AND CASH EQUIVALENTS Cash on hand	_	Closing balance	-	Opening balance
		2.806.869.538		2.172.165.084
- VND Cash		2.806.869.538		2.172.165.084
Cash in bank		33.390.845.633		<b>39.626.857.747</b>
- VND Deposit		33.371.923.682		39.609.173.393
- Foreign currency deposits + USD	272 20 LICD //	18.921.951 7.057.366	202 20 LICD //	17.684.354
+ USD + EUR	272,38 USD #		283,38 USD #	7.183.400
	401,06 EUR #	11.864.585	401,06 EUR #	10.500.954
Cash equivalents + Term deposits with original maturity no	t avaading 2			
+ Term deposits with original maturity no months	n exceeding 5			10.077 700 (10
monuns		16.816.951.557		19.977.720.619
	Total	53.014.666.728	-	61.776.743.450
2. Short-term financial investment		<b>Closing balance</b>		<b>Opening balance</b>
- Short-term deposits		243.104.736.968		222.125.644.540
	Total	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 boa	rd –	6.814.073.600	-	6.943.570.200
- Customers of Ben Cat Brick and Tile F		26.606.907.382		16.407.474.739
- Customers of Ho Chi Minh Branch	5	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
	Total	65.761.243.095	-	69.091.569.999
4. Short-term advances to suppliers		<b>Closing balance</b>		<b>Opening balance</b>
- 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		4.547.620.440		1.596.245.778
	Total	24.904.683.640	-	4.201.114.692
5. Short-term inter-company receivables	-	<b>Closing balance</b>	-	<b>Opening balance</b>
- Hung Thinh Construction Materials Produ		62.321.246.474	-	54.668.416.979
	Total	62.321.246.474	-	54.668.416.979

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

(Old address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Di An City, Binh Duong) NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

6. Other short-term receivables		<b>Closing balance</b>	<b>Opening balance</b>
- Interest receivable		3.938.219.227	5.984.612.335
- Loan interest		239.552.627	6.297.801.636
- Receivables from employees		55.710.130.607	54.127.190.885
- Dividends receivable		720.005.760	720.005.760
- Others		1.561.691.302	811.158.988
	Total _	62.169.599.523	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		4.594.068.413	4.586.838.836
	Total –	10.524.388.614	10.090.625.208

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 CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

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

Items	Buildings and structures	Machine, equipment	Transportation, equipment	Office equipment and furniture	Total
I. Original cost					
<b>Openning balance</b>	247.933.740.271	211.878.091.038	39.330.936.169	1.606.027.698	500.748.795.176
Increase	490.485.483	2.507.933.063	6.379.608.081	1.386.019.091	10.764.045.718
- Purchase	-	2.227.933.063	6.379.608.081	40.500.000	8.648.041.144
- Finished capital					
investment	452.485.483	-	-	-	452.485.483
-Reclassify	38.000.000	280.000.000	-	1.345.519.091	1.663.519.091
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	214.386.024.101	41.980.661.523	2.992.046.789	507.782.958.167
II. Accumulated depr	eciation				
<b>Openning balance</b>	167.227.319.330	111.414.140.308	22.579.653.934	1.403.336.587	302.624.450.159
Increase	7.267.767.474	11.180.492.545	1.867.672.468	1.194.541.431	21.510.473.918
- Depreciation	7.267.767.474	11.180.492.545	1.867.672.468	1.194.541.431	21.510.473.918
Decrease	342.349.848	-	3.273.704.365	141.908.489	3.757.962.702
- Liquidating	-	-	2.066.363.636	-	2.066.363.636
-Reclassify	342.349.848	-	1.207.340.729	141.908.489	1.691.599.066
<b>Closing balance</b>	174.152.736.956	122.594.632.853	21.173.622.037	2.455.969.529	320.376.961.375
III. Net book value					
Opening balance	80.706.420.941	100.463.950.730	16.751.282.235	202.691.111	198.124.345.017
<b>Closing balance</b>	74.271.488.798	91.791.391.248	20.807.039.486	536.077.260	187.405.996.792

- 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. Accumulated depreciation				
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.

Consolidated financial statements Second quarter of 2025

#### BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Consolidated financial statements

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 CONSOLIDATED FINANCIAL STATEMENTS** (Shaum in Viotnemene Dang, unless otherwise noted)

(Shown in Vietnamese Dong, unless otherwise noted).

#### 11. INCREASE, DECREASE IN INVESTMENT PROPERTIES

Items	Opening	Increase	Decrease	Closing
Original cost	9.880.166.115	-	-	9.880.166.115
- Buildings	7.169.166.705	-	-	7.169.166.705
- Land use rights	2.710.999.410	-	-	2.710.999.410
Accumulated depreciation	6.274.386.403	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

Second quarter of 2025

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	ng	
a gas station	370.000.000	-
- Fire prevention and fighting consulting Cost	470.000.000	-
- Cost of unburnt brick production line	312.284.884	-
- ICD Hoa Lu project	35.052.938.021	35.052.938.021
- Others	306.880.000	390.000.000
Total	36.918.422.470	35.792.005.432

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

Name of subsidiary, associate, joint venture	<b>Closing balance</b>	<b>Opening balance</b>
High - Grade Brick - Tile Corporation (a)	21.761.064.441	21.045.527.291
Núi Nhỏ Joint Stock Company (b)	380.046.654.698	359.708.044.642
Nhi Hiep Brick - Tile Co-Operation (c)	32.337.205.372	32.088.658.953
Total	434.144.924.511	412.842.230.886
Provision for long-term investments	(80.066.384.581)	(77.035.773.291)
Net financial investment value Total	354.078.539.930	335.806.457.595
Net financial investment value Total	354.078.539.930	335.806.457.595

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

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

(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%.

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Consolidated financial statements

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(Shown in Vietnamese Dong, unless otherwise noted).

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		
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 Chart town tools nearblas	Clasing halance	On oning halance
15. Short-term trade payables	Closing balance	Opening balance 271.136.789
- Nui Nho Joints stock company (i)	117.394.002	5.963.750.000
<ul><li>Thanh Le Corporation (i)</li><li>Nhi Hiep Brick - Tile Co-Operation (i)</li></ul>	- 456.811.928	5.905.750.000
- Branch of Southern Mining Chemical Industry Company	430.811.928	-
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	<b>Closing balance</b>	<b>Opening balance</b>
- Customers pay in advance to buy construction materials	5.558.584.903	1.835.359.029
Total	5.558.584.903	1.835.359.029

#### BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION Consolidated financial statements

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(Shown in Vietnamese Dong, unless otherwise noted).		
17. Taxes and other payments to the state	Closing balance	Opening balance
- 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	Closing balance	<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>

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	<b>Closing balance</b>	<b>Opening balance</b>
- Deposits received	1.425.251.000	347.251.000

1.425.251.000

Total

Second quarter of 2025

347.251.000

## **BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION** No. 34, DT743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS** (Shown in Vietnamese Dong, unless otherwise noted).

### 23. OWNER'S EQUITY

Items	Contributed capital	Other owners' equity	Development Investment Fund	Undistributed profit after tax	Total
Opening balance	1.000.000.000.000	-	104.595.272.162	117.589.631.195	1.222.184.903.357
Increase in current year	-	-	-	68.592.139.345	68.592.139.345
Other increases and					
decreases				(2.164.291.279)	(2.164.291.279)
Decrease in current year	-	-	-	(18.413.649.336)	-
+ Development					
Investment Fund (20%)	-	-	12.699.068.508	(12.699.068.508)	-
+ Bonus and welfare fund					
(7%)	-	-	-	(4.444.673.978)	(4.444.673.978)
+ Board of directors -					
Supervisory Board					
remuneration fund,					
executive management					
board bonus fund (2%)					
(2%)				(1.269.906.850)	(1.269.906.850)
+ Dividends				-	-
Closing balance	1.000.000.000.000	-	117.294.340.670	165.603.829.924	1.282.898.170.594
Details of owner's invested	d capital.				

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

## VI. NOTES TO CONSOLIDATED INCOME STATEMENT

1. REVENUES FROM SALES AND SERVICES RENDERED	Second quarter of current year	Second quarter of 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
- Cost of goods sold	119.944.776.515	100.387.706.864
- Cost of BOT road	5.542.093.149	5.497.543.126
- Cost of service provision + others	2.744.988.222	2.641.604.001
Total	128.231.857.886	108.526.853.991

## 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 CONSOLIDATED FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

<b>3. FINANCIAL INCOME</b>		Second quarter	Second quarter of
The same set to so the sould be use		of current year	previous year
- Interest on deposits and loans		3.741.838.788	3.287.288.993
- Others	Tatal	1.734.017	
	Total	3.743.572.805	3.287.288.993
4. FINANCIAL EXPENSES		Second quarter	Second quarter of
4. FINANUIAL EAFENSES		of current year	previous year
- Interest expenses		3.330.819.602	3.212.063.803
- Other financial expenses		(441.805.910)	-
-	Total	2.889.013.692	3.212.063.803
		Second quarter	Second quarter of
5. SELLING EXPENSES		of current year	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
	Total	7.177.030.242	/.001.400.100
6. GENERAL ADMINISTRATION EX		Second quarter	Second quarter of previous year
<ul><li>6. GENERAL ADMINISTRATION EX</li><li>Expenses of administrative staffs</li></ul>			Second quarter of
		Second quarter of current year	Second quarter of previous year
<ul><li>Expenses of administrative staffs</li><li>Office supplies costs</li></ul>		Second quarter of current year 4.579.587.196	Second quarter of previous year 3.186.169.116
- Expenses of administrative staffs		<b>Second quarter</b> <b>of current year</b> 4.579.587.196 214.767.186	<b>Second quarter of</b> <b>previous year</b> 3.186.169.116 174.712.772
<ul><li>Expenses of administrative staffs</li><li>Office supplies costs</li><li>Fixed asset depreciation costs</li></ul>		<b>Second quarter</b> <b>of current year</b> 4.579.587.196 214.767.186 799.441.485	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> </ul>		Second quarter of current year 4.579.587.196 214.767.186 799.441.485 62.333.395	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> <li>Provisions</li> </ul>		Second quarter of current year 4.579.587.196 214.767.186 799.441.485 62.333.395 265.959.697	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513 1.234.498.219
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> <li>Provisions</li> <li>Expenses of outsourcing services</li> </ul>		Second quarter of current year 4.579.587.196 214.767.186 799.441.485 62.333.395 265.959.697 1.659.254.201	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513 1.234.498.219 2.689.341.245
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> <li>Provisions</li> <li>Expenses of outsourcing services</li> <li>Other expenses in cash</li> </ul>	PENSES	Second quarter           of current year           4.579.587.196           214.767.186           799.441.485           62.333.395           265.959.697           1.659.254.201           1.632.528.814           9.213.871.974	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513 1.234.498.219 2.689.341.245 1.220.181.683 9.204.729.268
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> <li>Provisions</li> <li>Expenses of outsourcing services</li> </ul>	PENSES	Second quarter of current year 4.579.587.196 214.767.186 799.441.485 62.333.395 265.959.697 1.659.254.201 1.632.528.814 9.213.871.974 Second quarter	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513 1.234.498.219 2.689.341.245 1.220.181.683 9.204.729.268 Second quarter of
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> <li>Provisions</li> <li>Expenses of outsourcing services</li> <li>Other expenses in cash</li> </ul> 7. OTHER INCOME	PENSES	Second quarter           of current year           4.579.587.196           214.767.186           799.441.485           62.333.395           265.959.697           1.659.254.201           1.632.528.814           9.213.871.974           Second quarter           of current year	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513 1.234.498.219 2.689.341.245 1.220.181.683 9.204.729.268
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> <li>Provisions</li> <li>Expenses of outsourcing services</li> <li>Other expenses in cash</li> </ul> <b>7. OTHER INCOME</b> <ul> <li>Liquidation of fixed assets</li> </ul>	PENSES	Second quarter of current year           4.579.587.196           214.767.186           799.441.485           62.333.395           265.959.697           1.659.254.201           1.632.528.814           9.213.871.974           Second quarter of current year           336.363.636	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513 1.234.498.219 2.689.341.245 1.220.181.683 9.204.729.268 Second quarter of previous year
<ul> <li>Expenses of administrative staffs</li> <li>Office supplies costs</li> <li>Fixed asset depreciation costs</li> <li>Tax, duties, fees</li> <li>Provisions</li> <li>Expenses of outsourcing services</li> <li>Other expenses in cash</li> </ul> 7. OTHER INCOME	PENSES	Second quarter           of current year           4.579.587.196           214.767.186           799.441.485           62.333.395           265.959.697           1.659.254.201           1.632.528.814           9.213.871.974           Second quarter           of current year	Second quarter of previous year 3.186.169.116 174.712.772 688.224.720 11.601.513 1.234.498.219 2.689.341.245 1.220.181.683 9.204.729.268

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Second quarter of 2025

	of current year	previous year
- Odd numbers in payment	-	84.507
- Other expenses	57.146.682	42.790.465
Total	57.146.682	42.874.972
9. CURRENT INCOME TAX EXPENSE	Second quarter of current year	Second quarter of previous year
- Accounting profit before tax	54.223.134.307	32.099.806.028
- Increase (+) decrease (-) adjustments	52.945.413.327	(10.909.053.758)
- Tax-free income	-	-
- Taxable income	107.168.547.634	21.190.752.270
- 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	(13.641.277.935)	347.855.600
10. BASIC EARNINGS PER SHARE/DILUTED	Second quarter	Second quarter of
EARNINGS PER SHARE	of current year	previous year
- Profits after corporate income tax	46.430.702.715	27.513.799.974
- Appropriation of bonus and welfare funds	4.643.070.272	2.476.241.998
- Average ordinary shares outstanding during the year	100.000.000	100.000.000
Basic earnings per share/diluted earnings per share	418	250

#### VII. Other information

**8. OTHER EXPENSES** 

#### 1. Related parties transactions and balances

The parties related to the Company include:

Relationship
Associate company
Associate company
Associate company
Major shareholder
ng transactions with related parties:

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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ION	Consolidated financial statements
	Second quarter of 2025

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
1 1	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
Thann Le Corporation	Payment for goods	45.815.645.918
	Thanh Le Purchase	45.815.045.718
		-
At the end of the reporting period, the light	Thanh Le Payment for goods	-
At the end of the reporting period, the liabi	Content	Amount
Related		
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, 21 July 2025
Prepare	<b>Chief Accountant</b>	<b>General Director</b>
-		

Le Hai Duong

Huynh Minh Tam

Le Viet Chau