

**BINH DUONG BUILDING
MATERIALS AND
CONSTRUCTION
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Binh Duong, day 23rd, January, 2025

No: 03/CBTT-MC25

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

To: Hanoi Stock Exchange

Name of company : BINH DUONG BUILDING MATERIALS AND
CONSTRUCTION CORPORATION

Securities code : MVC

Address of headoffice: No. 306 ĐT 743 Street, Binh Thang Ward, Di An City, Binh
Duong Province

Telephone: 0274 375 1518 Fax: 0274375 1138

Authorized person to disclosure information : Mr. Nguyen Quoc Binh

Address: No. 306 ĐT 743 Street, Binh Thang Ward, Di An City, Binh Duong Province

Telephone: 0274375 1518

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

Information disclosure content :

+ Consolidated financial statements quarter 4/2024

This information was published on the company's website on January 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

**BINH DUONG BUILDING
MATERIALS AND
CONSTRUCTION
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 30 /MC-TCKT

Binh Duong, 22 January 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to the provisions of clause 3, article 14 of Circular No. 96/2020/TT-BTC dated november 16, 2020 of the ministry of finance guiding information disclosure on the stock market, Binh Duong building materials and construction corporation shall disclose information on the consolidated financial statement for the Q4 2024 to the Hanoi Stock Exchange as follows:

1. Name of company: BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

- Securities code: MVC
- Stock code: No. 306, DT 743 Street, Binh Thang Ward, Di An City, Binh Duong Province
- Telephone : 0274.3715518 Fax: 0274.3751138
- Email:.....Website: www.vlxdbd.com.vn

2. Contents of disclosure:

- Consolidated financial statements Q4 2024
 - Separate financial statements (Listed organizations without subsidiaries and superior accounting units with affiliated units);
 - Consolidated financial statements (Listed organization with subsidiaries);
 - Consolidated financial statements (Listed organizations have accounting units under their own accounting apparatus).

- Cases that require explanation:

+ The audit organization gave an opinion that was not an unqualified opinion on the financial statements:

Yes None

Explanatory text in case of yes:

Yes None

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa:

Yes

None

Explanatory text in case of yes:

Yes

None

+ Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period last year.:

Yes

None

Explanatory text in case of yes:

Yes

None

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

Yes

None

Explanatory text in case of yes:

Yes

None

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

We declare that all information provided in this paper is true and accurate; we shall be legally responsible for any misrepresentation.

Organization representative

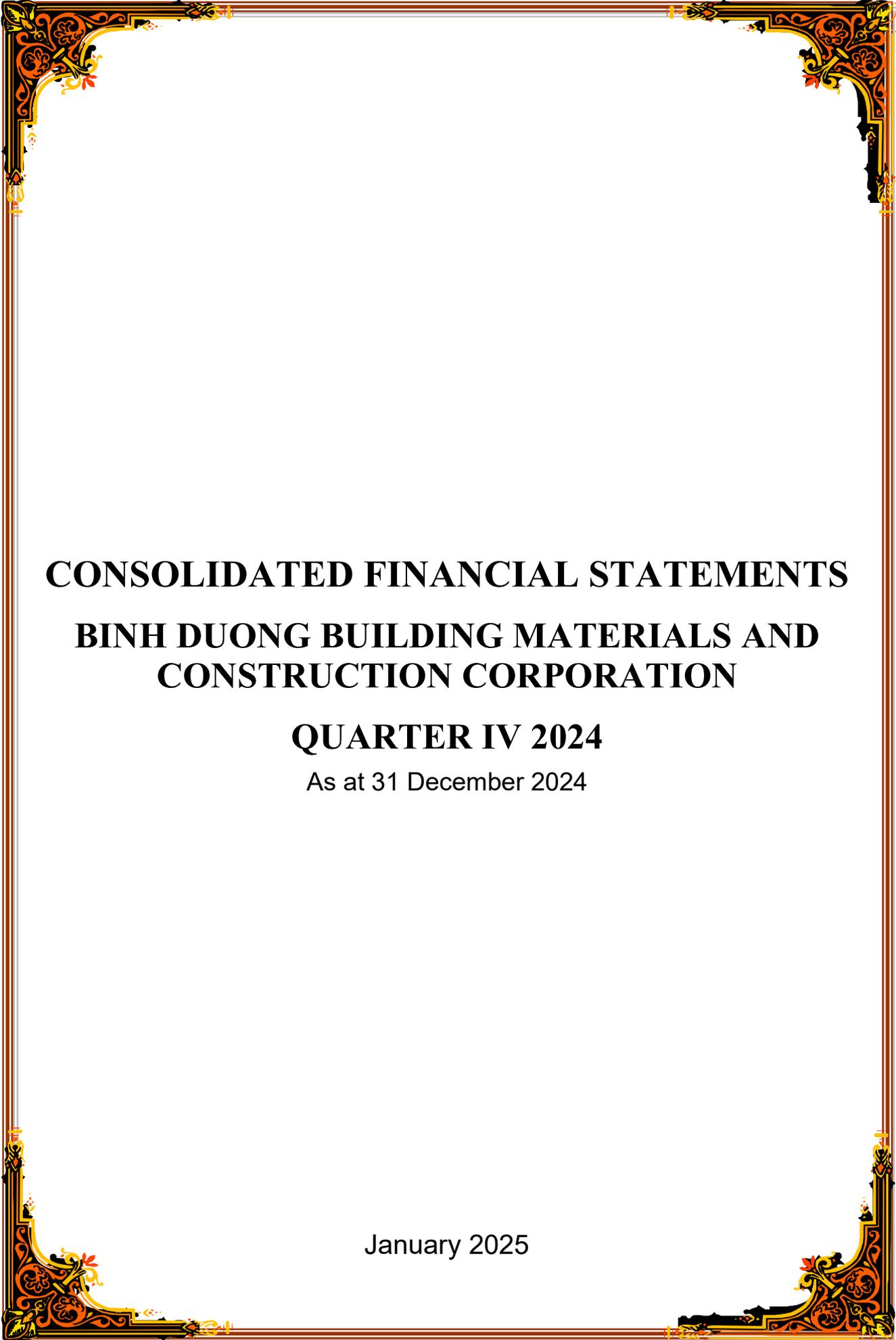
Legal representative/ Person authorized to disclose information

(Signature, full name, position, and seal)

Attached document:

- Consolidated financial statements Q4 2024;
- Explanatory text.

Le Viet Chau



CONSOLIDATED FINANCIAL STATEMENTS
BINH DUONG BUILDING MATERIALS AND
CONSTRUCTION CORPORATION

QUARTER IV 2024

As at 31 December 2024

January 2025

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CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		691.447.705.738	658.541.317.254
I. Cash and cash equivalents	110	V.1	61.776.743.450	48.516.246.226
1. Cash	111		41.799.022.831	39.661.602.060
2. Cash equivalents	112		19.977.720.619	8.854.644.166
II. Short-term investments	120	V.2	222.125.644.540	188.197.977.858
1. Trading securities	121		-	1.231.700
2. Held to maturity investments	123		222.125.644.540	188.196.746.158
III. Short-term receivables	130		186.139.464.520	242.310.295.177
1. Short-term trade receivables	131	V.3	69.091.569.999	63.713.181.602
2. Short-term advances to suppliers	132	V.4	4.201.114.692	40.795.547.451
3. Short-term inter-company receivables	133	V.5	54.668.416.979	54.668.416.979
4. Other short-term receivables	136	V.6	67.940.769.604	91.428.917.985
5. Short-term provision for doubtful debts	137	V.6	(9.762.406.754)	(8.295.768.840)
IV. Inventories	140	V.7	211.315.228.020	170.749.270.898
1. Inventories	141		216.013.669.026	170.749.270.898
2. Provision for decline in value of inventories	149		(4.698.441.006)	-
V. Other current assets	150	V.8	10.090.625.208	8.767.527.095
1. Short-term prepaid expenses	151		5.503.786.372	4.183.448.477
2. Deductible VAT	152		4.586.838.836	4.584.078.618
B. LONG-TERM ASSETS	200		838.195.207.495	814.448.547.434
I. Long-term receivables	210		7.487.752.265	7.013.197.822
1. Other long-term receivables	216		7.487.752.265	7.013.197.822
II. Fixed assets	220		205.829.301.810	163.295.555.950
<i>1. Tangible fixed assets</i>	<i>221</i>	V.9	<i>198.124.345.017</i>	<i>155.786.857.188</i>
- Costs	222		500.748.795.176	425.011.150.487
- Accumulated depreciation	223		(302.624.450.159)	(269.224.293.299)
<i>2. Intangible fixed assets</i>	<i>227</i>	V.10	<i>7.704.956.793</i>	<i>7.508.698.762</i>
- Costs	228		231.582.923.160	230.975.670.036
- Accumulated depreciation	229		(223.877.966.367)	(223.466.971.274)
III. Investment properties	230	V.11	3.605.779.712	4.135.700.408
- Costs	231		9.880.166.115	9.880.166.115
- Accumulated depreciation	232		(6.274.386.403)	(5.744.465.707)

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
IV. Long-term assets in progress	240	V.12	35.592.005.432	63.328.198.294
1. Long-term work in progress	242		35.592.005.432	63.328.198.294
V. Long-term investments	250		333.214.576.395	325.877.157.707
1. Investments in joint ventures and associates	252	V.13	412.842.230.886	391.412.387.595
2. Provision for long-term investments	254	V.13	(79.627.654.491)	(80.535.229.888)
3. Held to maturity investments	255		0	15.000.000.000
VI. Other long-term assets	260		252.465.791.881	250.798.737.253
1. Long-term prepaid expenses	261	V.14	251.409.740.687	249.486.677.539
2. Deferred income tax assets	262		1.056.051.194	1.312.059.714
TOTAL ASSETS (270 = 100 + 200)	270		1.529.642.913.233	1.472.989.864.688

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	300		308.455.679.484	287.143.276.009
I. Short-term liabilities	310		305.401.695.632	284.832.764.289
1. Short-term trade payables	311	V.15	16.274.565.436	18.919.339.855
2. Short-term advances from customers	312	V.16	1.835.359.029	1.396.520.020
3. Taxes and other payables to government budget	313	V.17	9.231.315.625	10.859.475.406
4. Payables to employees	314	V.18	10.618.712.686	6.705.105.886
5. Short-term accrued expenses	315	V.19	6.515.370.947	6.487.083.807
6. Other short-term payments	319	V.20	463.375.963	471.439.386
7. Short-term loans and finance lease liabilities	320	V.21	257.468.169.418	236.962.075.488
8. Bonus and welfare fund	322		2.994.826.528	3.031.724.441
II. Long-term liabilities	330		3.053.983.852	2.310.511.720
1. Other long-term payables	337	V.22	350.251.000	296.251.000
2. Deferred income tax payables	341		245.358.083	177.399.629
3. Long-term provisions	342		2.458.374.769	1.836.861.091
D. OWNER'S EQUITY	400		1.221.187.233.749	1.185.846.588.679
I. Owner's equity	410		1.221.187.233.749	1.185.846.588.679
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		104.595.272.162	92.331.021.725
3. Undistributed profit after tax	421		116.591.961.587	93.515.566.954
- Undistributed profit after tax brought forward	421a		31.258.817.679	18.591.389.181
- Undistributed profit after tax for the current year	421b		85.333.143.908	74.924.177.773
TOTAL RESOURCES (440 = 300 + 400)	440		1.529.642.913.233	1.472.989.864.688

Binh Duong, 22 January 2025

Prepare

Chief accountant

General Director

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

CONSOLIDATED INCOME STATEMENT

Year 2024

Unit: VND

Items	Code	Notes	Quarter 4		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenues from sales and services rendered	1	VI.1	187.457.249.350	157.149.858.979	600.920.592.050	557.761.422.694
2. Revenue deductions	2		-	-	-	-
3. Net revenues from sales and services rendered	10		187.457.249.350	157.149.858.979	600.920.592.050	557.761.422.694
4. Costs of goods sold	11	VI.2	155.089.079.786	123.800.804.594	478.017.912.079	442.601.966.105
5. Gross revenues from sales and services rendered	20		32.368.169.564	33.349.054.385	122.902.679.971	115.159.456.589
6. Financial income	21	VI.3	3.818.644.803	4.306.782.380	18.871.619.704	25.488.602.680
7. Financial expenses	22	VI.4	2.249.040.709	3.191.829.240	11.704.036.584	17.768.364.778
+ <i>In which: Interest expenses</i>	23		<i>3.155.700.748</i>	<i>3.191.697.483</i>	<i>12.609.617.693</i>	<i>17.768.171.804</i>
8. Profit and loss in joint ventures	24		8.617.397.175	4.122.973.600	22.903.429.432	10.376.114.833
9. Selling expenses	25	VI.5	12.207.292.398	5.709.801.494	28.268.120.270	20.500.140.969
10. General administration expenses	26	VI.6	8.488.560.742	8.571.529.799	31.605.833.073	29.693.783.450
11. Net profits from operating activities [30=20+(21-22)+24-(25+26)]	30		21.859.317.693	24.305.649.832	93.099.739.180	83.061.884.905
12. Other income	31	VI.7	8.912.238.707	2.070.673.616	8.947.011.793	2.784.170.688
13. Other expenses	32	VI.8	2.181.426.348	84.746.184	2.272.027.029	116.550.969
14. Other profits (40=31-32)	40		6.730.812.359	1.985.927.432	6.674.984.764	2.667.619.719
15. Total net profit before tax (50=30+40)	50		28.590.130.052	26.291.577.264	99.774.723.944	85.729.504.624
16. Current corporate income tax expenses	51	VI.9	3.895.771.206	6.498.802.842	14.117.613.062	14.533.115.208
17. Deferred corporate income tax expenses	52	VI.9	(23.888.625)	(2.137.460.430)	323.966.975	(430.743.797)
18. Profits after corporate income tax (60=50-51-52)	60		24.718.247.471	21.930.234.852	85.333.143.907	71.627.133.213
- Profits after corporate income tax attributable to shareholders to the parent	61		24.718.247.471	21.930.234.852	85.333.143.907	71.627.133.213
- Profits after corporate income tax attributable to non - controlling interests	62		-	-	-	-
18. Basic earnings per share (*)	70	VI.10	224,94	199,57	776,38	652,00
19. Diluted earnings per share (*)	71	VI.10	224,94	199,57	776,38	652,00

Binh Duong, 22 January 2025

Prepare

Chief accountant

General Director

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

Year 2024

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		249.849.667.237	293.696.380.440
2. Expenditures paid to suppliers	02		(227.153.896.808)	(299.765.076.009)
3. Expenditures paid to employees	03		(38.011.760.810)	(35.369.169.709)
4. Paid interests	04		(12.617.640.231)	(17.893.979.324)
5. Paid enterprise income tax	05		(16.324.641.792)	(8.949.505.629)
6. Other proceeds from operating activities	06		548.665.438.974	505.497.617.515
7. Other expenditures on operating activities	07		(450.701.054.013)	(368.419.886.543)
Net cash flows from operating activities	20		53.706.112.557	68.796.380.741
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(19.457.075.561)	(57.449.915.361)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		800.000.000	215.509.090
3. Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(33.308.791.202)	(27.095.782.410)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		14.379.892.820	45.154.644.166
5. Expenditures on equity investments in other entities	25		-	(5.648.187.374)
6. Proceeds from equity investment in other entities	26		-	-
7. Proceeds from interests, dividends and distributed profits	27		19.639.964.680	19.266.823.209
Net cash flows from investing activities	30		(17.946.009.263)	(25.556.908.680)
III. Cash flows from financial activities				
1. Proceeds from borrowings	33		405.684.050.509	431.266.273.084
2. Repayment of principal	34		(385.177.956.579)	(479.332.456.898)
3. Dividends and profits paid to owners	36		(43.005.700.000)	(29.994.300.000)
Net cash flows from financial activities	40		(22.499.606.070)	(78.060.483.814)
Net cash flows during the fiscal year	50		13.260.497.224	(34.821.011.753)
Cash and cash equivalents at the beginning of fiscal year	60		48.516.246.226	83.337.257.979
Cash and cash equivalents at the ending of fiscal year	70		61.776.743.450	48.516.246.226

Binh Duong, 22 January 2025

Prepare

Chief accountant

General Director

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

V. NOTES TO THE CONSOLIDATED BALANCE SHEET.

1 - CASH AND CASH EQUIVALENTS	Closing balance		Opening balance
Cash on hand	2.172.165.084		3.258.839.029
- VND Cash	2.172.165.084		3.258.839.029
Cash in bank	39.626.857.747		36.402.763.031
- VND Deposit	39.609.173.393		36.384.163.319
- Foreign currency deposits	17.684.354		18.599.712
+ <i>USD</i>	283,38 USD #	7.183.400	309.78 USD #
+ <i>EUR</i>	401,06 EUR #	10.500.954	420.94 EUR #
Cash equivalents			
+ Term deposits with original maturity not exceeding 3 months	19.977.720.619		8.854.644.166
Total	61.776.743.450		48.516.246.226
2. Short-term financial investment	Closing balance		Opening balance
- Trading securities	-		1.231.700
+ <i>GGG</i>	90 CP	-	90 CP
- Short-term deposits	17.767.852.621		18.754.027.820
Total	17.767.852.621		18.755.259.520
3. Short-term trade receivables	Closing balance		Opening balance
- Customers of project management	6.943.570.200		6.835.712.600
- Customers of Ben Cat Brick and Tile Factory	16.407.474.739		15.644.695.319
- Customers of Ho Chi Minh Branch	7.631.097.985		6.097.706.331
- Customers of Binh Phuoc Branch	20.341.574.454		16.381.039.532
- Other customers	17.767.852.621		18.754.027.820
Total	69.091.569.999		63.713.181.602
4. Short-term advances to suppliers	Closing balance		Opening balance
- THANH LE CORPORATION (i)	-		7.073.647.554
- Kim Ngan Ha Ltd	568.396.440		1.420.134.463
- Phat Hung Ltd	716.122.474		30.026.700.000
- Tri Tue Viet Ltd	1.320.350.000		1.100.350.000
- Others	1.596.245.778		1.174.715.434
Total	4.201.114.692		40.795.547.451
(i) Is a related party.			
5. Short-term inter-company receivables	Closing balance		Opening balance
- Hung Think Construction Materials Production.Ltd	54.668.416.979		54.668.416.979
Total	54.668.416.979		54.668.416.979

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

6. Other short-term receivables	Closing balance	Opening balance
- Interest receivable	5.984.612.335	9.156.787.431
- Loan interest	6.297.801.636	3.638.969.476
- Receivables from employees	54.127.190.885	77.220.385.068
- Dividends receivable	720.005.760	975.007.800
- Others	811.158.988	437.768.210
Total	67.940.769.604	91.428.917.985
Short-term provision for doubtful debts	(9.762.406.754)	(8.295.768.840)
7. Inventories	Closing balance	Opening balance
Cost of inventory		
Raw materials	3.487.128.807	6.738.701.790
Work in progress	143.589.214.619	103.731.229.963
Finished goods	63.086.536.708	55.072.720.051
Goods	5.850.788.892	5.206.619.094
Total	216.013.669.026	170.749.270.898
Provision for decline in value of inventories	(4.698.441.006)	-
Net realizable value of inventories	211.315.228.020	170.749.270.898
8. Other current assets	Closing balance	Opening balance
- Short-term prepaid expenses	5.503.786.372	4.183.448.477
- VAT deductible	4.586.838.836	4.584.078.618
Total	10.090.625.208	8.767.527.095

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					
Opening balance	226.521.587.882	163.739.486.286	31.523.844.712	2.052.460.698	423.837.379.578
Increase	22.570.083.876	50.016.875.604	9.391.991.457	-	81.978.950.937
- Purchase	-	50.016.875.604	9.391.991.457	-	59.408.867.061
- Finished capital invest	22.570.083.876	-	-	-	22.570.083.876
Decrease	1.157.931.487	3.052.041.761	1.584.900.000	446.433.000	6.241.306.248
- Liquidation	1.157.931.487	3.052.041.761	1.584.900.000	446.433.000	6.241.306.248
Closing balance	247.933.740.271	210.704.320.129	39.330.936.169	1.606.027.698	499.575.024.267
II. Accumulated depreciation					
Opening balance	154.152.821.274	93.744.016.466	19.919.352.223	1.408.103.336	269.224.293.299
Increase	14.232.429.543	20.722.165.603	3.471.425.319	441.666.251	38.867.686.716
- Depreciation	14.232.429.543	20.722.165.603	3.471.425.319	441.666.251	38.867.686.716
Decrease	1.157.931.487	3.052.041.761	811.123.608	446.433.000	5.467.529.856
- Liquidating	1.157.931.487	3.052.041.761	811.123.608	446.433.000	5.467.529.856
Closing balance	167.227.319.330	111.414.140.308	22.579.653.934	1.403.336.587	302.624.450.159
III. Net book value					
Opening balance	72.368.766.608	69.995.469.820	11.604.492.489	644.357.362	154.613.086.279
Closing balance	80.706.420.941	99.290.179.821	16.751.282.235	202.691.111	196.950.574.108

- Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 88.636.045.165

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	218.979.273.375	9.000.564.238	2.995.832.423	230.975.670.036
Increase	-	-	607.253.124	607.253.124
Decrease	-	-	-	-
Closing balance	218.979.273.375	9.000.564.238	3.603.085.547	231.582.923.160
II. Giá trị hao mòn lũy kế				
Opening balance	218.979.273.375	1.632.472.736	2.855.225.163	223.466.971.274
Decrease	-	177.233.148	233.761.945	410.995.093
- Depreciation	-	177.233.148	233.761.945	410.995.093
Decrease	-	-	-	-
Closing balance	218.979.273.375	1.809.705.884	3.088.987.108	223.877.966.367
III. Net book value				
Opening balance	-	7.368.091.502	140.607.260	7.508.698.762
Closing balance	-	7.190.858.354	514.098.439	7.704.956.793

- Original cost of fully depreciated intangible assets still in use at the end of the period: VND 221.975.105.798

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

11. INCREASE, DECREASE IN INVESTMENT PROPERTIES

Items	Opening	Increase	Decrease	Closing
Original cost	9.880.166.115	-	-	9.880.166.115
- Buildings	7.169.166.705	-	-	7.169.166.705
- Land use rights	2.710.999.410	-	-	2.710.999.410
Accumulated depreciation	5.744.465.707	529.920.696	-	6.274.386.403
- Buildings	5.349.598.131	480.649.524	-	5.830.247.655
- Land use rights	394.867.576	49.271.172	-	444.138.748
Net book value	4.135.700.408	-	-	3.605.779.712
- Buildings	1.819.568.574			1.338.919.050
- Land use rights	2.316.131.834			2.266.860.662

12. Construction in progress

	<u>Closing balance</u>	<u>Opening balance</u>
- Cost of building stores and offices for rent	-	23.495.825.505
- Long Nguyen factory fence project	-	4.005.035.142
	35.052.938.021	35.052.938.021
- Others	539.067.411	774.399.626
Total	<u>35.592.005.432</u>	<u>63.328.198.294</u>

13. Investment in Subsidiaries, Associates, Joint Ventures

Name of subsidiary, associate, joint venture	<u>Closing balance</u>	<u>Opening balance</u>
HIGH - GRADE BRICK - TILE CORPORATION (a)	21.045.527.291	21.142.183.411
Núi Nhỏ J (b)	359.708.044.642	338.221.876.860
NHI HIEP BRICK - TILE CO-OPERATION (c)	32.088.658.953	32.048.327.324
Total	<u>412.842.230.886</u>	<u>391.412.387.595</u>
Provision for long-term investments	<u>(79.627.654.491)</u>	<u>(80.535.229.888)</u>
Net financial investment value	<u>333.214.576.395</u>	<u>310.877.157.707</u>

(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%.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

	<u>Closing balance</u>	<u>Opening balance</u>
14. Long-term prepaid expenses		
- Cost of receiving transfer of land use rights, land compensation cost of My Phuoc Brick and Tile Factory	63.381.600	95.072.400
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 1 Brick and Tile Factory	13.078.759.931	15.868.183.124
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 2 Brick and Tile Factory2	22.394.680.200	23.968.467.845
- Cost of transferring land use rights to build and expand Long Nguyen 2 Brick and Tile Factory (not yet built)	1.450.000.000	10.968.055.000
- Cost of excavating topsoil at Long Nguyen clay mine	3.570.134.035	4.475.094.264
- Cost of receiving transfer of land use rights at Binh Phuoc Branch to exploit construction stone	120.154.929.307	125.285.994.195
- Cost of unloading soil at Binh Phuoc branch	31.777.735.818	25.429.374.123
- Exploration costs and quarrying documentation	1.348.617.621	1.751.030.669
- Fee FOR granting mineral exploitation rights to Tan Lap stone mine	38.754.959.320	28.360.128.170
- Others	18.816.542.855	13.285.277.749
Total	<u>251.409.740.687</u>	<u>249.486.677.539</u>
15. Short-term trade payables		
- Nui Nho Joints stock company	271.136.789	6.988.832.391
- Thanh Le Corporation	5.963.750.000	-
- Branch of Southern Mining Chemical Industry Company Limited - MICCO in Binh Duong	1.789.574.800	2.020.322.342
- Dang Ngoc Diem Phuong. Ltd	829.193.059	851.610.309
- Thanh Tuan Tourism Transport.Ltd	1.564.962.542	1.616.645.678
- VIE - TECH. Ltd	280.937.160	235.797.480
- Hung Nam Phat. Ltd	179.803.943	2.137.838.507
- Others	5.395.207.143	5.068.293.148
Total	<u>16.274.565.436</u>	<u>18.919.339.855</u>
16. Buyer pays in advance		
-Customers pay in advance to buy construction materials	1.835.359.029	1.396.520.020
Total	<u>1.835.359.029</u>	<u>1.396.520.020</u>
17. Taxes and other payments to the state		
- Value added tax	2.379.726.634	1.297.906.422
- Corporate income tax	4.523.692.597	6.730.721.327
- Personal income tax	110.606.845	95.634.894
- Natural resources tax	1.224.185.218	964.734.658
- Land rental	544.775.293	-
- Mineral exploitation license fee	-	1.400.521.075
- Fees, charges and other items of payment	448.329.038	369.957.030
Total	<u>9.231.315.625</u>	<u>10.859.475.406</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

	<u>Closing balance</u>	<u>Opening balance</u>
18. Payable to employees		
	10.618.712.686	6.705.105.886
	10.618.712.686	6.705.105.886
19. Accrued expenses		
- Accrued expenses	6.515.370.947	6.487.083.807
Total	6.515.370.947	6.487.083.807
20. Other payables		
- Union dues	77.702.580	86.330.460
- Amount left to ensure warranty obligations	203.768.900	197.768.900
- Dividends payables	-	5.700.000
- Others	181.904.483	181.640.026
Total	463.375.963	471.439.386
21. Loans and finance lease liabilities		
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Binh Duong Branch	251.306.430.680	227.487.051.390
- Vietnam Joint Stock Commercial Bank For Industry And Trade - Binh Duong Branch	6.161.738.738	9.475.024.098
Total	257.468.169.418	236.962.075.488
22. Others payables		
- Deposits received	350.251.000	296.251.000
Total	350.251.000	296.251.000

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	-	92.331.021.725	93.515.566.954	1.185.846.588.679
Increase in current year	-	-	-	85.333.143.907	85.333.143.907
Decrease in current year	-	-	-	(1.473.586.140)	(1.473.586.140)
+ Development Investment Fund (20%)	-	-	12.264.250.437	(12.264.250.437)	-
+ Bonus and welfare fund (7%)	-	-	-	(5.518.912.697)	(5.518.912.697)
+ Dividends	-	-	-	(43.000.000.000)	(43.000.000.000)
Closing balance	1.000.000.000.000	-	104.595.272.162	116.591.961.587	1.221.187.233.749

Details of owner's invested capital.

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

VI. NOTES TO CONSOLIDATED INCOME STATEMENT**1. REVENUES FROM SALES AND SERVICES RENDERED**

	Q4 This year	Q4 Prior year
- Revenue from sale of goods	167.818.305.493	137.615.970.041
- Revenue from BOT road	13.855.098.351	13.241.406.861
- Service revenue + other revenue	5.783.845.506	6.292.482.077
Total	187.457.249.350	157.149.858.979

No revenue deductions occurred during the period.

2. COST OF GOODS SOLD

	Q4 This year	Q4 Prior year
- Cost of goods sold	141.885.039.707	115.377.935.520
- Cost of BOT road	7.922.309.466	5.719.040.429
- Cost of service provision + others	5.281.730.613	2.703.828.645
Total	155.089.079.786	123.800.804.594

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

	Q4 This year	Q4 Prior year
3. FINANCIAL INCOME		
- Interest on deposits and loans	3.098.639.043	4.306.782.380
- Dividends, profits shared (*)	720.005.760	-
Total	3.818.644.803	4.306.782.380
(*) Dividends, profits shared :		
+ <i>High - Grade brick - Tile Corporation</i>	720.005.760	-
Total	720.005.760	-
4. FINANCIAL EXPENSES		
- Interest expenses	3.155.700.748	3.191.697.483
- Provision for/(Reversal of) investment loss provision	(907.575.397)	-
- Other financial expenses	915.358	131.757
Total	2.249.040.709	3.191.829.240
5. SELLING EXPENSES		
- Payroll expenses	5.669.109.320	2.143.696.445
- Expenses of materials, package	3.964.271.709	422.434.718
- Depreciation cost of fixed assets	555.929.352	523.840.594
- Expenses of outsourcing services	819.679.844	230.192.429
- Other expenses in cash	1.198.302.173	2.389.637.308
Total	12.207.292.398	5.709.801.494
6. GENERAL ADMINISTRATION EXPENSES		
- Expenses of administrative staffs	4.346.426.775	3.777.514.690
- Office supplies costs	185.629.507	157.104.091
- Fixed asset depreciation costs	740.123.897	465.281.999
- Tax, duties, fees	32.080.000	268.122.914
- Provisions	232.139.695	2.034.475.754
- Expenses of outsourcing services	2.525.752.617	1.662.253.787
- Other expenses in cash	426.408.251	206.776.564
Total	8.488.560.742	8.571.529.799
7. OTHER INCOME		
- Handling excess inventory	5.492.071.013	2.070.080.388
- Liquidation of fixed assets	800.000.000	-
- Compensation money	2.614.365.857	-
- Other income	5.801.837	593.228
Total	8.912.238.707	2.070.673.616

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

8. OTHER EXPENSES	Q4	Q4
	This year	Prior year
- Odd numbers in payment	322.079	217.937
- Handling inventory shortages	1.407.327.877	84.528.247
- Fixed asset liquidation costs	773.776.392	-
Total	2.181.426.348	84.746.184

9. CURRENT INCOME TAX EXPENSE	Q4	Q4
	This year	Prior year
- Accounting profit before tax	28.590.130.052	26.291.577.264
- Increase (+) decrease (-) adjustments	(8.391.268.264)	6.202.436.948
- Tax-free income	(720.005.760)	-
- Taxable income	19.478.856.028	32.494.014.212
- Loss transfer	-	-
- Tax rate	20%	20%
- Corporate income tax payable	3.895.771.206	6.498.802.842
- Current corporate income tax expense	3.895.771.206	6.498.802.842
- Deferred corporate income tax expense	(23.888.625)	(2.137.460.430)

VII. Other information**1. Related parties transactions and balances**

The parties related to the Company include:

Related parties	Relationship
High - Grade brick - Tile Corporation	Associate company
Nui Nho Joint Stock Company	Associate company
Nhi Hiep Brick - Tile Corporation	Associate company
Thanh Le Corporation	Major shareholder

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	2.365.824.220
	Payment for goods	(5.877.396.068)
	Nui Nho Purchase	5.899.460.660
	Nui Nho Payment for goods	(5.884.983.950)
Nhi Hiep Brick - Tile Corporation	Purchase	3.314.070.659
	Payment for goods	(3.314.070.659)
	Nhi Hiep Purchase	9.949.177.256
	Nhi Hiep Payment for goods	(8.576.936.923)
Thanh Le Corporation	Purchase	52.068.186.977
	Payment for goods	(46.104.436.977)
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-

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

Related	Content	Amount
Nui Nho Joint Stock Company	Purchases	271.136.789
	Sales receivable	14.476.710
Nhi Hiep Brick - Tile Corporation	Purchases	-
	Sales receivable	3.930.591.082
Thanh Le Corporation	Purchases	5.963.750.000
	Sales receivable	-

Prepare**Chief Accountant***Binh Duong, 22 January 2025***General Director****Le Hai Duong****Huynh Minh Tam****Le Viet Chau**