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Stock symbol: NHC

SEPARATE FINANCIAL STATEMENTS

Quarter I 2026

As at 31 March 2026

April 2026

SEPARATE STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2026

Unit: VND

Items	Codes	Notes	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		21,800,241,151	19,682,363,630
I. Cash and cash equivalents	110		5,870,434,223	6,800,464,141
1. Cash	111		1,070,434,223	1,300,464,141
2. Cash equivalents	112		4,800,000,000	5,500,000,000
II. Short-term investments	120		6,103,563,500	2,503,563,500
1. Trading securities	121		26,044,046	26,044,046
2. Provision for decline in value of trading securities (*)	122		(22,480,546)	(22,480,546)
3. Held to maturity investments	123		6,100,000,000	2,500,000,000
4. Allowance for short-term held-to-maturity investments (*)	124		0	
5. Other short-term investments	125		0	
6. Allowance for impairment of other short-term investment	126		0	
III. Short-term receivables	130		6,835,747,443	5,077,683,957
1. Short-term trade receivables	131		4,541,339,132	4,841,206,447
2. Short-term advances to suppliers	132		40,224,395	11,339,178
3. Short-term inter-company receivables	133		0	0
4. Receivables under schedule of construction contract	134		0	0
5. Other short-term receivables	135		2,254,183,916	225,138,332
6. Short-term provision for doubtful debts (*)	136		0	
7. Shortage of assets awaiting resolution	137		0	0
IV. Inventories	140		1,132,724,978	2,631,637,501
1. Inventories	141		1,178,617,324	2,677,529,847
2. Provision for obsolete inventories	142		(45,892,346)	(45,892,346)
V. Short-term biological assets	150		0	0
VI. Other current assets	160		1,857,771,007	2,669,014,531
1. Short-term prepaid expenses	161		104,641,680	364,436,669
2. Deductible VAT	162		1,747,461,706	2,304,577,862
3. Taxes and other receivables from government budget	163		5,667,621	0
4. Government bonds purchased for resale	164		0	0
5. Other current assets	165		0	
B. NON-CURRENT ASSETS	200		74,214,881,572	75,541,479,054
I. Long-term receivables	210		0	0
1. Long-term trade receivables	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Working capital provided to sub-units	213		0	0
4. Long-term receivables from related parties	214		0	0
5. Other long-term receivables	215		0	0
6. Long-term provision for doubtful debts (*)	216		0	0

Items	Codes	Notes	Ending balance	Beginning balance
II. Fixed assets	220		52,939,526,097	53,855,520,294
1. Tangible fixed assets	221		52,454,180,575	53,365,597,804
- Historical costs	222		61,359,745,251	60,977,245,251
- Accumulated depreciation	223		(8,905,564,676)	(7,611,647,447)
2. Finance lease fixed assets	224		0	0
- Historical costs	225		0	0
- Accumulated depreciation	226		0	0
3. Intangible fixed assets	227		485,345,522	489,922,490
- Historical costs	228		860,470,113	860,470,113
- Accumulated depreciation	229		(375,124,591)	(370,547,623)
III. Long-term biological assets	230		0	0
IV. Investment properties	240		1,127,633,822	1,138,267,784
- Historical costs	241		3,888,410,818	3,888,410,818
- Accumulated depreciation	242		(2,760,776,996)	(2,750,143,034)
V. Long-term assets in progress	250		755,555,556	755,555,556
1. Long-term work in progress	251			
2. Construction in progress	252		755,555,556	755,555,556
VI. Long-term investments	260		18,205,389,280	18,436,523,428
1. Investments in subsidiaries	261		20,643,001,585	20,643,001,585
2. Investments in joint ventures and associates	262			
3. Investments in equity of other entities	263			
4. Allowance for impairment of long-term investments in ot	264		(2,437,612,305)	(2,206,478,157)
5. Held to maturity investments	265			
6. Allowance for long-term held-to-maturity investments	266			
VII. Other long-term assests	270		1,186,776,817	1,355,611,992
1. Long-term prepaid expenses	271		1,186,776,817	1,338,533,812
2. Deferred income tax assets	272		-	17,078,180
3. Long-term equipment and spare parts for replacement	273		-	
4. Other long-term assets	274		-	0
TOTAL ASSETS (280 = 100 + 200)	280		96,015,122,723	95,223,842,684
Items	Codes	Notes	Ending balance	Ending balance
C. LIABILITIES	300		26,887,720,375	26,223,098,113
I. Short-term liabilities	310		13,383,136,375	12,714,832,338
1. Short-term trade payables	311		8,070,275,083	6,035,081,581
2. Short-term advances from customers	312		957,946,268	399,826,227
3. Dividends and profit payable	313		0	
4. Taxes and other payables to government budget	314		45,329,171	553,568,336
5. Payables to employees	315		493,027,569	1,172,707,720
6. Short-term accrued expenses	316		389,493,170	411,084,822
7. Short-term inter-company payables	317		0	0
8. Payables under schedule of construction contract	318		0	
9. Short-term unearned revenues	319		0	
10. Other short-term payments	320		1,410,952,260	1,416,719,442

Items	Codes	Notes	Ending balance	Beginning balance
11. Short-term loans and finance lease liabilities	321		1,928,574,000	2,571,432,000
12. Short-term provisions	322		0	75,419,100
13. Bonus and welfare fund	323		87,538,854	78,993,110
14. Price stabilization fund	324		0	
15. Government bonds purchased for resale	325		0	
II. Long-term liabilities	330		13,504,584,000	13,508,265,775
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term taxes and other payables to the State	333			
4. Long-term accrued expenses	334			
5. Inter-company payables for operating capital received	335			
6. Long-term inter-company payables	336			
7. Long-term unearned revenues	337			
8. Other long-term payables	338			
9. Long-term loans and finance lease liabilities	339		13,499,994,000	13,499,994,000
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred income tax payables	342		4,590,000	8,271,775
13. Long-term provisions	343			
14. Science and technology development fund	344			
D. OWNER'S EQUITY	400		69,127,402,348	69,000,744,571
1. Contributed capital	411		30,415,420,000	30,415,420,000
- Ordinary shares with voting rights	411a		30,415,420,000	30,415,420,000
- Preference shares	411b			
2. Capital surplus	412		209,074,994	209,074,994
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Development and investment funds	418		24,579,153,105	23,242,692,505
9. Other equity funds	419			
10. Undistributed profit after tax	420		13,923,754,249	15,133,557,072
- Undistributed profit after tax brought forward	420a		13,312,512,172	9,837,714,792
- Undistributed profit after tax FOR the current year	420b		611,242,077	5,295,842,280
TOTAL RESOURCES (440=300+400)	440		96,015,122,723	95,223,842,684

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh City, April 24, 2026

Legal representative



LAM THANH LAM

**SEPARATE INCOME STATEMENT
FIRST QUARTER 2026**

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			First quarter	Accumulated	First quarter	Accumulated
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01		30,080,494,399	30,080,494,399	18,616,845,502	18,616,845,502
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		30,080,494,399	30,080,494,399	18,616,845,502	18,616,845,502
rendered	11		27,235,082,013	27,235,082,013	17,045,748,659	17,045,748,659
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		2,845,412,386	2,845,412,386	1,571,096,843	1,571,096,843
6. Gain/(loss) on disposal of investment property	21				-	-
7. Financial income	21		59,315,614	59,315,614	113,292,341	113,292,341
8. Financial expenses	22		473,987,920	473,987,920	411,105,156	411,105,156
- In which: Interest expenses	23		242,853,772	242,853,772	-	-
9. Selling expenses	25		258,721,656	258,721,656	262,400,122	262,400,122
10. General and administration expenses	26		1,407,965,828	1,407,965,828	1,002,574,551	1,002,574,551
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	30		764,052,596	764,052,596	8,309,355	8,309,355
12. Other income	31		-	-	-	-
13. Other expenses	32		-	-	-	-
14. Net other profit/(loss) (40=31-32)	40		-	-	-	-
15. Accounting profit/(loss) before tax (50=30+40)	50		764,052,596	764,052,596	8,309,355	8,309,355
16. Current corporate income tax expenses	51		139,414,114	139,414,114	2,078,331	2,078,331
17. Deferred corporate income tax expenses	52		13,396,405	13,396,405	(416,460)	(416,460)
18. Net profit/(loss) after corporate income tax (60=50-51-52)	60		611,242,077	611,242,077	6,647,484	6,647,484
19. Basic earnings per share (*)	70					
20. Diluted earnings per share (*)	71					

Chief Accountant

NGUYEN THI THU PHUONG

Ho Chi Minh City, April 24, 2026

Legal representative



LAM THANH LAM

SEPARATE CASH FLOW STATEMENT

(Direct method)

FIRST QUARTER 2026

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			First quarter	Accumulated	First quarter	Accumulated
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Proceeds from sales and services rendered and other revenues	01		33,944,902,406	33,944,902,406	18,108,180,704	41,160,892,714
2. Expenditures paid to suppliers	02		(26,504,600,813)	(26,504,600,813)	(9,017,123,251)	(28,823,415,596)
3. Expenditures paid to employees	03		(1,736,141,472)	(1,736,141,472)	(1,118,902,540)	(3,575,039,310)
4. Borrowing costs paid	04		(242,853,772)	(242,853,772)	-	(54,293,438)
5. Paid enterprise income tax	05		(667,539,680)	(667,539,680)	(235,000,000)	(235,000,000)
6. Other proceeds from operating activities	06		17,274,941,886	17,274,941,886	5,644,525,449	13,302,289,206
7. Other expenditures on operating activities	07		(18,815,196,087)	(18,815,196,087)	(662,806,934)	(2,857,492,731)
Net cash flows from operating activities	20		3,253,512,468	3,253,512,468	12,718,873,428	18,917,940,845
II CASH FLOWS FROM INVESTING ACTIVITIES						
1. . Expenditures on purchase and construction of fixed assets and long-term assets	21		-	-	(5,055,000,000)	(37,923,753,775)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-	-	646,980,000
3. Expenditures on loans and purchase of debt instruments from other entities	23		(3,600,000,000)	(3,600,000,000)	(24,350,000,000)	(80,863,721,644)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		-	-	22,300,000,000	112,288,721,644
5. Expenditures on equity investments in other entities	25		-	-	-	-
6. Proceeds from equity investment in other entities	26		-	-	-	-
7. Proceeds from interests, dividends and distributed profits	27		59,315,614	59,315,614	42,145,452	503,735,671
Net cash flows from investing activities	30		(3,540,684,386)	(3,540,684,386)	(7,062,854,548)	(5,348,038,104)
III CASH FLOWS FROM FINACIAL ACTIVITIES			0	0	0	0
1. Proceeds from issuance of shares and receipt of contributed capital	31		0	0	0	0
2. Payments for return of capital to owners and repurchase of shares	32		0	0	0	0
3. Proceeds from borrowings	33		0	0	0	0
4. Repayment of principal	34		(642,858,000)	(642,858,000)	0	(7,437,830,866)
5. Repayment of financial principal	35		0	0	0	0
6. Dividends and profits paid to owners	36		0			
Net cash flows from financial activities	40		(642,858,000)	(642,858,000)	0	(7,437,830,866)
Net cash flows during the fiscal year (50=20+30+40)	50		(930,029,918)	(930,029,918)	5,656,018,880	6,132,071,875
Cash and cash equivalents at the beginning of fiscal year	60		6,800,464,141	6,800,464,141	2,614,727,643	2,138,674,648
Effect of exchange rate fluctuations	61		-	0	-	-
Cash and cash equivalents at the end of fiscal year	70		5,870,434,223	5,870,434,223	8,270,746,523	8,270,746,523

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh City, April 24, 2026

Legal representative



LAM THANH LAM

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

V. Additional information for items presented in the Statement of Financial Position

1. Cash and cash equivalents	Ending balance	Beginning balance
Cash on hand	315,634,706	176,244,204
Cash in banks	754,799,517	1,124,219,937
Cash equivalents	4,800,000,000	5,500,000,000
Total	5,870,434,223	6,800,464,141

2. Financial investments

a) Trading securities	Ending balance			Beginning balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
- Total value of shares	26,044,046	3,563,500	22,480,546	26,044,046	3,563,500	22,480,546
+ Other shares	26,044,046	3,563,500	22,480,546	26,044,046	3,563,500	22,480,546

b) Held to maturity investments	Ending balance		Beginning balance	
	Original cost	Book value	Original cost	Book value
b1) Short-term	6,100,000,000	5,500,000,000	2,500,000,000	2,500,000,000
Term deposits	5,500,000,000	5,500,000,000	2,500,000,000	2,500,000,000
- Bonds				
- Loan to Song Phan Joint Stock Company	600,000,000			

c) Equity investments in other entities	Ending balance			Beginning balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
- Investments In subsidiaries	20,643,001,585	20,643,001,585	(2,437,612,305)	20,643,001,585	20,643,001,585	(2,206,478,157)

(*) Charter capital of Song Phan Joint Stock Company: VND 20,000,000,000, equivalent to 2,000,000 shares.

Nhi Hiep Brick - Tile Co-operation holds 1,980,000 shares, equivalent to a par value of VND 19,800,000,000, accounting for 99% of the charter capital of Song Phan Joint Stock Company

3. Short-term trade receivables

Description	Ending balance	Beginning balance
a) Short-term trade receivables		
- Hong Tin Binh Phuoc Company Limited	226,503,508	28,693,337
- Hong Tin Binh Duong Concrete Company Limited	-	732,369,019
- DAI LOC PHAT CONSTRUCTION-TRADING-SERVICE JOINT STOCK COMPANY	2,401,558,177	1,106,439,769
- GREEN CONCRETE COMPANY LIMITED	-	767,090,858
- Other subjects	684,014,424	452,613,742

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

b) Long-term trade receivables		-
c) Trade receivables from related parties		-
Binh Duong Building Materials & Construction Corporation	1,229,263,023	1,753,999,722
Total	4,541,339,132	4,841,206,447

4. Other receivables

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
a) Short-term				
- Accrued interest on term deposit	27,000,000		48,657,500	
- Security deposits and escrow (advance payment for participating in a stone quarry auction)	1,561,693,568		-	
- Loan to Song Phan Joint Stock Company	-		-	
- Others	665,490,348		176,480,832	
Total	2,254,183,916		225,138,332	
b) Long-term	-		-	
Total				
Total (a+b)	2,254,183,916		225,138,332	

5. Inventories

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
- Goods in transit	-			
- Raw materials	100,909,697	24,895,660	297,220,875	24,895,660
- Tools and supplies	4,285,000		4,285,000	-
- Work in progress			-	-
- Finished goods	61,192,534	20,996,686	61,192,534	20,996,686
- Goods	1,012,230,093		2,314,831,438	-
Total	1,178,617,324	45,892,346	2,677,529,847	45,892,346

6. Long-term assets in progress

Description	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
a). Long-term work in progress	-			
b). Construction in progress				
- Consultancy fee for preparing the proposal dossier for zoning targets in the new urban development area next by Tan Van Bridge;	400,000,000		400,000,000	
- Consultancy fee for preparing the proposal dossier for the new urban development plan next by Tan Van Bridge;	355,555,556		355,555,556	
Total	755,555,556	-	755,555,556	-

7. Increase, decrease in tangible fixed assets

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Items	Buildings, structures	Machinery, equipment	Office equipment and furniture	Transportation equipment	Total
Historical cost					
Beginning balance	1,773,048,507	60,196,677,677	-	896,745,251	62,866,471,435
- Purchases					-
- Finished capital investment					-
- Others increase					-
- Conversion into investment properties	1,742,548,507	146,677,677			1,889,226,184
- Liquidating, disposing					-
- Others decrease					-
Ending balance	30,500,000	60,050,000,000	-	896,745,251	60,977,245,251
Accumulated depreciation					
Beginning balance	1,756,923,951	7,417,242,195	-	326,707,485	9,500,873,631
- Depreciation in the year	2,541,666	1,256,250,000	-	35,125,563	1,293,917,229
- Others increase					-
- Conversion into investment properties	1,742,548,507	146,677,677	-	-	1,889,226,184
- Liquidating, disposing					-
- Others decrease					-
Ending balance	16,917,110	8,526,814,518	-	361,833,048	8,905,564,676
Net book value					
Beginning	16,124,556	52,779,435,482	-	570,037,766	53,365,597,804
Ending	13,582,890	51,523,185,482	-	534,912,203	52,071,680,575

8. Increase or decrease in finance lease fixed assets

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Items	Long-term land use right				Total
Historical cost					
Beginning balance	860,470,113				860,470,113
- Purchases					
- Others decrease					
Ending balance	860,470,113				860,470,113
Accumulated amortisation					
Beginning balance	365,970,655				365,970,655
- Depreciation in the year	4,576,968				4,576,968
- Others increase					
- Liquidating, disposing					
- Others decrease					
Ending balance	370,547,623				370,547,623
Net book value					

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Beginning	494,499,458				494,499,458
Ending	489,922,490				489,922,490

9. Increase, decrease in investment properties

Items	Beginning balance	Increase	Decrease	Ending balance
Investment properties for rent				
Historical cost	3,888,410,818	-	-	3,888,410,818
Land use right	1,999,184,634			1,999,184,634
Buildings	1,742,548,507			1,742,548,507
Buildings and Land use rights				-
Infrastructure	146,677,677			146,677,677
Accumulated amortisation	2,750,143,034	-	-	2,760,776,996
Land use right	860,916,850			871,550,812
Buildings	1,742,548,507			1,742,548,507
Buildings and Land use rights				-
Infrastructure	146,677,677			146,677,677
Net book value	1,138,267,784	-	-	1,127,633,822
Land use right	1,138,267,784			1,127,633,822
Buildings	-			-
Buildings and Land use rights	-			-
Infrastructure	-			-

10. Prepaid expenses

Line item	Ending balance	Beginning balance
a) Short-term	104,641,680	364,436,669
b) Long-term	1,186,776,817	1,338,533,812
Total	1,291,418,497	1,702,970,481

11. Other assets**12. Loans and obligations under finance leases**

Description	Ending balance	Arising during the period		Beginning balance
		Increase	Decrease	
a) Long-term loan at Vietinbank - Binh Duong Branch	15,428,568,000		642,858,000	16,071,426,000
Total	15,428,568,000	-	642,858,000	16,071,426,000

13. Short-term trade payables

Description	Số cuối năm	Số đầu năm
a) Other short-term payables	8,070,275,083	6,035,081,581

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

' - Binh Duong Building Materials & Construction Corporation	261,481,374	2,187,362,175
- Nui Nho Stone Joint Stock Company	4,573,115,598	2,486,284,230
- PHUC NGAN KIM COMPANY LIMITED	2,380,429,271	358,449,698
- Payables to other parties	855,248,840	1,002,985,478
b) Long-term accounts payable to suppliers (details similar to short-term)	0	0
Total (a+b)	8,070,275,083	6,035,081,581

14. Dividends and profit payable**15. Tax and amounts of receivables, payables to the state**

Description	Beginning balance		Payables in quarter	Paid in quarter	Ending balance	
	Receivables tax	Payables tax			Receivables tax	Payables tax
- Value Added Tax of Nhi Hiep						
- Corporate Income Tax		522,457,945	139,414,114	667,539,680		
- Personal Income Tax		31,110,391	46,657,451	32,438,671		45,329,171
- License tax		-				-
- Other Tax		-				-
- Non-agricultural land tax		-				-
Total	-	553,568,336	186,071,565	699,978,351	-	45,329,171

16. Accrued expenses

Description	Ending balance	Beginning balance
a) Short-term	389,493,170	411,084,822
+ Electricity expenses	234,493,170	316,084,822
+ Other advance expenses	155,000,000	95,000,000
b) Long-term	-	-
Total	389,493,170	411,084,822

17. Other payables

Description	Ending balance	Beginning balance
a) Short-term		
- Trade union fund	4,134,500	4,380,300
- Other payables and accruals	1,406,817,760	1,412,339,142
Total	1,410,952,260	1,416,719,442

18. Provisions

Description	Beginning balance	Increase in provisions during the year	Decrease in provisions during the year	Ending balance
a) Short-term	75,419,100	-	75,419,100	-
- Provision for severance allowances	75,419,100		75,419,100	-
b) Long-term	-	-	-	-
Total	75,419,100	-	75,419,100	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**19. Deferred income tax assets and deferred income tax payables**

Description	Ending balance	Beginning balance
a. Deferred income tax assets		
- Corporate income tax rates used for determination of value of deferred income tax assets	20%	20%
- Deferred income tax assets related to deductible temporary differences		
- Deferred income tax assets related to unused taxable losses		
- Deferred income tax assets related to unused taxable incentives		
- Balance of deferred income tax payables		
Deferred income tax assets		
b- Deferred income tax payables	Ending balance	Beginning balance
- Corporate income tax rates used for determination of value of deferred income tax payables	17%	17%
- Deferred income tax payables arising from taxable temporary differences	4,590,000	8,271,775
- Balance of deferred income tax payables		

20. Owner's equity**a) Changes in owners' equity**

Description	Owner's contributed capital	Development and investment fund	Other owner's contributed capital fund	Capital of non-controlling shareholders	Undistributed profit after tax	Total
Previous beginning balance	30,415,420,000	209,074,994	23,242,692,505	-	9,892,600,292	63,759,787,791
- Increase in capital						-
- Profits increased/ (decreased) in the period					5,345,842,280	5,345,842,280
- Other increases						-
- Decrease in capital						-
- Other decreases (dividend, bonus)					(104,885,500)	(104,885,500)
Previous ending balance (Current beginning balance)	30,415,420,000	209,074,994	23,242,692,505	-	15,133,557,072	69,000,744,571
- Increase in capital						-
- Profits increased/ (decreased) in the period					611,242,077	611,242,077
- Other increases			1,336,460,600		(1,336,460,600)	-
- Decrease in capital					-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

- Other decreases (dividend, bonus)					(484,584,300)	(484,584,300)
Ending Balance	30,415,420,000	209,074,994	24,579,153,105	-	13,923,754,249	69,127,402,348

b) Details of owner's equity	Ending balance	Beginning balance
- Binh Duong Building Materials & Construction Corporation	9,137,940,000	9,137,940,000
- Nui Nho Stone Joint Stock Company	7,102,420,000	7,102,420,000
- Other shareholders	14,175,060,000	14,175,060,000
- Cổ phiếu quỹ (theo mệnh giá)		
Total	30,415,420,000	30,415,420,000

c) Capital transactions with owners and dividend and profit distribution	Current year	Previous year
- Owner's investment capital	30,415,420,000	30,415,420,000
- Profit payable to owner	0	0

d) Stocks	Ending balance	Beginning balance
- Quantity of circulation stocks	3,041,542	3,041,542
+ Common stocks	3,041,542	3,041,542
+ Preferred stocks		

Par value per stock: 10.000 VND/stock

d) Dividends

- Dividends have been announced		
+ Dividends declared on common shares	0%	
+ Dividends announced on preferred shares	None	None
- Cumulative preferred stock dividends have not been recorded	None	None

e) Funds

- Investment and Development Fund	24,579,153,105
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VI. Additional information for items shown in the separate income statement**1. Revenue from sales of goods and rendering of services**

Description	First quarter of the current year	First quarter of the previous year
- Revenue from sales of good		
+ Revenue from selling goods (brick + stone + sand)	24,732,174,930	13,422,700,227
+ Revenue from stone		
+ Revenue from brick and tiles		12,600,000
- Revenue from stone processing	2,915,378,911	3,360,983,402
- Revenue from service rendered (for rent commercial space)	2,432,940,558	1,820,561,873
Total	30,080,494,399	18,616,845,502

2. Revenue deductions**3. Cost of goods sold and services rendered**

Description	First quarter of the current year	First quarter of the previous year
Cost of goods sold		
+ Cost of finished stone		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

+ Cost of finished brick and tile		10,510,732
- Cost of goods sold (brick+stone+sand)	22,912,087,269	12,462,475,656
- Cost of the ice grinding service	3,578,394,011	3,839,181,218
- Cost of service rendered	744,600,733	736,616,911
- Reversal of provisions for inventory devaluation		(3,035,858)
Total	27,235,082,013	17,045,748,659

- - -

4. Financial income

Description	First quarter of the current year	First quarter of the previous year
- Interest on deposits and loans	59,315,614	113,292,341
- Others		
Total	59,315,614	113,292,341

- - -

5. Financial expenses

Description	First quarter of the current year	First quarter of the previous year
- Loan interests	242,853,772	
- Provision / (Reversing) for long-term financial investments	231,134,148	411,105,156
- Provision / (Reversing) for devaluation of trading securities		
Total	473,987,920	411,105,156

- - -

6. Other income

Description	First quarter of the current year	First quarter of the previous year
- Liquidation of fixed assets	-	
- Others	-	
Total	-	-

7. Other expenses

Description	First quarter of the current year	First quarter of the previous year
- Net book value of fixed assets and costs of liquidation fixed assets;	-	
- Penalty expenses		
Total	-	-

8. Selling expenses, general and administration expenses

Description	First quarter of the current year	First quarter of the previous year
a) Selling expenses		
- Payroll expenses	196,530,722	214,021,000
- Other expenses	62,190,934	48,379,122
Total	258,721,656	262,400,122
	-	-
b) General and administration expenses		
- Expenses of administrative staffs	598,829,284	610,730,512
- Other expenses	809,136,544	391,844,039
Total	1,407,965,828	1,002,574,551
	-	-
c) Reductions in selling expenses and administrative expenses		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Cộng	-	-
Total (a+b-c)	1,666,687,484	1,264,974,673

9. Productions cost by items

Description	First quarter of the current year	First quarter of the previous year
- Raw materials	1,218,055,588	1,253,285,112
- Labor	1,219,670,853	1,283,551,761
- Depreciation expenses	1,298,494,197	1,290,899,526
- Expenses from outsourcing services	1,025,012,679	1,027,061,401
- Other expenses by cash	387,548,162	159,644,375
Total	5,148,781,479	5,014,442,175

10. Current corporate income tax expenses

Description	First quarter of the current year	First quarter of the previous year
- Corporate Income Tax expenses in respect of the taxable profit for the current year	139,414,114	2,078,331
Total	139,414,114	2,078,331

VII. Additional disclosures for items in the Statement of Cash Flows

1. The actual amount of money borrowed.	First quarter of the current year	First quarter of the previous year
- Money received from loans according to the usual agreement		18,000,000,000
2. The amount of money that has been paid back from the principal loan during the period	First quarter of the current year	First quarter of the previous year
- The principal repayment of the loan according to the usual agreement	642,858,000	-

VIII. Other information

1. Potential debts, commitments and other financial information: None.

2. Events after the balance sheet date: None.

3. Related parties information**3.1. Related parties**

Related parties	Relationship
- Binh Duong Building Materials & Construction Corporation	Major shareholder
- Nui Nho Stone Joint Stock Company	Major shareholder
- Song Phan Joint Stock Company	Subsidiary

3.2. Transactions with other related parties

- Significant transactions with the related parties during the quarter were as follows:

Related parties	Transactions content	First quarter of the current year	First quarter of the previous year
Binh Duong Building Materials & Construction Corporation			
	Sales of goods	3,206,916,802	3,697,081,743
	Receipt of goods	3,731,653,501	2,289,897,393
	Purchases of materials, goods and services	15,970,334,882	11,107,826,468
	Paid for materials, goods and services	17,896,215,683	5,620,474,487

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Nui Nho Stone Joint Stock Company**

Sales of goods

Receipt of goods

Purchases of materials, goods and services

5,090,871,168

5,141,621,515

Paid for materials, goods and services

3,004,039,800

3,836,925,344

Song Phan Joint Stock CompanyFirst quarter of the current yearFirst quarter of the previous year

Loan

600,000,000

-

Receivable of loan interest

2,301,400

29,552,000

As of the end of the fiscal quarter, the debt situation between the Company and related parties is as follows

<u>Related parties</u>	<u>Transactions content</u>	<u>Ending balance</u>	<u>Beginning balance</u>
Binh Duong Building Materials & Construction Corporation			
	Sales of goods	1,229,263,023	1,753,999,722
	Purchases of goods	261,481,374	2,187,362,175
Nui Nho Stone Joint Stock Company			
	Sales of goods		-
	Purchases of goods	4,573,115,598	2,486,284,230
Song Phan Joint Stock Company			
	Loan	600,000,000	
	Loan interest	2,301,400	

10. Comparative figures

Comparative figures on the separate financial statements are figures on separate financial statements of the same period of the previous year.

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh City, April 24, 2026

Legal representative



LAM THANH LAM