

**BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION
JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS OF PUBLIC COMPANY
2ND QUARTER OF 2026**

STATEMENT OF FINANCIAL POSITION

As of 30 June 2026

Unit: VND

Items	Code	Note	Ending balance	Beginning balance
ASSETS				
A- CURRENT ASSETS	100		1.176.677.978.377	796.604.080.014
I. Cash and cash equivalents	110	V.1	231.146.826.668	92.430.955.525
1. Cash	111		21.759.498.167	37.430.955.525
2. Cash equivalents	112		209.387.328.501	55.000.000.000
II. Short-term financial investments	120	V.2	556.000.000.000	631.500.000.000
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123		556.000.000.000	631.500.000.000
4. Provisions for impairment of short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provisions for impairment of other short-term investments (*)	126		-	-
III. Short-term receivables	130		3.555.481.689	20.663.770.161
1. Short-term trade receivables	131	V.3	2.897.197	3.403.376.723
2. Short-term advances to suppliers	132	V.4	2.700.904.522	3.281.528.848
3. Short-term intra-company receivables	133		-	-
4. Receivables from construction contracts under percentage of completion method	134		-	-
5. Other short-term receivables	135	V.5a	851.679.970	13.978.864.590
6. Allowance for short-term doubtful debts (*)	136		-	-
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140	V.7	24.219.522.591	18.766.693.399
1. Inventories	141		24.219.522.591	18.766.693.399
2. Allowance for devaluation of inventories (*)	142		-	-
V. Current biological assets	150		-	-
1. Short-term livestock intended for one-time harvest	151		-	-
2. Short-term seasonal or one-time harvest crops	152		-	-
3. Provisions for impairment of current biological assets (*)	153		-	-
VI. Other current assets	160		361.756.147.429	33.242.660.929
1. Short-term deferred expenses	161	V.8a	-	659.720.298
2. Deductible VAT	162		-	-
3. Taxes and other receivables from the State	163	V.17	341.256.147.429	12.082.940.631
4. Trading Government bonds	164		-	-
5. Other current assets	165	V.9	20.500.000.000	20.500.000.000
B - NON-CURRENT ASSETS	200		372.200.246.152	372.948.034.763
I. Long-term receivables	210		38.883.577.966	33.602.601.248
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215	V.5b	38.883.577.966	33.602.601.248
6. Allowance for long-term doubtful debts (*)	216		-	-
II. Fixed assets	220		39.839.319.334	45.215.789.898
1. Tangible fixed assets	221	V.10	39.839.319.334	45.215.789.898
- Historical cost	222		540.406.731.703	550.675.580.753
- Accumulated depreciation (*)	223		(500.567.412.369)	(505.459.790.855)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.11	-	-
- Initial cost	228		474.300.000	474.300.000
- Accumulated amortization (*)	229		(474.300.000)	(474.300.000)
III. Non-current biological assets	230		-	-
1. Bearer animals	231		-	-
a) Immature bearer animals	232		-	-
b) Mature bearer animals	233		-	-

Items	Code	Note	Ending balance	Beginning balance
- Historical cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term livestock intended for one-time harvest	236		-	-
3. Long-term seasonal or one-time harvest crops	237		-	-
4. Provisions for impairment of long-term biological assets (*)	238		-	-
IV. Investment property	240		-	-
- Historical cost	241		-	-
- Accumulated depreciation (*)	242		-	-
V. Non-current assets in process	250		-	-
1. Long-term work in process	251		-	-
2. Construction in progress	252		-	-
VI. Long-term financial investments	260		-	-
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	-
3. Equity investments in other entities	263		-	-
4. Provisions for impairment of long-term investments in other entities (*)	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Provisions for impairment of long-term held-to-maturity investments (*)	266		-	-
VII. Other non-current assets	270		293.477.348.852	294.129.643.617
1. Long-term deferred expenses	271	V.8b	288.390.151.523	288.983.091.654
2. Deferred income tax assets	272	V.12	3.130.165.035	2.928.869.828
3. Long-term components and spare parts	273	V.13	1.957.032.294	2.217.682.135
4. Other non-current assets	274		-	-
TOTAL ASSETS (280=100+200)	280		1.548.878.224.529	1.169.552.114.777
LIABILITIES AND OWNER'S EQUITY				
C - LIABILITIES	300		484.582.357.358	465.050.707.903
I. Current liabilities	310		468.931.532.186	450.406.358.763
1. Short-term trade payables	311	V.14	34.030.521.304	23.937.066.321
2. Short-term advances from customers	312	V.15	65.668.254.998	37.122.449.625
3. Payables for dividends and profit distributions	313	V.16	88.769.064.000	140.161.680.000
4. Short-term taxes and amounts payable to the State budget	314	V.17	126.962.713.323	61.954.079.898
5. Payables to employees	315	V.18	44.850.996.716	55.364.517.461
6. Short-term accrued expenses	316	V.19	121.000.000	112.000.000
7. Short-term intra-company payables	317		-	-
8. Short-term payables relating to construction contracts under percentage of completion method	318		-	-
9. Short-term deferred revenue	319		-	-
10. Other short-term payables	320	V.20	376.673.118	-
11. Short-term borrowings and financial lease liabilities	321		-	-
12. Provisions for short-term payables	322		-	-
13. Bonus and welfare fund	323	V.21	108.152.308.727	131.754.565.458
14. Price stabilization fund	324		-	-
15. Trading Government bonds	325		-	-
II. Non-current liabilities	330		15.650.825.172	14.644.349.140
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for working capital received	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338		-	-
9. Long-term borrowings and financial lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liability	342		-	-
13. Provisions for long-term payables	343	V.22	15.650.825.172	14.644.349.140
14. Science and technology development fund	344		-	-
D - OWNER'S EQUITY	400	V.23	1.064.295.867.171	704.501.406.874
1. Owner's capital	411		469.216.000.000	469.216.000.000
- Ordinary shares with voting rights	411a		469.216.000.000	469.216.000.000
- Preferred shares	411b		-	-
2. Share premiums	412		20.714.147.461	20.714.147.461

Items	Code	Note	Ending balance	Beginning balance
3. Bond conversion options	413		-	-
4. Other owner's capital	414		-	-
5. Share repurchases (*)	415		(3.437.784.000)	(3.437.784.000)
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		128.966.470.714	128.966.470.714
9. Other equity funds	419		-	-
10. Retained profit	420		448.837.032.996	89.042.572.699
- Retained profit to the end of the previous period	420a		273.508.699	89.042.572.699
- Retained profit for the current period	420b		448.563.524.297	-
TOTAL LIABILITIES AND OWNER'S EQUITY (440=300+400)	440		1.548.878.224.529	1.169.552.114.777

Approved on 20th July 2026

PREPARER



Nguyen Ngoc Mai Phuong

CHIEF
ACCOUNTANT



Tran Quoc Trieu

LEGAL REPRESENTATIVE



Huynh Kim Vu

ENTITY: BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Quarter, Bien Hoa Ward, Dong Nai City

Tel: 0251.3859358 - 0251.3850473 Fax: 0251.3859917

Financial Statements

For the 2nd quarter of the
fiscal year 2026

Form B02-DN

INCOME STATEMENT

For the accounting period from 01/01/2026 to 30/6/2026

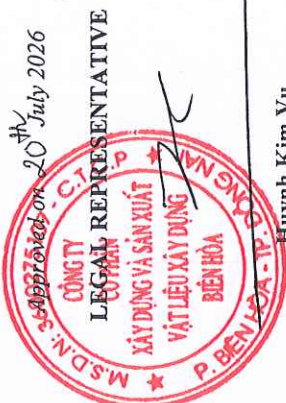
Items	Code	Note	Current quarter of the current year	Current quarter of the previous year	Accumulated from the beginning of the year (Current year)	Accumulated from the beginning of the year (Previous year)
1. Revenue from sales of goods and provisions of services	01	VI.1	440.311.130.689	408.502.695.417	791.848.424.355	747.354.826.044
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and provisions of services (10=01-02)	10		440.311.130.689	408.502.695.417	791.848.424.355	747.354.826.044
4. Cost of sales	11	VI.2	297.676.221.736	292.439.400.498	537.565.074.979	539.480.059.842
5. Gross profit from sales of goods and provisions of services (20=10-11)	20		142.634.908.953	116.063.294.919	254.283.349.376	207.874.766.202
6. Gain/loss on disposal, liquidation of investment properties	21		-	-	-	-
7. Financial income	22	VI.3	4.415.355.606	4.538.262.820	7.377.725.828	6.633.712.808
8. Financial expenses	23		-	-	-	-
- In which: Interest expenses	24		-	-	-	-
9. Selling expenses	25	VI.4	3.576.510.221	3.080.540.087	7.169.979.977	6.187.336.838
10. General and administrative expenses	26	VI.5	23.547.662.221	21.608.767.466	42.301.594.721	39.218.949.074
11. Net operating profit {30=20+21+22-(23+25+26)}	30		119.926.092.117	95.912.250.186	212.189.500.506	169.102.193.098
12. Other income	31	VI.6	348.247.325.077	3.189.426.738	348.749.847.818	3.286.286.598
13. Other expenses	32	VI.7	62.100.439	82.593.389	135.942.954	245.806.886
14. Other profit (40=31-32)	40		348.185.224.638	3.106.833.349	348.613.904.864	3.040.479.712
15. Total accounting profit before tax (50=30+40)	50		468.111.316.755	99.019.083.535	560.803.405.370	172.142.672.810
16. Current income tax	51	VI.17	93.770.346.205	19.965.885.424	112.441.176.280	34.833.189.450
17. Deferred income tax	52	VI.12	(108.482.855)	(132.668.717)	(201.295.207)	(345.854.888)
18. Profit after tax (60=50-51-52)	60		374.449.453.405	79.185.866.828	448.563.524.297	137.655.338.248
19. Basic earning per share (*)	70	VI.8	7.755	1.441	9.082	2.504
20. Diluted earnings per share (*)	71	VI.8	7.755	1.441	9.082	2.504

Unit: VND

PREPARER

CHIEF ACCOUNTANT

Approved on 20 July 2026



(Signature)

Nguyen Ngoc Mai Phuong

(Signature)

Tran Quoc Trieu

Huynh Kim Vu

CASH FLOW STATEMENT - INDIRECT METHOD
For the accounting period from 01/01/2026 to 30/6/2026

Unit: VND

Items	Code	Note	Accumulated from the beginning of the year (Current year)	Accumulated from the beginning of the year (Previous year)
I. Cash flows from operating activities				
1. Profit/loss before tax	01		560.803.405.370	172.142.672.810
2. Adjustments for				
- Depreciation/Amortization of fixed assets and investment properties	02	V.10	5.376.470.564	5.833.195.870
- Provisions and allowances	03	V.22	1.006.476.032	1.729.274.438
- Exchange gain/loss due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/loss from investing activities	05	VI.3, 6, 7	(8.421.818.847)	(7.561.486.357)
- Borrowing costs	06		-	-
- Other adjustments	07		-	-
3. Operating profit/loss before movements in working capital	08		558.764.533.119	172.143.656.761
- Increase/decrease of receivables	09		(324.872.432.028)	(12.115.125.601)
- Increase/decrease of inventories	10		(5.192.179.351)	20.561.976.692
- Increase/decrease of payables (Exclusive of interest expenses and corporate income tax)	11		25.130.760.284	4.010.167.387
- Increase/decrease of deferred expenses	12		1.252.660.429	(22.120.579.922)
- Increase/decrease of trading securities	13		-	-
- Interest expenses paid	14		-	-
- Corporate income tax paid	15	V.17	(44.051.890.410)	(31.983.740.279)
- Other cash inflows	16	V.21	18.720.000	29.682.000
- Other cash outflows	17	V.21	(23.620.976.731)	(9.023.190.758)
Net cash generated from operating activities	20		187.429.195.312	121.502.846.280
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.10	-	(3.651.606.399)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.6	1.044.093.019	971.384.483
3. Cash outflow for lending, buying debt instruments of other entities	23		(556.000.000.000)	(657.000.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24		631.500.000.000	556.000.000.000
5. Equity investments in other entities	25		-	-
6. Cash recovered from investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.5, VI.3	14.904.262.812	13.996.896.534
Net cash generated from/(used in) investing activities	30		91.448.355.831	(89.683.325.382)
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32	V.22	-	-
3. Proceeds from borrowings	33		-	-
4. Repayment for borrowing principal	34		-	-
5. Payment for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36		(140.161.680.000)	(93.441.120.000)
Net cash flows used in financing activities	40		(140.161.680.000)	(93.441.120.000)
Net cash flows during the period (50 = 20+30+40)	50		138.715.871.143	(61.621.599.102)
Beginning cash and cash equivalents	60	V.1	92.430.955.525	84.618.966.466
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents (70 = 50+60+61)	70	V.1	231.146.826.668	22.997.367.364

PREPARER

Nguyen Ngoc Mai Phuong

CHIEF

Tran Quoc Trieu



LEGAL REPRESENTATIVE

Approved on 20th July 2026

Huynh Kim Vu

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

I. GENERAL INFORMATION

1. Ownership form

Bien Hoa Building Materials Production and Construction Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Business field

The Company operates in the manufacturing, trading and servicing sectors.

3. Principal business activities

The Company's principal business activities are: to produce and trade in building materials: building stone, building sand, clay for brick and tile production, soil for ground leveling, traffic aggregate soil; to construct traffic, civil and industrial works; to act as an agent for consumption of high-end building materials, interior decoration goods, spare parts and mechanical equipment; to produce hot asphalt concrete.

4. Normal operating cycle

The Company's normal operating cycle is within 12 months.

5. Statement of information comparability on the Financial Statements

The corresponding figures for the previous period are comparable with those of the current period.

6. Headcount

As of the reporting date, the Company's headcount is 621 (headcount at the beginning of the year: 625).

II. FISCAL YEAR AND ACCOUNTING CURRENCY UNIT

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because payments and receipts of the Company are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025, and other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management has complied with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025, and other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

The Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment, that are readily convertible to a known amount of cash and subject to insignificant risk of change in value at the reporting date.

3. Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. The Company's held-to-maturity investments only include time deposits for the purpose of collecting periodic interest.

Held-to-maturity investments are initially recognized at cost. Subsequent to initial recognition, these investments are carried at cost less any provision for impairment (if any). Interest income from these held-to-maturity investments after acquisition date is recognized in the Income Statement on an accrual basis. Interest incurred prior to the Company's acquisition of held-to-maturity investments is deducted from the costs at the acquisition time.

Provision for impairment of held-to-maturity investments is made for each investment when there are indications or evidence that the held-to-maturity investment may be impaired. Any increase or decrease in the provision for impairment of held-to-maturity investments required as of the reporting date is recognized in financial expenses.

4. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- For overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue for 3 years or more.
- For doubtful debts: Allowance is made on the basis of the estimated loss.

Increases or decreases in the obligatory allowance for doubtful debts as of the reporting date are recorded into general and administrative expenses.

5. Inventories

Inventories are stated at the lower of cost and net realizable value.

Costs of inventories are determined as follows:

- For materials, merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- For finished goods, work-in-process: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

The inventory cost is calculated using the moving weighted average method. The value of issued inventory is determined upon each occurrence.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/decreases in the obligatory allowance for devaluation of inventories as of the reporting date are recorded into costs of sales.

6. Deferred expenses

Deferred expenses reflect actual expenses incurred relevant to financial performance in several accounting periods. The Company's deferred expenses primarily consist of compensation costs and quarry exploration costs, including costs incurred in connection with the expansion of quarries. These costs are allocated to costs during the period based on actual mining output.

7. Operating leased assets

A lease is classified as an operating lease if substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Lease payments under operating leases are recognized as expenses on a straight-line basis over the lease term, irrespective of the timing or method of lease payments.

8. Tangible fixed assets

Tangible fixed assets are presented at their historical cost minus any accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05–50
Machinery and equipment	03–20
Vehicles	06–30
Office equipment	03–07
Other tangible fixed assets	04

9. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.

The Company's intangible fixed asset includes accounting software. Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software includes all directly attributable costs incurred by the Company up to the date the software is available to use. The computer software is amortized on a straight-line basis over 3 years.

Upon disposal or liquidation of an intangible fixed asset, its initial cost and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

10. Construction in progress

Construction in progress reflects the expenses (including relevant interest expenses following the accounting policies of the Company) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical cost and not depreciated.

11. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Company.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers for which payment has not yet been made due to the absence of invoices or insufficient supporting documentation, as well as employee entitlements such as accrued annual leave and other operating expenses incurred but not yet settled.
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are presented as short-term or long-term in the Statement of Financial Position based on their remaining maturities as at the reporting date.

12. Provisions for payables

Provisions are recognized when:

- The Company has a present obligation (legal or constructive) as a result of a past event;
- The settlement of which is expected to result in an outflow of economic benefits; and
- A reliable estimate of the obligation can be made.

If the effect of time is significant, provision is determined by discounting the future cash outflows required to settle the liability at a pre-tax discount rate that reflects current market assessments of the time value of money and the specific risks of the liability. The increase in the provision due to the passage of time is recognized as finance expenses.

The Company's provisions for payables are provisions for environmental restoration costs, which are made for the quarries under operation based on the amount annually deposited into the environmental rehabilitation and restoration fund in accordance with applicable regulations.

13. Owner's equity

Owner's capital

The owner's capital is recorded according to the actual amounts invested by the shareholders.

Share premiums

Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of share repurchases and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of share repurchases are recorded as a decrease in share premiums.

Share repurchases

When the Company repurchases shares it has issued, the consideration paid, including transaction costs, is recognized as share repurchases and reflected as a deduction from owner's equity. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in share premiums.

14. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profit to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

15. Recognition of revenue and income

Revenue of sales of merchandise, finished goods

Revenue of sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Company transfers most of risks and benefits incident to the ownership of products or merchandise to customers.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return products, merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions no longer exist and the buyers retain no right to return products, merchandise (except for the case that such returns are in exchange for other goods or services).
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Interest

Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

16. Construction contract

When the results of the contract implementation can be estimated reliably:

- For construction contracts in which the contractor is entitled to pay according to construction progress: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment determined by the Company as of the reporting date.
- For construction contract in which the contractor is entitled to pay according to volume of work done: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment confirmed by customer and are reflected in the invoices.

Increases/Decreases in construction volume, compensations and other receivables are only recognized into revenue when these are mutually agreed with the customer.

When the results of the contract implementation cannot be estimated reliably:

- Revenue is only recognized equivalent to the contract's expenses and the payment is relatively reliable.
- The Contract's expenses are only recognized as the expenses when they occur.

Difference between total accumulated revenue of construction contract recognized and the accumulated amount in the invoice of payment under the contract plan is recognized as receivables or payables under the contract plan.

17. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

18. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying value of deferred corporate income tax assets is considered as of the reporting date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the reporting date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
 - The same taxable subjects; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

19. Related parties

A party is considered a related party of the Company if that party has the ability to control the Company or exercise significant influence over the Company, or has power to participate in financial and operating policy decisions of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

20. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Financial Statements of the Company.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION**Unit: VND****1. Cash and cash equivalents**

	Ending balance	Beginning balance
Cash on hand	1,215,765,000	833,464,000
Cash in bank	20,543,733,167	36,597,491,525
+ VietinBank – Dong Nai Branch	10,867,744,834	7,257,276,325
+ Sacombank – Dong Nai Branch	3,417,892,281	2,316,074,684
+ BIDV – Bien Hoa Branch	400,930,519	9,645,389,574
+ BIDV – Dong Nai Branch	4,773,954,804	14,366,413,263
+ Other banks	1,083,210,729	3,012,337,679
Cash equivalents	209,387,328,501	55,000,000,000

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
Bank deposits with a maturity of 3 months or less	189,000,000,000	55,000,000,000
+ BIDV - Dong Nai Branch	-	15,000,000,000
+ BIDV - Bien Hoa Branch	115,000,000,000	15,000,000,000
+ Sacombank - Dong Nai Branch	12,000,000,000	25,000,000,000
+ Vietcombank – Dong Nai Branch	25,000,000,000	-
+ VietinBank – Dong Nai Branch	37,000,000,000	-
3-month deposit certificate	20,387,328,501	-
Total	231,146,826,668	92,430,955,525
2. Short-term held-to-maturity investments		
	<u>Ending balance</u>	<u>Beginning balance</u>
6-month deposits		
+ VietinBank – Dong Nai Branch	180,000,000,000	242,000,000,000
+ BIDV – Bien Hoa Branch	200,000,000,000	259,500,000,000
+ Vietcombank – Dong Nai Branch	81,000,000,000	35,000,000,000
+ Other banks	95,000,000,000	95,000,000,000
Total	556,000,000,000	631,500,000,000
3. Short-term trade receivables		
	<u>Ending balance</u>	<u>Beginning balance</u>
Nguyen Minh Investment Company Limited	-	1,339,726,257
Chau Pha Construction and Transport Services Trading	-	894,604,885
Viet Stone Investment & Construction Company Limited	-	781,522,828
Six Four Seven Aeronautics Project Construction Joint	-	362,941,528
Other customers	2,897,197	24,581,225
Total	2,897,197	3,403,376,723
4. Short-term advances to suppliers		
	<u>Ending balance</u>	<u>Beginning balance</u>
Thanh Long Technical Services and Equipment Joint Stock	-	1,597,860,000
Dong Loi Equipment & Services Corporation	-	980,974,800
Espace Big C Dong Nai	-	504,931,594
Duc Viet Law Company Limited	38,500,000	38,500,000
VIETRAVEL Tourism Joint Stock Company – Dong Nai Branch	2,643,295,000	-
Thuan Phat Heavy Equipment Company Limited	-	109,946,100
Other suppliers	19,109,522	49,316,354
Total	2,700,904,522	3,281,528,848
5. Other receivables		
5a. Other short-term receivables		
	<u>Ending balance</u>	<u>Beginning balance</u>
Advances	28,000,000	28,000,000
Social insurance premiums and health insurance premiums	540,715,349	506,213,914
Unemployment insurance premiums	56,041,854	52,410,124
Interest on deposit at the Dong Nai City Agriculture and Environment Fund	-	4,473,736,000
Accrued bank deposit interest	7,728,767	7,534,265,751
Other short-term receivables	219,194,000	1,384,238,801
Total	851,679,970	13,978,864,590

These notes form an integral part of and should be read in conjunction with the Financial Statements

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)**5b. Other long-term receivables**

This item reflects the deposit and interest thereon for environmental rehabilitation and restoration for quarries. Details are as follows

	Deposits		Interest		Total	
	Ending balance	Beginning balance	Ending balance	Beginning balance	Ending balance	Beginning balance
Thanh Phu 1 quarry	6,830,620,589	6,802,820,253	572,592,000	-	7,403,212,589	6,802,820,253
Tan Cang 1 quarry	6,473,754,467	6,281,132,620	998,231,000	-	7,471,985,467	6,281,132,620
Thien Tan 2 quarry	10,847,321,058	10,260,502,523	1,485,729,000	-	12,333,050,058	10,260,502,523
Soklu 2 quarry	5,554,368,266	5,554,368,266	644,568,000	-	6,198,936,266	5,554,368,266
Soklu 5 quarry	4,703,777,586	4,703,777,586	772,616,000	-	5,476,393,586	4,703,777,586
Total	34,409,841,966	33,602,601,248	4,473,736,000	-	38,883,577,966	33,602,601,248

Interest on the deposit for environmental rehabilitation and restoration for quarries held at the Dong Nai City Agriculture and Environment Fund was reclassified from short-term receivables to long-term receivables at the end of the period.

6. Overdue debts

The Company has no overdue or irrecoverable receivables.

7. Inventories

	Ending balance		Beginning balance	
	Costs	Allowances	Costs	Allowances
Materials and supplies	6,639,947,776	-	4,923,575,482	-
Work-in-process	135,827	-	-	-
Finished goods	17,248,844,732	-	13,608,908,409	-
Merchandise	330,594,256	-	234,209,508	-
Total	24,219,522,591	-	18,766,693,399	-

8. Deferred expenses**8a. Short-term deferred expenses**

This item reflects costs for the comprehensive assessment of the impact of mining operations at Tam Phuoc and Tan Cang quarry clusters.

8b. Long-term deferred expenses

	Ending balance	Beginning balance
Compensation incurred for Thanh Phu 1 quarry	77,086,614,006	70,019,801,147
Compensation incurred for Tan Cang 1 quarry	84,843,438,260	87,494,660,511
Compensation incurred for Thien Tan 2 quarry	109,185,298,779	113,284,628,857
Cost of planning, exploration, compensation for land clearance at Doi Chua 2 quarry (i)	2,279,247,710	2,279,247,710
Compensation for environmental damages	3,350,399,190	613,543,992
Support to local residents for repairing house cracks	1,309,727,188	1,412,668,441
Other long-term deferred expenses	10,335,426,390	13,878,540,996
Total	288,390,151,523	288,983,091,654

- (i) The documents on cost of planning, exploration, compensation for land clearance at Doi Chua 2 quarry have been handed over to the Dong Nai Province Department of Natural Resources and Environment (the Dong Nai City Department of Agriculture and Environment now) according to the Handover Minutes dated 28 November 2014. This cost will be recovered when the project is transferred to the winning contractor.

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)**9. Other current assets**

Deposit contract		Deposit Contract Annex				Content	Ending balance	Beginning balance
No.	Date	No.	Date	Maturity date	Interest rate %/year			
6-month Deposit Contract with BIDV - Bien Hoa Branch								
05/2025/760 8349/HĐTG	12/03/2025	05.02/2025/ 7608349/ HĐTG	12/03/2026	12/09/2026	7.40%	Guarantee for the performance of Thanh Phu 1 quarry project	5,500,000,000	5,500,000,000
04/2025/760 8349/HĐTG	12/03/2025	04.02/2025/ 7608349/ HĐTG	12/03/2026	12/09/2026	7.40%	Guarantee for the performance of Thien Tan 2 quarry project	5,000,000,000	5,000,000,000
Total							10,500,000,000	10,500,000,000
12-month Deposit Contract with BIDV - Bien Hoa Branch								
09/2025/760 8349/HĐTG	28/03/2025	09.01/2025/ 7608349/ PLHĐTG	28/03/2026	28/03/2027	7.80%	Construction Contract Performance Guarantee	2,000,000,000	2,000,000,000
27/2024/760 8349/HĐTG	25/12/2024	27.01/2024/ 7608349/ HĐTG	25/12/2025	25/12/2026	6.20%	Guarantee for the performance of Tan Cang 1 quarry project	6,500,000,000	6,500,000,000
20/2025/760 8349/HĐTG	30/06/2025			30/06/2026	5.20%	Guarantee for the performance of Soklu 5 quarry project	1,500,000,000	1,500,000,000
Total							10,000,000,000	10,000,000,000
Grand Total							20,500,000,000	20,500,000,000

10. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical cost						
Beginning balance	52,904,091,210	380,517,682,367	112,883,333,641	3,977,695,757	392,777,778	550,675,580,753
Liquidation, disposal	-	10,268,849,050	-	-	-	10,268,849,050
Ending balance	52,904,091,210	370,248,833,317	112,883,333,641	3,977,695,757	392,777,778	540,406,731,703
<i>In which:</i>						
Assets fully depreciated but still in use	20,133,930,925	345,277,496,944	74,642,121,444	3,895,195,757	115,000,000	444,063,745,070
Assets waiting for liquidation	-	-	334,050,564	-	-	334,050,564
Depreciation						
Beginning balance	40,751,262,934	367,750,909,250	92,792,381,230	3,946,070,757	219,166,684	505,459,790,855
Depreciation during the period	537,079,782	1,473,673,716	3,322,744,838	8,250,000	34,722,228	5,376,470,564
Decrease due to liquidation and disposal	-	10,268,849,050	-	-	-	10,268,849,050
Ending balance	41,288,342,716	358,955,733,916	96,115,126,068	3,954,320,757	253,888,912	500,567,412,369
Carrying value						
Beginning balance	12,152,828,276	12,766,773,117	20,090,952,411	31,625,000	173,611,094	45,215,789,898
Ending balance	11,615,748,494	11,293,099,401	16,768,207,573	23,375,000	138,888,866	39,839,319,334
<i>In which:</i>						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

11. Intangible fixed assets

This item reflects the computer software fully amortized.

12. Deferred income tax assets

The deferred income tax assets are related to provisions for environment restoration. Details during the period are as follows:

These notes form an integral part of and should be read in conjunction with the Financial Statements

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

	Beginning balance	Inclusion into business results	Ending balance
Thanh Phu 1 quarry	162,952,787	19,848,354	182,801,141
Thien Tan 2 quarry	484,819,456	119,940,797	604,760,253
Tan Cang 1 quarry	241,031,078	61,506,056	302,537,134
Soklu 2 quarry	1,108,948,877	-	1,108,948,877
Soklu 5 quarry	931,117,630	-	931,117,630
Total	2,928,869,828	201,295,207	3,130,165,035

The corporate income tax rate used to determine the value of deferred income tax assets is 20%.

13. Long-term components, spare parts and accessories

This item reflects components, spare parts and accessories that have not been used for over 1 year.

14. Short-term trade payables

	Ending balance	Beginning balance
Defense Economic Technical Industry Corporation	2,907,248,402	-
Kim Minh Phuong Company Limited	2,388,024,923	1,728,831,032
Quang Duy Pte.	992,622,888	2,354,910,776
Other suppliers	27,742,625,091	19,853,324,513
Total	34,030,521,304	23,937,066,321

The Company has no overdue trade payables.

15. Short-term advances from customers

	Ending balance	Beginning balance
SIC Trading Construction Investment Joint Stock Company	2,174,367,245	6,058,364,395
Viet Nam Construction and Import - Export Joint Stock Corporation	8,174,848,613	4,477,032,469
Hong An Road Bridge Construction and Trading Service Company Limited	2,039,005,502	2,431,615,058
68 Trading Construction and Service Joint Stock Company	805,334,900	2,350,181,900
Truong Son Construction Corporation	12,874,693,832	455,380,827
319 Corporation Ministry of National Defence	6,990,258,000	-
Other customers	32,609,746,906	21,349,874,976
Total	65,668,254,998	37,122,449,625

16. Payables for dividends and profit distributions

	Ending balance	Beginning balance
Related parties	70,808,820,000	111,722,400,000
Dong Nai Food Industrial Corporation	43,757,000,000	69,090,000,000
KSB Industrial Development Investment Company	19,570,000,000	30,900,000,000
Hoa An Joint-Stock Company	7,481,820,000	11,732,400,000
Other organizations and individuals	17,960,244,000	28,439,280,000
Dividends payable to other shareholders	17,960,244,000	28,439,280,000
Total	88,769,064,000	140,161,680,000

The dividends payable on the execution date to shareholders may vary depending on the number of shares held by shareholders on the record date for dividend entitlement.

17. Taxes and other obligations to the State Budget

These notes form an integral part of and should be read in conjunction with the Financial Statements

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

	Beginning balance		Movements during the period		Ending balance	
	Payables	Receivables	Amount payable	Amount paid	Payables	Receivables
VAT on local sales	11,638,810,127	-	58,312,659,543	(58,648,533,082)	11,302,936,588	-
Corporate income tax	25,381,060,335	-	112,441,176,280	(44,051,890,410)	93,770,346,205	-
Personal income tax	2,049,336,801	-	3,562,452,600	(5,169,744,401)	442,045,000	-
Natural resource tax	16,860,540,974	-	79,677,558,091	(81,372,674,756)	15,165,424,309	-
Land rental	-	12,082,940,331	22,186,179,552	(17,140,936,625)	-	7,037,697,404
Environmental protection fee	6,024,331,661	-	29,555,636,736	(29,832,955,211)	5,747,013,186	-
Mineral exploitation licensing fee	-	300	(334,176,401,725)	(42,048,000)	-	334,218,450,025
- Primary mineral exploitation licensing fee	-	-	9,710,255,579	-	-	-
- Secondary mineral exploitation licensing fee	-	300	(159,678)	-	-	159,978
- Mineral exploitation licensing fee settled for the period from 2014 to June 2025	-	-	(343,928,545,626)	-	-	334,218,290,047
- Water exploitation licensing fee	-	-	42,048,000	(42,048,000)	-	-
Non-agricultural land tax	-	-	592,691,140	(57,743,105)	534,948,035	-
Total	61,954,079,898	12,082,940,631	(27,848,047,783)	(236,316,525,590)	126,962,713,323	341,256,147,429

The overpayment of the mineral exploitation licensing fee, amounting to VND 343,928,545,626 arising from the settlement of accounts for the period from 2014 to June 2025, shall be offset against the mineral exploitation licensing fee for subsequent payment periods (pursuant to sub-clause c, Clause 8, Article 139 of Decree No. 193/2025/NĐ-CP dated 02 July 2025).

Value added tax (VAT)

The Company has paid VAT in accordance with the deduction method. The tax rates applied are as follows:

- Water : 5%
- Other products ⁽ⁱ⁾ : 10%

- (i) During the period, the Company was entitled to a value-added tax rate of 8% on certain merchandise and services in accordance with Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government, guiding Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Import duty

The Company has declared and paid this duty in line with the Customs' notices.

Corporate income tax

The Company has to pay corporate income tax on its assessable income at the rate of 20%.

The estimated corporate income tax payable is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Total accounting profit before tax:	560,803,405,370	172,142,672,810
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	1,402,476,032	2,023,274,438
Taxable income/Assessable income:	562,205,881,402	174,165,947,248
Corporate income tax rate:	20%	20%
Corporate income tax payable:	112,441,176,280	34,833,189,450

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)***Natural resource tax***

The Company has to pay the natural resource tax for mining activities according to the Circular No. 152/2015/TT-BTC dated 02 October 2015 of the Ministry of Finance guiding natural resource tax at the following unit prices and tax rates:

	Unit price (VND/m ³)	Tax rate
- Soil for ground levelling:	70,742	7%
- Brick clay:	150,000	15%
- Surface water:	4,000	3%
- Underground water:	7,000	8%
- Construction sand (Sand exploited and washed ashore)	360,550	15%
- Finished stone:	Higher price between the average selling price by stone category (revenue by category divided by output by category) and the prescribed price for each stone category (according to decision of the People's Committee of Dong Nai City)	10%
- Altered rock	60,000	10%

Land rental

The Company has to pay the land rental according to the notices of the tax authority for the area and at unit price as stipulated in the decision on land lease and the contract of land lease.

Environmental protection fee

The Company has to pay the environmental protection fee according to the Government's Decree No. 27/2023/NĐ-CP dated 31 May 2023 regarding the environmental protection fee imposed on mining at the following unit prices:

- Brick clay:	VND 3,300/m ³
- Soil for ground levelling:	VND 2,200/m ³
- Construction sand:	VND 6,600/m ³
- Raw stone:	VND 4,507.80/ton

Mineral exploitation licensing fee

The Company has to pay the mineral exploitation licensing fee for quarries according to the decisions of the People's Committee of Dong Nai City and the notices of the Tax Authority of Dong Nai City.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

18. Payables to employees

This item reflects the salary fund to be paid to employees.

19. Short-term accrued expenses

This item reflects expenses for external services.

20. Other short-term payables

	Ending balance	Beginning balance
Personal income tax payable to employees	376,673,118	-
Total	376,673,118	-

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)**21. Bonus and welfare fund**

	Beginning balance	Other increases	Disbursement during the period	Ending balance
Bonus fund	63,268,663,680	18,720,000	12,298,500,000	50,988,883,680
Welfare fund	62,947,647,751	-	7,237,222,704	55,710,425,047
Bonus fund for the Management	5,538,254,027	-	4,085,254,027	1,453,000,000
Total	131,754,565,458	18,720,000	23,620,976,731	108,152,308,727

22. Provisions for long-term payables

The Company's provisions for long-term payables are those for environment restoration. Details are as follows:

	Beginning balance	Increase due to provision	Ending balance
Thanh Phu 1 quarry	814,763,938	99,241,767	914,005,705
Thien Tan 2 quarry	2,424,097,278	599,703,983	3,023,801,261
Tan Cang 1 quarry	1,205,155,390	307,530,282	1,512,685,672
Soklu 2 quarry	5,544,744,384	-	5,544,744,384
Soklu 5 quarry	4,655,588,150	-	4,655,588,150
Total	14,644,349,140	1,006,476,032	15,650,825,172

23. Owner's equity**23a. Statement of changes in owner's equity**

	Owner's capital	Share premiums	Share repurchases	Investment and development fund	Retained profit	Total
Beginning balance of the previous year	469,216,000,000	20,714,147,461	(3,437,784,000)	98,757,734,897	71,910,866,449	657,160,964,807
Profit in the previous period	-	-	-	-	137,655,338,248	137,655,338,248
Reversal of fund appropriation	-	-	-	-	318,226,548	318,226,548
Dividends paid in the previous period	-	-	-	-	(70,080,840,000)	(70,080,840,000)
Ending balance of the previous period	469,216,000,000	20,714,147,461	(3,437,784,000)	98,757,734,897	139,803,591,245	725,053,689,603
Beginning balance of the current year	469,216,000,000	20,714,147,461	(3,437,784,000)	128,966,470,714	89,042,572,699	704,501,406,874
Profit in the current period	-	-	-	-	448,563,524,297	448,563,524,297
Dividends from the previous year paid in the current year	-	-	-	-	(88,769,064,000)	(88,769,064,000)
Ending balance of the current period	469,216,000,000	20,714,147,461	(3,437,784,000)	128,966,470,714	448,837,032,996	1,064,295,867,171

23b. Details of owner's capital

	Ending balance	Beginning balance
Dong Nai Food Industrial Corporation	230,300,000,000	230,300,000,000
KSB Industrial Development Investment Company	103,000,000,000	103,000,000,000
Hoa An Joint-Stock Company	39,378,000,000	39,108,000,000
Other shareholders	96,538,000,000	96,808,000,000
Total	469,216,000,000	469,216,000,000

23c. Shares

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

	Ending balance	Beginning balance
Number of shares registered to be issued	46,921,600	46,921,600
Number of shares sold to the public	46,921,600	46,921,600
- <i>Common shares</i>	46,921,600	46,921,600
- <i>Preferred shares</i>	-	-
Number of shares repurchased	(201,040)	(201,040)
- <i>Common shares</i>	(201,040)	(201,040)
- <i>Preferred shares</i>	-	-
Number of outstanding shares	46,720,560	46,720,560
- <i>Common shares</i>	46,720,560	46,720,560
- <i>Preferred shares</i>	-	-

Par value per outstanding share: VND 10,000.

23d. Profit distribution

The Company distributes its 2025 post-tax profits in accordance with Resolution No. 01/2026/ĐHĐCĐ dated 16 June 2026 of the 2026 Annual General Meeting of Shareholders, as follows:

	Amount to be distributed	Amount appropriated in the previous year	Amount distributed in the current period
• Appropriation for investment and development fund for 2025	30,143,675,531	30,143,675,531	-
• Appropriation for bonus and welfare fund for 2025	39,186,778,191	39,186,778,191	-
• Appropriation for bonus fund to the Management for 2025	5,538,254,027	5,538,254,027	-
• Dividend distribution for 2025 (at a rate of 49%)	228,930,744,000	140,161,680,000	88,769,064,000
Total	303,799,451,749	215,030,387,749	88,769,064,000

24. Off-statement of financial position items***Treated doubtful debts***

The trade receivables of VND 5,594,808,942 from some customers have been written off due to irrecoverableness (beginning balance: VND 5,594,808,942).

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

Unit: VND

1. Revenue from sales of goods and provisions of services**1a. Gross revenue**

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of soil, stone	790,872,867,660	715,587,702,651
Revenue from sales of merchandise	65,817,054	137,147,653
Other revenues	909,739,641	31,629,975,740
Total	791,848,424,355	747,354,826,044

The Company has reclassified the revenue from sales of soil, stone to the Construction and Building Materials Service Center from item 'Revenue from sales of merchandise' to item 'Revenue from sales of soil, stone'.

1b. Revenue from sales of goods and provisions of services to related parties

The Company has no sales of goods or provisions of services to related parties.

These notes form an integral part of and should be read in conjunction with the Financial Statements

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)**2. Costs of sales**

	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of soil, stone sold	537,293,692,745	508,761,871,370
Costs of merchandise sold	59,634,684	124,711,818
Other costs	211,747,550	30,593,476,654
Total	537,565,074,979	539,480,059,842

The Company has reclassified the costs of soil, stone sold to the Construction and Building Materials Service Center from item 'Costs of merchandise sold' to item 'Costs of soil, stone sold'.

3. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Bank deposit interest	7,377,725,828	6,399,156,808
Interest on environmental restoration and rehabilitation deposits	-	234,556,000
Total	7,377,725,828	6,633,712,808

4. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	2,924,830,474	2,857,418,104
Materials, packages, tools and supplies	21,529,071	18,451,522
Depreciation/(amortization) of fixed assets	-	4,500,000
Transport expenses	682,972,478	559,988,596
Motorized transport expenses	2,597,315,320	2,129,575,844
Other expenses	943,332,634	617,402,772
Total	7,169,979,977	6,187,336,838

5. General and administrative expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	27,995,828,118	25,356,434,250
Administrative supplies and office supplies	372,584,250	339,950,958
Depreciation/(amortization) of fixed assets	378,647,448	484,450,760
Equipment repair costs	9,165,568,589	8,963,510,895
Other expenses	4,388,966,316	4,074,602,211
Total	42,301,594,721	39,218,949,074

6. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Proceeds from liquidation and disposal of tangible fixed assets	1,044,093,019	927,773,549
Proceeds from sales of supplies	-	60,294,000
Proceeds from sales of scraps	559,824,666	1,891,621,482
Inventory surplus	196,874,469	229,564,092
Income from discounts and commissions	13,990,360	22,301,440

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

	Accumulated from the beginning of the year	
	Current year	Previous year
Income from the settlement of overpayment of mineral exploitation licensing fee for the period 2014 - June 2025 (*)	343,928,545,626	-
Other income	3,006,519,678	154,732,035
Total	348,749,847,818	3,286,286,598

(*) The overpayment of mineral exploitation licensing fee for the period from 2014 to June 2025, as settled in accordance with Notices No. 9521/TB-DON, 9522/TB-DON and 9530/TB-DON dated 29 May 2026, and Notices No. 9722/TB-DON, 9725/TB-DON dated 02 June 2026 issued by the Dong Nai City Tax Authority.

7. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Liquidation of supplies	-	73,700,821
Inventory processing (damaged or deteriorated goods)	-	6,944,858
Other expenses	135,942,954	165,161,207
Total	135,942,954	245,806,886

8. Earnings per share**8a. Basic/diluted earnings per share**

	Accumulated from the beginning of the year	
	Current year	Previous year
Accounting profit after corporate income tax	448,563,524,297	137,655,338,248
Appropriation for bonus and welfare fund for employees and the Management ⁽ⁱ⁾	(24,238,123,118)	(20,648,300,737)
Profit used to calculate basic/diluted earnings per share	424,325,401,179	117,007,037,511
The average number of ordinary shares outstanding during the year	46,720,560	46,720,560
Basic/diluted earnings per share	9,082	2,504

⁽ⁱ⁾ Provisionally allocated in accordance with Resolution No. 01/2026/ĐHĐCĐ dated 16 June 2026 of the 2026 Annual General Meeting of Shareholders, with an appropriation for the bonus and welfare fund for employees and the Management not exceeding average salary for three months.

8b. Other information

There is no transaction over the common share or potential common share from the reporting date until the date of these Financial Statements.

9. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	136,496,582,186	121,724,856,088
Labor costs	105,491,843,222	101,325,032,926
Depreciation/(amortization) of fixed assets	5,376,470,564	5,833,195,870
Expenses for external services	139,877,697,754	115,190,921,421
Other expenses	203,127,256,111	193,643,773,537
Total	590,369,849,837	537,717,779,842

These notes form an integral part of and should be read in conjunction with the Financial Statements

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)**VII. OTHER DISCLOSURES****1. Transactions and balances with related parties**

The Company's related parties include key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The key management personnel comprise members of the Board of Directors and the Management (the Board of Management and the Chief Accountant). The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no sales of goods or service provisions and no other transactions with the key management personnel and their related individuals.

Receivables from and payables to the key management personnel and their related individuals

The Company has no receivables from or payables to the key management personnel and their related individuals.

Remuneration of the key management personnel and the Supervisory Board

	Salaries Remuneration		Total remuneration
Current period			
Mr. Huynh Xuan Dao - Chairman	690,000,000	-	690,000,000
Mr. Huynh Kim Vu – BOD Member and Director	570,000,000	114,000,000	684,000,000
Mr. Phan Tan Dat - BOD Member	-	114,000,000	114,000,000
Mr. Le Dinh Vu Long - BOD Member	-	114,000,000	114,000,000
Mr. Pham Quoc Thai - BOD Member and Deputy Director	540,000,000	114,000,000	654,000,000
Mr. Nguyen Hung Thang – Governance Manager, BOD Secretary and Deputy Director	540,000,000	30,000,000	570,000,000
Mr. Pham Thai Hop - Deputy Director	540,000,000	-	540,000,000
Mr. Nguyen Nhu Thach - Deputy Director	540,000,000	-	540,000,000
Mr. Hoang Dang Quoc Vinh - Deputy Director	540,000,000	-	540,000,000
Mr. Tran Quoc Trieu - Chief Accountant	540,000,000	-	540,000,000
Mr. Huynh Duong Tai - Head of the Supervisory Board	420,000,000	-	420,000,000
Mr. Le Cong Son - Supervisory Board Member	-	84,000,000	84,000,000
Ms. Nguyen Thi Thanh Truc - Supervisory Board Member	-	77,000,000	77,000,000
Ms. Truong Nguyen Ngoc Hoa – Supervisory Board Member	-	7,000,000	7,000,000
Total	4,920,000,000	654,000,000	5,574,000,000
Previous period			
Mr. Huynh Xuan Dao - Chairman	570,000,000	-	570,000,000
Mr. Huynh Kim Vu – BOD Member and Director	480,000,000	84,000,000	564,000,000
Mr. Nguyen Thanh Tung - BOD Member	-	81,666,667	81,666,667
Mr. Phan Tan Dat - BOD Member	-	84,000,000	84,000,000
Mr. Le Dinh Vu Long - BOD Member	-	2,333,333	2,333,333
Mr. Pham Quoc Thai - BOD Member and Deputy Director	420,000,000	84,000,000	504,000,000
Mr. Nguyen Hung Thang – Governance Manager, BOD Secretary and Deputy Director	420,000,000	18,000,000	438,000,000
Mr. Pham Thai Hop - Deputy Director	420,000,000	-	420,000,000
Mr. Nguyen Nhu Thach - Deputy Director	420,000,000	-	420,000,000
Mr. Hoang Dang Quoc Vinh - Deputy Director	420,000,000	-	420,000,000
Mr. Tran Quoc Trieu - Chief Accountant	420,000,000	-	420,000,000
Mr. Huynh Duong Tai - Head of the Supervisory Board	300,000,000	-	300,000,000

These notes form an integral part of and should be read in conjunction with the Financial Statements

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

	Salaries	Remuneration	Total remuneration
Mr. Le Cong Son - Supervisory Board Member	-	1,750,000	1,750,000
Ms. Nguyen Thi Thu Tra – Supervisory Board Member	-	61,250,000	61,250,000
Ms. Nguyen Thi Thanh Truc – Supervisory Board Member	-	63,000,000	63,000,000
Total	3,870,000,000	480,000,000	4,350,000,000

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Dong Nai Food Industrial Corporation	Shareholder holding 49.08% of the charter capital
KSB Industrial Development Investment Company Limited	Shareholder holding 21.95% of the charter capital
Hoa An Joint-Stock Company	Shareholder holding 8.39% of the charter capital

Other related parties of the Company's internal persons include:

Other related parties	Relationship
Binh Duong Mineral and Construction Joint Stock Company	Company with the same key management personnel
DRH Holdings Joint Stock Company	Company with the same key management personnel

Transactions with other related parties

Transactions with other related parties are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Dong Nai Food Industrial Corporation</i>		
Dividend payment	69,090,000,000	46,060,000,000
Dividend distribution	43,757,000,000	34,545,000,000
<i>KSB Industrial Development Investment Company Limited</i>		
Dividend payment	30,900,000,000	20,600,000,000
Dividend distribution	19,570,000,000	15,450,000,000
<i>Hoa An Joint-Stock Company</i>		
Dividend payment	11,732,400,000	7,520,000,000
Dividend distribution	7,481,820,000	5,866,200,000

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Note No. V.16.

2. Segment information

The Company's principal business activities are to exploit and trade in construction stone (accounting for more than 90% of total revenue) and all products are consumed in Vietnam.

3. Comparative figures

The ending balance of the previous year for item Other short-term payables (code 319) on the Balance Sheet has been transferred to the beginning balance of the current year for item Payables for dividends and profit distributions (code 313) on the Statement of Financial Position, in accordance with the guidance set out in Circular 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

BIEN HOA BUILDING MATERIALS PRODUCTION AND CONSTRUCTION JOINT STOCK COMPANY

Address: K4/79C Nguyen Tri Phuong Street, Buu Hoa 1 Ward, Bien Hoa Ward, Dong Nai City

FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

Notes to the Financial Statements (cont.)

The ending balance of the previous year for item Held-to-maturity investments (code 123) on the Balance Sheet has been restated in two items Short-term held-to-maturity investments (code 123) and Other current assets (code 165) on the Statement of Financial Position, in accordance with the guidance set out in Circular 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

4. Subsequent events

There are no material subsequent events which require adjustments or disclosures in the Financial Statements.



Nguyen Ngoc Mai Phuong
Preparer



Tran Quoc Trieu
Chief Accountant

Approved on 28th July 2026 


Huynh Kim Vu
Legal Representative