

**BINH DUONG BUILDING
MATERIALS AND
CONSTRUCTION
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, day 20th, July, 2026

No: 18/CBTT-MC26

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

To: Hanoi Stock Exchange

Name of company : BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

Securities code : MVC

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

Telephone: 0274 375 1518

Fax: 0274375 1138

Authorized person to disclosure information: Mr. Nguyen Quoc Binh

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

Telephone: 0274375 1518

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

☐ periodic

Information disclosure content:

+ Separate financial statements second quarter of 2026

+ Explanation of changes in profit after corporate income tax in the separate financial statements second quarter of 2026 compared to the same period in 2025

This information was published on the company's website on July 20, 2026 at the link:
<http://www.vlxdbd.com.vn>.

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

**AUTHORIZED PERSON TO
DISCLOSURE INFORMATION**

Nguyen Quoc Binh

SEPARATE FINANCIAL STATEMENTS
BINH DUONG BUILDING MATERIALS AND
CONSTRUCTION CORPORATION
SECOND QUARTER OF 2026

As at 30 June 2026

July 2026

Content

Content	Page
- Separate statement of financial position	01 - 03
- Separate income statement	04 - 04
- Separate cash flow statement	05 - 05
- Notes to the separate financial statements	06 - 15

STATEMENT OF FINANCIAL POSITION**As at 30 June 2026***Unit: VND*

Items	Code	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		658.984.689.080	706.423.929.428
I. Cash and cash equivalents	110	V.1	59.596.206.675	31.423.073.815
1. Cash	111		17.396.206.675	31.423.073.815
2. Cash equivalents	112		42.200.000.000	-
II. Short-term investments	120	V.2	285.341.902.055	418.809.886.097
2. Held to maturity investments	123		285.341.902.055	418.809.886.097
III. Short-term receivables	130		138.112.531.838	83.774.521.117
1. Short-term trade receivables	131	V.3	24.408.373.140	38.085.828.496
2. Short-term advances to suppliers	132	V.4	63.711.665.962	3.098.617.969
4. Other short-term receivables	135	V.5	62.097.220.708	53.827.185.761
5. Short-term provision for doubtful debts	136	V.5	(12.104.727.972)	(11.237.111.109)
IV. Inventories	140	V.6	166.600.760.982	168.845.527.798
1. Inventories	141		166.600.760.982	173.734.200.533
2. Provision for decline in value of inventories	142		-	(4.888.672.735)
V. Other current assets	150	V.7	9.333.287.530	3.570.920.601
1. Short-term prepaid expenses	151		7.495.680.724	1.733.313.795
2. Deductible VAT	152		1.837.606.806	1.837.606.806
B. LONG-TERM ASSETS	200		1.170.373.380.170	903.798.930.802
I. Long-term receivables	210		15.643.741.619	8.731.920.258
1. Other long-term receivables	216		15.643.741.619	8.731.920.258
II. Fixed assets	220		213.353.539.556	200.137.326.532
<i>1. Tangible fixed assets</i>	<i>221</i>	V.8	<i>206.208.405.655</i>	<i>192.691.212.777</i>
- Costs	222		554.443.773.407	522.052.447.658
- Accumulated depreciation	223		(348.235.367.752)	(329.361.234.881)
<i>2. Intangible fixed assets</i>	<i>227</i>	V.9	<i>7.145.133.901</i>	<i>7.446.113.755</i>
- Costs	228		213.093.675.282	213.093.675.282
- Accumulated depreciation	229		(205.948.541.381)	(205.647.561.527)
III. Investment properties	230	V.10	13.144.693.450	13.883.392.504
- Costs	231		19.354.940.301	19.354.940.301
- Accumulated depreciation	232		(6.210.246.851)	(5.471.547.797)

STATEMENT OF FINANCIAL POSITION**As at 30 June 2026***Unit: VND*

Items	Code	Notes	Closing balance	Opening balance
IV. Long-term assets in progress	240	V.11	251.143.327.291	35.975.139.494
1. Long-term work in progress	242		251.143.327.291	35.975.139.494
V. Long-term investments	250		421.099.431.573	376.087.495.666
1. Investments in subsidiaries	251	V.12	44.796.923.200	44.796.923.200
2. Investments in joint ventures and associates	252	V.12	365.352.574.441	359.342.404.441
3. Provision for long-term investments	254	V.12	(9.050.066.068)	(48.051.831.975)
4. Held to maturity investments	255		20.000.000.000	20.000.000.000
VI. Other long-term assets	260		255.988.646.681	268.983.656.348
1. Long-term prepaid expenses	261	V.13	255.403.744.687	260.490.374.059
2. Deferred income tax assets	262		584.901.994	8.493.282.289
TOTAL ASSETS (270 = 100 + 200)	270		1.829.358.069.250	1.610.222.860.230

STATEMENT OF FINANCIAL POSITION**As at 30 June 2026***Unit: VND*

Items	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	300		451.683.575.175	369.485.951.126
I. Short-term liabilities	310		447.589.814.206	364.060.918.557
1. Short-term trade payables	311	V.14	32.997.967.427	22.393.987.340
2. Short-term advances from customers	312	V.15	12.423.532.036	11.930.690.612
3. Taxes and other payables to government budget	313	V.16	35.211.721.015	27.686.845.544
4. Payables to employees	314	V.17	3.569.949.276	12.918.026.550
5. Short-term accrued expenses	315	V.18	15.403.390.741	24.074.819.750
8. Short-term unearned revenues	318		3.020.132.326	5.106.000.000
6. Other short-term payments	319	V.19	1.491.310.475	334.442.111
7. Short-term loans and finance lease liabilities	320	V.20	333.498.630.715	256.814.072.949
8. Bonus and welfare fund	322		9.973.180.195	2.802.033.701
II. Long-term liabilities	330		4.093.760.969	5.425.032.569
1. Other long-term payables	337	V.21	1.169.251.000	2.655.901.000
2. Long-term provisions	342		2.924.509.969	2.769.131.569
D. OWNER'S EQUITY	400		1.377.674.494.075	1.240.736.909.104
I. Owner's equity	410	V.22	1.377.674.494.075	1.240.736.909.104
1. Owner's equity	411		1.000.000.000.000	1.000.000.000.000
- Ordinary shares with voting rights	411a		1.000.000.000.000	1.000.000.000.000
2. Development and investment funds	418		141.798.551.657	117.294.340.670
3. Undistributed profit after tax	421		235.875.942.418	123.442.568.434
- Undistributed profit after tax brought forward	421a		86.685.977.953	921.513.498
- Undistributed profit after tax for the current year	421b		149.189.964.465	122.521.054.936
TOTAL RESOURCES (440 = 300 + 400)	440		1.829.358.069.250	1.610.222.860.230

*Tan Dong Hiep, 19 July 2026***Prepare****Chief accountant****General Director****Le Hai Duong****Huynh Minh Tam****Le Viet Chau**

SEPARATE INCOME STATEMENT**Second quarter of 2026**

Unit: VND

Items	Code	Notes	First quarter of		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Prior year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenues from sales and services rendered	1	VI.1	237.182.892.620	181.533.037.685	433.783.668.172	332.962.194.382
2. Revenue deductions	2		-	-	-	-
3. Net revenues from sales and services rendered	10		237.182.892.620	181.533.037.685	433.783.668.172	332.962.194.382
4. Costs of goods sold	11	VI.2	139.984.997.101	128.971.272.533	263.540.690.441	243.652.007.352
5. Gross revenues from sales and services rendered	20		97.197.895.519	52.561.765.152	170.242.977.731	89.310.187.030
6. Profit/loss from the sale and liquidation of investment properties.	21		-	-	-	-
7. Financial income	22	VI.3	2.978.772.862	3.743.511.109	8.345.761.017	6.984.568.200
8. Financial expenses	23	VI.4	(34.706.935.175)	3.143.824.795	(30.526.399.403)	9.791.064.201
+ In which: Interest expenses	24		4.294.830.732	3.333.134.544	8.475.366.504	6.445.513.413
9. Selling expenses	25	VI.5	5.756.038.447	7.177.630.242	11.491.716.001	14.180.716.403
10. General administration expenses	26	VI.6	7.741.978.935	8.303.293.029	16.332.099.367	16.306.146.775
11. Net profits from operating activities [30=20+21+22-(23+25+26)]	30		121.385.586.174	37.680.528.195	181.291.322.783	56.016.827.851
12. Other income	31	VI.7	5.474.604.237	596.355.772	5.503.028.916	768.143.325
13. Other expenses	32	VI.8	268.311.557	57.146.682	269.986.509	57.378.099
14. Other profits (40=31-32)	40		5.206.292.680	539.209.090	5.233.042.407	710.765.226
15. Total net profit before tax (50=30+40)	50		126.591.878.854	38.219.737.285	186.524.365.190	56.727.593.077
16. Current corporate income tax expenses	51	VI.9	17.410.275.166	21.416.748.427	29.426.020.431	25.299.535.293
17. Deferred corporate income tax expenses	52	VI.9	7.908.380.295	(13.692.240.156)	7.908.380.295	(13.692.240.156)
18. Profits after corporate income tax (60=50-51-52)	60		101.273.223.393	30.495.229.014	149.189.964.464	45.120.297.940

Tan Dong Hiep, 19 July 2026

Prepare

Chief accountant

General Director

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

SEPARATE CASH FLOW STATEMENT

(Direct method)

Second quarter of 2026

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
I. Cash flows from operating activities				
1. Proceeds from sales and services rendered and other revenues	01		115.336.941.627	370.230.344.972
2. Expenditures paid to suppliers	02		(222.215.772.358)	(207.568.474.639)
3. Expenditures paid to employees	03		(19.736.070.709)	(20.419.817.197)
4. Paid interests	04		(8.555.982.979)	(6.448.448.594)
5. Paid enterprise income tax	05		(19.068.295.058)	(9.755.654.223)
6. Other proceeds from operating activities	06		424.824.163.721	33.792.610.615
7. Other expenditures on operating activities	07		(227.798.006.652)	(99.288.686.565)
Net cash flows from operating activities	20		42.786.977.592	60.541.874.369
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(229.910.499.514)	(29.556.610.425)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		100.000.000	427.272.726
3. Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(204.699.297.466)	(56.425.837.170)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		338.167.281.508	13.446.744.742
5. Expenditures on equity investments in other entities	25		(6.010.170.000)	(900.000.000)
6. Proceeds from interests, dividends and distributed profits	27		11.054.282.974	7.434.646.805
Net cash flows from investing activities	30		(91.298.402.498)	(65.573.783.322)
III. Cash flows from financial activities				
1. Proceeds from borrowings	33		307.955.933.585	212.684.020.301
2. Repayment of principal	34		(231.271.375.819)	(216.599.932.708)
Net cash flows from financial activities	40		76.684.557.766	(3.915.912.407)
Net cash flows during the fiscal year	50		28.173.132.860	(8.947.821.360)
Cash and cash equivalents at the beginning of fiscal year	60		31.423.073.815	61.691.496.496
Cash and cash equivalents at the ending of fiscal year	70		59.596.206.675	52.743.675.136

Tan Dong Hiep, 19 July 2026

Prepare

Chief accountant

General Director

Le Hai Duong

Huynh Minh Tam

Le Viet Chau

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

V. NOTES TO THE SEPARATE BALANCE SHEET.

1 - CASH AND CASH EQUIVALENTS	Closing balance	Opening balance
Cash on hand	2.698.427.460	7.985.144.710
- VND Cash	2.698.427.460	7.985.144.710
+ Cash at Company Office	2.270.210.594	7.167.674.545
+ Cash at Ben Cat Brick and Tile Factory	134.534.512	92.258.293
+ Cash at Binh Phuoc Branch	293.682.354	725.211.872
Cash in bank	14.697.779.215	23.437.929.105
- VND Deposit	14.678.664.738	23.418.814.628
- Foreign currency deposits	19.114.477	19.114.477
+ <i>USD</i> 283,38 USD #	7.137.173	7.137.173
+ <i>EUR</i> 401,06 EUR #	11.977.304	11.977.304
Cash equivalents		
+ Term deposits with original maturity not exceeding 3 months	42.200.000.000	-
Total	59.596.206.675	31.423.073.815
2. Short-term financial investment	Closing balance	Opening balance
- Short-term deposits	278.343.286.004	349.013.968.184
- Short-term loan receivables	-	62.321.246.474
- Interest receivable	6.998.616.051	7.474.671.439
Total	285.341.902.055	418.809.886.097
3. Short-term trade receivables	Closing balance	Opening balance
- Customers of project management board	418.911.604	3.033.043.600
- Customers of Ben Cat Brick and Tile Factory	16.031.471.457	21.788.176.344
- Customers of Ho Chi Minh Branch	3.325.510.416	3.403.015.885
- Customers of Binh Phuoc Branch	3.046.962.814	5.573.410.372
- Other customers	1.585.516.849	4.288.182.295
Total	24.408.373.140	38.085.828.496
4. Short-term advances to suppliers	Closing balance	Opening balance
- Tổng Công ty Thanh Lễ - CTCP (i)	34.600.000.000	-
- Kim Ngan Ha Co., Ltd	6.900.000.000	-
	5.600.000.000	-
- 911 Group JSC	5.000.000.000	1.000.000.000
- An Khoa Automotive Engineering and Manufacturing Co., Ltd.	-	966.900.000
- Others	11.611.665.962	1.131.717.969
Total	63.711.665.962	3.098.617.969

(i) Is a related party.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

5. Other short-term receivables	Closing balance	Opening balance
- Loan interest	-	2.232.466.569
- Receivables from employees	61.434.217.294	50.086.257.009
- Dividends receivable	-	720.005.760
- Others	663.003.414	788.456.423
Total	62.097.220.708	53.827.185.761
Short-term provision for doubtful debts	(12.104.727.972)	(11.237.111.109)
6. Inventories	Closing balance	Opening balance
Cost of inventory		
Raw materials	3.045.728.561	3.974.697.509
Work in progress	149.150.045.202	145.006.185.145
Finished goods	10.988.870.200	18.618.205.977
Goods	3.416.117.019	6.135.111.902
Total	166.600.760.982	173.734.200.533
Provision for decline in value of inventories	-	(4.888.672.735)
Net realizable value of inventories	166.600.760.982	168.845.527.798
7. Other current assets	Closing balance	Opening balance
- Short-term prepaid expenses	7.495.680.724	1.733.313.795
- VAT deductible	1.837.606.806	1.837.606.806
- Taxes and other receivables from government budget	-	-
Total	9.333.287.530	3.570.920.601

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

8. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machine, equipment	Transportation, equipment	Office equipment and furniture	Total
I. Original cost					
Opening balance	227.297.916.834	251.713.342.513	40.049.141.522	2.992.046.789	522.052.447.658
Increase	-	30.641.954.302	2.534.371.447	-	33.176.325.749
- Purchase	-	30.641.954.302	2.534.371.447	-	33.176.325.749
- Finished capital invest	-	-	-	-	-
Decrease	-	-	785.000.000	-	785.000.000
- Liquidation	-	-	785.000.000	-	785.000.000
Closing balance	227.297.916.834	282.355.296.815	41.798.512.969	2.992.046.789	554.443.773.407
II. Accumulated depreciation					
Opening balance	180.360.665.283	126.993.485.298	19.449.212.369	2.557.871.931	329.361.234.881
Increase	4.046.353.311	13.321.142.341	2.250.822.579	40.814.640	19.659.132.871
- Depreciation	4.046.353.311	13.321.142.341	2.250.822.579	40.814.640	19.659.132.871
Decrease	-	-	785.000.000	-	785.000.000
- Liquidating	-	-	785.000.000	-	785.000.000
Closing balance	184.407.018.594	140.314.627.639	20.915.034.948	2.598.686.571	348.235.367.752
III. Net book value					
Opening balance	46.937.251.551	124.719.857.215	20.599.929.153	434.174.858	192.691.212.777
Closing balance	42.890.898.240	142.040.669.176	20.883.478.021	393.360.218	206.208.405.655

- Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 159.249.630.920.

9. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

Items	BOT toll collection rights, (DT743 Road)	Land use rights	Computer software	Total
I. Original cost				
Opening balance	200.247.825.497	9.000.564.238	3.845.285.547	213.093.675.282
Increase	-	-	-	-
Decrease	-	-	-	-
Closing balance	200.247.825.497	9.000.564.238	3.845.285.547	213.093.675.282
II. Giá trị hao mòn lũy kế				
Opening balance	200.247.825.497	1.986.939.032	3.412.796.998	205.647.561.527
Decrease	-	88.616.574	212.363.280	300.979.854
- Depreciation	-	88.616.574	212.363.280	300.979.854
Decrease	-	-	-	-
Closing balance	200.247.825.497	2.075.555.606	3.625.160.278	205.948.541.381
III. Net book value				
Opening balance	-	7.013.625.206	432.488.549	7.446.113.755
Closing balance	-	6.925.008.632	220.125.269	7.145.133.901

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

10. INCREASE, DECREASE IN INVESTMENT PROPERTIES

Items	Opening	Increase	Decrease	Closing
Original cost	19.354.940.301	-	-	19.354.940.301
- Buildings	16.643.940.891	-	-	16.643.940.891
- Land use rights	2.710.999.410	-	-	2.710.999.410
Accumulated depreciation	5.471.547.797	738.699.054	-	6.210.246.851
- Buildings	4.999.866.597	714.063.468	-	5.713.930.065
- Land use rights	471.681.200	24.635.586	-	496.316.786
Net book value	13.883.392.504	-	-	13.144.693.450
- Buildings	11.644.074.294			10.930.010.826
- Land use rights	2.239.318.210			2.214.682.624

11. Construction in progress

	Closing balance	Opening balance
- Land use rights for project	246.927.412.826	34.975.132.826
- Fence construction	181.756.668	181.756.668
- Long Nguyen petrol station construction	448.250.000	448.250.000
- Others	3.585.907.797	370.000.000
Total	251.143.327.291	35.975.139.494

12. Investment in Subsidiaries, Associates, Joint Ventures

Name of subsidiary, associate, joint venture	Closing balance	Opening balance
ICD Hoa Lur Co.,Ltd (Subsidiary)	44.796.923.200	44.796.923.200
High - Grade Brick - Tile Corporation (a)	17.442.000.000	17.442.000.000
Núi Nhỏ Joint Stock Company (b)	319.765.719.241	313.755.549.241
Nhi Hiep Brick - Tile Co-Operation (c)	28.144.855.200	28.144.855.200
Total	410.149.497.641	404.139.327.641
Provision for long-term investments	(9.050.066.068)	(48.051.831.975)
Net financial investment value Total	401.099.431.573	356.087.495.666

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

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

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

Binh Duong Building Materials and Construction Corporation holds 9,545,270 shares, accounting for 43.55%.

(c) Charter capital of NHI HIEP BRICK - TILE CO-OPERATION: 30.415.420.000 VND.

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

13. Long-term prepaid expenses	Closing balance	Opening balance
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 1 Brick and Tile Factory	7.818.707.909	9.070.584.607
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 2 Brick and Tile Factory2	21.965.098.500	22.108.292.400
- Cost of transferring land use rights to build and expand Long Nguyen 2 Brick and Tile Factory (not yet built)	1.450.000.000	1.450.000.000
- Cost of excavating topsoil at Long Nguyen clay mine	2.011.246.268	2.297.347.878
- Cost of receiving transfer of land use rights at Binh Phuoc Branch to exploit construction stone	117.164.837.417	119.690.476.513
- Cost of unloading soil at Binh Phuoc branch	42.391.146.132	43.853.211.348
- Exploration costs and quarrying documentation	753.350.931	951.428.747
- Fee for granting mineral exploitation rights to Tan Lap stone mine	49.432.834.438	43.257.571.352
- Others	12.416.523.092	17.811.461.214
Total	255.403.744.687	260.490.374.059
14. Short-term trade payables	Closing balance	Opening balance
- Nui Nho Joints stock company (i)	-	147.201.502
- Thanh Le Corporation (i)	18.434.014.032	1.753.999.722
- Nhi Hiep Brick - Tile Co-Operation (i)	5.984.440.000	9.090.320.000
- Branch of Southern Mining Chemical Industry Company Limited - MICCO in Binh Duong	1.869.415.200	1.961.984.700
- Duc Son Coal Production and Trading Co., Ltd.	230.968.088	722.320.467
- Thanh Tuan Tourism Transport Co., Ltd	1.013.892.120	1.260.110.520
- VIE - TECH Co., Ltd	228.128.400	467.541.720
- Hung Nam Phat Co., Ltd	-	211.450.168
- Others	5.237.109.587	6.779.058.541
Total	32.997.967.427	22.393.987.340
(i) Is a related party.		
15. Buyer pays in advance	Closing balance	Opening balance
- Customers pay in advance to buy construction materials	12.423.532.036	11.930.690.612
Total	12.423.532.036	11.930.690.612

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

16. Taxes and other payments to the state	Closing balance	Opening balance
- Value added tax	4.183.013.628	3.243.844.397
- Corporate income tax	24.032.099.965	13.674.374.592
- Personal income tax	225.504.490	180.068.190
- Natural resources tax	1.633.559.219	3.261.861.259
- Land rental	696.213.772	282.595.829
- Mineral exploitation license fee	3.354.841.854	3.354.841.854
- Fees, charges and other items of payment	1.086.488.087	3.689.259.423
Total	35.211.721.015	27.686.845.544
17. Payable to employees	Closing balance	Opening balance
	3.569.949.276	12.918.026.550
	3.569.949.276	12.918.026.550
18. Accrued expenses	Closing balance	Opening balance
- Accrued expenses	15.403.390.741	24.074.819.750
Total	15.403.390.741	24.074.819.750
19. Other payables	Closing balance	Opening balance
- Union dues	72.339.260	76.532.660
- Insurance premiums payable	1.156.733.845	-
- Amount left to ensure warranty obligations	133.213.000	203.768.900
- Surplus assets pending disposal	-	-
- Others	129.024.370	54.140.551
Total	1.491.310.475	334.442.111
20. Loans and finance lease liabilities	Closing balance	Opening balance
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Binh Duong Branch	322.130.171.206	248.617.655.015
- Vietnam Joint Stock Commercial Bank For Industry And Trade - Binh Duong Branch	7.438.631.253	8.196.417.934
- Military Commercial Joint Stock Bank Nam Binh Duong Branch	1.060.200.000	-
- Orient Commercial Joint Stock Bank - Dong Nai Branch	2.869.628.256	-
Total	333.498.630.715	256.814.072.949
21. Others payables	Closing balance	Opening balance
- Deposits received	1.169.251.000	2.655.901.000
Total	1.169.251.000	2.655.901.000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

22. OWNER'S EQUITY

Items	Contributed capital	Other owners' equity	Development Investment Fund	Undistributed profit after tax	Total
Opening balance	1.000.000.000.000	-	117.294.340.670	123.442.568.434	1.240.736.909.104
Increase in current year	-	-	-	149.189.964.464	149.189.964.464
Decrease in current year	-	-	-	(36.756.590.481)	-
+ Development Investment Fund (20%)	-	-	24.504.210.987	(24.504.210.987)	-
+ Bonus and welfare fund (7%)	-	-	-	(8.576.747.846)	(8.576.747.846)
+ Board of Directors – Supervisory Board remuneration fund, executive management bonus fund (3%)			-	(3.675.631.648)	(3.675.631.648)
+ Dividends				-	-
Closing balance	1.000.000.000.000	-	141.798.551.657	235.875.942.417	1.377.674.494.075

Details of owner's invested capital.

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

VI. NOTES TO SEPARATE INCOME STATEMENT

1. REVENUES FROM SALES AND SERVICES RENDERED

	Second quarter of current year	Second quarter of previous year
- Revenue from sale of goods	219.158.730.776	163.875.265.440
- Revenue from BOT road	13.894.284.396	13.777.204.867
- Service revenue + other revenue	4.129.877.448	3.880.567.378
Total	237.182.892.620	181.533.037.685

No revenue deductions occurred during the period.

2. COST OF GOODS SOLD

	Second quarter of current year	Second quarter of previous year
- Cost of goods sold	132.456.175.870	120.648.049.320
- Cost of BOT road	5.200.893.490	5.542.093.149
- Cost of service provision + others	2.327.927.741	2.781.130.064
Total	139.984.997.101	128.971.272.533

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

3. FINANCIAL INCOME	Second quarter of current year	Second quarter of previous year
- Interest on deposits and loans	2.978.772.862	3.741.777.092
- Foreign exchange gain	-	1.734.017
Total	2.978.772.862	3.743.511.109
4. FINANCIAL EXPENSES	Second quarter of current year	Second quarter of previous year
- Interest expenses	4.294.830.732	3.330.819.602
- Provision for/(Reversal of) investment loss provision	(39.001.765.907)	(186.994.807)
Total	(34.706.935.175)	3.143.824.795
5. SELLING EXPENSES	Second quarter of current year	Second quarter of previous year
- Payroll expenses	3.375.644.076	4.077.483.474
- Expenses of materials, package	1.085.044.339	1.133.135.104
- Depreciation cost of fixed assets	810.581.799	573.655.935
- Expenses of outsourcing services	425.287.478	669.932.109
- Other expenses in cash	59.480.755	723.423.620
Total	5.756.038.447	7.177.630.242
6. GENERAL ADMINISTRATION EXPENSES	Second quarter of current year	Second quarter of previous year
- Expenses of administrative staffs	2.088.685.659	4.474.479.196
- Office supplies costs	138.399.338	180.400.504
- Fixed asset depreciation costs	943.037.210	799.441.485
- Tax, duties, fees	857.167.142	54.881.073
- Provisions	867.616.863	265.959.697
- Expenses of outsourcing services	2.612.037.557	984.542.858
- Other expenses in cash	235.035.166	1.543.588.216
Total	7.741.978.935	8.303.293.029
7. OTHER INCOME	Second quarter of current year	Second quarter of previous year
- Liquidation of fixed assets	100.000.000	336.363.636
- Other income	5.374.604.237	259.992.136
Total	5.474.604.237	596.355.772

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

8. OTHER EXPENSES		Second quarter of	Second quarter of
		current year	previous year
- Other expenses		268.311.557	57.146.682
	Total	268.311.557	57.146.682
9. CURRENT INCOME TAX EXPENSE		Second quarter of	Second quarter of
		current year	previous year
- Accounting profit before tax		126.591.878.854	38.219.737.285
- Increase (+) decrease (-) adjustments		(39.540.503.026)	68.864.004.848
- Tax-free income		-	-
- Taxable income		87.051.375.828	107.083.742.133
- Loss transfer		-	-
- Tax rate		20%	20%
- Corporate income tax payable		17.410.275.166	21.416.748.427
- Current corporate income tax expense		17.410.275.166	21.416.748.427
- Deferred corporate income tax expense		7.908.380.295	(13.692.240.156)

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

The parties related to the Company include:

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Shown in Vietnamese Dong, unless otherwise noted).

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	-
	Payment for goods	-
	Nui Nho Purchase	10.299.689.169
	Nui Nho Payment for goods	10.583.117.595

Nhi Hiep Brick - Tile Co-Operation	Purchase	33.120.067.941
	Payment for goods	15.915.316.932
	Nhi Hiep Purchase	15.246.241.402
	Nhi Hiep Payment for goods	15.507.722.776

Thanh Le Corporation	Purchase	88.120.007.727
	Payment for goods	1.094.749.727
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-

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

Related	Content	Amount
Nui Nho Joint Stock Company	Trade payables	-
	Sales receivable	328.132.109
Nhi Hiep Brick - Tile Co-Operation	Trade payables	18.434.014.032
	Sales receivable	-
Thanh Le Corporation	Trade payables	5.990.308.000
	Sales receivable	-

Tan Dong Hiep, 19 July 2026

Prepare
Chief Accountant
General Director
Le Hai Duong
Huynh Minh Tam
Le Viet Chau