

**MY XUAN BRICK TILE POTTERY AND
CONSTRUCTION JOIN STOCK COMPANY**

No. 71 /CV.GMX-2026

*Re: Disclosure of Financial Statements for the
Third Quarter of 2026*

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

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Ho Chi Minh City, October 19, 2026

**PERIODIC INFORMATION DISCLOSURE
FINANCIAL STATEMENTS**

To: Hanoi Stock Exchange

In accordance with the provisions of Clause 3, Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated 16/11/2020, by the Ministry of Finance guiding the information disclosure on the securities market, My Xuan Brick Tile Pottery and Construction Join Stock Company is disclosing the Financial Statements for the third Quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Company Name: My Xuan Brick Tile Pottery and Construction Joint Stock Company

- Stock code: GMX
- Head Office Address: Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City,
- Telephone: 0987789047 Fax: 02543.894.168
- Email: luumaigmx@gmail.com Website: www.myxuan-vt.com.vn

2. Content of the Disclosed Information

- Q3/2026 Financial Statements

☒ Separate financial statements (the listed organization has no subsidiaries and the higher-level accounting unit does not have any direct subsidiaries);

☐ Consolidated financial statements (the listed organization has subsidiaries);

☐ Combined financial statements (the listed organization has a subsidiary accounting unit with its own accounting system)

- Cases subject to explanation of reasons:

+ The auditing organization issued an opinion other than an unmodified opinion on the financial statements:

Yes ☐ No ☒

Explanation document in case of applicable:

Yes ☐ No ☒

+ Has the after-tax profit in the reporting period shows a discrepancy of 5% or more before and after the audit, or a shift from loss to profit or vice versa

Yes ☐ No ☒

Explanation document in case of applicable:

**CÔNG TY CỔ
PHẦN GẠCH
NGÓI GỒM XÂY
DỰNG MỸ XUÂN**

Digitally signed by CÔNG TY CỔ PHẦN GẠCH
NGÓI GỒM XÂY DỰNG MỸ XUÂN
DN: C=VN, L=BÀ RIA VÙNG TÂY, CN=CÔNG
TY CỔ PHẦN GẠCH NGÓI GỒM XÂY DỰNG
MỸ XUÂN
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Date: 2026.10.19 10:16:29+0700
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Yes ☐ No ☒

+ Has the net profit after corporate income tax in the income statement for the reporting period changed by 10% or more compared to the same period last year:

Yes ☒ No ☐

Explanation document in case of applicable:

Yes ☒ No ☐

+ Has the net profit after tax in the reporting period shown a loss, or changed from a profit in the previous year's report to a loss this year, or vice versa:

Yes ☐ No ☒

Explanation document in case of applicable:

Yes ☐ No ☒

This information was disclosed on the company's website on 19/10/2026 at the following link: www.myxuan-vt.com.vn, under the Investor Relations section

3. Report on transactions with a value of 35% or more of total assets in 2026:

In case the listed organization has such transactions, please provide the following details:

- Transaction details: None
- Transaction value/Total asset value ratio (%) (Based on the most recent financial statements):
- Transaction completion date:

We hereby certify that the information disclosed above is true and we take full legal responsibility for the content of the disclosed information

Recipients:

- Q3/2026 Financial Statements
- Explanation for over 10% fluctuation in business results for Q3/2026 compared to the same period

Representative of the organization

PERSON RESPONSIBLE
FOR INFORMATION DISCLOSURE



Luu Thi Mai

MY XUAN BRICK TILE POTTERY AND
CONSTRUCTION JOIN STOCK
COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
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ISO 9001:2015

REPORT FINANCIAL STATEMENT QUARTER **III** OF **2026**

REPORTING ENTITY : MY XUAN BRICK TILE POTTERY AND
CONSTRUCTION JOIN STOCK COMPANY

REPORT RECIPIENT : INFORMATION DISCLOSURE

OCTOBER, 2026

STATEMENT OF FINANCIAL POSITION

At September 30st, 2026

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A - CURRENT ASSETS (100 = 110+120+130+140+150)	100		59,159,459,815	38,445,380,277
I. Cash & Cash Equivalents	110		9,858,500,111	6,705,183,557
1. Cash	111	V.1	9,858,500,111	6,705,183,557
2. Cash equivalents	112			
II. Short-term financial investments	120		6,100,000,000	-
1. Trading securities	121			
2. Allowances for decline in value of trading securities (*)	122			
3. Held-to-maturity investments	123		6,100,000,000	
4. Provision for Short-term Held-to-Maturity Investments (*)	124			
5. Other Short-term Investments	125			
6. Provision for Losses of Other Short-term Investments (*)	126			
III. Short-term account receivables	130		7,996,673,648	5,062,825,351
1. Short-term receivables from customers	131	V.2	2,392,789,934	1,101,848,504
2. Prepayment to short-term suppliers	132	V.3	2,067,834,800	488,380,000
3. Short-term internal receivables	133			
4. Receivables according to the progress of the construction contra	134			
6. Other receivables	136	V.4a	3,536,048,914	3,472,596,847
7. Allowance for doubtful debt (*)	137			
8. Shortage of assets awaiting resolution	139			
IV. Inventories	140		33,907,582,642	26,617,371,369
1. Inventories	141	V.5	33,907,582,642	26,617,371,369
2. Allowance for inventories (*)	142		-	-
V. Short-term Biological Assets	150		-	-
1. Short-term Livestock for One-time Harvest	151			
2. Short-term Seasonal Crops or One-time Harvest Crops	152			
3. Provision for Losses of Short-term Biological Assets (*)	153			
VI. Other current assets	160		1,296,703,414	60,000,000
1. Short-term prepaid expenses	161	V.9a	1,296,703,414	60,000,000
2. Deductible value added tax	162			-
3. Taxes and other receivables from the State	163	-	-	-

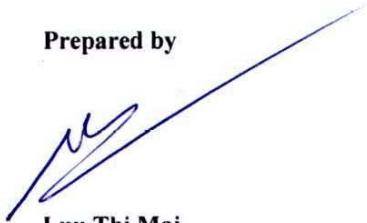
ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
4. Government bonds purchased for resale	164			
5. Other current assets	165			
B - NON-CURRENT ASSETS (200 =210+220+240+250+260)	200		89,352,293,457	96,141,810,903
I. Long-term account receivables	210		2,643,660,889	2,842,406,225
1. Long-term receivables from customers	211			
2. Prepayment to suppliers in long-term	212			
3. Working capital provided to sub-units	213			
4. Internal receivables	214			
6. Other long-term receivables	216	V.4b	2,643,660,889	2,842,406,225
7. Allowance for doubtful debt (*)	219			
II. Fixed assets	220		36,476,026,157	43,113,370,582
1. Tangible fixed assets	221	V.7	23,074,530,700	28,160,466,096
- Cost	222		150,192,480,692	150,127,730,692
- Accumulated depreciation(*)	223		(127,117,949,992)	(121,967,264,596)
2. Finance lease fixed assets	224		-	-
- Cost	225			
- Accumulated depreciation(*)	226			
3. Intangible fixed assets	227	V.8	13,401,495,457	14,952,904,486
- Cost	228		37,123,620,502	37,123,620,502
- Accumulated depreciation(*)	229		(23,722,125,045)	(22,170,716,016)
III. Long-term Biological Assets	230			
1. Livestock for Periodic Harvest	231			
a) Immature Livestock	232			
b) Mature Livestock	233			
- Cost	234			
- Accumulated Depreciation (*)	235			
2. Long-term Livestock for One-time Harvest	236			
3. Long-term Seasonal Crops / One-time Harvest Crops	237			
4. Provision for Losses of Long-term Biological Assets (*)	238			
III. Investment properties	240		-	-
- Cost	241			
- Accumulated depreciation(*)	242			
IV. Long-term assets in progress	250		48,690,336,898	48,219,056,736
1. Long-term work-in-progress production and business costs	251			
2. Construction in progress costs	252	V.6	48,690,336,898	48,219,056,736
V. Long-term financial investments	260	-	-	-
1. Investment in subsidiaries	261			

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
2. Investment in joint ventures or associates	262			
3. Investment in equity instruments	263			
4. Allowances for impairment of long-term investments securities (	264			
5. Held-to-maturity investments	265		-	-
6. Provision for Long-term Held-to-Maturity Investments (*)	266			
VI. Other non-current assets	270		1,542,269,513	1,966,977,360
1. Long-term prepaid expenses	271	V.9b	1,521,852,846	1,946,560,693
2. Deferred tax assets	272		20,416,667	20,416,667
3. Long-term equipment, supplies, and spare parts.	273			
4. Other non-current assets	274			
TOTAL ASSETS (280 = 100+200)	280		148,511,753,272	134,587,191,180
C - LIABILITIES (300 = 310 + 320)	300		35,077,151,811	20,678,405,218
I. Current liabilities	310		35,077,151,811	20,678,405,218
1. Short-term payables to suppliers	311	V.10	5,174,744,423	5,951,237,955
2. Advances from customers	312	V.11	507,822,652	887,436,609
3. Dividends and Profit Payable	313	V.12	106,825,220	201,458,140
4. Taxes and other payables to the State	314	V.13	8,332,435,681	3,536,536,222
5. Payables to employees	315	V.15	11,511,519,708	3,209,221,445
6. Accrued expenses	316	V.14	900,159,032	
7. Internal payables	317			
8. Short-term Intra-company Payables	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320	V.16	193,657,739	99,922,073
11. Borrowings and finance lease liabilities	321	V.17	3,361,854,935	-
12. Short-term payables provisions	322			
13. Bonus and welfare fund	323	V.18	4,988,132,421	6,792,592,774
14. Price stablization fund	324			
15. Government bonds purchased for resale	325			
II. Non-current liabilities	330		-	-
1. Long-term payables to suppliers	331			
2. Advances from customers	332			
3. Long-term Taxes Payable	333			
4. Accrued expenses	334			
5. Internal payables for working capital received	335			
6. Internal payables	336			
7. Long-term unearned revenue	337			
8. Other long-term payables	338			
9. Borrowing and finance lease liabilities	339	-	-	-
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred tax liabilities	342			
13. Long-term payables provisions	343			
14. Science and technology development fund	344			
B - EQUITY	400	V.19	113,434,601,461	113,908,785,962

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
1. Contributed capital	411		90,406,970,000	90,406,970,000
- Voting Ordinary Shares	411a		90,406,970,000	90,406,970,000
2. Share premium	412		-	-
3. Conversion options on bonds	413			
4. Other capital	414		-	-
5. Treasury stocks (*)	415		(62,460,000)	(62,460,000)
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		5,910,942,229	5,528,996,263
'9. Other Equity Funds	419		2,780,545,570	2,780,545,570
10. Undistributed profit after tax	420		14,398,603,662	15,254,734,129
- Undistributed profit after tax of previous year	420a		4,401,882,476	8,135,020,495
- Undistributed profit after tax of current year	420b		9,996,721,186	7,119,713,634
TOTAL RESOURCES	440		148,511,753,272	134,587,191,180

Ho Chi Minh, October 16, 2026

Prepared by


Luu Thi Mai

Chief Accountant


Tran Thi Canh



General Director


Nguyen Van Son

INCOME STATEMENT QUARTER III OF 2026

Unit: VND

No.	ITEMS	Code	Note	Quarter III		Cumulative from the beginning of the year to the end of this quarter	
				Current year	Previous year	Current year	Previous year
1	Revenue from sales of goods and provision of services	1	VI.1	53,223,909,769	44,165,849,777	157,081,142,854	125,713,967,207
2	Revenue deductions	2		-	-	-	-
3	Net revenue from sales of goods and provision of services (10	10		53,223,909,769	44,165,849,777	157,081,142,854	125,713,967,207
4	Cost of goods sold	11	VI.2	32,648,137,616	28,997,804,992	101,159,432,497	86,378,141,536
5	Gross profit (20=10-11)	20		20,575,772,153	15,168,044,785	55,921,710,357	39,335,825,671
6	Gain/Loss from Sale and Disposal of Investment Properties	21					
7	Financial income	22	VI.3	2,277,247	31,222,172	36,535,563	33,434,980
8	Financial expenses	23	VI.4	25,711,700	38,297,766	114,964,099	457,244,494
	- In which: Interest expense	24		25,711,700	38,297,766	114,964,099	457,244,494
9	Selling expenses	25	VI.5	5,947,502,106	4,941,539,960	18,275,653,181	13,588,917,042
10	General administration expenses	26	VI.6	4,897,456,053	3,290,488,401	13,334,434,383	10,464,843,905
11	Net operating profit [30=20+(21-22)-(24+25)]	30		9,707,379,541	6,928,940,830	24,233,194,257	14,858,255,210
12	Other income	31		-	3,819,682	3,964,073	135,606,366
13	Other expenses	32		23,126,086	21,816,500	188,939,092	116,641,382
14	Result of other activities (40 = 31-32)	40	VI.7	(23,126,086)	(17,996,818)	(184,975,019)	18,964,984
15	Accounting profit before tax (50=30+40)	50		9,684,253,455	6,910,944,012	24,048,219,238	14,877,220,194
16	Current corporate income tax expenses	51	VI.8	1,975,972,342	1,446,841,403	4,950,920,966	3,082,643,397
17	Deferred corporate income tax expenses	52		-	-	-	-
18	Net profit after tax (60=50-51-52)	60		7,708,281,113	5,464,102,609	19,097,298,272	11,794,576,797
19	Basic earnings per share	70	VI.9a	664	472	1,648	982
20	Diluted earnings per share	71	VI.9b	664	472	1,648	982

Prepared by

Chief Accountant

Ho Chi Minh, October 16, 2026

General Director

Luu Thi Mai

Tran Thi Canh

Nguyen Van Son



CASH FLOW STATEMENT

(Direct method)

Quarter 3 of 2026

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
I. Cash flow from operating activities				
1. Cash receipts from sales, provision of services, and other revenues	01		164,688,524,719	132,035,066,323
2. Cash payments to suppliers for goods and services	02		(78,020,757,408)	(34,089,363,823)
3. Cash payments to employees	03		(21,153,163,567)	(14,007,192,694)
4. Cash payments for interest	04		(50,317,296)	(407,391,341)
5. Cash payments for corporate income tax	05		(2,293,404,257)	(4,378,650,323)
6. Other cash receipts from business activities	06		598,913,770	429,571,802
7. Other cash payments for business activities	07		(25,014,654,353)	(16,953,334,778)
Net cash flow from operating activities	20		38,755,141,608	62,628,705,166
II. Cash Flow from Investment Activities				
Cash payments to procure and construct fixed assets and other long-term				
1. assets	21		-	(1,641,474,247)
Cash receipts from liquidation, assignment or sale of fixed assets and other				
2. long-term assets	22			
3. Cash payment for lending, acquiring debt instrument of other entities	23			
4. Cash receipts from the recovery loans provided, from the re-sale of debt inst	24			
5. Cash payments for capital contributions to other entities	25			
6. Cash recovered from capital contributions to other entities	26			
7. Cash receipt from loans interest, dividends and earned profits	27		25,381,111	-
Net cash flow from investment activities	30		25,381,111	(1,641,474,247)
III. Cash flow from financial activities				
Cash proceeds from the issuance of shares, reception of capital contributed				
1. by owners	31		-	-
Cash repayments of contributed capital to owners or for redemption of				
2. shares by issuing enterprise	32		-	-
3. Cash receipt from short or long-term borrowings	33		-	-
4. Cash repayments of principal of borrowings	34		(14,682,565,150)	(50,668,105,852)
5. Cash repayments of financial leasing debt	35		-	-
6. Cash repayments of dividend or profits to owners or shareholders	36		(14,844,641,015)	(10,318,621,140)
Net cash flow from financial activities	40		(29,527,206,165)	(60,986,726,992)
Net cash flow in the period(50 = 20+30+40)	50		9,253,316,554	503,927
Cash and cash equivalents at the beginning of period	60		6,705,183,557	5,979,659,042
Effect of changes in foreign exchange rates	61			
Cash and cash equivalents at the end period (70 = 50+60+61)	70	V.1	15,958,500,111	5,980,162,969

Ho Chi Minh City, October 16, 2026

Prepared by

Chief Accountant

General Director

Luu Thi Mai

Tran Thị Canh

Nguyen Van Son



MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

FORM B09a-DN

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

1. Form of capital ownership

My Xuan Brick Tile Pottery And Construction Joint Stock Company (trading name: My Xuan Brick Tile Pottery And Construction Joint Stock Company) was established based on the equitization of the Construction Ceramic Tile and Brick Enterprise under the Mineral Development Company 6 pursuant to Decision No. 168/2003/QĐ-BCN dated October 17, 2003, of the Minister of Industry and operates under Business Registration Certificate No. 4903000078 dated December 18, 2003, issued by the Department of Planning and Investment of Ba Ria – Vung Tau Province.

During its operation, the Company has been granted additional amended Business Registration Certificates by the Department of Planning and Investment of Ba Ria – Vung Tau Province as follows:

- Business Registration Certificate, first amendment dated April 22, 2005, approving the following: addition of business lines for trading raw materials for the construction material production industry; inter-provincial cargo transport by truck; trading of construction materials and interior decoration; leasing of machinery and equipment for construction material production, and increasing charter capital from VND 2,100,000,000 to VND 3,100,000,000.
- Business Registration Certificate, second amendment dated June 27, 2006, approving the increase in charter capital from VND 3,100,000,000 to VND 5,300,000,000.
- Business Registration Certificate, third amendment dated April 16, 2007, approving the following: addition of business lines for trading machinery and equipment for the construction industry, construction materials, and specialized machinery, and increasing charter capital from VND 5,300,000,000 to VND 25,612,400,000.
- Business Registration Certificate, fourth amendment dated May 23, 2008, approving the following: change of share par value from 100,000/share to 10,000/share and change of the founding shareholder of the Company, from Mr. Nguyen Duc Tuan to Ms. Du Thi Thanh Huong.
- Business Registration Certificate, fifth amendment No. 3500640966 dated December 24, 2008, approving the increase in charter capital from VND 25,612,400,000 to VND 40,942,700,000.
- Business Registration Certificate, sixth amendment dated May 14, 2010, approving the increase in charter capital from VND 40,942,700,000 to VND 53,206,940,000.
- Business Registration Certificate, seventh amendment dated August 06, 2012, approving the change of the Company's name from My Xuan Construction Brick and Tile Joint Stock Company to My Xuan Brick Tile Pottery And Construction Joint Stock Company.
- Business Registration Certificate, eighth amendment dated August 17, 2018, approving the change of the Company's address from Suoi Nhum Hamlet, Hac Dich Commune, Tan Thanh

These notes are an integral part of and should be read in conjunction with the interim financial statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

District, Ba Ria Vung Tau Province to Suoi Nhum Quarter, Hac Dich Ward, Phu My Town, Ba Ria Vung Tau Province.

- Business Registration Certificate, ninth amendment dated May 17, 2019, approving the change of the Company's legal representative from Mr. Luu Ngoc Thanh to Mr. Nguyen Van Son - General Director of the Company.
- Business Registration Certificate, tenth amendment dated November 03, 2021, approving the increase in charter capital from VND 53,206,940,000 to VND 90,406,970,000 and updating the ID card information of the General Director - Legal Representative.
- Business Registration Certificate, eleventh amendment dated March 07, 2025, approving the change of the Company's address from Suoi Nhum Quarter, Hac Dich Ward, Phu My Town, Ba Ria Vung Tau Province to Suoi Nhum Quarter, Hac Dich Ward, Phu My City, Ba Ria Vung Tau Province.
- Business Registration Certificate, twelfth amendment dated August 29, 2025, approving the change of the Company's address from Suoi Nhum Quarter, Hac Dich Ward, Phu My City, Ba Ria Vung Tau Province to Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City, Vietnam.

The Company was granted Securities Registration Certificate No. 44/2011/GCNCP-VSD dated June 27, 2011, by the Vietnam Securities Depository with 5,320,694 listed shares, equivalent to VND 53,206,940,000. The additional Securities Registration Certificate No. 44/2011/GCNCP-VSD-1 dated August 26, 2021, added 3,720,003 shares, equivalent to VND37,200,030,000. The Company's shares were officially permitted to be listed on the Hanoi Stock Exchange on September 15, 2011, with the stock code GMX.

- **Charter capital: VND 90,406,970,000s**

Number of shares: 9,040,697 shares

Par value: VND 10,000/share

- **Operating headquarters**

Address: Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

Telephone: (0254) 3 876 770 – 3 893 150

Fax : (0254) 3 894 168

Tax identification number: 3 5 0 0 6 4 0 9 6 6

2. Business sector

The Company's business sector is the production and trading of construction materials.

3. Business lines

Clay mining;

These notes are an integral part of and should be read in conjunction with the interim financial statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

Production and trading of ceramic and construction material products, trading of raw materials for the construction material production industry, trading of construction materials, interior decoration items, and trading of ceramic tiles and bricks;

Construction of civil works, industrial works, and rental houses;

Construction of mine technical infrastructure works;

Inter-provincial cargo transport by truck;

Leasing of machinery and equipment for construction material production;

Trading of machinery and equipment for the construction industry, construction materials, and specialized machinery.

4. Normal operating cycle.

The Company's normal operating cycle is completed within a period of no more than 12 months.

5. Company structure

At the end of the accounting period, the Company's structure includes 1 representative office. Details are as follows:

Representative office

Entity name	Address	Principal business activities
Representative Office of My Xuan Brick Tile Pottery And Construction Joint Stock Company	No. 503 Nguyen An Ninh, Tam Thang Ward, Ho Chi Minh City.	Transaction office, non-trading

6. Employees

The number of the Company's employees as of September 30, 2026, is 261 (as of December 31, 2025: 266).

II. ACCOUNTING PERIOD AND CURRENCY UNIT USED IN ACCOUNTING

1. Accounting period

The Company's annual accounting period begins on January 01 and ends on December 31 annually.

The accounting period ending September 30, 2026, is the 23rd accounting year of the Company.

2. Currency unit used in accounting

The currency unit used in accounting is the Vietnamese Dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable accounting system

These notes are an integral part of and should be read in conjunction with the interim financial statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

From January 1, 2026 The Company applies the Vietnamese Enterprise Accounting System issued Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance, Vietnamese Accounting Standards issued by the Ministry of Finance, and accompanying amending, supplementing, and guiding documents.

2. Statement of compliance with Accounting Standards and Accounting System

The Board of Management ensures full compliance with the requirements of current Vietnamese Accounting Standards and the Enterprise Accounting System in the preparation and presentation of the interim financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies applied by the Company in the preparation of the interim financial statements:

1. Basis for preparation of interim financial statements

The interim financial statements are presented in accordance with Vietnamese Accounting Standards, the Enterprise Accounting System, and legal regulations related to the preparation and presentation of interim financial statements.

The accompanying interim financial statements are not intended to reflect the financial position, results of operations, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2. Accounting estimates

The preparation of the Interim Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant current regulations in Vietnam requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the date of the Interim Financial Statements, as well as the reported figures for revenue and expenses during the operating period. Although these accounting estimates are made based on the best knowledge of the Board of Management, the actual results may differ from the estimates and assumptions set forth.

3. Financial instruments

Initial recognition

Financial assets

Financial assets are appropriately classified for the purpose of disclosure in the Interim Financial Statements into the following groups: financial assets recognized at fair value through the income statement, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification of these financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

At the time of initial recognition, financial assets are determined at purchase price/issuance cost plus other costs directly related to the purchase or issuance of such financial assets.

These notes are an integral part of and should be read in conjunction with the interim financial statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

The Company's financial assets include cash and cash equivalents, trade receivables, other receivables, and capital contributions to other entities.

Financial liabilities

Financial liabilities are appropriately classified for the purpose of disclosure in the Interim Financial Statements into the following groups: financial liabilities recognized at fair value through the income statement and financial liabilities determined at amortized cost. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.

At the time of initial recognition, financial liabilities are determined at issuance price plus costs directly related to the issuance of such financial liabilities.

The Company's financial liabilities include trade payables, other payables, and loans and finance lease liabilities.

Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount is presented on the Balance Sheet if, and only if, the Company has a legally enforceable right to offset the recognized amounts and intends to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

Reassessment after initial recognition

Currently, there are no regulations on the reassessment of financial instruments after initial recognition.

4. Cash and cash equivalents

Cash includes cash on hand, demand bank deposits, and cash in transit. Cash equivalents are short-term investments with a recovery or maturity period of no more than 3 months, which are readily convertible into a known amount of cash and are subject to an insignificant risk of changes in value at the date of the Interim Financial Statements.

5. Financial investments

The Company's financial investments represent investments in associates and investments in equity instruments of other entities.

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments include: term bank deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer is required to repurchase at a certain future date, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognized at historical cost, including the purchase price and costs related to the investment transaction. After initial recognition, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Interest earned prior to the Company's holding period is deducted from the historical cost at the time of purchase.

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

When there is objective evidence that a part or all of an investment may not be recoverable and the loss can be reliably determined, the loss is recognized as a financial expense in the period and directly reduces the investment value.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at historical cost, including the purchase price plus costs directly related to the investment activity.

Dividends and profits from investments in equity instruments of other entities are recognized as financial income in the period. Dividends and profits from periods prior to the purchase of the investment are accounted for as a reduction in the value of the investment itself. Dividends received in the form of shares are only tracked by the increase in the number of shares, and the value of the shares received is not recognized.

A provision for impairment of investments in equity instruments of other entities is made when the investment is impaired at the date of the Interim Financial Statements. The provision for impairment of investments in equity instruments of other entities is detailed as follows:

- For listed securities investments, the provision is based on the market value of the securities held by the Company;
- For capital contributions to unlisted entities, the provision is based on the fair value of the investments determined using reliable valuation techniques;
- For investments where the fair value cannot be determined at the date of the Interim Financial Statements, the provision is made based on the investee's losses, with the provision amount equal to the difference between the Company's actual capital contribution in the other entity and the actual owner's equity of that entity at the date of the Interim Financial Statements.

Increases or decreases in the provision for impairment of investments in equity instruments of other entities required at the date of the Interim Financial Statements are recognized as financial expenses in the period.

Gains/losses upon liquidation or disposal of investments in equity instruments of other entities are recognized in the income statement in the period.

6. Receivables

Receivables are presented in the Interim Financial Statements at the carrying amount of trade receivables and other receivables after deducting provisions made for bad debts.

- Trade receivables include commercial receivables arising from buying-selling transactions between the Company and buyers who are independent entities from the Company, including receivables from sales of goods and services provided.

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

- Other receivables include non-commercial receivables unrelated to buying-selling transactions, including receivables that generate financial income, such as: accrued interest on deposits; non-commercial receivables such as employee advances, deposits, and other receivables.

A provision for bad debts is made for each receivable that is overdue by 6 months or more, or for which a loss is expected at the date of the Interim Financial Statements for receivables that are not yet overdue but are difficult to collect, such as when the debtor has fallen into bankruptcy, is undergoing dissolution, is missing, has fled, or in similar difficult circumstances. Increases or decreases in the balance of the bad debt provision are accounted for as general and administrative expenses in the income statement in the period.

7. Inventories

Inventories are determined at the lower of historical cost and net realizable value. The historical cost of inventories includes direct material costs, direct labor costs, and production overheads, if any, to bring the inventories to their present location and condition.

- The historical cost of inventories is determined using the weighted average method and is accounted for using the perpetual inventory method.
- Net realizable value is determined by the estimated selling price minus the costs to complete and the costs incurred for marketing, selling, and distribution.

The Company's provision for inventory devaluation is made in accordance with current accounting regulations. Accordingly, the Company is permitted to make a provision for obsolete, damaged, or poor-quality inventory in cases where the actual value of the inventory is higher than the net realizable value at the date of the Interim Financial Statements. Increases or decreases in the provision balance are accounted for as cost of goods sold in the income statement in the period.

8. Tangible fixed assets and depreciation

Tangible fixed assets are presented at historical cost minus accumulated depreciation.

The historical cost of tangible fixed assets includes the purchase price and all other costs directly related to bringing the asset to a ready-to-use state.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives, in accordance with the guidance in Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance, Circular No. 147/2016/TT-BTC dated October 13, 2016 of the Ministry of Finance on "Amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC dated April 25, 2013" and Circular No. 28/2017/TT-BTC dated April 12, 2017 of the Ministry of Finance on "Amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC dated April 25, 2013 and Circular No. 147/2016/TT-BTC dated October 13, 2016 of the Ministry of Finance guiding the management, use and depreciation of fixed assets", specifically as follows:

	<u>Number of years</u>
Workshops, architectural structures	05 – 25
Machinery and equipment	03 – 10
Transportation and transmission vehicles	06 – 10

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

	<u>Number of years</u>
Office equipment	03 – 05
Land use rights	05 - 38 years
Clay Mine exploration costs	10 years

When tangible fixed assets are sold or liquidated, their historical cost and accumulated depreciation are written off, and any profit or loss arising from the sale or liquidation is recognized in the business results for the period.

9. Intangible fixed assets and depreciation

The Company's intangible fixed assets represent land use rights and clay mine exploration costs.

Land use rights

The value of land use rights is the total of all actual costs directly related to the land used, including: payments made to obtain land use rights, compensation, site clearance, land leveling, registration fees, etc. Land use rights are depreciated using the straight-line method corresponding to the usage period of the land plot, which ranges from 5 to 38 years.

Clay mine exploration costs

Costs for clay mine exploration activities and compensation for expanding the clay mine are depreciated using the straight-line method over a period of 10 years.

10. Deferred expenses

Prepaid expenses represent prepayments for office rent, major repairs of fixed assets, mineral exploitation rights fees, and other expenses.

Prepaid expenses are allocated to the business results for the period using the straight-line method over a period of no more than 12 months or one normal operating cycle from the time of prepayment, and are reflected as “short-term prepaid expenses”; conversely, prepaid expenses with a term of over 12 months or more than one normal operating cycle from the time of prepayment are reflected as “long-term prepaid expenses”.

Long-term prepaid expenses are allocated over the prepayment period or the period during which the corresponding economic benefits are generated from these costs as follows:

- Mineral exploitation rights fees are costs incurred by the Company to obtain the right to exploit minerals. Mineral exploitation rights fees are allocated to the business results for the period using the straight-line method corresponding to the remaining exploitation period.
- Other long-term prepaid expenses include the value of tools, instruments, and small components already put into use, and major repair costs of fixed assets, which are considered capable of bringing future economic benefits to the Company for a period of one year or more. These costs are capitalized as long-term prepaid expenses and are allocated to the business results for the period using the straight-line method over an estimated useful life of 2 to 3 years.

11. Payables and accrued expenses

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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

The classification of payables into trade payables, accrued expenses, and other payables is performed according to the following principles:

- Trade payables reflect commercial payables arising from transactions of purchasing goods, services, and assets, where the seller is an entity independent of the Company.
- Accrued expenses are used to reflect payables for goods and services received from sellers or provided to buyers in the reporting period but not yet paid due to the lack of invoices or sufficient accounting documents, and are recognized in the production and business costs of the reporting period.
- Other payables reflect non-commercial payables that are not related to the purchase, sale, or provision of goods and services, including payables related to financial costs, such as: dividends and profits payable; and non-commercial payables such as social insurance, health insurance, unemployment insurance, and trade union fees, etc.

12. Dividends and profits payable

- Dividends are only paid when the company is profitable, has fulfilled its tax and financial obligations, has set aside the required funds, and ensures that all debts are paid in full after the distribution. This principle ensures the rights of shareholders according to their ownership ratio, with the payment deadline usually within 6 months after the Annual General Meeting of Shareholders.
- Payment is made in cash or by shares.
- Shareholders only receive dividends when they own shares at the time of the list closing; there is no minimum number of shares required.
- Cash dividends are subject to a 5% personal income tax (withheld at source by the enterprise).

13. Owner's equity and net profit distribution

Owner's equity structure

The Company's owner's equity includes:

- Owner's contributed capital is recognized based on the actual amount invested by shareholders.
- Share premium is recognized as the difference between the actual issue price and the par value of shares upon initial issuance, additional issuance, or re-issuance of treasury shares.
- Other owner's equity is recorded as the remaining value between the fair value of assets donated or gifted to the enterprise by other organizations or individuals after deducting (-) relevant taxes payable (if any) related to these donated or gifted assets; and additions from business results.
- Treasury shares are shares issued by the Company and subsequently repurchased. Treasury shares are recorded at their actual value and presented on the Balance Sheet as a deduction from owner's equity.

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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- The development investment fund is set aside from profit after corporate income tax and is used for investing in expanding the Company's production and business scale or for in-depth investment.
- Undistributed profit after tax is the profit from the Company's operations after deducting (-) adjustments due to retrospective application of changes in accounting policies and retrospective adjustments of material errors from previous years.

Net profit distribution

- Net profit after corporate income tax is distributed to shareholders after being approved by the General Meeting of Shareholders and after setting aside funds in accordance with the Company's Charter and the provisions of Vietnamese law.

The distribution of profit to shareholders takes into account non-monetary items included in undistributed profit after tax that may affect cash flow and the ability to pay dividends, such as gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments, and non-monetary items.

- Dividends are recognized as a liability when approved by the General Meeting of Shareholders.
- The Company sets aside funds from its net profit after corporate income tax upon the proposal of the Board of Management and approval by shareholders at the Annual General Meeting of Shareholders.
 - Development investment fund: This fund is set aside to expand the Company's business operations or for in-depth investment.
 - Reward and welfare fund: This fund is set aside to reward, encourage, and provide material benefits, bring general welfare, and improve the material and spiritual life of employees, as well as for social activities.

14. Revenue and other income

Revenue from sale of goods: Construction ceramic tile and brick products

Revenue from sale of goods is recognized when all five of the following conditions are met:

- (a) The Company has transferred the significant risks and rewards of ownership of the products or goods to the buyer;
- (b) The Company no longer retains management rights over the goods as the owner of the goods or control over the goods;
- (c) Revenue can be measured reliably;
- (d) The Company will receive economic benefits from the sale transaction; and
- (e) The costs incurred related to the sale transaction can be measured.

Revenue from provision of services: Leasing of machinery, equipment, and workshops.

Revenue from service provision transactions is recognized when the outcome of the transaction can be measured reliably. In cases where the service transaction relates to multiple periods, revenue is recognized in the period based on the results of the work completed as of the date of the interim

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

financial statements. The outcome of a service provision transaction is determined when all four of the following conditions are met:

- (a) Revenue can be measured reliably;
- (b) It is probable that the economic benefits from the service provision transaction will flow to the Company;
- (c) The stage of completion of the transaction at the end of the accounting period can be measured; and
- (d) The costs incurred for the transaction and the costs to complete the service provision transaction can be measured.

Interest income

Revenue is recognized when interest arises on an accrual basis (taking into account the yield that the asset brings), excluding the possibility that the interest is not collectable.

Dividends and profits shared

Dividends and profits shared are recognized when the Company has the right to receive dividends or profits from capital contributions. Dividends received in the form of shares are only tracked by the increase in the number of shares, without recording the value of the shares received.

15. Cost of goods sold (COGS)

Cost of goods sold (COGS) is the total cost of goods calculated into the cost of sales or a reduction in the cost of goods sold.

16. Financial costs

Financial costs are costs related to financial activities, including interest expenses. Borrowing costs are recognized as expenses when incurred.

All borrowing costs are recognized in the Statement of Income as incurred.

17. Selling expenses and general and administrative expenses

Selling expenses and general and administrative expenses represent all costs incurred during the process of selling products, goods, providing services, and the general administrative expenses of the Company.

18. Corporate income tax

Corporate income tax represents the total value of the current tax payable.

The current tax payable is calculated based on the taxable income for the period. Taxable income differs from the net profit presented in the Statement of Income because taxable income excludes income or expenses that are taxable or deductible in other years (including tax losses carried forward, if any) and also excludes items that are non-taxable or non-deductible.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change periodically, and the final determination of corporate income tax depends on the results of inspections by competent tax authorities.

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Other taxes are applied in accordance with current tax laws in Vietnam.

19. Deferred corporate income tax

Deferred corporate income tax expense is the corporate income tax amount to be paid in the future arising from:

+ Recognition of deferred income tax liabilities during the year;

+ Reversal of deferred income tax assets recognized from previous years.

- Deferred corporate income tax income is the reduction in deferred corporate income tax expense arising from:

+ Recognition of deferred income tax assets during the year;

+ Reversal of deferred income tax liabilities recognized from previous years.

20. Earnings per share

Basic earnings per share are calculated by dividing the profit or loss allocated to common shareholders of the Company after setting aside funds for rewards and welfare by the weighted average number of common shares outstanding during the period.

Diluted earnings per share are determined by adjusting the profit or loss allocated to common shareholders of the Company (after setting aside funds for rewards and welfare) and the weighted average number of common shares outstanding due to the impact of potential common shares that have a dilutive effect to calculate diluted earnings per share.

21. Related parties

Parties are considered related to the Company if one party has the ability, directly or indirectly, to control the other or exercise significant influence over the other in making financial and operating policy decisions. Parties are also considered related to the Company if they are subject to common control or common significant influence. Related parties can be companies or individuals, including close family members of the individuals considered related.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

1. Cash and cash equivalents.

	30/09/2026	01/01/2026
Cash	155,855,640	483,001,000
Bank deposits	9,702,644,471	6,222,182,557
Joint Stock Commercial Bank for Investment and Development of Vietnam	5,003,706,552	1,766,320,361
Joint Stock Commercial Bank for Foreign Trade of Vietnam	4,698,937,919	4,455,862,196
Cash equivalents	6,100,000,000	-
Total	15,958,500,111	6,705,183,557

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

2. Short-term trade receivables

Indicator	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
Short-term trade receivables	2,295,856,543	-	1,037,778,813	-
a) Phu My - Chau Duc area	608,695,139	-	542,198,225	-
Ho Chi Minh City area	1,588,910,048	-	343,702,100	-
Direct customers	82,119,877	-	145,309,820	-
Western region	-	-	6,568,668	-
Da Lat area	16,131,479	-	-	-
Receivables from related parties	96,933,391	-	64,069,691	-
b) Phu My Xuan Co., Ltd.	94,056,271	-	64,069,691	-
Tan Quang Cuong – Binh Thuan Investment JSC	2,877,120	-	-	-
Total	2,392,789,934	-	1,101,848,504	-

As of September 30, 2026, there are no short-term trade receivables that are past due or not yet due but are difficult to recover.

3. Short-term advances to suppliers

	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
Short-term advances to suppliers	1,640,470,000	-	-	-
a) Thanh Do Mechanical Engineering and Import-Export Trading Company Limited	1,528,470,000	-	-	-
Ba Ria - Vung Tau Province General Construction Investment and Consulting Joint Stock Company	112,000,000	-	-	-
Advances to other suppliers	427,364,800	-	488,380,000	-
Advances to related parties	-	-	-	-
Total	2,067,834,800	-	488,380,000	-

4. Other receivables

	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
Other short-term receivables	3,536,048,914	-	3,472,596,847	-
a)				

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Advances to employees	3,424,200,000	-	3,272,008,000	-
- Vo Phuc Hung	3,176,700,000	-	3,176,700,000	-
- Other parties	247,500,000	-	297,000,000	-
Other receivables	111,848,914	-	200,588,847	-
Other long-term				
b) receivables	2,643,660,889	-	2,842,406,225	-
Deposit for mining environmental restoration	834,660,889	-	1,033,406,225	-
Deposit for project implementation "My Xuan - Chau Duc High-end Brick and Tile Factory in Suoi Rao Commune, Chau Duc District"	1,809,000,000	-	1,809,000,000	-
Total	6,179,709,803	-	6,315,003,072	-

5. Inventories.

Indicator	30/09/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
Raw materials and supplies	17,187,840,489	-	10,094,460,170	-
Tools and instruments	157,787,078	-	130,027,001	-
Work-in-progress	3,390,615,470	-	2,358,155,665	-
Finished goods	12,969,198,826	-	13,840,115,388	-
Merchandise	202,140,779	-	194,613,145	-
Total	33,907,582,642	-	26,617,371,369	-

6. Long-term work-in-progress

	30/09/2026	01/01/2026
Purchase of fixed assets	22,396,319,413	22,396,319,413
Land for expanding raw material storage at the Factory	2,356,470,000	2,356,470,000
High-end brick and tile factory project - Chau Duc	20,039,849,413	20,039,849,413
Construction in progress	26,294,017,485	25,822,737,323
Land use rights for material storage; My Xuan 1 Mine MR	1,872,828,920	1,872,828,920
High-end brick and tile factory project - Chau Duc	20,072,829,546	20,072,829,546
Other construction in progress	4,348,359,019	3,877,078,857

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Total	48,690,336,898	48,219,056,736
<u>In which:</u>		
Clay Mine Project; Chau Duc Brick Factory	40,112,678,959	40,112,678,959
Clay Mine Project; My Xuan Brick Factory	8,577,657,939	8,106,377,777
Total	48,690,336,898	48,219,056,736

7. Tangible fixed assets

The increase and decrease of tangible fixed assets and depreciation during the quarter are as follows:

<i>Indicator</i>	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Management tools and equipment	Total
I, Historical cost					
1, Opening balance	63,282,757,469	80,460,579,295	5,613,572,928	770,821,000	150,127,730,692
2, Increase during the period	-	-	-	64,750,000	64,750,000
New purchases				64,750,000	64,750,000
- Completed construction					-
3, Decrease during the period	-	-	-	-	-
4, Closing balance	63,282,757,469	80,460,579,295	5,613,572,928	835,571,000	150,192,480,692
II, Accumulated depreciation					
1, Opening balance	44,451,800,204	71,459,343,373	5,315,156,019	740,965,000	121,967,264,596
2, Increase during the period	2,781,620,109	2,188,203,887	167,886,000	12,975,400	5,150,685,396
- Depreciation during the period	2,781,620,109	2,188,203,887	167,886,000	12,975,400	5,150,685,396
3, Decrease during the period	-	-	-	-	-
4, Closing balance	47,233,420,313	73,647,547,260	5,483,042,019	753,940,340	127,117,949,992
III, Net book value					
1, Opening balance	18,830,957,265	9,001,235,922	298,416,909	29,856,000	28,160,466,096
2, Closing balance	16,049,337,156	6,813,032,035	130,530,909	81,630,600	23,074,530,700

In which:

Historical cost of fixed assets fully depreciated but still in use:

<i>As of</i>					
01/01/2026	22,221,894,863	52,937,805,895	4,270,532,019	706,821,000	80,137,053,777
<i>As of</i>					
30/09/2026	22,221,894,863	60,370,097,611	4,270,532,019	706,821,000	87,569,345,493

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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As of September 30, 2026, the total net book value of tangible fixed assets pledged or mortgaged as collateral for loans at the Joint Stock Company for Foreign Trade of Vietnam (Vietcombank) was VND 3,446,375,300

8. Intangible fixed assets

Indicator	Land use rights	Other intangible assets	Total
I. Historical cost			
1. Opening balance	36,431,595,502	692,025,000	37,123,620,502
2. Increase during the period	-	-	-
3. Decrease during the period	-	-	-
4. Closing balance	36,431,595,502	692,025,000	37,123,620,502
II. Accumulated depreciation			
1. Opening balance	21,478,691,016	692,025,000	22,170,716,016
2. Increase during the period	1,551,409,029	-	1,551,409,029
3. Decrease during the period	-	-	-
4. Closing balance	23,030,100,045	692,025,000	23,722,125,045
III. Net book value			
1. Opening balance	14,952,904,486	-	14,952,904,486
2. Closing balance	13,401,495,457	-	13,401,495,457

In which:

Historical cost of fixed assets fully depreciated but still in use:

As of January 01, 2026	1,890,153,404	692,025,000	2,582,178,404
As of September 30, 2026	1,890,153,404	692,025,000	2,582,178,404

Details of Land use rights include:

No.	Certificate No.	Address	Term	Historical cost
1	BL 907395	My Xuan Commune, Tan Thanh District, BRVT Province (now Phu My Ward, Ho Chi Minh City)	14 years (until March 28, 2027)	20,856,076,298
2	BA 657233	Hac Dich Commune, Tan Thanh District, BRVT Province (now Tan Thanh Ward, Ho Chi Minh City)	38 years (until 2047 and 2048)	2,410,731,800

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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3	R545929	My Xuan Commune, Tan Thanh District, BRVT Province (now Phu My Ward, Ho Chi Minh City)	22 years (until December 18, 2025)	985,575,415
4	BC 369208	My Xuan Commune, Tan Thanh District, BRVT Province (now Phu My Ward, Ho Chi Minh City)	22 years (until December 18, 2025)	725,814,360
5	DB318924 DB318925	My Xuan Commune, Tan Thanh District, BRVT Province (now Phu My Ward, Ho Chi Minh City)	- Commercial – service land: until September 11, 2057; - Perennial crop land: until February 18, 2050,	350,178,000
6	BA 657232	Hac Dich Commune, Tan Thanh District, BRVT Province (now Tan Thanh Ward, Ho Chi Minh City)	22 years (until December 18, 2025)	178,763,629
7	Contract No, 01/27/2020	Suoi Rao Clay Mine Project (Village 3, Xuan Son Commune, Ho Chi Minh City)	20 years (until October 31, 2045)	10,924,456,000
Total				36,431,595,502

As of September 30, 2026, the land lease terms under certain Land Use Rights Certificates had expired. The Company is currently completing the procedures to apply for extensions of the land lease terms and is awaiting approval from the competent authorities.

9. Prepaid expenses

Indicator	30/09/2026	01/01/2026
a/ Short-term prepaid expenses	1,296,703,414	60,000,000
Tools and supplies expenses	180,374,998	60,000,000
Mining rights fee 2026	152,188,500	-
Land rental 2026	103,912,139	-
Major repair expenses	860,227,777	-
b/ Long-term prepaid expenses	1,521,852,846	1,946,560,693
Tools and supplies expenses	44,080,985	35,149,606
Major repair expenses for fixed assets	493,179,407	812,554,903
Mineral exploitation rights fee	984,592,454	1,098,856,184
Grand total	2,818,556,260	2,006,560,693

10. Short-term trade payables

30/09/2026	01/01/2026
Value	Value

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

a) Short-term trade payables	2,855,044,300	3,047,465,973
BEHN MEYER VIETNAM Company Limited	318,427,200	313,794,000
Long Hung Phat Phu My Limited Liability Company	655,818,600	260,558,661
Vung Tau Power Company	290,796,385	354,163,925
Trong Phat Limited Liability Company	665,265,601	1,755,046,680
Other suppliers	924,736,514	363,902,707
b) Trade payables to related parties	2,319,700,123	2,903,771,982
Phu My Xuan Limited Liability Company	2,319,700,123	2,903,771,982
c) Overdue debts not yet paid	-	-
Total	5,174,744,423	5,951,237,955

11. Short-term advances from customers

Indicator	30/09/2026	01/01/2026
a) Payables to related parties	-	-
b) Payables to other customers	507,822,652	887,436,609
Kien Long Building Materials Company Limited	39,889,774	-
Nam Duong Trading - Service - Import Export Limited Liability Company	391,643,620	391,643,620
Other customers	76,289,258	495,792,989
Total	507,822,652	887,436,609

12. Dividends and profits payable

Indicator	30/09/2026	01/01/2026
Dividends, profits	106,825,220	201,458,140
Total	106,825,220	201,458,140

Outstanding dividends payable to certain shareholders arose from previous dividend entitlement record dates. These shareholders have neither deposited their shares with the securities depository nor completed the procedures to receive dividend payments from the Company.

13. Taxes and payables to the State budget

No.	Indicator	Payable at beginning of year	Payable during the period	Paid during the period	Payable at end of period
I. Taxes		3,224,400,878	15,704,538,450	10,872,042,227	8,056,897,101
1.	Domestic VAT	897,370,435	6,349,585,398	4,473,388,192	2,773,567,641
4.	Corporate income tax	1,513,404,257	4,950,920,966	2,293,404,257	4,170,920,966

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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5.	Resource tax (**)	252,011,655	2,811,696,316	2,921,332,471	142,375,500
6.	Land rent - non-agricultural land use tax	494,114,880	415,648,613	207,824,307	701,939,186
7.	Personal income tax	67,499,651	1,176,687,157	976,093,000	268,093,808
II.	Other payables	312,135,344	347,939,614	384,536,378	275,538,580
1.	Mineral exploitation rights fee	297,002,865		37,125,358	259,877,507
2.	Fees and charges	15,132,711	347,939,614	347,411,020	15,661,305
3.	Others	(232)			(232)
	Total	3,536,536,222	16,052,478,064	11,256,578,605	8,332,435,681

- **Value-added tax**

The Company applies the value-added tax using the deduction method.

Applicable tax rate: 10%

- As of June 30, 2026, the output VAT payable is being reduced from 10% to 8% in accordance with Decree No. 174/2025/ND-CP dated June 30, 2025, effective from July 01, 2025, to December 31, 2026.

- **Other taxes**

The Company declares and pays other taxes annually in accordance with current regulations.

14. Payable costs

	<u>30/09/2026</u>	<u>01/01/2026</u>
a) Short-term payable costs	900,159,032	-
Mining rights fee for Suoi Rao Clay Mine	608,754,000	-
Estimated land rental expense for DC (1+2) at My Xuan Brick and Tile Factory, pursuant to Resolution No. 87/2025/NQ- HDND dated December 26, 2025.	283,005,000	-
Accrued interest expenses for BIDV - Phu My loan	8,400,032	-
b) Long-term payable costs	-	-
Total	900,159,032	-

15. Payables to employees

	<u>30/09/2026</u>	<u>01/01/2026</u>
Salaries payable to employees	11,511,519,708	3,209,221,445
Total	11,511,519,708	3,209,221,445

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

16. Other short-term payables

	30/09/2026	01/01/2026
Trade union fees	174,331,600	82,232,060
Other payables	19,326,139	17,690,013
Total	193,657,739	99,922,073

17. Borrowings and finance lease liabilities

Indicator	01/01/2026	During the period		30/09/2026
	Value	Increase	Decrease	Value
Short-term loans	0	18,044,420,085	14,682,565,150	3,361,854,935
- BIDV - Phu My Branch	-	11,323,061,767	7,961,206,832	3,361,854,935
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	-	6,721,258,318	6,721,358,318	-
Total	-	18,044,420,085	14,682,565,150	3,361,854,935

Credit Line Agreement No. 01/2026/1509034/HDTD dated May 25, 2026, signed with Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Phu My Branch.

Credit limit VND 20,000,000,000

Interest rate In accordance with each debt acknowledgment procurement

Loan term 12 months from the signing date

Purpose of loan To supplement working capital

Collateral Mortgaged asset is the land use rights with an area of 97,049.4 m² located in My Xuan Commune under Decision No. 2457/QD-UBND dated July 21, 2008, to secure this loan.

18. Reward and welfare fund

	Balance as of January 01, 2026	Increase due to appropriation from profit	Fund utilization during the period	Balance as of June 30, 2026
Reward fund	4,240,535,747	3,819,459,654	4,174,888,000	3,885,107,401
Welfare fund	2,113,582,054	381,945,966	1,392,503,000	1,103,025,020
Reward fund for the Board of Management	438,474,973	11,510,453	449,985,426	-
Total	6,792,592,774	4,212,916,073	6,017,376,426	4,988,132,421

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

19. Owner's equity

a) Statement of changes in owner's equity:

	Owner's investment capital	Treasury shares	Development and financial reserve fund	Other funds under owner's equity	Undistributed profit after tax	Total
Balance as of January 01, 2025	90,406,970,000	(62,460,000)	4,827,436,305	2,780,545,570	19,307,468,247	117,259,960,122
Profit increase during the period	-	-	-	-	17,538,998,928	17,538,998,928
Dividends paid	-	-	-	-	(16,262,011,800)	(16,262,011,800)
Temporary appropriation of funds during the period	-	-	701,559,958	-	(5,329,721,246)	(4,628,161,288)
Balance as of December 31, 2025	90,406,970,000	(62,460,000)	5,528,996,263	2,780,545,570	15,254,734,129	113,908,785,962
Opening balance at the beginning of 2026	90,406,970,000	(62,460,000)	5,528,996,263	2,780,545,570	15,254,734,129	113,908,785,962
Profit increased during the period	-	-	-	-	19,097,298,272	19,097,298,272
Dividend payment	-	-	-	-	(15,358,566,700)	(15,358,566,700)
Appropriation to funds during the period	-	-	381,945,966	-	(4,594,862,039)	(4,212,916,073)
Closing balance as of June 30, 2026	90,406,970,000	(62,460,000)	5,910,942,229	2,780,545,570	14,398,603,662	113,434,601,461

b) Details of owner's capital contribution

	According to the Business Registration Certificate		Contributed charter capital (VND)	Difference (VND)
	VND	Percentage (%)		
Capital contribution from shareholders	90,406,970,000	100%	90,406,970,000	-
Total	90,406,970,000	100%	90,406,970,000	-

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

c) Capital transactions with owners and distribution of dividends, profit sharing

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Owner's contributed capital	90,406,970,000	90,406,970,000
Opening contributed capital	90,406,970,000	90,406,970,000
Contributed capital increased during the period	-	-
Contributed capital decreased during the period	-	-
Closing contributed capital	90,406,970,000	90,406,970,000
<i>Dividends paid in cash</i>	15,358,566,700	10,841,341,200

d) Shares

- Number of registered shares for issuance	9,040,697	9,040,697
- Number of shares issued to the public	9,040,697	9,040,697
+ Ordinary shares	9,040,697	9,040,697
+ Preference shares	-	-
- Number of treasury shares	6,246	6,246
+ Ordinary shares	6,246	6,246
+ Preference shares	-	-
- Number of outstanding shares	9,034,451	9,034,451
+ Ordinary shares	9,034,451	9,034,451
+ Preference shares	-	-
- Par value of outstanding shares (VND/share)	10,000	10,000

Pursuant to the Resolution of the Annual General Meeting of Shareholders held on April 23, 2026, the Company approved the 2025 profit distribution plan, declaring a dividend at a rate of 18% of charter capital, equivalent to VND 16,262,011,800. As of June 19, 2026, the Company had fulfilled its obligation to pay the 2025 dividends to shareholders. On August 27, 2026, the Company made the first interim dividend payment for 2026 at a rate of 5% of charter capital, equivalent to VND 4,517,225,500.

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Notes to the interim financial statements (continued)

VI, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF INCOME

Unit: VND

1, Total revenue from sales and service provision

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Revenue from clay bricks and tiles	142,535,381,685	108,938,283,487
- Wall bricks	85,138,407,390	58,518,105,479
- Decorative products	57,396,974,295	50,420,178,008
Revenue from colored cement tiles	13,640,980,724	15,861,954,445
Revenue from other activities	904,780,445	913,729,275
Net revenue	157,081,142,854	125,713,967,207

In which:

Revenue from related parties

<i>Phu My Xuan Co., Ltd</i>	3,610,345,704	4,260,606,587
<i>Dai Huu Investment and Trading Co., Ltd</i>	71,784,140	170,051,160
<i>Tan Quang Cuong Investment Joint Stock Company - Binh Thuan</i>	312,642,085	225,433,200
<i>Hoc Minh Thanh Trading Service Co., Ltd</i>	26,748,625,086	20,822,130,836
<i>Gia Phan Construction Equipment Joint Stock Company</i>	-	44,764,692

2. Cost of goods sold

Cost of goods sold - clay bricks and tiles	88,601,722,055	71,843,464,121
- Wall bricks	50,604,996,243	38,006,158,674
- Decorative products	37,996,725,812	33,837,305,447
Cost of goods sold - colored cement tiles	12,199,975,588	14,154,981,454
Cost of goods sold - other activities	357,734,854	379,695,961
Total	101,159,432,497	86,378,141,536

3. Financial income

Interest income from bank deposits	25,381,111	20,839,980
Interest income from environmental protection deposits	11,154,452	12,595,000
Total	36,535,563	33,434,980

4. Financial expenses

Loan interest expense	114,964,099	457,244,494
Total	114,964,099	457,244,494

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

5. Selling expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Selling staff expenses	5,840,395,230	4,821,313,268
Material and packaging costs	3,476,366,841	2,559,980,395
Tool and supply costs	617,795,960	328,973,892
Outsourced service costs	8,166,926,150	5,732,913,635
Other cash expenses	174,169,000	145,735,852
Total	18,275,653,181	13,588,917,042

6. General and administrative expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Management staff costs	10,723,935,039	7,821,887,050
Office supply costs	196,788,058	252,305,679
Depreciation expense	2,023,440	-
Taxes, fees and charges	311,736,474	772,301,974
Severance allowance	68,976,900	307,650,600
Outsourced service costs	1,413,194,404	866,806,976
Other cash expenses	617,780,068	443,891,626
Total	13,334,434,383	10,464,843,905

7. Other profit (loss)

Other income

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Other income	3,964,073	135,606,366

Other expenses

Tax penalties, Late payment interest on social insurance

	-	9,169,325
Other expenses	188,939,092	107,472,057
Total	188,939,092	116,641,382
Net profit from other activities	(184,975,019)	18,964,984

8. Current corporate income tax expense

Current corporate income tax expenses are estimated as follows:

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Total accounting profit before tax	24,048,219,238	14,877,220,194
Adjustments to accounting profit:	706,385,596	634,087,886
Add: Increases	706,385,596	634,087,886
- Remuneration for Board of Directors not participating in business operations	324,000,000	324,000,000
- Accounting expenses; administrative penalties	188,939,092	116,641,382
- Land rental for Chau Duc Factory	193,446,504	193,446,504
Less: Decreases	-	-
Total taxable income	24,754,604,834	15,511,308,080
Applicable tax rate	20%	20%
Corporate income tax payable	4,950,920,966	3,102,261,616
+ CIT from production and business activities	4,950,920,966	3,102,261,616
Adjustment of CIT expenses of previous years to current year's CIT expenses		(19,618,219)
Current CIT expenses	4,950,920,966	3,082,643,397

9. Earnings per share

The calculation of basic and diluted earnings per share allocated to common shareholders of the Company is based on the following figures:

a) Basic earnings per share

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Profit (loss) allocated to ordinary shareholders	19,097,298,272	11,794,576,797
Less: Appropriation to bonus and welfare funds	4,212,916,073	2,925,913,447
Profit (loss) allocated to ordinary shareholders	14,884,382,199	8,868,663,350
Weighted average number of ordinary shares outstanding during the year for basic earnings per share calculation	9,034,451	9,034,451
Basic earnings per share	1,648	982

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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b) Diluted earnings per share

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Profit (loss) allocated to ordinary shareholders	19,097,298,272	11,794,576,797
Less: Appropriation to bonus and welfare funds	4,212,916,073	2,925,913,447
Profit (loss) allocated to ordinary shareholders	14,884,382,199	8,868,663,350
Profit attributable to ordinary shareholders of the Company adjusted for the effects of dilution	14,884,382,199	8,868,663,350
Weighted average number of ordinary shares outstanding during the year for basic earnings per share calculation	9,034,451	9,034,451
Weighted average number of shares outstanding adjusted for the effects of dilution	9,034,451	9,034,451
Diluted earnings per share	1,648	982

10. Operating and production costs by element.

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Raw material costs	42,522,054,362	32,029,806,629
Labor costs	49,237,338,474	34,749,843,146
Depreciation of fixed assets	6,702,094,425	6,751,090,407
Outsourced service costs	27,023,217,016	12,503,961,547
Other cash expenses	1,129,212,689	852,619,422
Total	126,613,916,966	86,887,321,151

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT (UNIT: VND)

1. Non-cash transactions.

During the period, the Company had no non-cash transactions.

2. Cash and cash equivalents held by the Company but not available for use.

During the period, the Company had no cash and cash equivalents held but not available for use.

VIII. OTHER INFORMATION

1. Contingent assets.

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

The Company has no contingent assets affecting the financial statements that require adjustments or disclosure in the financial statements.

2. Contingent liabilities.

The Company has no contingent liabilities affecting the financial statements that require adjustments or disclosure in the financial statements.

3. Transactions and balances with related parties

Related parties to the Company include: Key management personnel, individuals related to key management personnel, and other related parties.

a) Transactions and balances with key management personnel and individuals related to key management personnel (including the Board of Directors, Supervisory Board, and Board of Management)

- During the period, the Company did not engage in any sales or service provision transactions with key management personnel.

Full name	Position	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
<i>Remuneration of the Board of Directors</i>			
Mr. Du Quoc Trung	Chairman of the Board of Directors	180.000.000	180.000.000
Mr. Nguyen Van Son	Member of the Board of Directors	72.000.000	72.000.000
Mr. Nguyen Huu Quang	Member of the Board of Directors	72.000.000	72.000.000
Mr. Nguyen Van Hieu	Member of the Board of Directors	72.000.000	72.000.000
Ms. Nguyen Thi Phuong Quyen	Member of the Board of Directors	72.000.000	72.000.000
Ms. Tran Thi Bich	Company Secretary	18,000,000	18,000,000
Total		486,000,000	486,000,000
<i>Remuneration of the Board of Supervisors</i>			
Mr. Pham Van Hau	Head of the Board of Supervisors	72.000.000	72.000.000
Mr. Nguyen The Do	Member of the Board of Supervisors	63.000.000	63.000.000
Mr. Luu Thanh Binh	Member of the Board of Supervisors	63.000.000	63.000.000
Total		198,000,000	198,000,000

Salaries, bonuses, and other benefits

These notes are an integral part of and should be read in conjunction with the interim financial statements.

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Notes to the interim financial statements (continued)

<u>Board of Management</u>		1,426,790,910	1,103,630,364
Mr. Nguyen Van Son	General Director	762,101,500	596,153,000
	Deputy General		
Mr. Nguyen Van Hieu	Director	664,689,410	507,477,364
<u>Other managers</u>		740,851,874	1,512,961,164
Total		<u>2,939,752,074</u>	<u>2,357,560,149</u>

3b) Transactions and balances with other related parties.

Related party	Relationship
Phu My Xuan Co., Ltd.	The Chairman of the Board of Members of Phu My Xuan Co., Ltd. is a member of the Board of Directors of GMX Company
Dai Huu Investment and Trading Co., Ltd.	The Head of the Supervisory Board of Dai Huu Investment and Trading Co., Ltd. is a member of the Supervisory Board of GMX Company
Tan Quang Cuong - Binh Thuan Investment Joint Stock Company	A member of the Board of Directors of Tan Quang Cuong - Binh Thuan Investment Joint Stock Company is a member of the Board of Directors and General Director of GMX Company
Hoc Minh Thanh Trading and Service Co., Ltd.	The Director of Hoc Minh Thanh Trading and Service Co., Ltd. is the younger sibling of the General Director of GMX Company
Gia Thang Construction Investment Joint Stock Company	The Chairman of the Board of Directors and Human Resources Director of Gia Thang Construction Investment Joint Stock Company is a member of the Board of Directors of GMX Company
Gia Thy Investment Joint Stock Company	The General Director and Chief Financial Officer of Gia Thy Investment Joint Stock Company are, respectively, a member of the Board of Directors and the Head of the Supervisory Board of GMX Company
Gia Vo Trading and Production Joint Stock Company	The Vice Chairman of the Board of Directors of Gia Vo Trading and Production Joint Stock Company is the Head of the Supervisory Board of GMX Company
Gia Phan Construction Equipment Joint Stock Company	The Chairman of the Board of Directors of Gia Phan Construction Equipment Joint Stock Company is a member of the Board of Directors of GMX Company

Transactions with related parties are as follows:

Related party	Transaction content	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Phu My Xuan Co., Ltd,	Sale of goods & services	3.610.345.704	4.260.606.587
	Purchase of goods & services	24.207.272.855	25.102.478.724
Dai Huu Investment and Trading Co., Ltd,	Sale of goods & services	71.784.140	170.051.160

These notes are an integral part of and should be read in conjunction with the interim financial statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

Tan Quang Cuong - Binh Thuan Investment Joint Stock Company	Sale of goods & services	312.642.085	225.433.200
	Purchase of goods & services	-	-
Hoc Minh Thanh Trading and Service Co., Ltd,	Sale of goods & services	26.748.625.086	20.822.130.836
Gia Thang Construction Investment Joint Stock Company	Sale of goods & services	-	44.764.692
Gia Phan Construction Equipment Joint Stock Company	Sale of goods & services	610.429.706	92.440.872

As of September 30, 2026, outstanding balances with related parties are as follows:

Related party	Transaction content	30/06/2026	01/01/2026
Phu My Xuan Co., Ltd,	Trade receivables	94,056,271	64,069,691
	Trade payables	2,319,700,123	2,903,771,982
Dai Huu Investment and Trading Company Limited	Trade receivables	2,877,120	-

4. Segment reporting

a) Segment reporting by business sector

From 01/01/2026 to 30/09/2026	Fired clay bricks and tiles	Colored cement tiles	Other activities	Total
Net revenue from sales and service provision	142,535,381,685	13,640,980,724	904,780,445	157,081,142,854
Cost of goods sold (COGS)	88,601,722,055	12,199,975,588	357,734,854	101,159,432,497
Gross profit	53,933,659,630	1,441,005,136	547,045,591	55,921,710,357
From 01/01/2025 to 30/06/2025	Fired clay bricks and tiles	Colored cement tiles	Other activities	Total
Net revenue from sales and rendering of services	108,938,283,487	15,861,954,445	913,729,275	125,713,967,207
Cost of goods sold (COGS)	71,843,464,121	14,154,981,454	379,695,961	86,378,141,536
Gross profit	37,094,819,366	1,706,972,991	534,033,314	39,335,825,671

b) Segment reporting by geographical area

These notes are an integral part of and should be read in conjunction with the interim financial statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

During the period, all of the Company's operations were within the territory of Vietnam.

5. Collateral assets

Collateral assets for future loans at Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu My Branch:

- Principal balance: VND 1,000,000,000;
- Credit limit: VND 20,000,000,000;
- Purpose of use: to supplement working capital and issue guarantees for production and business activities;
- Form of security: the collateral assets below are still being held at the bank to secure subsequent disbursements within the validity period of the contract as follows:
 - + Clay mining rights under Decision No. 2457/QD dated July 21, 2008, License No. 21/GP-UBND dated March 28, 2007, pursuant to Asset Mortgage Contract No. 01/2013/1509034/HD dated May 20, 2013, as amended and supplemented by Mortgage Contract No. 01/2017/150934/SDBS dated August 10, 2017 (see Note V.8);
 - + The entire balance of deposit accounts in VND and foreign currency of the borrower at other credit institutions (see Note V.1).

Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vung Tau Branch:

- Principal balance: VND 0;
- Credit limit: VND 12,000,000,000;
- Purpose of use: To finance legal, reasonable, and valid short-term credit needs for production and business activities;
- Form of security: the collateral assets below are still being held at the bank to secure subsequent disbursements within the validity period of the contract as follows:
 - + Crushing - mixing machine line at the brick factory of My Xuan Construction Ceramic Tile and Brick Joint Stock Company under the Machinery and Equipment Mortgage Contract No. 026/TC26/GMX dated August 20, 2026 (see Note V.7).

6. Going concern

At the time of preparing the Financial Statements, there are no factors indicating any potential impact on the Company's ability to continue as a going concern. Therefore, the Financial Statements for the accounting period ending June 30, 2026, have been prepared based on the assumption that the Company will continue its business operations.

7. Comparative information

These notes are an integral part of and should be read in conjunction with the interim financial statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ending September 30, 2026

Notes to the interim financial statements (continued)

The beginning-of-year figures of the Financial Statements for the financial period ending September 30, 2026, are derived from the 2025 Financial Statements audited by Chuan Viet Auditing and Consulting Co., Ltd.

Ho Chi Minh City, July 16, 2026.



LUU THI MAI
Preparer



TRAN THI CANH
Chief Accountant



NGUYEN VAN SON
General Director

These notes are an integral part of and should be read in conjunction with the interim financial statements.

**MY XUAN BRICK TILE POTTERY AND
CONSTRUCTION JOIN STOCK COMPANY**

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No.: 69 /CV.GMX-2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

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Hồ Chí Minh City, October 19, 2026

*"Re: Explanation for over 10% fluctuation in business
results for Q3/2026 compared to the same period"*

**To: - VIETNAM STOCK EXCHANGE
- HANOI STOCK EXCHANGE**

In compliance with the information disclosure obligations of listed organizations as stipulated in Circular No. 96/2020/TT-BTC, dated November 16, 2020, of the Ministry of Finance guiding information disclosure on the stock market, My Xuan Brick Tile Pottery and Construction Joint Stock Company would like to explain the difference in business results for Q3/2026 compared to the same period in 2025 as follows:

Indicators	Q3/2026	Q3/2025	Difference	
			Value	%
Net revenue from goods sold and services rendered	53.223.909.769	44.165.849.777	9.058.059.992	20,51%
Profit before tax	9.684.253.455	6.910.944.012	2.773.309.443	40,13%
Net profit after corporate income tax	7.708.281.113	5.464.102.609	2.244.178.504	41,07%

The Company's profit after tax for the third quarter of 2026 increased by 41.07% compared to the same period in 2025 due to the following reasons:

Revenue for the third quarter of 2026 increased by 20.51% compared to the same period in 2025. Market demand increased, resulting in an increase in sales volume of decorative roof tiles by 11.37% and wall bricks by 5.05% compared to the same period in 2025.

The Company had secured sufficient reserves of raw materials and fuel to meet its production and business plan for the entire year 2026 before March 5, 2026, and adjusted its selling prices upward during the period. Therefore, fluctuations in input costs did not affect its operating results.

The executives and all employees consistently adhered to the guiding principles of "Solidarity – Innovation – Creativity – Efficiency" to fulfill the production and business targets assigned under the resolutions of the General Meeting of Shareholders and the Board of Directors.

The above is the explanation provided by My Xuan Brick Tile Pottery and Construction Joint Stock Company regarding the fluctuation of more than 10% in its business results for the third quarter of 2026 compared to the same period in 2025.

Respectfully reported.

Recipients:

- As Above
- AD
- Accounting and Finance Department



GENERAL DIRECTOR

NGUYEN VAN SON