BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION **-------** No: 26/CBTT-MC26	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness** **----------** Ho Chi Minh City, day 30th, October, 2026

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

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

□ periodic

Information disclosure content:

+ Consolidated financial statements Third quarter of 2026

+ Explanation of changes in profit after corporate income tax in the consolidated financial statemnets for Third quarter of 2026 compared to the same period in 2025

This information was published on the company's website on October 30, 2026 at the link: **http://www.vlxdbd.com.vn.**

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Công Ty Cổ Phần Vật Liệu Và Xây Dựng Bình Dương

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CÔNG TY CỔ PHẦN VẬT LIỆU VÀ XÂY DỰNG BÌNH DƯƠNG
P.TÂN ĐÔNG HIỆP - T.P HỒ CHÍ MINH

Nguyen Quoc Binh

CONSOLIDATED FINANCIAL STATEMENTS

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

THIRD QUARTER OF 2026

As at 30 September 2026

October 2026

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	**100**		**661.203.835.446**	**711.210.561.279**
I. Cash and cash equivalents	**110**	**V.1**	**117.395.029.976**	**33.207.019.479**
1. Cash	111		40.695.029.976	33.207.019.479
2. Cash equivalents	112		76.700.000.000	-
II. Short-term investments	**120**	**V.2**	**274.415.908.083**	**421.042.352.666**
1. Held to maturity investments	123		274.415.908.083	421.042.352.666
III. Short-term receivables	**130**		**84.410.208.969**	**81.545.054.548**
1. Short-term trade receivables	131	**V.3**	22.957.888.635	38.085.828.496
2. Short-term advances to suppliers	132	**V.4**	11.353.928.779	3.098.617.969
4. Other short-term receivables	136	**V.5**	62.203.119.527	51.597.719.192
5. Short-term provision for doubtful debts	137	**V.6**	(12.104.727.972)	(11.237.111.109)
IV. Inventories	**140**	**V.7**	**175.659.508.911**	**168.845.527.798**
1. Inventories	141		175.659.508.911	173.734.200.533
2. Provision for decline in value of inventories	149		-	(4.888.672.735)
V. Other current assets	**150**	**V.8**	**9.323.179.507**	**6.570.606.788**
1. Short-term prepaid expenses	151		6.628.292.618	1.756.772.355
2. Deductible VAT	152		2.694.886.889	4.813.834.433
B. LONG-TERM ASSETS	**200**		**1.504.074.465.701**	**1.050.446.784.163**
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**		**229.543.421.813**	**201.076.929.863**
1. Tangible fixed assets	*221*	**V.9**	*222.531.529.805*	*193.630.816.108*
- Costs	222		518.380.163.261	523.685.218.567
- Accumulated depreciation	223		(295.848.633.456)	(330.054.402.459)
2. Intangible fixed assets	*227*	**V.10**	*7.011.892.008*	*7.446.113.755*
- Costs	228		213.093.675.282	213.093.675.282
- Accumulated depreciation	229		(206.081.783.274)	(205.647.561.527)
III. Investment properties	**230**	**V.11**	**12.775.343.923**	**13.883.392.504**
- Costs	231		19.354.940.301	19.354.940.301
- Accumulated depreciation	232		(6.579.596.378)	(5.471.547.797)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
IV. Long-term assets in progress	**240**	**V.12**	**436.741.105.568**	**73.664.117.515**
1. Long-term work in progress	242		436.741.105.568	73.664.117.515
V. Long-term investments	**250**		**545.060.565.029**	**484.106.767.675**
1. Investments in joint ventures and associates	252	**V.13**	525.060.565.029	464.106.767.675
3. Held to maturity investments	255		20.000.000.000	20.000.000.000
VI. Other long-term assets	**260**		**264.310.287.749**	**268.983.656.348**
1. Long-term prepaid expenses	261	**V.14**	263.725.385.755	260.490.374.059
2. Deferred income tax assets	262		584.901.994	8.493.282.289
TOTAL ASSETS (270 = 100 + 200)	**270**		**2.165.278.301.147**	**1.761.657.345.442**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	**300**		**619.283.275.976**	**372.488.196.019**
I. Short-term liabilities	**310**		**614.599.400.074**	**364.992.273.102**
1. Short-term trade payables	311	**V.15**	13.445.914.771	22.822.607.652
2. Short-term advances from customers	312	**V.16**	12.238.114.102	12.433.424.845
3. Taxes and other payables to government budget	313	**V.17**	44.153.283.399	27.686.845.544
4. Payables to employees	314	**V.18**	92.878.000	12.918.026.550
5. Short-term accrued expenses	315	**V.19**	12.239.577.962	24.074.819.750
8. Doanh thu chưa thực hiện ngắn hạn	318		1.525.022.962	5.106.000.000
6.Other short-term payments	319	**V.20**	62.532.521.787	334.442.111
7.Short-term loans and finance lease liabilities	320	**V.21**	461.848.321.896	256.814.072.949
8. Bonus and welfare fund	322		6.523.765.195	2.802.033.701
II. Long-term liabilities	**330**		**4.683.875.902**	**7.495.922.917**
1. Other long-term payables	337	**V.22**	1.169.251.000	2.655.901.000
2. Deferred income tax payables	341		512.425.733	2.070.890.348
3. Long-term provisions	342		3.002.199.169	2.769.131.569
D. OWNER'S EQUITY	**400**		**1.545.995.025.171**	**1.389.169.149.423**
I. Owner's equity	**410**		**1.545.995.025.171**	**1.389.169.149.423**
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		404.196.473.514	271.874.808.753
- Undistributed profit after tax brought forward	421a		177.812.769.835	92.705.045.138
- Undistributed profit after tax for the current year	421b		226.383.703.679	179.169.763.615
TOTAL RESOURCES (440 = 300 + 400)	**440**		**2.165.278.301.147**	**1.761.657.345.442**

Tan Dong Hiep, 29 October 2026

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

CONSOLIDATED INCOME STATEMENT
Third quarter of 2026

Unit: VND

Items	Code	Notes	Third quarter of		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenues from sales and services rendered	1	VI.1	221.524.206.214	192.325.791.318	659.386.521.056	525.287.985.700
2. Revenue deductions	2		-	-	-	-
3. Net revenues from sales and services rendered	**10**		**221.524.206.214**	**192.325.791.318**	**659.386.521.056**	**525.287.985.700**
4. Costs of goods sold	11	VI.2	142.068.600.815	153.679.594.957	408.196.045.593	397.331.602.309
5. Gross revenues from sales and services rendered	**20**		**79.455.605.399**	**38.646.196.361**	**251.190.475.463**	**127.956.383.391**
6. Profit/loss from the sale and liquidation of investment properties.	**21**		-	-	-	-
7. Financial income	22	VI.3	14.446.993.626	13.748.671.588	24.251.167.153	20.733.328.120
8. Financial expenses	23	VI.4	3.749.970.606	3.645.090.599	12.225.337.110	13.121.215.302
+ In which: Interest expenses	*24*		*3.749.970.606*	*3.645.090.599*	*12.225.337.110*	*10.090.604.012*
9. Profit and loss in joint ventures	25		19.835.855.679	9.386.579.401	59.073.172.152	32.853.564.305
10. Selling expenses	26	VI.5	7.210.084.467	8.362.311.131	18.701.800.468	22.543.027.534
11. General administration expenses	27	VI.6	10.948.694.098	9.927.863.131	29.023.307.119	26.550.134.736
12. Net profits from operating activities [30=20+21+(22-23)+24-(25+26)]	**30**		**91.829.705.533**	**39.846.182.489**	**274.564.370.071**	**119.328.898.244**
13. Other income	31	VI.7	2.228.802.482	1.789.799	7.731.831.398	771.030.124
14. Other expenses	32	VI.8	212.098	414.971	270.198.607	57.793.070
15. Other profits (40=31-32)	**40**		**2.228.590.384**	**1.374.828**	**7.461.632.791**	**713.237.054**
16. Total net profit before tax (50=30+40)	**50**		**94.058.295.917**	**39.847.557.317**	**282.026.002.862**	**120.042.135.298**
17. Current corporate income tax expenses	51	VI.9	12.733.267.238	4.254.526.181	42.300.657.531	29.554.061.474
18. Deferred corporate income tax expenses	52	VI.9	-	-	7.958.193.120	(13.629.252.256)
19. Profits after corporate income tax (60=50-51-52)	**60**		**81.325.028.679**	**35.593.031.136**	**231.767.152.211**	**104.117.326.080**
- Profits after corporate income tax attributable to shareholders to the parent	61		81.325.028.679	35.593.031.136	231.767.152.211	104.117.326.080
- Profits after corporate income tax attributable to non - controlling interests	62		-	-	-	-
20. Basic earnings per share (*)	70	**VI.10**	732	320	2.086	937
21. Diluted earnings per share (*)	71	**VI.10**	732	320	2.086	937

Tan Dong Hiep, 29 October 2026

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

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

Third 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		221.057.170.300	156.316.158.795
2. Expenditures paid to suppliers	02		(286.699.141.253)	(156.791.326.272)
3. Expenditures paid to employees	03		(30.796.837.394)	(26.514.344.012)
4. Paid interests	04		(12.254.759.829)	(10.081.040.774)
5. Paid enterprise income tax	05		(19.068.295.058)	(9.755.654.223)
6. Other proceeds from operating activities	06		608.212.496.837	499.283.913.207
7. Other expenditures on operating activities	07		(325.373.513.613)	(335.899.605.883)
Net cash flows from operating activities	20		**155.077.119.990**	**116.558.100.838**
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(444.992.162.359)	(19.139.717.985)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		5.046.136.364	424.272.726
2.Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(200.199.297.466)	(110.795.526.131)
3.Proceeds from lending or repurchase of debt instruments from other entities	24		344.593.275.480	28.437.274.961
4.Expenditures on equity investments in other entities	25		(6.010.170.000)	-
5.Proceeds from interests, dividends and distributed profits	27		25.638.859.541	20.100.206.386
Net cash flows from investing activities	30		**(275.923.358.440)**	**(80.973.490.043)**
III.Cash flows from financial activities				
1. Proceeds from borrowings	33		570.726.025.069	306.823.747.238
2. Repayment of principal	34		(365.691.776.122)	(307.191.181.026)
3. Dividends and profits paid to owners	36		-	(45.000.000.000)
Net cash flows from financial activities	**40**		**205.034.248.947**	**(45.367.433.788)**
Net cash flows during the fiscal year	**50**		**84.188.010.497**	**(9.782.822.993)**
Cash and cash equivalents at the beginning of fiscal year	**60**		**33.207.019.479**	**61.776.743.450**
Cash and cash equivalents at the ending of fiscal year	**70**		**117.395.029.976**	**51.993.920.457**

Tan Dong Hiep, 29 October 2026

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

V. NOTES TO THE CONSOLIDATED BALANCE SHEET.

1 - CASH AND CASH EQUIVALENTS		**Closing balance**		**Opening balance**
Cash on hand		**3.988.498.348**		**8.015.415.133**
- VND Cash		3.988.498.348		8.015.415.133
Cash in bank		**36.706.531.628**		**25.191.604.346**
- VND Deposit		36.687.417.151		25.172.489.869
- Foreign currency deposits		19.114.477		19.114.477
+ *USD*	283,38 USD #	7.137.173	283,38 USD #	7.137.173
+ *EUR*	401,06 EUR #	11.977.304	401,06 EUR #	11.977.304
Cash equivalents				
+ Term deposits with original maturity not exceeding 3 months		76.700.000.000		-
	Total	**117.395.029.976**		**33.207.019.479**

2. Short-term financial investment	**Closing balance**	**Opening balance**
- Short-term deposits	266.099.235.100	349.013.968.184
- Short-term loan receivables	-	62.321.246.474
- Interest receivable	8.316.672.983	9.707.138.008
Total	**274.415.908.083**	**421.042.352.666**

3. Short-term trade receivables	**Closing balance**	**Opening balance**
- Customers of project management board	-	3.033.043.600
- Customers of Ben Cat Brick and Tile Factory	14.699.681.257	21.788.176.344
- Customers of Ho Chi Minh Branch	3.320.868.416	3.403.015.885
- Customers of Binh Phuoc Branch	2.341.095.439	5.573.410.372
- Other customers	2.596.243.523	4.288.182.295
Total	**22.957.888.635**	**38.085.828.496**

4. Short-term advances to suppliers	**Closing balance**	**Opening balance**
- Tri Tue Viet Contrustion Design Consultant Co.,Ltd	1.116.000.000	-
- Viet Nam XCMG Equipment and Machinery Co.,Ltd	2.376.000.000	-
- Nguyễn Minh Chí	3.100.000.000	-
- Tam Phat Tai Science and Environment Co.,Ltd	1.363.392.000	-
- 911 Group JSC	-	1.000.000.000
- An Khoa Automotive Engineering and Manufacturing Co., Ltd.	-	966.900.000
- Others	3.398.536.779	1.131.717.969
Total	**11.353.928.779**	**3.098.617.969**

5. Other short-term receivables	**Closing balance**	**Opening balance**
- Receivables from employees	60.628.122.364	50.089.257.009
- Dividends receivable	750.006.000	720.005.760
- Others	824.991.163	788.456.423
- Short-term loan receivables		-
Total	**62.203.119.527**	**51.597.719.192**
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	2.737.967.504	3.974.697.509
Work in progress	152.424.609.943	145.006.185.145
Finished goods	12.419.238.647	18.618.205.977
Goods	8.077.692.817	6.135.111.902
Total	**175.659.508.911**	**173.734.200.533**
Provision for decline in value of inventories	**-**	**(4.888.672.735)**
Net realizable value of inventories	**175.659.508.911**	**168.845.527.798**

7. Other current assets	**Closing balance**	**Opening balance**
- Short-term prepaid expenses	6.628.292.618	1.756.772.355
- VAT deductible	2.694.886.889	4.813.834.433
Total	**9.323.179.507**	**6.570.606.788**

8. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machine, equipment	Transportation, equipment	Office equipment and furniture	Total
I. Original cost					
Openning balance	**227.297.916.834**	**252.887.113.422**	**40.508.141.522**	**2.992.046.789**	**523.685.218.567**
Increase	26.364.407.496	39.321.583.932	2.534.371.447	-	68.220.362.875
- Purchase	*5.245.353.289*	*39.321.583.932*	*2.534.371.447*	-	*47.101.308.668*
- Finished capital invesı	*21.119.054.207*	-	-	-	*21.119.054.207*
Decrease	20.249.677.000	52.031.741.181	1.244.000.000	-	73.525.418.181
- Liquidation	*20.249.677.000*	*52.031.741.181*	*1.244.000.000*	-	*73.525.418.181*
Closing balance	**233.412.647.330**	**240.176.956.173**	**41.798.512.969**	**2.992.046.789**	**518.380.163.261**
II. Accumulated depreciation					
Openning balance	**180.360.665.283**	**127.629.277.876**	**19.506.587.369**	**2.557.871.931**	**330.054.402.459**
Increase	7.470.794.474	20.048.521.557	3.418.543.281	61.221.960	30.999.081.272
- Depreciation	*7.470.794.474*	*20.048.521.557*	*3.418.543.281*	*61.221.960*	*30.999.081.272*
Decrease	20.788.274.477	43.555.075.798	861.500.000	-	65.204.850.275
- Liquidating	*20.788.274.477*	*43.555.075.798*	*861.500.000*	-	*65.204.850.275*
Closing balance	**167.043.185.280**	**104.122.723.635**	**22.063.630.650**	**2.619.093.891**	**295.848.633.456**
III. Net book value					
Opening balance	**46.937.251.551**	**125.257.835.546**	**21.001.554.153**	**434.174.858**	**193.630.816.108**
Closing balance	**66.369.462.050**	**136.054.232.538**	**19.734.882.319**	**372.952.898**	**222.531.529.805**

- Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 161.201.590.284.

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	-	132.924.861	301.296.886	434.221.747
- Depreciation	-	*132.924.861*	*301.296.886*	*434.221.747*
Decrease	-	-	-	-
Closing balance	**200.247.825.497**	**2.119.863.893**	**3.714.093.884**	**206.081.783.274**
III. Net book value				
Opening balance	**-**	**7.013.625.206**	**432.488.549**	**7.446.113.755**
Closing balance	**-**	**6.880.700.345**	**131.191.663**	**7.011.892.008**

- Original cost of fully depreciated intangible assets still in use at the end of the period: VND 203.970.911.044.

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**	**1.108.048.581**	**-**	**6.579.596.378**
- Buildings	*4.999.866.597*	*1.071.095.202*	-	*6.070.961.799*
- Land use rights	*471.681.200*	*36.953.379*	-	*508.634.579*
Net book value	**13.883.392.504**	**-**	**-**	**12.775.343.923**
- Buildings	*11.644.074.294*			*10.572.979.092*
- Land use rights	*2.239.318.210*			*2.202.364.831*

11. Construction in progress	**Closing balance**	**Opening balance**
- ICD Hoa Lu project	-	37.688.978.021
- Land use rights for project	431.857.395.196	34.975.132.826
- Fence construction	181.756.668	181.756.668
- Long Nguyen petrol station construction	608.250.000	448.250.000
- Others	4.093.703.704	370.000.000
Total	**436.741.105.568**	**73.664.117.515**

12. Investment in Subsidiaries, Associates, Joint Ventures			
Name of subsidiary, associate, joint venture		**Closing balance**	**Opening balance**
High - Grade Brick - Tile Corporation (a)		22.587.620.078	21.924.421.896
Núi Nhỏ Joint Stock Company (b)		470.000.425.661	409.133.650.621
Nhi Hiep Brick - Tile Co-Operation (c)		32.472.519.290	33.048.695.158
	Total	**525.060.565.029**	**464.106.767.675**
Provision for long-term investments		-	-
Net financial investment value	**Total**	**525.060.565.029**	**464.106.767.675**

(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 30.08%.
(b) Charter capital of Nui Nho Joint Stock Company: 219.200.000.000 VND.
Binh Duong Building Materials and Construction Corporation holds 9,659,170 shares, accounting for 44.07%.
(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%.

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	7.750.204.136	9.070.584.607
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 2 Brick and Tile Factory2	21.893.501.550	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	115.049.130.837	119.690.476.513
- Cost of unloading soil at Binh Phuoc branch	39.796.963.926	43.853.211.348
- Exploration costs and quarrying documentation	621.998.778	951.428.747
- Fee for granting mineral exploitation rights to Tan Lap stone mine	48.295.184.604	43.257.571.352
- Others	26.857.155.656	17.811.461.214
Total	**263.725.385.755**	**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)	3.742.113.583	1.753.999.722
- Nhi Hiep Brick - Tile Co-Operation (i)	1.729.400.000	9.090.320.000
- Branch of Southern Mining Chemical Industry Company Limited - MICCO in Binh Duong	1.353.175.632	1.961.984.700
- Duc Son Coal Production and Trading Co., Ltd.	191.763.649	722.320.467
- Thanh Tuan Tourism Transport Co., Ltd	995.895.864	1.260.110.520
- VIE - TECH Co., Ltd	350.406.000	467.541.720
- Hung Nam Phat Co., Ltd	43.200.000	211.450.168
- Others	5.039.960.043	7.207.678.853
Total	**13.445.914.771**	**22.822.607.652**

(i) Is a related party.

15. Buyer pays in advance	**Closing balance**	**Opening balance**
- Customers pay in advance to buy construction materials	12.238.114.102	12.433.424.845
Total	**12.238.114.102**	**12.433.424.845**

16. Taxes and other payments to the state	**Closing balance**	**Opening balance**
- Value added tax	2.485.398.230	3.243.844.397
- Corporate income tax	36.906.737.065	13.674.374.592
- Personal income tax	1.134.066.090	180.068.190
- Natural resources tax	1.456.954.329	3.261.861.259
- Land rental	1.087.637.482	282.595.829
- Mineral exploitation license fee	-	3.354.841.854
- Fees, charges and other items of payment	1.082.490.203	3.689.259.423
Total	**44.153.283.399**	**27.686.845.544**

17. Payable to employees	**Closing balance**	**Opening balance**
	92.878.000	12.918.026.550
	92.878.000	**12.918.026.550**

18. Accrued expenses	**Closing balance**	**Opening balance**
- Accrued expenses	12.239.577.962	24.074.819.750
Total	**12.239.577.962**	**24.074.819.750**

19. Other payables	**Closing balance**	**Opening balance**
- Union dues	70.985.400	76.532.660
- Insurance premiums payable	1.135.231.500	-
- Amount left to ensure warranty obligations	133.213.000	203.768.900
- Dividends payable	60.000.000.000	-
- Surplus assets pending disposal	1.034.604.785	-
- Others	158.487.102	54.140.551
Total	**62.532.521.787**	**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	451.872.747.920	248.617.655.015
- Vietnam Joint Stock Commercial Bank For Industry And Trade - Binh Duong Branch	4.826.503.600	8.196.417.934
- Military Commercial Joint Stock Bank Nam Binh Duong Branch	1.265.550.000	-
- Orient Commercial Joint Stock Bank - Dong Nai Branch	3.883.520.376	-
Total	**461.848.321.896**	**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**

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**	**271.874.808.753**	**1.389.169.149.423**
Increase in current year	-	-	-	231.767.152.211	**231.767.152.211**
Other increases and decreases				(2.688.896.969)	**(2.688.896.969)**
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				(60.000.000.000)	(60.000.000.000)
Closing balance	**1.000.000.000.000**	**-**	**141.798.551.657**	**404.196.473.514**	**1.545.995.025.171**

Details of owner's invested capital.

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

VI. NOTES TO CONSOLIDATED INCOME STATEMENT

1. REVENUES FROM SALES AND SERVICES RENDERED	Third quarter of current year	Third quarter of previous year
- Revenue from sale of goods	203.531.551.292	174.382.972.580
- Revenue from BOT road	14.604.618.772	14.254.248.920
- Service revenue + other revenue	3.388.036.150	3.688.569.818
Total	**221.524.206.214**	**192.325.791.318**

No revenue deductions occurred during the period.

2. COST OF GOODS SOLD	Third quarter of current year	Third quarter of previous year
- Cost of goods sold	134.803.339.122	146.345.146.777
- Cost of BOT road	6.026.381.625	5.196.828.172
- Cost of service provision + others	1.238.880.068	2.137.620.008
Total	**142.068.600.815**	**153.679.594.957**

3. FINANCIAL INCOME		**Third quarter of current year**	**Third quarter of previous year**
- Interest on deposits and loans		3.874.029.626	4.203.401.588
- Dividends, profits shared (*)		10.572.964.000	9.545.270.000
	Total	**14.446.993.626**	**13.748.671.588**
(*) Dividends, profits shared :			
+ Nhi Hiep Brick - Tile Co-Operation		*913.794.000*	-
+ Nui Nho Joint Stock Company		*9.659.170.000*	*9.545.270.000*
	Total	**10.572.964.000**	9.545.270.000

4. FINANCIAL EXPENSES		**Third quarter of current year**	**Third quarter of previous year**
- Interest expenses		3.749.970.606	3.645.090.599
	Total	**3.749.970.606**	**3.645.090.599**

5. SELLING EXPENSES		**Third quarter of current year**	**Third quarter of previous year**
- Payroll expenses		3.552.689.282	4.018.375.329
- Expenses of materials, package		1.196.530.998	1.108.116.234
- Depreciation cost of fixed assets		883.886.723	659.804.055
- Expenses of outsourcing services		917.212.146	1.809.315.513
- Other expenses in cash		659.765.318	766.700.000
	Total	**7.210.084.467**	**8.362.311.131**

6. GENERAL ADMINISTRATION EXPENSES		**Third quarter of current year**	**Third quarter of previous year**
- Expenses of administrative staffs		5.824.692.988	4.367.587.104
- Office supplies costs		88.753.041	336.701.594
- Fixed asset depreciation costs		1.204.914.106	895.431.980
- Expenses of outsourcing services		3.077.264.912	3.682.183.713
- Other expenses in cash		753.069.051	645.958.740
	Total	**10.948.694.098**	**9.927.863.131**

7. OTHER INCOME		**Third quarter of current year**	**Third quarter of previous year**
- Liquidation of fixed assets		2.049.747.476	-
- Other income		179.055.006	1.789.799
	Total	**2.228.802.482**	**1.789.799**

8. OTHER EXPENSES	**Third quarter of current year**	**Third quarter of previous year**
- Other expenses	212.098	414.971
Total	**212.098**	**414.971**

9. CURRENT INCOME TAX EXPENSE	**Third quarter of current year**	**Third quarter of previous year**
- Accounting profit before tax	94.058.295.917	39.847.557.317
- Increase (+) decrease (-) adjustments	(19.818.995.728)	(9.029.656.412)
- Tax-free income	(10.572.964.000)	(9.545.270.000)
- Taxable income	63.666.336.189	21.272.630.905
- Loss transfer	-	-
- Tax rate	20%	20%
- Corporate income tax payable	12.733.267.238	4.254.526.181
- Current corporate income tax expense	**12.733.267.238**	**4.254.526.181**
- Deferred corporate income tax expense	**-**	**-**

10. BASIC EARNINGS PER SHARE/DILUTED EARNINGS PER SHARE	**Third quarter of current year**	**Third quarter of previous year**
- Profits after corporate income tax	81.325.028.679	35.593.031.136
- Appropriation of bonus and welfare funds	8.132.502.868	3.559.303.114
- Average ordinary shares outstanding during the year	100.000.000	100.000.000
Basic earnings per share/diluted earnings per share	**732**	**320**

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:

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	-
	Payment for goods	-
	Nui Nho Purchase	7.468.583.878
	Nui Nho Payment for goods	7.763.396.037
		-
Nhi Hiep Brick - Tile Co-Operation	Purchase	-
	Payment for goods	14.691.900.449
	Nhi Hiep Purchase	12.141.900.449
	Nhi Hiep Payment for goods	12.141.900.449
		-
Thanh Le Corporation	Purchase	66.812.310.000
	Payment for goods	71.067.350.000
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-

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

Related	Content	Amount
Nui Nho Joint Stock Company	Purchases	-
	Sales receivable	33.319.950
Nhi Hiep Brick - Tile Co-Operation	Purchases	3.742.113.583
	Sales receivable	-
Thanh Le Corporation	Purchases	1.729.400.000
	Sales receivable	-

Tan Dong Hiep, 29 October 2026

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