



# **CONSOLIDATED FINANCIAL STATEMENTS**

## **QUARTER III 2025**

1- Consolidated Balance Sheet	(Form B01 – DN/HN)
2- Consolidated Income Statement	(Form B02 – DN/HN)
3- Consolidated Cash Flow Statement	(Form B03 – DN/HN)
4- Notes To The Consolidated Financial Statement	(Form B09 – DN)

**CONSOLIDATED BALANCE SHEET**

On 30 September 2025

Unit: VND

ASSETS	Code	Disclose	Ending balance	Beginning balance
1	2	3	4	5
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>1,973,178,476,555</b>	<b>2,013,574,626,937</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.01	<b>38,205,727,996</b>	<b>15,826,811,638</b>
1. Cash	111		38,205,727,996	15,826,811,638
2. Cash equivalents	112		-	-
<b>II. Short-term investments</b>	<b>120</b>	V.02	<b>8,360,000,000</b>	<b>8,360,000,000</b>
3. Held-to-maturity investments	123		8,360,000,000	8,360,000,000
<b>III. Current accounts receivable</b>	<b>130</b>		<b>1,882,523,396,290</b>	<b>1,945,371,437,623</b>
1. Short-term trade receivables	131	V.03	183,254,950,442	168,658,607,431
2. Short-term advances to suppliers	132		452,502,754,737	454,928,714,943
5. Short-term loan receivables	135		275,546,089,890	241,461,089,890
6. Other short-term receivables	136	V.04	1,011,270,726,487	1,162,128,964,743
7. Provision for doubtful short-term receivables	137		(40,051,125,266)	(81,805,939,384)
<b>IV. Inventories</b>	<b>140</b>		<b>20,662,551,463</b>	<b>21,466,981,472</b>
1. Inventories	141	V.05	20,662,551,463	21,466,981,472
<b>V. Other current assets</b>	<b>150</b>		<b>23,426,800,806</b>	<b>22,549,396,204</b>
1. Short-term prepaid expenses	151	V.11	22,630,701,798	21,836,475,081
2. Value-added tax deductible	152		-	646,640,213
3. Tax and other receivables from the State	153		796,099,008	66,280,910
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>3,102,403,629,469</b>	<b>2,913,738,030,059</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>1,255,092,494,745</b>	<b>1,067,387,085,654</b>
1. Long-term trade receivables	211		-	-
6. Other long-term receivables	216	V.04	1,255,092,494,745	1,067,387,085,654
<b>II. Fixed assets</b>	<b>220</b>		<b>31,216,231,006</b>	<b>53,933,440,767</b>
1. Tangible fixed assets	221	V.07	<b>31,216,231,006</b>	<b>53,933,440,767</b>
- Cost	222		173,653,631,931	271,131,695,440
- Accumulated depreciation	223		(142,437,400,925)	(217,198,254,673)
2. Finance leases	224	V.08	-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.09	-	-
- Cost	228		1,859,582,990	1,859,582,990
- Accumulated amortisation	229		(1,859,582,990)	(1,859,582,990)
<b>III. Investment properties</b>	<b>230</b>	V.10	<b>103,697,285,309</b>	<b>110,682,060,033</b>
1. Cost	231		192,805,964,491	196,163,781,972
2. Accumulated depreciation	232		(89,108,679,182)	(85,481,721,939)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>907,098,412,924</b>	<b>894,909,685,571</b>
1. Long-term work in process	241		-	-
2. Construction in progress	242	V.06	907,098,412,924	894,909,685,571
<b>IV. Long-term investments</b>	<b>250</b>		<b>609,837,045,931</b>	<b>576,639,113,978</b>
1. Investments in subsidiaries	251		-	-
2. Investments in associates, jointly controlled entities	252	V.17	609,837,045,931	576,639,113,978
<b>V. Other long-term assets</b>	<b>260</b>		<b>195,462,159,554</b>	<b>210,186,644,056</b>
1. Long-term prepaid expenses	261	V.11	175,825,251,130	180,883,195,525
2. Deferred tax assets	262	V.18	-	4,311,019,629
5. Goodwill	269		19,636,908,424	24,992,428,902
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>5,075,582,106,024</b>	<b>4,927,312,656,996</b>

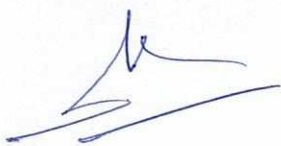
**CONSOLIDATED BALANCE SHEET**

On 30 September 2025

Unit: VND

RESOURCES	Note	Disclose	Ending balance	Beginning balance
<b>C. LIABILITIES</b>	<b>300</b>		<b>2,331,326,282,625</b>	<b>2,276,524,202,466</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1,111,507,370,565</b>	<b>1,068,084,242,080</b>
1. Short-term trade payables	311		123,019,251,783	31,778,839,816
2. Short-term advances from customers	312		6,608,820,002	61,356,971,943
3. Statutory obligations	313	V.12	140,176,784,948	112,160,241,350
4. Payables to employees	314		3,951,099,366	4,719,775,024
5. Short-term accrued expenses	315		44,290,678,937	25,789,758,170
8. Short-term unearned revenues	318	V.15	15,124,205,033	17,609,867,280
9. Short-term other payables	319	V.13	169,540,054,746	267,003,869,784
10. Short-term loan and finance lease obligations	320	V.14	563,909,488,091	510,369,205,006
12. Bonus and welfare fund	322		44,886,987,659	37,295,713,707
<b>II. Non-current liabilities</b>	<b>330</b>		<b>1,219,818,912,060</b>	<b>1,208,439,960,386</b>
6. Long-term unearned revenues	336	V.15	523,910,010,468	526,080,038,595
7. Other long-term liabilities	337	V.13	202,410,294,733	127,896,294,351
8. Long-term loans and finance lease obligations	338	V.14	465,739,083,364	528,580,002,000
11. Deferred tax liabilities	341		2,111,610,702	-
12. Long-term provisions	342	V.16	25,647,912,793	25,883,625,440
<b>D. OWNERS' EQUITY</b>	<b>400</b>		<b>2,744,255,823,399</b>	<b>2,650,788,454,530</b>
<b>I. Capital</b>	<b>410</b>	V.19	<b>2,744,255,823,399</b>	<b>2,650,788,454,530</b>
1. Contributed charter capital/Share capital	411		1,147,791,030,000	1,147,791,030,000
2. Share premium	412		227,663,924,500	227,663,924,500
5. Treasury shares	415		(3,354,000,000)	(3,354,000,000)
8. Investment and development fund	418		209,580,340,654	197,350,716,361
11. Undistributed earnings/Accumulated losses	421		1,160,383,378,575	1,078,920,344,647
- Undistributed earnings/Accumulated losses by the end of prior year	421a		1,078,920,344,647	1,078,920,344,647
- Undistributed earnings/Losses of current year	421b		81,463,033,928	-
13. Non-controlling interests	429		2,191,149,670	2,416,439,022
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b> (440 = 300 + 400)	<b>440</b>		<b>5,075,582,106,024</b>	<b>4,927,312,656,996</b>

PREPARER



Luong Trong Tin

CHIEF ACCOUNTANT



Nguyen Hoang Tam

Prepared on 24 October, 2025

GENERAL DIRECTOR




Tran Dinh Ha

Tax code : 3700148825

## CONSOLIDATED INCOME STATEMENT

### QUARTER III 2025

Unit: VND

Items	Note	Disclose	QUARTER III		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. Revenue from sale of goods and rendering of services	01	VI.1	259,906,766,264	89,466,836,726	529,924,005,226	282,239,208,856
2. Deductions	02	VI.2	-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10	VI.3	259,906,766,264	89,466,836,726	529,924,005,226	282,239,208,856
4. Cost of goods sold and services rendered	11	VI.4	149,855,226,130	65,712,998,398	296,873,773,135	152,558,017,004
5. Gross profit/(loss) from sale of goods and rendering of services (20 = 10 - 11)	20		110,051,540,134	23,753,838,328	233,050,232,091	129,681,191,852
6. Finance income	21	VI.5	3,202,784,263	21,423,845,424	34,837,134,594	90,310,210,285
7. Finance expenses	22	VI.6	44,968,794,921	20,389,377,435	102,851,495,566	103,302,586,597
- In which: Interest expenses	23	VI.6	44,284,121,330	20,382,293,451	102,131,688,782	103,235,566,639
8. Shares of profit/(loss) of associates, joint-ventures	24		13,900,436,083	11,166,784,497	44,247,931,953	20,298,675,106
9. Selling expenses	25		8,836,232,640	3,569,498,823	14,208,789,986	11,916,060,131
10. General and administrative expenses	26		19,556,909,616	12,626,207,607	54,375,522,335	40,958,000,819
11. Operating profit [30 = 20 + (21-22) + 24 - (25+26)]	30		53,792,823,303	19,759,384,384	140,699,490,751	84,113,429,696
12. Other income	31		2,652,430,436	5,439,539,409	23,169,530,719	17,306,437,782
13. Other expenses	32		10,881,956,665	10,052,383,806	31,423,810,458	47,086,811,538
14. Other (loss) profit (40 = 31 - 32)	40		(8,229,526,229)	(4,612,844,397)	(8,254,279,739)	(29,780,373,756)
15. Accounting profit before tax (50 = 30 + 40)	50		45,563,297,074	15,146,539,987	132,445,211,012	54,333,055,940
16. Current corporate income tax expense	51	VI.7	1,955,089,710	2,912,472,420	10,523,473,460	20,556,705,155
17. Deferred tax income/(expense)	52	VI.8	8,163,468,195	57,222,222	7,582,894,673	328,147,657
18. Net profit/(loss) after tax (60 = 50 - 51 - 52)	60		35,444,739,169	12,176,845,345	114,338,842,879	33,448,203,128
19. Net profit/(loss) after tax attributable to shareholders of the parent	61		35,515,480,932	12,221,878,013	114,564,132,231	33,498,141,982
20. Net profit/(loss) after tax attributable to non-controlling interests	62		(70,741,763)	(45,032,668)	(225,289,352)	(49,938,854)
21. Basic earnings per share	70	VI.10	260	92	851	252

Prepared on 24 October, 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Luong Trong Tin



Nguyen Hoang Tam




Tran Dinh Ha

Tax code: 3700148825

**CONSOLIDATED CASH FLOW STATEMENT**

(Direct method)

QUARTER III 2025

Unit: VND

Items	Note	Disclose	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
1	2	3	4	5
<b>I. Cash flow from operating activities</b>				
1. Cash receipts from sales of goods, provision of services, and other revenues	01		733,232,371,631	867,461,679,188
2. Cash payments to suppliers of goods and services	02		(240,435,465,542)	(659,459,982,200)
3. Cash payments to employees	03		(23,376,496,188)	(18,256,929,576)
4. Interest paid	04		(85,221,275,601)	(124,196,470,360)
5. Corporate income tax paid	05		(9,119,088,595)	(19,049,884,925)
6. Other cash receipts from business activities	06		107,118,259,911	135,353,153,357
7. Other cash payments for business activities	07		(175,843,013,446)	(125,418,866,972)
<b>Net cash flows from/(used in) operating activities</b>	<b>20</b>		<b>306,355,292,170</b>	<b>56,432,698,512</b>
<b>II. Cash flow from investing activities</b>				
1. Purchase and construction of fixed assets and other long-term assets	21		(211,555,925,625)	(138,538,670,440)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(79,585,000,000)	(11,382,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		15,500,000,000	111,000,000,000
5. Payments for investments in other entities (net of cash hold by entity being acquired)	25		-	(708,233,134,803)
6. Proceeds from sale of investments in other entities (net of cash hold by entity being disposed)	26		-	-
7. Interest and dividends received	27		41,048,005,364	89,303,270,733
<b>Net cash flows from/(used in) investing activities</b>	<b>30</b>		<b>(234,592,920,261)</b>	<b>(657,850,534,510)</b>
<b>III. Cash flow from financing activities</b>				
1. Capital contribution and issuance of shares	31		-	610,366,416,000
2. Capital redemption	32		-	-
3. Drawdown of borrowings	33		549,969,251,315	933,703,260,123
4. Repayment of borrowings	34		(599,352,706,866)	(1,023,256,660,790)
5. Payment of principal of finance lease liabilities	35		-	-
6. Dividends paid/Profit distributed	36		-	-
<b>Net cash flows from/(used in) financing activities</b>	<b>40</b>		<b>(49,383,455,551)</b>	<b>520,813,015,333</b>
<b>Net increase/(decrease) in cash for the year (50 = 20+30+40)</b>	<b>50</b>		<b>22,378,916,358</b>	<b>(80,604,820,665)</b>
<b>Cash [and cash equivalents] at the beginning of the year</b>	<b>60</b>		<b>15,826,811,638</b>	<b>103,747,605,098</b>
Impact of exchange rate fluctuation	61		-	-
<b>Cash [and cash equivalents] at the end of the year (70=50+60+61)</b>	<b>70</b>		<b>38,205,727,996</b>	<b>23,142,784,433</b>

PREPARER



Luong Trong Tin

CHIEF ACCOUNTANT



Nguyen Hoang Tam

Prepared on 24 October, 2025

GENERAL DIRECTOR



Tran Dinh Ha

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

### QUARTER III 2025

#### I- The company

1- Capital ownership: Joint Stock company

- Binh Duong Mineral and Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 4603000226 issued by the Department of Planning and Investment of Binh Duong Province on 27 April 2006 which was replaced by the Enterprise Registration Certificate ("ERC") No. 3700148825 and the subsequent amended ERCs.

- According to the Joint Stock Company Enterprise Registration Certificate No. 3700148825 dated April 19, 2024, the company increased its charter capital to VND 1,147,791,030,000

- The Company's head office is located at No. 8, Nguyen Thi Minh Khai Street, Hoa Lan 1 Quarter, Thuan Giao Ward, Ho Chi Minh City.

2- Business areas: Mineral exploitation and processing; Industrial production; Commercial business; Services; Construction

3- Business activities:

- Exploration, exploitation, and processing of minerals.
- Production and trading of various types of construction materials (excluding the production of fired bricks and tiles at the headquarters).
- Production and trading of purified drinking water.
- Construction of technical infrastructure, transportation works, civil works, industrial clusters, and mine electromechanics.
- Construction of technical infrastructure for industrial clusters.
- Provision of services and real estate business.
- Housing business.
- Production, processing, and trading of various types of shaped steel and precast concrete components.
- Investment in tourism business (in accordance with the provincial planning).
- Surveying, topographic measurement, geological exploration, and drilling of groundwater extraction wells.

4- Characteristics of the company's operations during the financial year affecting the financial statements:

5- The total number of employees of the parent company and subsidiaries as of September 30, 2025, is 197 people.

6- Corporate structure:

- As of September 30, 2025, the Company includes the parent company, 04 subsidiaries and 01 indirect associate.

- Information about subsidiaries and associates

No	Subsidiary name	Place of establishment and operation	Ownership percentage	Voting right percentage	Main activities
1	Thang Long Transport and Mining Service Cooperative	Dong Nai	100%	100%	Mining and mineral processing
2	Minh Long KSB Kaolin Limited Liability Company	Binh Duong	100%	100%	Mining and mineral processing
3	KSB Industrial Development Investment Company Limited	Binh Duong	100%	100%	Investment and financial services activities
4	Hoa Lu Binh Phuoc Investment Joint Stock Company	Binh Phuoc	88.24%	88.24%	Industrial park development

Stt	Name indirect associate	Place of establishment and operation	Ownership percentage	Voting right percentage	Main activities
1	Bien Hoa Construction and Building Materials Production Joint Stock Company (VLB)	Dong Nai	22.05%	22.05%	Mining and processing of minerals

#### II- Fiscal year, currency used in accounting

1- Fiscal year: starting from January 1, 2025, ending on December 31, 2025

2- Currency used in accounting: Vietnamese Dong (VND)

### III- Accounting standards and regime applied

1- Accounting regime applied: According to Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance and According to Circular No. 202/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance and

2- Declaration of compliance with Accounting Standards and Accounting Regime

The accompanying financial statements are presented in Vietnamese Dong (VND), based on the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System, and other current accounting regulations in Vietnam.

### IV- Summary of significant accounting policies

- The following are the main accounting policies applied by the Company in preparing the separate financial statements:

#### 1-Cash and cash equivalent

- Cash and cash equivalent comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

#### 2- Goodwill:

- Goodwill in the consolidated financial statements is the excess of the cost of the business combination over the Company's share of the fair value of the subsidiary's identifiable assets, liabilities, and contingent liabilities at the acquisition date. Goodwill is considered an intangible asset and is amortized on a straight-line basis over its estimated useful life, which is 10 years.

- When a subsidiary is sold, the unamortized balance of goodwill is included in the gain or loss on the sale of the subsidiary.

#### 3- Inventory:

- Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

- An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

#### 4- Financial investment:

##### *Loans*

- Loans are stated at cost less provision for doubtful debts. The provision for doubtful debts of the Company's loans is made in accordance with current accounting regulations.

##### *Investment in associates*

- An associate is a company over which the Company has significant influence but is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but does not include control or joint control over those policies.

- The operating results, assets, and liabilities of associates are consolidated in the financial statements using the equity method. Investments in associates are presented in the Balance Sheet at cost, adjusted for changes in the Company's share of the net assets of the associates after the acquisition date. Losses of an associate in excess of the Company's investment in that associate (including any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognized.

##### *Business Corporation Contract*

- A business cooperation contract is a contractual agreement between two or more parties to jointly conduct economic activities without forming an independent legal entity. The business cooperation contracts (BCC) that the Company has entered into allow the contracting parties to share the profits arising from the business cooperation activities. Therefore, these contracts are accounted for in accordance with current regulations.

#### 5- Receivable:

- Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

- The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the separate income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the separate income statement.



## 6- Tangible asset and depreciation

- Tangible fixed assets are stated at cost less accumulated depreciation.

- The historical cost of tangible fixed assets includes the purchase price and all other direct costs related to bringing the asset to a ready-to-use state. The historical cost of tangible fixed assets constructed or produced includes actual construction costs, production costs incurred, plus installation and trial run costs. Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives.

- The details of the depreciation periods are as follows:

	Years
Buildings and structures	05 - 30
Machinery and equipment	03 - 20
Transportation means	06 - 10
Office equipment	03 - 10

- Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

## 7- Intangible asset and Amortization

- Intangible fixed assets, including land use rights and the value of computer software, are presented at historical cost less accumulated amortization. Land use rights represent the costs incurred to obtain the right to use the land of the Tan Dong Hiep Enterprise office, Tan Dong Hiep Ward, Di An City, Binh Duong Province. Land use rights are amortized using the straight-line method over 06 years. Computer software is amortized using the straight-line method over 03 years.

## 8- Lease

- A lease is classified as a finance lease when substantially all the risks and rewards of ownership are transferred to the lessee. All other leases are classified as operating leases.

- The Company recognizes finance lease assets as its own assets at the fair value of the leased asset at the inception of the lease or at the present value of the minimum lease payments, whichever is lower. The corresponding liability to the lessor is recorded on the balance sheet as a finance lease liability. Lease payments are apportioned between finance costs and the reduction of the lease liability to achieve a constant periodic rate of interest on the remaining balance of the liability. Finance costs are recognized in the income statement unless they are directly attributable to the acquisition of the leased asset, in which case they are capitalized according to the Company's borrowing cost policy.

- Finance lease assets are depreciated over their estimated useful lives in a manner consistent with the depreciation policy for owned assets. However, if there is no reasonable certainty that the lessee will obtain ownership by the end of the lease term, the leased asset is depreciated over the shorter of the lease term or its useful life:

- The details of the depreciation periods are as follows:

	Years
Machinery and equipment	05 - 10
Office equipment	05 - 10

## 9- Operating lease

- A lease is classified as an operating lease when the lessor retains substantially all the risks and rewards of ownership

*Company is a lessor*

- Operating lease revenue represents the revenue from leasing land at Dat Cuoc Industrial Park in Bac Tan Uyen District, Binh Duong Province, and leasing infrastructure, machinery, and equipment at Thanh Binh Wedding Conference Center. Operating lease revenue is recognized on a straight-line basis over the lease term.

## 10- Investment property and depreciation

- Investment properties include land use rights and infrastructure at Dat Cuoc Industrial Park in Bac Tan Uyen District, Binh Duong Province; and land use rights, infrastructure, and machinery and equipment of Thanh Binh Wedding Conference Center and Binh Phu Brick Factory held by the Company for the purpose of earning rental income. These are presented at historical cost less accumulated depreciation. The historical cost of purchased investment properties includes the purchase price and directly attributable costs such as legal advisory fees, registration taxes, and other transaction costs. The historical cost of self-constructed investment properties is the settlement value of the project or directly related costs.

- Investment properties for lease are depreciated using the straight-line method starting from the date the properties are put into operation and use until the end of the project's investment period, which is 2056 for land use rights and infrastructure at Dat Cuoc Industrial Park, 2045 for infrastructure and machinery and equipment of Thanh Binh Wedding Conference Center, and 2040 for land use rights, infrastructure, and machinery and equipment of Binh Phu Brick Factory.

## 11- Construction in progress:

- Assets under construction for production, rental, management, or any other purposes are recognized at cost. This cost includes all necessary expenditures to bring the asset to its intended use in accordance with the Company's accounting policies. Depreciation of these assets is applied in the same manner as other assets, starting from the date the asset is in a ready-to-use state.

107  
ON  
OF  
BAN  
XAY  
THI  
AN-



## 12- Long-term prepaid expense

- Long-term prepaid expenses include compensation and clearance costs, land use rights transfer costs for exploiting soil and rock mines, and quarry improvement costs that are expected to bring future economic benefits to the Company for a period of one year or more. These costs are capitalized as long-term prepaid expenses and allocated to the income statement on a straight-line basis over one to three years. Long-term prepaid expenses related to Tan My quarry, Phuoc Vinh quarry, Phuoc Hoa clay mine, and Minh Long kaolin mine are allocated based on the annual extraction volume over the total reserves of the mine.

## 13- Provisions

- Provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle the obligation. Provisions are measured based on the management's estimate of the expenditures required to settle the obligation at the end of the accounting period.

## 14- Bond issuance

- The Company issues ordinary bonds for long-term borrowing purposes.

- The carrying amount of bonds is typically reflected on a net basis, which is the par value of the bonds minus (-) bond discounts plus (+) bond premiums.

- The allocation of discounts or premiums can be done using the effective interest method or the straight-line method:

- + Bond discounts are gradually allocated to borrowing costs for each period over the term of the bonds;
- + Bond premiums are gradually allocated to reduce borrowing costs for each period over the term of the bonds.

- The allocation of discounts or premiums can be done using the effective interest method or the straight-line method:

- + According to the effective interest method: The discount or premium allocated to each period is calculated as the difference between the interest expense payable for each interest payment period (calculated by multiplying the beginning carrying value of the bonds by the market effective interest rate) and the amount payable each period;
- + According to the straight-line method: The discount or premium is evenly allocated over the term of the bonds.

## 15- Revenue

- Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured

- Sales revenue is recognized when all of the following five (05) conditions are satisfied:

- (a) The Company has transferred the significant risks and rewards of ownership of the goods to the buyer;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably

- Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. If the service transaction is related to multiple years, revenue is recognized in the period based on the stage of completion of the transaction at the end of the accounting period. The outcome of a service transaction is determined when all of the following four (4) conditions are satisfied:

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

- Interest income is recognized on an accrual basis, determined based on the account balances and the applicable interest rates.

## 16- Accrual for severance pay

- The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at the Company. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation is adjusted at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the separate income statement.

## 17- Foreign currency

- Transactions in foreign currencies are translated at the exchange rates at the dates of the transactions. Monetary items denominated in foreign currencies at the end of the fiscal year are translated at the exchange rates at that date. Exchange differences arising are recognized in the income statement.

## 18- Nguyên tắc ghi nhận chi phí đi vay:

- Borrowing costs are recognized as expenses in the production and business activities in the year they are incurred, except when they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs." Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of assets that require a substantial period of time to get ready for their intended use or sale are added to the cost of those assets until the assets are ready for their intended use or sale. Income earned from the temporary investment of specific borrowings is deducted from the cost of the related assets. For specific borrowings used for the construction of fixed assets and investment properties, interest is capitalized even if the construction period is less than 12 months.

88  
TY  
AN  
S  
DU  
JON  
BIV

## 19- Taxation

- Corporate income tax represents the total amount of current tax payable and deferred tax.
- Current tax payable is calculated based on taxable income for the period. Taxable income differs from profit before tax reported in the income statement because taxable income excludes taxable or deductible income and expenses in other years (including carried forward losses, if any) and excludes non-taxable or non-deductible items.
- Deferred income tax is calculated on the differences between the carrying amounts and the tax bases of assets and liabilities in the separate financial statements and is recognized using the balance sheet method. Deferred tax liabilities are recognized for all taxable temporary differences, while deferred tax assets are recognized only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized.
- Deferred income tax is determined using the tax rates expected to apply in the year when the asset is realized or the liability is settled. Deferred income tax is recognized in the income statement, except when it relates to items recognized directly in equity, in which case the deferred tax is also recognized in equity.
- Deferred tax assets and deferred tax liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.
- The determination of the Company's corporate income tax is based on the current tax regulations. However, these regulations change over time, and the final determination of corporate income tax depends on the results of examinations by the competent tax authorities.
- Other taxes are applied in accordance with the current tax laws in Vietnam.

## 20-Funds

- Development investment funds, reward and welfare funds, and other funds, if any, are appropriated according to the resolution of the Company's General Meeting of Shareholders.

### V-Additional information for items presented in the Balance Sheet:

	<u>30-9-2025</u>		<u>01-01-2025</u>	
	<u>Amount</u>	<u>Provision</u>	<u>Amount</u>	<u>Provision</u>
<i>Unit: VND</i>				
<b>01- Cash and cash equivalents</b>				
- Cash	38,205,727,996	-	15,826,811,638	-
- Cash equivalents	-	-	-	-
<b>Total</b>	<b>38,205,727,996</b>	<b>-</b>	<b>15,826,811,638</b>	<b>-</b>
<b>02- Financial investment</b>				
- Held-to-maturity investment	8,360,000,000	-	8,360,000,000	-
<b>Total</b>	<b>8,360,000,000</b>	<b>-</b>	<b>8,360,000,000</b>	<b>-</b>
<b>03- Receivables</b>				
Receivables from mineral business activities	59,954,328,514	-	57,005,377,068	-
Receivables from industrial park leasing activities	123,300,621,928	-	111,653,230,363	-
<b>Total</b>	<b>183,254,950,442</b>	<b>-</b>	<b>168,658,607,431</b>	<b>-</b>
<b>04- Other receivables</b>				
<b>a) Short-term</b>				
- Receivables of loan interest and interest from investment cooperation	94,334,084,567	-	63,828,717,345	-
- Receivables from investment cooperation contracts	645,000,000,000	-	843,570,000,000	-
- Receivables from the liquidation of affiliated companies	33,500,000,000	-	33,500,000,000	-
- Dividends	-	-	25,000,000,000	-
- Advances for land compensation	218,218,774,921	-	196,070,573,157	-
- Other receivables	20,217,866,999	-	159,674,241	-
<b>Total</b>	<b>1,011,270,726,487</b>	<b>-</b>	<b>1,162,128,964,743</b>	<b>-</b>
<b>b) Long-term</b>				
- Deposits and collaterals;	33,112,494,745	-	38,407,085,654	-
- Compensation for site clearance	1,221,980,000,000	-	1,028,980,000,000	-
<b>Total</b>	<b>1,255,092,494,745</b>	<b>-</b>	<b>1,067,387,085,654</b>	<b>-</b>

	30-9-2025		01-01-2025	
	Cost	Provision	Cost	Provision
<b>05- Inventory</b>				
- Raw materials	1,199,996,648	-	2,649,470,749	-
- Tools and supplies	132,166,000	-	362,163,000	-
- Merchandise	19,252,110,653	-	18,236,280,523	-
- Finished goods	78,278,162	-	219,067,200	-
<b>Total historical cost of inventories</b>	<b>20,662,551,463</b>		<b>21,466,981,472</b>	
	<u>30-9-2025</u>		<u>01-01-2025</u>	

**06- Construction in progress**

<b>- Total</b>	<b>907,098,412,924</b>	<b>894,909,685,571</b>
<i>Including: Major projects</i>		
+ Compensation costs + Construction in Dat Cuoc Industrial Park	194,084,219,699	193,984,682,662
+ Tam Lap Quarry	169,611,614,243	157,418,345,951
+ Phuoc Hoa Clay Mine	55,307,268,893	55,307,268,893
+ Tan My Quarry	2,208,350,595	2,208,350,595
+ Hoa Lu Industrial Park Project	452,131,618,907	451,666,524,088
+ Other construction in progress	33,755,340,587	34,324,513,382
<b>Total</b>	<b>907,098,412,924</b>	<b>894,909,685,571</b>

**07- Increase, decrease in tangible asset**

Items	Housing	Machinery and equipment	Transportation means and transmission	Management equipment and tools	Other fixed assets	Total
<b>Historical cost</b>						
Beginning balance	81,265,476,391	157,386,651,823	23,946,699,740	5,589,730,884	2,943,136,602	271,131,695,440
- Disposal in period	(67,818,182)	(88,852,781,631)	(10,076,636,423)	-	-	(98,997,236,236)
- Purchase in period	-	452,000,000	1,067,172,727	-	-	1,519,172,727
Ending balance	81,197,658,209	68,985,870,192	14,937,236,044	5,589,730,884	2,943,136,602	173,653,631,931
<b>Accumulated depreciation</b>						
Beginning balance	54,926,822,192	132,358,839,895	22,887,336,040	4,777,967,138	2,247,289,408	217,198,254,673
- Depreciation in period	1,723,072,716	2,830,693,750	573,258,159	154,962,982	147,429,540	5,429,417,147
- Disposal in period	(67,818,182)	(70,207,523,301)	(9,914,929,412)	-	-	(80,190,270,895)
Ending balance	56,582,076,726	64,982,010,344	13,545,664,787	4,932,930,120	2,394,718,948	142,437,400,925
<b>Carrying amount</b>						
- At the beginning of the year	26,338,654,199	25,027,811,928	1,059,363,700	811,763,746	695,847,194	53,933,440,767
- At the end of period	24,615,581,483	4,003,859,848	1,391,571,257	656,800,764	548,417,654	31,216,231,006

\* Historical cost of fully depreciated fixed assets still in use at the end of period: 83,738,209,583 VND

**09- Increase, decrease in intangible asset**

Items	Land use right	Computer software	Other intangible assets	Total
<b>Historical cost</b>				
Beginning balance	200,000,000	1,659,582,990	-	1,859,582,990
Ending balance	200,000,000	1,659,582,990	-	1,859,582,990
<b>Accumulated amortization</b>				
Beginning balance	200,000,000	1,659,582,990	-	1,859,582,990
- Amortization in period	-	-	-	-
Ending balance	200,000,000	1,659,582,990	-	1,859,582,990
<b>Carrying amount</b>				
- At the beginning of the year	-	-	-	-
- At the end of period	-	-	-	-

- Intangible fixed assets, including land use rights and the value of computer software, are presented at historical cost less accumulated amortization. Land use rights represent the expenses incurred to obtain the right to use the land of the Tan Dong Hiep Enterprise office, Tan Dong Hiep Ward, Di An City, Binh Duong Province. Land use rights are amortized using the straight-line method over 06 years. Computer software is amortized using the straight-line method over 03 years.

**10- Increase, decrease in investment property**

Items	Housing	Land use right	Infrastructure	Machinery and equipment	Total
<b>Historical cost</b>					
<b>Beginning balance</b>	23,354,040,227	1,607,721,600	157,802,141,660	13,399,878,485	196,163,781,972
- Sublease of industrial land lots and related infrastructure with recognized sales at entire rental amount	-	-	(3,357,817,481)	-	(3,357,817,481)
<b>Ending balance</b>	23,354,040,227	1,607,721,600	154,444,324,179	13,399,878,485	192,805,964,491
<b>Accumulated depreciation</b>					
<b>Beginning balance</b>	9,992,770,425	986,700,376	61,512,337,021	12,989,914,117	85,481,721,939
- Depreciation in period	722,074,306	31,731,345	6,077,518,539	153,450,534	6,984,774,724
- Sublease of industrial land lots and related infrastructure with recognized sales at entire rental amount	-	-	(3,357,817,481)	-	(3,357,817,481)
<b>Ending balance</b>	10,714,844,731	1,018,431,721	64,232,038,079	13,143,364,651	89,108,679,182
<b>Carrying amount</b>					
- At the beginning of the year	13,361,269,802	621,021,224	96,289,804,639	409,964,368	110,682,060,033
- At the end of period	12,639,195,496	589,289,879	90,212,286,100	256,513,834	103,697,285,309

Investment real estate showing the value of infrastructure at Dat Cuoc Industrial Park in Bac Tan Uyen Commune, Ho Chi Minh City; houses and machinery and equipment of Thanh Binh Wedding Convention Center; land use rights of Binh Phu brick factory.

11- Prepaid expense	30-9-2025	01-01-2025
a) Short-term		
- Other amount	22,630,701,798	21,836,475,081
b) Long-term		
- Other amount	175,825,251,130	180,883,195,525
<b>Total</b>	<b>198,455,952,928</b>	<b>202,719,670,606</b>

12- Taxation and amount payable to the State	Opening balance	Amount payable in period	Amount paid in period	Ending balance
- Value added tax	28,916,219,272	32,664,434,903	17,626,549,688	43,954,104,487
- Corporate income tax	55,470,353,817	10,497,258,510	9,578,088,595	56,389,523,732
- Personal income tax	4,609,612,749	4,719,222,618	5,709,059,435	3,619,775,932
- Resource tax	11,507,228,095	34,479,774,762	22,324,052,533	23,662,950,324
- Environmental protection fee	11,364,954,331	21,452,297,980	20,266,821,838	12,550,430,473
- Other taxes	291,873,086	2,385,335,576	2,677,208,662	-
<b>Total</b>	<b>112,160,241,350</b>	<b>106,198,324,349</b>	<b>78,181,780,751</b>	<b>140,176,784,948</b>

Including:

Payables	30-9-2025	01-01-2025
- Value added tax	43,954,104,487	28,916,219,272
- Corporate income tax	56,389,523,732	55,470,353,817
- Personal income tax	3,619,775,932	4,609,612,749
- Resource tax	23,662,950,324	11,507,228,095
- Environmental protection fee	12,550,430,473	11,364,954,331
- Other taxes	-	291,873,086
<b>Total</b>	<b>140,176,784,948</b>	<b>112,160,241,350</b>

13- Other payables	30-9-2025	01-01-2025
a) Short-term		
- Remuneration, operating budget of the Board of Directors and committees, and bonuses for executive management	11,471,747,601	12,973,452,040
- Receiving deposits for land lease contracts	128,059,109,144	184,906,501,774
- Other payables	30,009,198,001	69,123,915,970
<b>Total</b>	<b>169,540,054,746</b>	<b>267,003,869,784</b>
b) Long-term		
- Long-term deposits and collaterals received	202,410,294,733	127,896,294,351
<b>Total</b>	<b>202,410,294,733</b>	<b>127,896,294,351</b>

14- Loans

a) Short-term loans	<u>30-9-2025</u>	<u>01-01-2025</u>
<b>Bank loans</b>		
- Vietnam Thuong Tin Commercial Joint Stock Bank - Saigon Branch	458,666,000,000	406,595,000,000
- Indovina Bank Ltd.	49,933,721,961	49,996,185,829
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Binh Duong Branch	12,366,569,236	10,700,000,000
<b>Loans from securities companies and individuals</b>		
- VNDIRECT Securities Corporation	2,943,196,894	3,078,019,177
- Individuals	40,000,000,000	40,000,000,000
<b>Total</b>	<u><b>563,909,488,091</b></u>	<u><b>510,369,205,006</b></u>
b) Long-term loans	<u>30-9-2025</u>	<u>01-01-2025</u>
<b>Bank loans</b>		
- Vietnam Thuong Tin Commercial Joint Stock Bank - Saigon Branch	174,323,625,000	236,770,000,000
<b>Long-term bond issuance</b>		
- KSBH2429001 bond	300,000,000,000	300,000,000,000
- Bond issuance expense	(8,584,541,636)	(8,189,998,000)
<b>Total</b>	<u><b>465,739,083,364</b></u>	<u><b>528,580,002,000</b></u>

15- Unrealized revenue	<u>30-9-2025</u>	<u>01-01-2025</u>
a) Short-term		
- Deferred revenue	15,124,205,033	17,609,867,280
b) Long-term		
- Deferred revenue	523,910,010,468	526,080,038,595
<b>Total</b>	<u><b>539,034,215,501</b></u>	<u><b>543,689,905,875</b></u>

16- Provision	<u>30-9-2025</u>	<u>01-01-2025</u>
a) Long-term		
- Other provisions	25,647,912,793	25,883,625,440
<b>Total</b>	<u><b>25,647,912,793</b></u>	<u><b>25,883,625,440</b></u>

17- Investment in associates	<u>30-09-2025</u>	<u>01-01-2025</u>				
	<b>Company name</b>	<b>Status</b>	<b>% Ownership</b>	<b>Investment cost</b>	<b>% Ownership</b>	<b>Investment cost</b>
	Bien Hoa Construction and Building Materials Production Joint Stock Company (VLB)	Active	22.05%	566,986,420,000	22.05%	566,986,420,000
				<u><b>566,986,420,000</b></u>		<u><b>566,986,420,000</b></u>

Details of investment in associates as of September 30, 2025, are presented as follows:

	<b>VLB</b>	<b>TOTAL</b>
<b>Investment amount:</b>		
On 01 January 2025	566,986,420,000	566,986,420,000
Increase in the period	-	-
On 30 September 2025	<u><b>566,986,420,000</b></u>	<u><b>566,986,420,000</b></u>
<b>Cumulative profit after acquiring the associate:</b>		
On 01 January 2025	9,652,693,978	9,652,693,978
Profit (loss) from associate	44,247,931,953	44,247,931,953
Distributed dividend	(11,050,000,000)	(11,050,000,000)
On 30 September 2025	<u><b>42,850,625,931</b></u>	<u><b>42,850,625,931</b></u>
<b>Carrying amount</b>		
On 01 January 2025	576,639,113,978	576,639,113,978
On 30 September 2025	<u><b>609,837,045,931</b></u>	<u><b>609,837,045,931</b></u>

18- Deferred income tax assets and deferred income tax liabilities

a - Deferred income tax asset

30-9-2025

01-01-2025

- Deferred income tax asset

-

4,311,019,629

**Công**

**4,311,019,629**

19- Equity

a- Reconciliation of changes in Equity:

Items	Owners' equity	Share premium	Development investment fund	Treasury shares	Undistributed after-tax profit	Non-controlling interests	Total
A	1	2	3	4	5	6	6
Previous year beginning balance	766,312,020,000	1,658,500	192,075,504,149	(3,354,000,000)	1,042,701,350,403	-	1,997,736,533,052
- Acquisition of subsidiary	-	-	-	-	-	2,532,951,648	2,532,951,648
- Profit from the previous year	-	-	-	-	53,079,503,553	(116,512,626)	52,962,990,927
- Issuance of new shares	381,479,010,000	228,887,406,000	-	-	-	-	610,366,416,000
- Appropriation to the development investment fund	-	-	5,275,212,212	-	(5,275,212,212)	-	-
- Appropriation to the reward and welfare fund	-	-	-	-	(7,385,297,097)	-	(7,385,297,097)
- Remuneration, operating budget of the Board of Directors and committees	-	-	-	-	(4,200,000,000)	-	(4,200,000,000)
- Share issuance costs	-	(1,225,140,000)	-	-	-	-	(1,225,140,000)
Previous year ending balance	1,147,791,030,000	227,663,924,500	197,350,716,361	(3,354,000,000)	1,078,920,344,647	2,416,439,022	2,650,788,454,530
Current year beginning balance	1,147,791,030,000	227,663,924,500	197,350,716,361	(3,354,000,000)	1,078,920,344,647	2,416,439,022	2,650,788,454,530
- Profit in period	-	-	-	-	114,564,132,231	(225,289,352)	114,338,842,879
- Appropriation to the development investment fund	-	-	12,229,624,293	-	(12,229,624,293)	-	-
- Appropriation to the reward and welfare fund	-	-	-	-	(17,121,474,010)	-	(17,121,474,010)
- Remuneration, operating budget of the Board of Directors and committees	-	-	-	-	(3,750,000,000)	-	(3,750,000,000)
Ending balance	1,147,791,030,000	227,663,924,500	209,580,340,654	(3,354,000,000)	1,160,383,378,575	2,191,149,670	2,744,255,823,399

b- Details of owner's investment capital

30-9-2025

01-01-2025

- Shareholders' capital contribution 1,147,791,030,000

1,147,791,030,000

- Other entities' capital contribution -

-

**Total**

**1,147,791,030,000**

**1,147,791,030,000**

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

- Owner's investment capital

+ Capital contribution at the beginning of the year 1,147,791,030,000

1,147,791,030,000

+ Capital contribution increased during period -

-

+ Capital contribution decreased during period -

-

+ Capital contribution at the end of period 1,147,791,030,000

1,147,791,030,000

- Dividends, profit distributed -

-

- Other owner's capital -

-

d- Dividends

d- Cổ phiếu

30-9-2025

01-01-2025

- Number of shares registered for issuance 114,779,103

114,779,103

- Number of shares sold to the public 114,779,103

114,779,103

+ Common shares 114,779,103

114,779,103

+ Preferred shares -

-

- Number of repurchased share (335,400)

(335,400)

+ Common shares (335,400)

(335,400)

+ Preferred shares -

-

- Number of outstanding share 114,443,703

114,443,703

+ Common shares 114,443,703

114,443,703

+ Preferred shares -

-

+ Shares hold by the State -

-

\* Outstanding share par value : 10,000

10,000

e- Corporates' funds	<u>30-9-2025</u>	<u>01-01-2025</u>
- Development investment fund	<u>209,580,340,654</u>	<u>197,350,716,361</u>

**g- Income and expenses, gains or losses recognized directly in equity as required by specific accounting standards**

- Undistributed profit	<u>1,160,383,378,575</u>	<u>1,078,920,344,647</u>
------------------------	--------------------------	--------------------------

**VI - Additional information for items presented in the Income Statement**

Unit: VND

	<u>Quarter III - 2025</u>	<u>Quarter III - 2024</u>
<b>1 - Total revenue from sales and service provision (Code 01)</b>	<b><u>259,906,766,264</u></b>	<b><u>89,466,836,726</u></b>
Including		
- Revenue from sales of goods and provision of services	186,714,696,196	70,791,609,470
- Revenue from leasing developed land with infrastructure recognized once	60,158,520,360	-
- Revenue from leasing developed land with infrastructure recognized on a time-apportioned basis	13,033,549,708	18,675,227,256
<b>2 - Revenue deductions (Code 02)</b>		
- Sales returns	-	-
<b>Total</b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>3 - Net revenue from sales and service provision (Code 10)</b>	<b><u>259,906,766,264</u></b>	<b><u>89,466,836,726</u></b>
Including		
- Revenue from sales of goods and provision of services	186,714,696,196	70,791,609,470
- Revenue from leasing developed land with infrastructure recognized once	60,158,520,360	-
- Revenue from leasing developed land with infrastructure recognized on a time-apportioned basis	13,033,549,708	18,675,227,256
<b>4 - Cost of goods sold (Code 11)</b>	<b><u>Quarter III - 2025</u></b>	<b><u>Quarter III - 2024</u></b>
- Cost of finished goods sold and services provided	142,317,111,346	60,595,807,115
- Cost of leasing developed land with infrastructure recognized once	2,537,700,825	-
- Revenue from leasing developed land with infrastructure recognized on a time-apportioned basis	5,000,413,959	5,117,191,283
<b>Total</b>	<b><u>149,855,226,130</u></b>	<b><u>65,712,998,398</u></b>
<b>5 - Revenue from financial activities (Code 21)</b>	<b><u>Quarter III - 2025</u></b>	<b><u>Quarter III - 2024</u></b>
- Interest income from deposits	169,263,692	174,270,520
- Interest income from loans	3,033,520,571	21,249,574,904
<b>Total</b>	<b><u>3,202,784,263</u></b>	<b><u>21,423,845,424</u></b>
<b>6 - Financial expenses (Code 22)</b>	<b><u>Quarter III - 2025</u></b>	<b><u>Quarter III - 2024</u></b>
- Interest expense	44,284,121,330	20,382,293,451
- Oter expenses	684,673,591	7,083,984
<b>Total</b>	<b><u>44,968,794,921</u></b>	<b><u>20,389,377,435</u></b>
<b>7 - Current corporate income tax expense (Code 51)</b>	<b><u>Quarter III - 2025</u></b>	<b><u>Quarter III - 2024</u></b>
- Corporate income tax expense on taxable income for the current year	1,955,089,710	2,912,472,420
<b>Total</b>	<b><u>1,955,089,710</u></b>	<b><u>2,912,472,420</u></b>
<b>8 - Deferred corporate income tax expense (Code 52)</b>	<b><u>Quarter III - 2025</u></b>	<b><u>Quarter III - 2024</u></b>
- Deferred corporate income tax expense	8,163,468,195	57,222,222
<b>Total</b>	<b><u>8,163,468,195</u></b>	<b><u>57,222,222</u></b>



9 - Production and business expenses by element	Quarter III - 2025	Quarter III - 2024
- Raw materials expense	34,247,644,369	31,696,431,898
- Labor expense	16,980,657,144	11,006,900,767
- Depreciation	4,691,620,293	2,795,344,897
- External service expense	101,817,120,556	26,753,219,868
- Other cash expense	20,511,326,024	9,656,807,398
<b>Total</b>	<b>178,248,368,386</b>	<b>81,908,704,828</b>

10 - Basic earning per share (Code 70)	Quarter III - 2025	Quarter III - 2024
Profit after tax	35,515,480,932	12,221,878,013
Reward and welfare fund	(5,718,539,706)	(1,730,067,952)
Net profit attributable to common shareholders of the company	<b>29,796,941,226</b>	<b>10,491,810,061</b>
Average number of shares outstanding during the period for calculating basic earnings per share	114,443,703	114,443,703
Basic earning per share	<b>260</b>	<b>92</b>

VII – Additional information for items presented in the Cash Flow Statement (Unit: .....)

1- Non-cash transactions affecting the cash flow statement and cash held by the company but not available for use.

2 - Transactions and balances with related parties

Remuneration and salaries of members of the Board of Directors, the Executive Board, and the Audit Committee under the Board of Directors:

	Quarter III - 2025	Quarter III - 2024
Remuneration and salaries of members of the Board of Directors, the Executive Board, and the Audit Committee under the Board of Directors:	2,794,308,459	1,886,456,804

During the quarter, the group had transactions with associates as follows:

Other payables	Quarter III - 2025	Quarter III - 2024
VLB Dividends	15,450,000,000	-
	<b>15,450,000,000</b>	<b>-</b>

As of the end of the reporting year, the balances of receivables and payables with related parties and associates are as follows:

Other receivables	30-9-2025	01-01-2025
VLB	-	25,000,000,000
Other short-term payables	30-9-2025	01-01-2025
Mrs Vu To Uyen	10,000,000,000	36,800,000,000

3 - Explanation of the difference in after-tax profit for Quarter III/2025 compared to the same period in Quarter III/2024:

Indicators	Quarter III - 2025	Quarter III - 2024	Difference	%Increase/decrease
Revenue	265,761,980,963	116,330,221,559	149,431,759,404	128%
Expense	220,198,683,889	101,183,681,572	119,015,002,317	118%
Profit after tax	35,444,739,169	12,176,845,345	23,267,893,824	191%

Reason:

- After-tax profit for Q3/2025 increased by 191% compared to Q3/2024 mainly due to:

+ Net revenue from sales and service provision increased by 191% (up VND 170 billion) over the same period

VIII- Other information

- Contingent liabilities, commitments, and other financial information.
- Events after reporting period
- Related party information.
- Comparative information (changes in information in the financial statements of previous fiscal years).
- Going concern information
- Other information

PREPARER



Luong Trong Tin

CHIEF ACCOUNTANT



Nguyen Hoang Tam

Prepared on 24 October, 2025

GENERAL DIRECTOR



Tran Dinh Ha