



BINH DUONG MINERAL AND CONSTRUCTION JSC
No. 8, Nguyen Thi Minh Khai, Thuan Giao Ward, Ho Chi Minh City.
Tax code : 3700148825



CONSOLIDATED FINANCIAL STATEMENTS

QUARTER IV 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 31 December 2025

Unit: VND

ASSETS	Code	Disclose	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		2,063,543,186,933	2,013,574,626,937
I. Cash and cash equivalents	110	V.01	404,335,526,129	15,826,811,638
1. Cash	111		404,335,526,129	15,826,811,638
2. Cash equivalents	112		-	-
II. Short-term investments	120	V.02	8,360,000,000	8,360,000,000
3. Held-to-maturity investments	123		8,360,000,000	8,360,000,000
III. Current accounts receivable	130		1,604,480,821,810	1,945,371,437,623
1. Short-term trade receivables	131	V.03	155,879,740,655	168,658,607,431
2. Short-term advances to suppliers	132		152,132,675,176	454,928,714,943
5. Short-term loan receivables	135		276,566,089,890	241,461,089,890
6. Other short-term receivables	136	V.04	1,060,397,019,567	1,162,128,964,743
7. Provision for doubtful short-term receivables	137		(40,494,703,478)	(81,805,939,384)
IV. Inventories	140		17,054,179,214	21,466,981,472
1. Inventories	141	V.05	17,054,179,214	21,466,981,472
V. Other current assets	150		29,312,659,780	22,549,396,204
1. Short-term prepaid expenses	151	V.11	27,591,923,856	21,836,475,081
2. Value-added tax deductible	152		-	646,640,213
3. Tax and other receivables from the State	153		1,720,735,924	66,280,910
B. NON-CURRENT ASSETS	200		3,106,861,852,700	2,913,738,030,059
I. Long-term receivables	210		1,255,128,041,183	1,067,387,085,654
1. Long-term trade receivables	211		-	-
2. Long-term advance to suppliers	212		-	-
6. Other long-term receivables	216	V.04	1,255,128,041,183	1,067,387,085,654
II. Fixed assets	220		29,916,882,352	53,933,440,767
1. Tangible fixed assets	221	V.07	29,916,882,352	53,933,440,767
- Cost	222		169,249,017,500	271,131,695,440
- Accumulated depreciation	223		(139,332,135,148)	(217,198,254,673)
2. Finance leases	224	V.08	-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.09	-	-
- Cost	228		1,671,862,990	1,859,582,990
- Accumulated amortisation	229		(1,671,862,990)	(1,859,582,990)
III. Investment properties	230	V.10	102,641,349,353	110,682,060,033
1. Cost	231		192,805,964,491	196,163,781,972
2. Accumulated depreciation	232		(90,164,615,138)	(85,481,721,939)
IV. Long-term assets in progress	240		900,529,473,434	894,909,685,571
2. Construction in progress	242	V.06	900,529,473,434	894,909,685,571
IV. Long-term investments	250		632,043,861,054	576,639,113,978
1. Investments in subsidiaries	251		-	-
2. Investments in associates, jointly controlled entities	252	V.17	632,043,861,054	576,639,113,978
3. Investment in other entities	253		-	-
4. Provision for long-term investments	254		-	-
V. Other long-term assets	260		186,602,245,324	210,186,644,056
1. Long-term prepaid expenses	261	V.11	164,893,704,581	180,883,195,525
2. Deferred tax assets	262	V.18	3,856,805,812	4,311,019,629
5. Goodwill	269		17,851,734,931	24,992,428,902
TOTAL ASSETS (270 = 100 + 200)	270		5,170,405,039,633	4,927,312,656,996

CONSOLIDATED BALANCE SHEET

On 31 December 2025

Unit: VND

RESOURCES	Note	Disclose	Ending balance	Beginning balance
C. LIABILITIES	300		2,391,730,618,995	2,276,524,202,466
I. Current liabilities	310		1,197,399,026,961	1,068,084,242,080
1. Short-term trade payables	311		81,296,531,346	31,778,839,816
2. Short-term advances from customers	312		8,035,724,993	61,356,971,943
3. Statutory obligations	313	V.12	137,621,768,143	112,160,241,350
4. Payables to employees	314		4,197,780,012	4,719,775,024
5. Short-term accrued expenses	315		34,066,191,912	25,789,758,170
8. Short-term unearned revenues	318	V.15	19,255,303,529	17,609,867,280
9. Short-term other payables	319	V.13	168,287,713,159	267,003,869,784
10. Short-term loan and finance lease obligations	320	V.14	696,429,409,800	510,369,205,006
12. Bonus and welfare fund	322		48,208,604,067	37,295,713,707
II. Non-current liabilities	330		1,194,331,592,034	1,208,439,960,386
6. Long-term unearned revenues	336	V.15	515,905,124,912	526,080,038,595
7. Other long-term liabilities	337	V.13	170,193,290,715	127,896,294,351
8. Long-term loans and finance lease obligations	338	V.14	481,763,265,182	528,580,002,000
11. Deferred tax liabilities	341		-	-
12. Long-term provisions	342	V.16	26,469,911,225	25,883,625,440
D. OWNERS' EQUITY	400		2,778,674,420,638	2,650,788,454,530
I. Capital	410	V.19	2,778,674,420,638	2,650,788,454,530
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		212,668,333,007	197,350,716,361
11. Undistributed earnings/Accumulated losses	421		1,191,793,894,293	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		112,873,549,646	-
13. Non-controlling interests	429		2,111,238,838	2,416,439,022
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		5,170,405,039,633	4,927,312,656,996

Prepared on 28 January, 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Luong Trong Tin



Nguyen Hoang Tam



Tran Dinh Ha

CONSOLIDATED INCOME STATEMENT

QUARTER IV 2025

Unit: VND

Items	Note	Disclose	QUARTER IV		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	180,957,298,611	119,035,967,646	710,881,303,837	401,275,176,502
2. Deductions	02	VI.2	-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10	VI.3	180,957,298,611	119,035,967,646	710,881,303,837	401,275,176,502
4. Cost of goods sold and services rendered	11	VI.4	124,536,161,871	71,040,924,427	421,409,935,006	223,598,941,431
5. Gross profit/(loss) from sale of goods and rendering of services (20 = 10 - 11)	20		56,421,136,740	47,995,043,219	289,471,368,831	177,676,235,071
6. Finance income	21	VI.5	8,946,969,633	32,052,547,930	43,784,104,227	122,362,758,215
7. Finance expenses	22	VI.6	15,426,219,209	38,280,313,046	118,277,714,775	141,582,899,643
- In which: Interest expenses	23	VI.6	15,426,219,209	38,243,737,623	117,557,907,991	141,479,304,262
8. Shares of profit/(loss) of associates, joint-ventures	24		22,206,815,123	13,934,714,567	66,454,747,076	34,233,389,673
9. Selling expenses	25		7,659,914,714	2,476,704,837	21,868,704,700	14,392,764,968
10. General and administrative expenses	26		18,888,926,745	15,607,635,797	73,264,449,080	56,565,636,616
11. Operating profit [30 = 20 + (21-22) + 24 - (25+26)]	30		45,599,860,828	37,617,652,036	186,299,351,579	121,731,081,732
12. Other income	31		1,409,120,272	5,669,329,597	24,578,650,991	22,975,767,379
13. Other expenses	32		5,964,426,832	13,926,725,139	37,388,237,290	61,013,536,677
14. Other (loss) profit (40 = 31 - 32)	40		(4,555,306,560)	(8,257,395,542)	(12,809,586,299)	(38,037,769,298)
15. Accounting profit before tax (50 = 30 + 40)	50		41,044,554,268	29,360,256,494	173,489,765,280	83,693,312,434
16. Current corporate income tax expense	51	VI.7	7,019,684,249	9,899,512,172	17,543,157,709	30,456,217,327
17. Deferred tax income/(expense)	52	VI.8	(5,966,916,514)	(54,043,477)	1,615,978,159	274,104,180
18. Net profit/(loss) after tax (60 = 50 - 51 - 52)	60		39,991,786,533	19,514,787,799	154,330,629,412	52,962,990,927
19. Net profit/(loss) after tax attributable to shareholders of the parent	61		40,071,697,365	19,581,361,571	154,635,829,596	53,079,503,553
20. Net profit/(loss) after tax attributable to non-controlling interests	62		(79,910,832)	(66,573,772)	(305,200,184)	(116,512,626)
21. Basic earnings per share	70	VI.10	312	147	1,164	399

Prepared on 28 January, 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Luong Trong Tin



Nguyen Hoang Tam



Tran Dinh Ha

Tax code: 3700148825

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

QUARTER IV 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
I. Cash flow from operating activities				
1. Cash receipts from sales of goods, provision of services, and other revenues	01		870,675,222,533	1,201,514,756,528
2. Cash payments to suppliers of goods and services	02		(345,015,931,148)	(852,276,570,913)
3. Cash payments to employees	03		(34,151,187,699)	(23,930,269,137)
4. Interest paid	04		(101,317,723,769)	(154,130,893,272)
5. Corporate income tax paid	05		(10,681,472,233)	(23,449,884,925)
6. Other cash receipts from business activities	06		409,826,217,228	275,668,497,017
7. Other cash payments for business activities	07		(221,050,319,949)	(101,501,709,586)
Net cash flows from/(used in) operating activities	20		568,284,804,963	321,893,925,712
II. Cash flow from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		(285,555,925,625)	(307,642,405,783)
2. Proceeds from disposals of fixed assets and other long-term assets	22		34,000,000,000	4,132,000,000
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(80,605,000,000)	(142,039,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		15,569,882,809	115,579,000,000
5. Payments for investments in other entities (net of cash hold by entity being acquired)	25		-	(674,709,698,119)
6. Proceeds from sale of investments in other entities (net of cash hold by entity being disposed)	26		-	19,500,000,000
7. Interest and dividends received	27		41,268,015,988	97,925,599,861
Net cash flows from/(used in) investing activities	30		(275,323,026,828)	(887,254,504,041)
III. Cash flow from financing activities				
1. Capital contribution and issuance of shares	31		-	610,366,416,000
2. Capital redemption	32		-	-
3. Drawdown of borrowings	33		753,154,891,827	1,067,296,889,928
4. Repayment of borrowings	34		(657,607,955,471)	(1,200,223,521,059)
5. Payment of principal of finance lease liabilities	35		-	-
6. Dividends paid/Profit distributed	36		-	-
Net cash flows from/(used in) financing activities	40		95,546,936,356	477,439,784,869
Net increase/(decrease) in cash for the year (50 = 20+30+40)	50		388,508,714,491	(87,920,793,460)
Cash [and cash equivalents] at the beginning of the year	60		15,826,811,638	103,747,605,098
Impact of exchange rate fluctuation	61		-	-
Cash [and cash equivalents] at the end of the year (70=50+60+61)	70		404,335,526,129	15,826,811,638

PREPARER



Luong Trong Tin

CHIEF ACCOUNTANT



Nguyen Hoang Tam

Prepared on 28 January, 2026

GENERAL DIRECTOR



Tran Dinh Ha

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

QUARTER IV 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 December 31, 2025, is 195 people.

6- Corporate structure:

- As of December 31, 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	Dong Nai	100%	100%	Mining and mineral processing
3	KSB Industrial Development Investment Company Limited	TP Ho Chi Minh	100%	100%	Investment and financial services activities
4	Hoa Lu Binh Phuoc Investment Joint Stock Company	Dong Nai	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
Management Devices	03 - 10
Computer Software	03 - 06
Land use rights	6

- 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, Ho Chi Minh City. 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, Ho Chi Minh City, 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, Ho Chi Minh City; 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.

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 recognised 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- Borrowing costs:

- 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.

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.

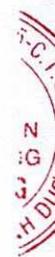
- Other taxes are applied in accordance with the current tax laws in Vietnam.

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>31-12-2025</u>		<u>01-01-2025</u>	
	Amount	Provision	Amount	Provision
<i>Unit: VND</i>				
01- Cash and cash equivalents				
- Cash	404,335,526,129		15,826,811,638	
- Cash equivalents	-		-	
Total	404,335,526,129		15,826,811,638	
02- Financial investment				
- Held-to-maturity investment	8,360,000,000		8,360,000,000	
Total	8,360,000,000		8,360,000,000	
03- Receivables				
Receivables from mineral business activities	31,610,873,713		57,005,377,068	
Receivables from industrial park leasing activities	124,268,866,942		111,653,230,363	
Total	155,879,740,655		168,658,607,431	
04- Other receivables				
a) Short-term				
- Receivables of loan interest and interest from investment cooperation	102,853,067,583	-	63,828,717,345	-
- Receivables from investment cooperation contracts	646,637,500,000	-	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	254,988,040,173	-	196,070,573,157	-
- Other receivables	22,418,411,811	-	159,674,241	-
Total	1,060,397,019,567		1,162,128,964,743	
b) Long-term				
- Deposits and collaterals;	33,148,041,183	-	38,407,085,654	-
- Compensation for site clearance	1,221,980,000,000	-	1,028,980,000,000	-
Total	1,255,128,041,183		1,067,387,085,654	



	31-12-2025		01-01-2025	
	Cost	Provision	Cost	Provision
05- Inventory				
- Raw materials	1,505,908,258	-	2,649,470,749	-
- Tools and supplies	170,492,593	-	362,163,000	-
- Merchandise	15,299,500,201	-	18,236,280,523	-
- Finished goods	78,278,162	-	219,067,200	-
Total historical cost of inventories	17,054,179,214		21,466,981,472	
	<u>31-12-2025</u>		<u>01-01-2025</u>	

06- Construction in progress

- Total	900,529,473,434	894,909,685,571
<i>Including: Major projects</i>		
+ Compensation costs + Construction in Dat Cuoc Industrial Park	194,084,219,699	193,984,682,662
+ Tam Lap Quarry	162,623,676,906	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	34,174,338,434	34,324,513,382
Total	900,529,473,434	894,909,685,571

07- Increase, decrease in tangible asset

Items	Housing	Machinery and equipment	Transportation means and transmission	Management equipment and tools	Other fixed assets	Total
Historical cost						
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	(380,038,515)	(92,792,044,081)	(10,269,465,040)	(43,636,365)	-	(103,485,184,001)
- Purchase in period	-	452,000,000	1,150,506,061	-	-	1,602,506,061
Ending balance	80,885,437,876	65,046,607,742	14,827,740,761	5,546,094,519	2,943,136,602	169,249,017,500
Accumulated depreciation						
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	2,268,642,399	3,299,204,227	757,791,351	206,555,104	196,572,720	6,728,765,801
- Disposal in period	(380,038,515)	(74,146,785,751)	(10,068,061,060)	-	-	(84,594,885,326)
Ending balance	56,815,426,076	61,511,258,371	13,577,066,331	4,984,522,242	2,443,862,128	139,332,135,148
Carrying amount						
- 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 the year	24,070,011,800	3,535,349,371	1,250,674,430	561,572,277	499,274,474	29,916,882,352

* Historical cost of fully depreciated fixed assets still in use at the end of period: 81,063,858,127 VND

09- Increase, decrease in intangible asset

Items	Land use right	Computer software	Other intangible assets	Total
Historical cost				
Beginning balance	200,000,000	1,659,582,990	-	1,859,582,990
- Disposal in period	-	(187,720,000)	-	(187,720,000)
Ending balance	200,000,000	1,471,862,990	-	1,671,862,990
Accumulated amortization				
Beginning balance	200,000,000	1,659,582,990	-	1,859,582,990
- Disposal in period	-	(187,720,000)	-	(187,720,000)
Ending balance	200,000,000	1,471,862,990	-	1,671,862,990
Carrying amount				
- At the beginning of the year	-	-	-	-
- At the end of the year	-	-	-	-

- 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, Ho Chi Minh City. 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
Historical cost					
Beginning balance	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)
Ending balance	23,354,040,227	1,607,721,600	154,444,324,179	13,399,878,485	192,805,964,491
Accumulated depreciation					
Beginning balance	9,992,770,425	986,700,376	61,512,337,021	12,989,914,117	85,481,721,939
- Depreciation in period	961,713,076	42,308,460	6,876,367,704	160,321,440	8,040,710,680
- Sublease of industrial land lots and related infrastructure with recognized sales at entire rental amount	-	-	(3,357,817,481)	-	(3,357,817,481)
Ending balance	10,954,483,501	1,029,008,836	65,030,887,244	13,150,235,557	90,164,615,138
Carrying amount					
- 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 the year	12,399,556,726	578,712,764	89,413,436,935	249,642,928	102,641,349,353

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	31-12-2025	01-01-2025
a) Short-term		
- Other amount	27,591,923,856	21,836,475,081
b) Long-term		
- Other amount	164,893,704,581	180,883,195,525
Total	192,485,628,437	202,719,670,606

12- Taxation and amount payable to the State	Beginning balance	Amount payable in the year	Amount paid in the year	Ending balance
- Value added tax	28,916,219,272	40,760,819,139	30,980,830,823	38,696,207,588
- Corporate income tax	55,470,353,817	17,516,942,759	10,681,472,233	62,305,824,343
- Personal income tax	4,609,612,749	5,692,813,955	7,223,924,732	3,078,501,972
- Resource tax	11,507,228,095	51,038,003,197	38,933,290,908	23,611,940,384
- Environmental protection fee	11,364,954,331	27,827,841,139	29,263,501,614	9,929,293,856
- Other taxes	291,873,086	4,559,412,836	4,851,285,922	-
Total	112,160,241,350	147,395,833,025	121,934,306,232	137,621,768,143

Including:

Payables	31-12-2025	01-01-2025
- Value added tax	38,696,207,588	28,916,219,272
- Corporate income tax	62,305,824,343	55,470,353,817
- Personal income tax	3,078,501,972	4,609,612,749
- Resource tax	23,611,940,384	11,507,228,095
- Environmental protection fee	9,929,293,856	11,364,954,331
- Other taxes	-	291,873,086
	137,621,768,143	112,160,241,350

13- Other payables	31-12-2025	01-01-2025
a) Short-term		
- Remuneration, operating budget of the Board of Directors and committees, and bonuses for executive management	11,934,949,167	12,973,452,040
- Receiving deposits for land lease contracts	127,694,699,144	184,906,501,774
- Other payables	28,658,064,848	69,123,915,970
Total	168,287,713,159	267,003,869,784
b) Long-term		
- Long-term deposits and collaterals received	170,193,290,715	127,896,294,351
Total	170,193,290,715	127,896,294,351

14- Loans

	<u>31-12-2025</u>	<u>01-01-2025</u>
a) Short-term loans		
Bank Loans		
- Vietnam Thuong Tin Commercial Joint Stock Bank - Saigon Branch	516,960,000,000	406,595,000,000
- Indovina Bank Ltd.	49,959,368,954	49,996,185,829
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Binh Duong Branch	16,566,569,236	10,700,000,000
- Joint Stock Commercial Bank for Industry and Trade of Vietnam - East Branch of Ho Chi Minh City	50,000,000,000	-
Other Loans		
- VNDIRECT Securities Corporation	2,943,471,610	3,078,019,177
- Individuals	35,000,000,000	40,000,000,000
- Hoang Phat Loi Trading Co., LTD	25,000,000,000	-
Total	<u>696,429,409,800</u>	<u>510,369,205,006</u>
b) Long-term loans	<u>31-12-2025</u>	<u>01-01-2025</u>
Bank Loans		
- Vietnam Thuong Tin Commercial Joint Stock Bank - Saigon Branch	116,029,625,000	236,770,000,000
Other Loans		
- Hoang Phat Loi Trading Co., LTD	75,000,000,000	-
Long-term Bond issuance		
- KSBH2429001 Bond	300,000,000,000	300,000,000,000
- Bond issuance expense	(9,266,359,818)	(8,189,998,000)
Total	<u>481,763,265,182</u>	<u>528,580,002,000</u>

	<u>31-12-2025</u>	<u>01-01-2025</u>
15- Unrealized revenue		
a) Short-term		
- Deferred revenue	19,255,303,529	17,609,867,280
b) Long-term		
- Deferred revenue	515,905,124,912	526,080,038,595
Total	<u>535,160,428,441</u>	<u>543,689,905,875</u>
16- Provision	<u>31-12-2025</u>	<u>01-01-2025</u>
a) Long-term		
- Other provisions	26,469,911,225	25,883,625,440
Total	<u>26,469,911,225</u>	<u>25,883,625,440</u>

	<u>31-12-2025</u>		<u>01-01-2025</u>		
Company name	Status	% Ownership	Investment cost	% Ownership	Investment cost
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>566,986,420,000</u>		<u>566,986,420,000</u>

Details of investment in associates as of December 31, 2025, are presented as follows:

	VLB	TOTAL
Investment amount:		
On 01 January 2025	566,986,420,000	566,986,420,000
Increase in the period	-	-
On 31 December 2025	<u>566,986,420,000</u>	<u>566,986,420,000</u>
Cumulative profit after acquiring the associate:		
On 01 January 2025	9,652,693,978	9,652,693,978
Profit (loss) from associate	66,454,747,076	66,454,747,076
Distributed dividend	(11,050,000,000)	(11,050,000,000)
On 31 December 2025	<u>65,057,441,054</u>	<u>65,057,441,054</u>
Carrying amount		
On 01 January 2025	<u>576,639,113,978</u>	<u>576,639,113,978</u>
On 31 December 2025	<u>632,043,861,054</u>	<u>632,043,861,054</u>

18- Deferred income tax assets and deferred income tax liabilities

a - Deferred income tax asset	31-12-2025	01-01-2025
- Deferred income tax asset	3,856,805,812	4,311,019,629
Cộng	3,856,805,812	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	-	-	-	-	154,635,829,596	(305,200,184)	154,330,629,412
- Appropriation to the development investment fund	-	-	12,229,624,293	-	(12,229,624,293)	-	-
- Appropriation to the reward and welfare fund	-	-	-	-	(21,444,663,304)	-	(21,444,663,304)
- Remuneration, operating budget of the Board of Directors and committees	-	-	-	-	(5,000,000,000)	-	(5,000,000,000)
Ending balance	1,147,791,030,000	227,663,924,500	209,580,340,654	(3,354,000,000)	1,194,881,886,646	2,111,238,838	2,778,674,420,638

b- Details of owner's investment capital

	31-12-2025	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	31-12-2025	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>31-12-2025</u>	<u>01-01-2025</u>
- Development investment fund	<u>212,668,333,007</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>1,191,793,894,293</u>	<u>1,078,920,344,647</u>
------------------------	--------------------------	--------------------------

VI - Additional information for items presented in the Income Statement

Unit: VND

	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
1 - Total revenue from sales and service provision (Code 01)	<u>180,957,298,611</u>	<u>119,035,967,646</u>
Including		
- Revenue from sales of goods and provision of services	155,576,853,941	85,916,857,345
- Revenue from leasing developed land with infrastructure recognized once	-	11,491,150,000
- Revenue from leasing developed land with infrastructure recognized on a time-apportioned basis	25,380,444,670	21,627,960,301
2 - Revenue deductions (Code 02)		
- Sales returns	-	-
Total	<u>-</u>	<u>-</u>
3 - Net revenue from sales and service provision (Code 10)	<u>180,957,298,611</u>	<u>119,035,967,646</u>
Including		
- Revenue from sales of goods and provision of services	155,576,853,941	85,916,857,345
- Revenue from leasing developed land with infrastructure recognized once	-	11,491,150,000
- Revenue from leasing developed land with infrastructure recognized on a time-apportioned basis	25,380,444,670	21,627,960,301
4 - Cost of goods sold (Code 11)	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
- Cost of finished goods sold and services provided	118,771,669,278	65,113,071,986
- Cost of leasing developed land with infrastructure recognized once		521,063,174
- Revenue from leasing developed land with infrastructure recognized on a time-apportioned basis	5,764,492,593	5,406,789,267
Total	<u>124,536,161,871</u>	<u>71,040,924,427</u>
5 - Revenue from financial activities (Code 21)	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
- Interest income from deposits	255,557,062	174,270,520
- Interest income from loans	8,691,412,571	31,878,277,410
Total	<u>8,946,969,633</u>	<u>32,052,547,930</u>
6 - Financial expenses (Code 22)	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
- Interest expense	15,426,219,209	38,243,737,623
- Oter expenses	-	36,575,423
Total	<u>15,426,219,209</u>	<u>38,280,313,046</u>
7 - Current corporate income tax expense (Code 51)	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
- Corporate income tax expense on taxable income for the current year	7,019,684,249	9,899,512,172
Total	<u>7,019,684,249</u>	<u>9,899,512,172</u>
8 - Deferred corporate income tax expense (Code 52)	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
- Deferred corporate income tax expense	(5,966,916,514)	(54,043,477)
Total	<u>(5,966,916,514)</u>	<u>(54,043,477)</u>

9 - Production and business expenses by element	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
- Raw materials expense	37,130,599,123	32,941,120,118
- Labor expense	17,043,541,135	12,332,480,160
- Depreciation	3,560,246,795	3,555,041,647
- External service expense	87,444,434,361	32,255,320,292
- Other cash expense	5,906,181,916	8,041,302,844
Total	151,085,003,330	89,125,265,061

10 - Basic earning per share (Code 70)	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
Profit after tax	40,071,697,365	19,581,361,571
Reward and welfare fund	(4,323,189,294)	(2,702,548,659)
Net profit attributable to common shareholders of the company	35,748,508,071	16,878,812,912
Average number of shares outstanding during the period for calculating basic earnings per share	114,443,703	114,443,703
Basic earning per share	312	147

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:

	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
Remuneration and salaries of members of the Board of Directors, the Executive Board, and the Audit Committee under the Board of Directors:	3,206,062,000	2,427,440,000

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

Other payables	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>
VLB Dividends	15,450,000,000	25,000,000,000
	15,450,000,000	25,000,000,000

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

Other receivables	<u>31-12-2025</u>	<u>01-01-2025</u>
VLB	-	25,000,000,000
Other short-term payables	<u>31-12-2025</u>	<u>01-01-2025</u>
Mrs Vu To Uyen	10,000,000,000	36,800,000,000

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

Indicators	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>	<u>Difference</u>	<u>% Increase/decrease</u>
Revenue	191,313,388,516	156,757,845,173	34,555,543,343	22%
Expense	150,268,834,248	127,397,588,679	22,871,245,569	18%
Profit after tax	39,991,786,533	19,514,787,799	20,476,998,734	105%

Reason:

- After-tax profit for QIV/2025 increased by 105% compared to QIV/2024 mainly due to:

+ Net revenue from sales and service provision increased by 52% (up VND 62 billion) over the same period

VIII- Other information

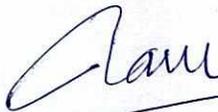
- 1 - Contingent liabilities, commitments, and other financial information.
- 2 - Events after reporting period
- 3 - Related party information.
- 4 - Comparative information (changes in information in the financial statements of previous fiscal years).
- 5 - Going concern information
- 6- Other information

PREPARER



Luong Trong Tin

CHIEF ACCOUNTANT



Nguyen Hoang Tam

Prepared on 28 January, 2026

GENERAL DIRECTOR



Tran Dinh Ha

