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 III 2026

1- Consolidated Financial Statement	(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)

BINH DUONG MINERAL AND CONSTRUCTION JOINT STOCK COMPANY

Tax code : 3700148825

Form B 01 - DN/HN

(Issued according to Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Ministry of Finance)

CONSOLIDATED FINANCIAL STATEMENT

QUARTER III 2026

On 30 September 2026

Unit: VND

ASSETS	Code	Disclose	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	**100**		**1.807.062.115.174**	**1.619.703.346.161**
I. Cash and cash equivalents	**110**	V.01	**19.649.500.466**	**404.335.526.129**
1. Cash	111		19.649.500.466	354.335.526.129
2. Cash equivalents	112		-	50.000.000.000
II. Short-term investments	**120**	V.02	**612.160.752.935**	**557.779.157.473**
3. Investments held to short-term maturity	123		612.160.752.935	557.779.157.473
III. Current accounts receivable	**130**		**1.106.270.273.997**	**610.961.664.336**
1. Short-term trade receivables	131	V.03	228.234.174.262	155.879.740.655
2. Short-term advances to suppliers	132		688.606.904.798	152.132.675.176
5. Other short-term receivables	135		236.330.648.174	343.443.951.983
6. Provision for short-term bad debts (*)	136	V.04	(46.901.453.237)	(40.494.703.478)
IV. Inventories	**140**		**23.398.082.224**	**17.054.179.214**
1. Inventories	141	V.05	23.398.082.224	17.054.179.214
VI. Other current assets	**160**		**45.583.505.552**	**29.572.819.009**
1. Short-term prepaid expenses	161	V.10	33.340.939.568	27.852.083.085
2. Value-added tax deductible	162		809.668.334	728.275.595
3. Tax and other receivables from the State	163		11.432.897.650	992.460.329
B. NON-CURRENT ASSETS	**200**		**3.665.358.054.227**	**3.551.315.942.222**
I. Long-term receivables	**210**		**1.256.862.578.779**	**1.255.128.041.183**
5. Other long-term receivables	215	V.04	1.256.862.578.779	1.255.128.041.183
II. Fixed assets	**220**		**27.746.428.359**	**29.916.882.352**
1. Tangible fixed assets	221	V.07	**27.625.678.357**	**29.916.882.352**
- Cost	222		170.207.246.733	169.249.017.500
- Accumulated depreciation	223		(142.581.568.376)	(139.332.135.148)
3. Intangible fixed assets	227	V.08	**120.750.002**	-
- Cost	228		1.832.862.990	1.671.862.990
- Accumulated amortisation	229		(1.712.112.988)	(1.671.862.990)
IV. Investment properties	**240**	V.10	**99.473.541.485**	**102.641.349.353**
1. Cost	241		192.805.964.491	192.805.964.491
2. Accumulated depreciation	242		(93.332.423.006)	(90.164.615.138)
V. Long-term assets in progress	**250**		**1.016.349.486.090**	**900.529.473.434**
2. Construction in progress	252	V.06	1.016.349.486.090	900.529.473.434
VI. Long-term investments	**260**		**1.108.981.652.862**	**1.076.143.861.054**
2. Investments in associates, jointly controlled entities	262	V.17	686.641.652.862	601.143.861.054
3. Investment in other entities	263		422.340.000.000	475.000.000.000
4. Provision for long-term investments	264		-	-
5. Held-to-maturity investments	265		-	-
V. Other long-term assets	**270**		**155.944.366.652**	**186.956.334.846**
1. Long-term prepaid expenses	271	V.10	138.630.679.658	164.633.545.352
2. Deferred tax assets	272	V.18	4.817.472.542	4.471.054.564
5. Goodwill	279		12.496.214.452	17.851.734.930
TOTAL ASSETS (280 = 100 + 200)	**280**		**5.472.420.169.401**	**5.171.019.288.383**

BINH DUONG MINERAL AND CONSTRUCTION JOINT STOCK COMPANY

Tax code : 3700148825

Form B 01 - DN/HN

(Issued according to Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Ministry of Finance)

CONSOLIDATED FINANCIAL STATEMENT

QUARTER III 2026

On 30 September 2026

Unit: VND

RESOURCES	Note	Disclose	Ending balance	Beginning balance
C. LIABILITIES	**300**		**2.631.561.209.179**	**2.391.079.215.574**
I. Current liabilities	**310**		**1.077.247.269.561**	**1.196.747.623.540**
1. Short-term trade payables	311		284.427.081.649	81.296.531.346
2. Short-term advances from customers	312		29.705.010.038	8.035.724.993
3. Statutory obligations	313		-	-
4. Payables to employees	314	V.11	165.243.648.271	139.536.566.916
5. Short-term accrued expenses	315		4.554.838.760	4.197.780.012
6. Short-term internal payables	316		40.727.074.715	35.061.133.503
9. Short-term unearned revenues	319	V.14	24.962.376.712	19.255.303.529
10. Short-term other payables	320	V.12	181.124.212.196	164.726.569.374
11. Short-term loan and finance lease obligations	321	V.13	291.615.410.824	696.429.409.800
13. Price stabilisation fund	323		54.887.616.396	48.208.604.067
II. Non-current liabilities	**330**		**1.554.313.939.618**	**1.194.331.592.034**
7. Long-term unearned revenues	337	V.14	498.295.257.632	515.905.124.912
8. Other long-term payables	338	V.12	170.193.290.715	170.193.290.715
9. Long-term financial loans and leases	339	V.13	857.100.368.000	481.763.265.182
13. Long-term payable provisions	343	V.15	28.725.023.271	26.469.911.225
D. OWNERS' EQUITY	**400**		**2.840.858.960.222**	**2.779.940.072.809**
I. Capital	**410**	V.19	**2.840.858.960.222**	**2.779.940.072.809**
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. Own redemption shares (*)	415		(3.354.000.000)	(3.354.000.000)
8. Investment and development fund	418		228.854.105.490	212.668.333.007
10. Undistributed earnings/Accumulated losses	420		1.237.743.398.672	1.193.059.546.464
- Undistributed earnings/Accumulated losses by the end of prior year	420a		1.190.846.455.972	1.193.059.546.464
- Undistributed earnings/Losses of current year	420b		46.896.942.700	-
13. Non-controlling interests	429		2.160.501.560	2.111.238.838
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**5.472.420.169.401**	**5.171.019.288.383**

Prepared on 29 October, 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Luong Trong Tin	Nguyen Hoang Tam	Tran Dinh Ha

CÔNG TY CỔ PHẦN KHOÁNG SẢN VÀ XÂY DỰNG BÌNH DƯƠNG

Digitally signed by CÔNG TY CỔ PHẦN KHOÁNG SẢN VÀ XÂY DỰNG BÌNH DƯƠNG
DN: C=VN, S=Hồ Chí Minh, L=Thành phố Thuận An, cn=CÔNG TY CỔ PHẦN KHOÁNG SẢN VÀ XÂY DỰNG BÌNH DƯƠNG, 0.9.2342.19200300.100.1.1=MST:3700148825
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BINH DUONG MINERAL AND CONSTRUCTION JOINT STOCK COMPANY

Tax code : 3700148825

Form B 02 - DN/HN

(Issued according to Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Ministry of Finance)

CONSOLIDATED INCOME STATEMENT

QUARTER III 2026

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**	**259.156.241.989**	**259.906.766.264**	**733.658.141.143**	**529.924.005.226**
2. Deductions	02	VI.2	-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	**10**	**VI.3**	**259.156.241.989**	**259.906.766.264**	**733.658.141.143**	**529.924.005.226**
4. Cost of goods sold and services rendered	11	VI.4	166.787.030.705	149.855.226.130	487.333.713.896	296.873.773.135
5. Gross profit/(loss) from sale of goods and rendering of services (20 = 10 - 11)	**20**		**92.369.211.284**	**110.051.540.134**	**246.324.427.247**	**233.050.232.091**
6. Profit/loss of sale and liquidation of investment real estate	21		-	-	-	-
7. Finance income	22	VI.5	14.270.110.285	3.202.784.263	76.682.618.936	34.837.134.594
8. Finance expenses	23	VI.6	44.856.018.842	44.968.794.921	120.198.227.738	102.851.495.566
- In which: Interest expenses	*24*	*VI.6*	*42.960.704.149*	*44.284.121.330*	*115.008.550.823*	*102.131.688.782*
9. Selling expenses	25		18.694.120.539	8.836.232.640	49.574.492.832	14.208.789.986
10. General and administrative expenses	26		18.905.633.415	19.556.909.616	55.018.926.466	54.375.522.335
11. Shares of profit/(loss) of associates, joint-ventures	27		20.539.969.518	13.900.436.083	105.067.791.809	44.247.931.953
12. Operating profit {30 = 20+21+(22-23)-(25+26)+27}	**30**		**44.723.518.291**	**53.792.823.303**	**203.283.190.956**	**140.699.490.751**
13. Other income	31		1.162.840.190	2.652.430.436	2.961.277.046	23.169.530.719
14. Other expenses	32		3.873.497.836	10.881.956.665	27.482.484.608	31.423.810.458
15. Other (loss) profit (40 = 31 - 32)	**40**		**(2.710.657.646)**	**(8.229.526.229)**	**(24.521.207.562)**	**(8.254.279.739)**
16. Accounting profit before tax (50 = 30 + 40)	**50**		**42.012.860.645**	**45.563.297.074**	**178.761.983.394**	**132.445.211.012**
17. Current corporate income tax expense	51	VI.7	6.960.424.228	1.955.089.710	19.029.093.570	10.523.473.460
18. Deferred tax income/(expense)	52	VI.8	75.060.086	8.163.468.195	(346.417.978)	7.582.894.673
19. Net profit/(loss) after tax (60 = 50 - 51 - 52)	**60**		**34.977.376.331**	**35.444.739.169**	**160.079.307.802**	**114.338.842.879**
20. Net profit/(loss) after tax attributable to shareholders of the parent	**61**		**34.702.276.295**	**35.515.480.932**	**159.132.409.520**	**114.564.132.231**
21. Net profit/(loss) after tax attributable to non-controlling interests	62		275.100.036	(70.741.763)	946.898.282	(225.289.352)
22. Basic earnings per share	**70**	**VI.10**	**266**	**260**	**1.196**	**851**

Prepared on 29 October, 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Luong Trong Tin	Nguyen Hoang Tam	Tran Dinh Ha

M.S.D.N: 3700148825 - C.T.C.P - CÔNG TY CỔ PHẦN KHOÁNG SẢN VÀ XÂY DỰNG BÌNH DƯƠNG - P. THUẬN GIAO - TP. HỒ CHÍ MINH

BINH DUONG MINERAL AND CONSTRUCTION JOINT STOCK COMPANY

Tax code: 3700148825

Form B 03 - DN/NH

(Issued according to Circular 43/2026/TT-BTC dated 20/04/2026 of the Ministry of Finance)

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

QUARTER III 2026

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		1.472.907.189.710	733.232.371.631
2. Cash payments to suppliers of goods and services	02		(1.603.392.531.071)	(240.435.465.542)
3. Cash payments to employees	03		(32.453.841.546)	(23.376.496.188)
4. Interest paid	04		(113.024.748.767)	(85.221.275.601)
5. Corporate income tax paid	05		(19.252.642.698)	(9.119.088.595)
6. Other cash receipts from business activities	06		727.764.732.208	107.118.259.911
7. Other cash payments for business activities	07		(661.994.436.073)	(175.843.013.446)
Net cash flows from/(used in) operating activities	***20***		**(229.446.278.237)**	**306.355.292.170**
II. Cash flow from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		(116.440.203.224)	(211.555.925.625)
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(528.920.823.442)	(79.585.000.000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		521.534.900.000	15.500.000.000
5. Payments for investments in other entities (net of cash hold by entity being acquired)	25		(102.850.000.000)	-
6. Proceeds from sale of investments in other entities (net of cash hold by entity being disposed)	26		-	-
7. Interest and dividends received	27		104.779.073.216	41.048.005.364
Net cash flows from/(used in) investing activities	***30***		**(121.897.053.450)**	**(234.592.920.261)**
III. Cash flow from financing activities				
3. Drawdown of borrowings	33		1.192.420.502.921	549.969.251.315
4. Repayment of borrowings	34		(1.225.763.196.897)	(599.352.706.866)
Net cash flows from/(used in) financing activities	***40***		**(33.342.693.976)**	**(49.383.455.551)**
Net increase/(decrease) in cash for the year (50 = 20+30+40)	**50**		**(384.686.025.663)**	**22.378.916.358**
Cash [and cash equivalents] at the beginning of the year	**60**		**404.335.526.129**	**15.826.811.638**
Impact of exchange rate fluctuation	61		-	-
Cash [and cash equivalents] at the end of the period (70=50+60+61)	**70**		**19.649.500.466**	**38.205.727.996**

Prepared on 29 October, 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Luong Trong Tin	Nguyen Hoang Tam	Tran Dinh Ha

M.S.D.N: 3700148825 - C.T.C.P - CÔNG TY CỔ PHẦN KHOÁNG SẢN VÀ XÂY DỰNG BÌNH DƯƠNG - P. THUẬN GIAO - TP. HỒ CHÍ MINH

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

QUARTER III 2026

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, 2026, is 197 people.

6- Corporate structure:

- As of September 30, 2026, the Company includes the parent company, 04 subsidiaries and 01 indirect associate.
- Information about subsidiaries and associates

No	Subsidiary name	Place of establisment 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	93.24%	93.24%	Industrial park development

Stt	Name indirect associate	Place of establisment 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, 2026, ending on December 31, 2026

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

III- Accounting standards and regime applied

1- Accounting regime applied: According to Circular No. 99/2025/TT-BTC dated Octorber 27, 2025, of the Ministry of Finance and According to Circular No. 43/2026/TT-BTC dated April 20, 2026, of the Ministry of Finance.

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:

Unit: VND

01- Cash and cash equivalents	30-09-2026	01-01-2026
- Cash	19.649.500.466	354.335.526.129
- Cash equivalents	-	50.000.000.000
Total	**19.649.500.466**	**404.335.526.129**

02- Investments held to short-term maturity	30-09-2026	01-01-2026
- Term deposit	33.860.000.000	8.360.000.000
- Fixed profit shared from investment cooperation contracts	104.076.893.744	75.216.976.344
- Investment cooperation contract	170.000.000.000	170.000.000.000
- Loan receivables	304.223.859.191	304.202.181.129
Total	**612.160.752.935**	**557.779.157.473**

03- Receivables	30-09-2026	01-01-2026
Receivables from mineral business activities	103.339.788.802	31.610.873.713
Receivables from industrial park leasing activities	124.894.385.460	124.268.866.942
Total	**228.234.174.262**	**155.879.740.655**

	30-09-2026		01-01-2026	
04- Other receivables	Amount	Provision	Amount	Provision
a) Short-term				
- Receivables from the liquidation of affiliated companies	-	-	33.500.000.000	-
- Dividends	-	-	30.900.000.000	-
- Advances for land compensation	233.038.374.824	-	277.384.664.834	-
- Other receivables	3.292.273.350	-	1.659.287.149	-
Total	**236.330.648.174**		**343.443.951.983**	
b) Long-term				
- Deposits and collaterals;	34.882.578.779	-	33.148.041.183	-
-Compensation for site clearance	1.221.980.000.000	-	1.221.980.000.000	-
Total	**1.256.862.578.779**		**1.255.128.041.183**	

	30-09-2026		01-01-2026	
	Cost	Provision	Cost	Provision
05- Inventory				
- Raw materials	1.636.646.380	-	1.505.908.258	-
- Tools and supplies	206.536.593	-	170.492.593	-
- Merchandise	21.476.621.089	-	15.299.500.201	-
- Finised goods	78.278.162	-	78.278.162	-
Total historical cost of inventories	**23.398.082.224**		**17.054.179.214**	

	30-09-2026	01-01-2026
06- Construction in progress		
- Total	**1.016.349.486.090**	**900.529.473.434**
Including: Major projects		
+ Compensation costs + Construction in Dat Cuoc Industrial Park	196.025.944.280	194.084.219.699
+ Tam Lap Quarry	190.676.715.581	163.425.973.024
+ Phuoc Hoa Clay Mine	66.798.087.738	55.307.268.893
+ Tan My Quarry	62.183.239.095	2.415.541.181
+ Hoa Lu Industrial Park Project	457.131.618.907	452.131.618.907
+ Other construction in progress	43.533.880.489	33.164.851.730
Total	**1.016.349.486.090**	**900.529.473.434**

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	**80.953.256.058**	**65.046.607.742**	**14.860.740.761**	**5.546.094.519**	**2.842.318.420**	**169.249.017.500**
- Disposal in period	-	-	-	(391.847.619)	-	(391.847.619)
- Purchase in period	573.460.000	96.980.000	-	679.636.852	-	1.350.076.852
Ending balance	**81.526.716.058**	**65.143.587.742**	**14.860.740.761**	**5.833.883.752**	**2.842.318.420**	**170.207.246.733**
Accumulated depreciation						
Beginning balance	**56.883.244.258**	**61.511.258.371**	**13.610.805.905**	**4.940.885.877**	**2.385.940.737**	**139.332.135.148**
- Depreciation in period	1.644.780.037	1.142.674.519	553.599.576	173.330.486	126.896.229	3.641.280.847
- Disposal in period	-	-	-	(391.847.619)	-	(391.847.619)
Ending balance	**58.528.024.295**	**62.653.932.890**	**14.164.405.481**	**4.722.368.744**	**2.512.836.966**	**142.581.568.376**
Carrying amount						
- At the beginning of the year	**24.070.011.800**	**3.535.349.371**	**1.249.934.856**	**605.208.642**	**456.377.683**	**29.916.882.352**
- At the end of the period	**22.998.691.763**	**2.489.654.852**	**696.335.280**	**1.111.515.008**	**329.481.454**	**27.625.678.357**

* Historical cost of fully depreciated fixed assets still in use at the end of period: 87.841.563.480 VND

08- Increase, decrease in intangible asset

Items	Land use right	Computer software	Other intangible assets	Total
Historical cost				
Beginning balance	**200.000.000**	**1.471.862.990**	**-**	**1.671.862.990**
- Purchase in period	-	161.000.000	-	161.000.000
Ending balance	**200.000.000**	**1.632.862.990**	**-**	**1.832.862.990**
Accumulated amortization				
Beginning balance	**200.000.000**	**1.471.862.990**		**1.671.862.990**
- Disposal in period	-	40.249.998	-	40.249.998
Ending balance	**200.000.000**	**1.512.112.988**	**-**	**1.712.112.988**
Carrying amount				
- At the beginning of the year	**-**	**-**	**-**	**-**
- At the end of the period	**-**	**120.750.002**	**-**	**120.750.002**

- 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.

09- 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**	**154.444.324.179**	**13.399.878.485**	**192.805.964.491**
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	**10.954.483.501**	**1.029.008.836**	**65.030.887.244**	**13.150.235.557**	**90.164.615.138**
- Depreciation in period	718.916.310	31.731.345	2.396.547.495	20.612.718	3.167.807.868
Ending balance	**11.673.399.811**	**1.060.740.181**	**67.427.434.739**	**13.170.848.275**	**93.332.423.006**
Carrying amount					
- At the beginning of the year	**12.399.556.726**	**578.712.764**	**89.413.436.935**	**249.642.928**	**102.641.349.353**
- At the end of the period	**11.680.640.416**	**546.981.419**	**87.016.889.440**	**229.030.210**	**99.473.541.485**

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.

10- Prepaid expense	30-09-2026	01-01-2026
a) Short-term		
- Other amount	33.340.939.568	27.852.083.085
b) Long-term		
- Other amount	138.630.679.658	164.633.545.352
Total	**171.971.619.226**	**192.485.628.437**

11- Taxation and amount payable to the State	Beginning balance	Amount payable in the period	Amount paid in the period	Ending balance
- Value added tax	38.696.207.588	30.399.455.398	30.238.517.937	38.857.145.049
- Corporate income tax	64.220.623.116	19.029.093.570	19.252.642.698	63.997.073.988
- Personal income tax	3.078.501.972	3.650.444.005	3.838.882.566	2.890.063.411
- Resource tax	23.611.940.384	67.635.189.399	47.224.195.774	44.022.934.009
- Environmental protection fee	9.929.293.856	22.254.602.321	16.707.464.363	15.476.431.814
- Other taxes		20.609.110.764	20.609.110.764	-
Total	**139.536.566.916**	**163.577.895.457**	**137.870.814.102**	**165.243.648.271**

Including:

Payables	30-09-2026	01-01-2026
- Value added tax	38.857.145.049	38.696.207.588
- Corporate income tax	63.997.073.988	64.220.623.116
- Personal income tax	2.890.063.411	3.078.501.972
- Resource tax	44.022.934.009	23.611.940.384
- Environmental protection fee	15.476.431.814	9.929.293.856
	165.243.648.271	**139.536.566.916**

12- Other payables	30-09-2026	01-01-2026
a) Short-term		
- Remuneration, operating budget of the Board of Directors and committees, and bonuses for executive management	18.140.972.910	13.791.142.187
- Receiving deposits for land lease contracts	137.462.067.304	127.694.699.144
- Other payables	25.521.171.982	23.240.728.043
Total	**181.124.212.196**	**164.726.569.374**
b) Long-term		
- Long-term deposits and collaterals received	170.193.290.715	170.193.290.715
Total	**170.193.290.715**	**170.193.290.715**

13- Loans

a) Short-term loans	30-09-2026	01-01-2026
Bank Loans		
- Vietnam Thuong Tin Commercial Joint Stock Bank - Saigon Branch	17.738.000.000	516.960.000.000
- Indovina Bank Ltd.	49.984.551.165	49.959.368.954
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Binh Duong Branch	16.566.569.236	16.566.569.236
- Joint Stock Commercial Bank for Industry and Trade of Vietnam - East Branch of Ho Chi Minh City	-	50.000.000.000
- Tien Phong Commercial Joint Stock Bank - Tan Phu Branch	49.900.000.000	-
Other Loans		
- VNDIRECT Securities Corporation	2.426.290.423	2.943.471.610
- Individuals	30.000.000.000	35.000.000.000
- Hoang Phat Loi Trading Co., LTD	25.000.000.000	25.000.000.000
Bonds issued due for repayment		
- KSBH2429001 Bond	100.000.000.000	-
Total	**291.615.410.824**	**696.429.409.800**

b) Long-term loans	30-09-2026	01-01-2026
Bank Loans		
- Vietnam Thuong Tin Commercial Joint Stock Bank - Saigon Branch	602.709.000.000	116.029.625.000
Other Loans		
- Hoang Phat Loi Trading Co., LTD	62.500.000.000	75.000.000.000
Long-term Bond issuance		
- KSBH2429001 Bond	200.000.000.000	300.000.000.000
- Bond issuance expense	(8.108.632.000)	(9.266.359.818)
Total	**857.100.368.000**	**481.763.265.182**

14- Unrealized revenue

	30-09-2026	01-01-2026
a) Short-term		
- Deferred revenue	24.962.376.712	19.255.303.529
b) Long-term		
- Deferred revenue	498.295.257.632	515.905.124.912
Total	**523.257.634.344**	**535.160.428.441**

15- Provision

	30-09-2026	01-01-2026
a) Long-term		
- Other provisions	28.725.023.271	26.469.911.225
Total	**28.725.023.271**	**26.469.911.225**

16- Investment in associates

Company name	Status	30-09-2026 % Ownership	30-09-2026 Investment cost	01-01-2026 % Ownership	01-01-2026 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
			566.986.420.000		**566.986.420.000**

Details of investment in associates as of September 30, 2026, are presented as follows:

	VLB	TOTAL
Investment amount:		
On 01 January 2026	566.986.420.000	**566.986.420.000**
Increase in the period	-	-
On 30 September 2026	**566.986.420.000**	**566.986.420.000**
Cumulative profit after acquiring the associate:		
On 01 January 2026	34.157.441.054	**34.157.441.054**
Profit (loss) from associate	105.067.791.808	**105.067.791.808**
Distributed dividend	(19.570.000.000)	**(19.570.000.000)**
On 30 September 2026	**119.655.232.862**	**119.655.232.862**
Carrying amount		
On 01 January 2026	**601.143.861.054**	**601.143.861.054**
On 30 September 2026	**686.641.652.862**	**686.641.652.862**

17- Deferred income tax assets and deferred income tax liabilities

a - Deferred income tax asset	30-09-2026	01-01-2026
- Deferred income tax asset	4.817.472.542	4.471.054.564
Cộng	**4.817.472.542**	**4.471.054.564**

18- 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	7
Previous 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 the year	-	-	-	-	155.901.481.767	(305.200.184.00)	155.596.281.583
- Appropriation to the development investment fund	-	-	15.317.616.646	-	(15.317.616.646)	-	-
- 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)
Previous year ending balance Current year beginning balance	**1.147.791.030.000**	**227.663.924.500**	**212.668.333.007**	**(3.354.000.000)**	**1.193.059.546.464**	**2.111.238.838**	**2.779.940.072.809**
- Profit in period	-	-	-	-	159.132.409.520	946.898.282	160.079.307.802
- Acquisition of an additional ownership interest in a subsidiary	-	-	-	-	(67.952.364.440)	(897.635.560.00)	(68.850.000.000)
- Appropriation to the development investment fund	-	-	16.185.772.483	-	(16.185.772.483)	-	-
- Appropriation to the reward and welfare fund	-	-	-	-	(22.660.081.476)	-	(22.660.081.476)
- Remuneration, operating budget of the Board of Directors and committees	-	-	-	-	(4.500.000.000)	-	(4.500.000.000)
- Manager Bonus Fund	-	-	-	-	(3.150.338.913)	-	(3.150.338.913)
Ending balance	**1.147.791.030.000**	**227.663.924.500**	**228.854.105.490**	**(3.354.000.000)**	**1.237.743.398.672**	**2.160.501.560**	**2.840.858.960.222**

b- Details of owner's investment capital	30-09-2026	01-01-2026
- 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

đ- Shares	30-09-2026	01-01-2026
- 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	30-09-2026	01-01-2026
- Development investment fund	**228.854.105.490**	**212.668.333.007**

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

- Undistributed profit	**1.237.743.398.672**	**1.193.059.546.464**

VI - Additional information for items presented in the Income Statement

Unit: VND

	Quarter III - 2026	Quarter III - 2025
1 -Total revenue from sales and service provision (Code 01)	**259.156.241.989**	**259.906.766.264**
Including		
- Revenue from sales of goods and provision of services	242.354.979.965	186.714.696.196
- 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	16.801.262.024	13.033.549.708
2 - Revenue deductions (Code 02)		
- Sales returns	-	-
Total	-	-
3 - Net revenue from sales and service provision (Code 10)	**259.156.241.989**	**259.906.766.264**
Including		
- Revenue from sales of goods and provision of services	242.354.979.965	186.714.696.196
- 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	16.801.262.024	13.033.549.708

4 – Cost of goods sold (Code 11)	Quarter III - 2026	Quarter III - 2025
- Cost of finished goods sold and services provided	162.271.062.509	142.317.111.346
- 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	4.515.968.196	5.000.413.959
Total	**166.787.030.705**	**149.855.226.130**

5 - Revenue from financial activities (Code 21)	Quarter III - 2026	Quarter III - 2025
- Interest income from deposits	816.384.021	169.263.692
- Interest income from loans	13.453.726.264	3.033.520.571
Total	**14.270.110.285**	**3.202.784.263**

6 - Financial expenses (Code 22)	Quarter III - 2026	Quarter III - 2025
- Interest expense	42.960.704.149	44.284.121.330
- Oter expenses	1.895.314.693	684.673.591
Total	**44.856.018.842**	**44.968.794.921**

7 - Current corporate income tax expense (Code 51)	Quarter III - 2026	Quarter III - 2025
- Corporate income tax expense on taxable income for the current year	6.960.424.228	1.955.089.710
Total	**6.960.424.228**	**1.955.089.710**

8 - Deferred corporate income tax expense (Code 52)	Quarter III - 2026	Quarter III - 2025
- Deferred corporate income tax expense	75.060.086	8.163.468.195
Total	**75.060.086**	**8.163.468.195**

9 - Production and business expenses by element

	Quarter III - 2026	Quarter III - 2025
- Raw materials expense	39.300.314.377	34.247.644.369
- Labor expense	13.882.477.348	16.980.657.144
- Depreciation	2.473.277.467	4.691.620.293
- External service expense	130.912.484.237	101.817.120.556
- Other cash expense	17.818.231.230	20.511.326.024
Total	**204.386.784.659**	**178.248.368.386**

10 - Basic earning per share (Code 70)

	Quarter III - 2026	Quarter III - 2025
Profit after tax	34.702.276.295	35.515.480.932
Reward and welfare fund	(4.276.117.821)	(5.718.539.706)
Net profit attributable to common shareholders of the company	**30.426.158.474**	**29.796.941.226**
Average number of shares outstanding during the period for calculating basic earnings per share	114.443.703	114.443.703
Basic earning per share	**266**	**260**

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 - 2026	Quarter III - 2025
Remuneration and salaries of members of the Board of Directors, the Executive Board, and the Audit Committee under the Board of Directors:	3.008.153.846	2.794.308.459

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

Other receivables	30-09-2026	01-01-2026
VLB	-	30.900.000.000
Other short-term payables	30-09-2026	01-01-2026
Mrs Vu To Uyen	10.000.000.000	10.000.000.000

3 - Comparison Information

Some corresponding data on the financial statements as of December 31, 2025 have been re-presented according to the guidance in Circular 43/2026/TT-BTC effective from January 1, 2026, details are as follows:

CONSOLIDATED FINANCIAL STATEMENT

Unit: VND

ASSETS	31/12/2025 (previously presented)	Representation	31/12/2025 (re-presented)
A. CURRENT ASSETS			
II. Short-term investments			
Investments held to short-term maturity	8.360.000.000	549.419.157.473	557.779.157.473
III. Current accounts receivable			
Receivables for short-term loans	276.566.089.890	(276.566.089.890)	-
Other short-term receivables	1.091.297.019.566	(747.853.067.583)	343.443.951.983
B. NON-CURRENT ASSETS			
VI. Long-term investments			
3. Investment in other entities	-	475.000.000.000	475.000.000.000

4 - Explanation of the difference in after-tax profit for Quarter III/2026 compared to the same period in Quarter III/2025:

Indicators	Quarter III-2026	Quarter III-2025	Difference	% Increase/decrease
Revenue	274.589.192.464	265.761.980.963	8.827.211.501	3%
Expense	232.576.331.819	220.198.683.889	12.377.647.930	6%
Profit after tax	34.977.376.331	35.444.739.169	(467.362.838)	-1%

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

Prepared on 29 October, 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Luong Trong Tin	Nguyen Hoang Tam	Tran Dinh Ha

M.S.D.N: 3700148825 C.T.C.P
CÔNG TY CỔ PHẦN KHOÁNG SẢN VÀ XÂY DỰNG BÌNH DƯƠNG
P. THUẬN GIAO - TP. HỒ CHÍ MINH