



**NHI HIEP BRICK - TILE CO-OPERATION**

No.34, DT 743 Street, Tan Dong Hiep Ward, Ho Chi Minh City

Telephone: 0274. 3749080 - Fax: 0274. 3749287

**Stock symbol: NHC**

# **SEPARATE FINANCIAL STATEMENTS**

**Quarter IV 2025**

*As at 31 December 2025*

*January 2026*

## SEPARATE BALANCE SHEET

AS AT 31 DECEMBER 2025

Unit: VND

Items	Codes	Notes	Ending balance	Beginning balance
1	2	3	4	5
<b>A. CURRENT ASSETS</b>	100		<b>19,682,363,630</b>	<b>26,227,625,087</b>
I. Cash and cash equivalents	110		<b>9,300,464,141</b>	<b>8,270,746,523</b>
1. Cash	111		1,300,464,141	970,746,523
2. Cash equivalents	112		8,000,000,000	7,300,000,000
II. Short-term investments	120		<b>3,563,500</b>	<b>3,437,100</b>
1. Trading securities	121		26,044,046	26,044,046
2. Provision for decline in value of trading securities (*)	122		(22,480,546)	(22,606,946)
3. Held to maturity investments	123			
III. Short-term receivables	130		<b>5,077,683,957</b>	<b>9,162,939,834</b>
1. Short-term trade receivables	131		4,841,206,447	6,237,889,955
2. Short-term advances to suppliers	132		11,339,178	10,573,458
3. Short-term inter-company receivables	133		0	0
4. Receivables under schedule of construction contract	134		0	0
5. Short-term loan receivables	135		0	2,550,000,000
6. Other short-term receivables	136		225,138,332	364,476,421
7. Short-term provision for doubtful debts (*)	137		0	
8. Shortage of assets awaiting resolution	139		0	0
IV. Inventories	140		<b>2,631,637,501</b>	<b>3,719,238,276</b>
1. Inventories	141		2,677,529,847	3,768,166,480
2. Provision for obsolete inventories	149		(45,892,346)	(48,928,204)
V. Other current assets	150		<b>2,669,014,531</b>	<b>5,071,263,354</b>
1. Short-term prepaid expenses	151		364,436,669	848,877,501
2. Deductible VAT	152		2,304,577,862	4,038,208,304
3. Taxes and other receivables from government budget	153		0	184,177,549
4. Government bonds purchased for resale	154		0	0
5. Other current assets	155			
<b>B. NON-CURRENT ASSETS</b>	200		<b>75,272,542,126</b>	<b>76,256,067,765</b>
I. Long-term receivables	210		0	0
1. Long-term trade receivables	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Working capital provided to sub-units	213		0	0
4. Long-term inter-company receivables	214		0	0

Items	Codes	Notes	Ending balance	Beginning balance
5. Long-term loan receivables	215		0	0
6. Other long-term receivables	216		0	0
7. Long-term provision for doubtful debts (*)	219		0	0
<b>I. Fixed assets</b>	<b>220</b>		<b>53,855,520,294</b>	<b>58,901,731,972</b>
1. Tangible fixed assets	221		<b>53,365,597,804</b>	<b>58,393,501,610</b>
- Historical costs	222		62,866,471,435	62,730,107,799
- Accumulated depreciation	223		(9,500,873,631)	(4,336,606,189)
2. Finance lease fixed assets	224		0	0
- Historical costs	225		0	0
- Accumulated depreciation	226		0	0
3. Intangible fixed assets	227		<b>489,922,490</b>	<b>508,230,362</b>
- Historical costs	228		860,470,113	860,470,113
- Accumulated depreciation	229		(370,547,623)	(352,239,751)
<b>II. Investment properties</b>	<b>230</b>		<b>1,138,267,784</b>	<b>1,180,803,632</b>
- Historical costs	231		1,999,184,634	1,999,184,634
- Accumulated depreciation	232		(860,916,850)	(818,381,002)
<b>III. Long-term assets in progress</b>	<b>240</b>		<b>755,555,556</b>	<b>0</b>
1. Long-term work in progress	241			
2. Construction in progress	242		755,555,556	
<b>III. Long-term investments</b>	<b>250</b>		<b>18,184,664,680</b>	<b>15,625,314,536</b>
1. Investments in subsidiaries	251		20,643,001,585	20,643,001,585
2. Investments in joint ventures and associates	252			
3. Investments in equity of other entities	253			
2. Provision for long-term investments (*)	254		(2,458,336,905)	(5,017,687,049)
5. Held to maturity investments	255			
<b>V. Other long-term assets</b>	<b>260</b>		<b>1,338,533,812</b>	<b>548,217,625</b>
1. Long-term prepaid expenses	261		1,338,533,812	548,217,625
2. Deferred income tax assets	262		0	0
3. Long-term equipment and spare parts for replacement	263			
4. Other long-term assets	268		0	0
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>94,954,905,756</b>	<b>102,483,692,852</b>

Items	Codes	Notes	Ending balance	Ending balance
<b>C. LIABILITIES</b>	300		<b>26,179,353,946</b>	<b>38,723,905,061</b>
<b>I. Short-term liabilities</b>	310		<b>10,099,656,171</b>	<b>38,720,354,361</b>
1. Short-term trade payables	311		6,035,081,581	37,307,542,598
2. Short-term advances from customers	312		399,826,227	49,392,777
3. Taxes and other payables to government budget	313		509,824,169	7,523,647
4. Payables to employees	314		1,172,707,720	545,946,000
5. Short-term accrued expenses	315		411,084,822	85,000,000
6. Short-term inter-company payables	316		0	0
7. Payables under schedule of construction contract	317		0	
8. Short-term unearned revenues	318		0	
9. Other short-term payments	319		1,375,935,082	663,431,129
10. Short-term loans and finance lease liabilities	320		0	0
11. Short-term provisions	321		116,203,460	
12. Bonus and welfare fund	322		78,993,110	61,518,210
13. Price stabilization fund	323		0	
14. Government bonds purchased for resale	324			
<b>II. Long-term liabilities</b>	330		<b>16,079,697,775</b>	<b>3,550,700</b>
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Inter-company payables for operating capital received	334			
5. Long-term inter-company payables	335			
6. Long-term unearned revenues	336			
7. Other long-term payables	337			
8. Long-term loans and finance lease liabilities	338		16,071,426,000	
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred income tax payables	341		8,271,775	3,550,700
12. Long-term provisions	342			
13. Science and technology development fund	343			
<b>D. OWNER'S EQUITY</b>	400		<b>68,775,551,810</b>	<b>63,759,787,791</b>
<b>I. Owner's equity</b>	410		<b>68,775,551,810</b>	<b>63,759,787,791</b>
1. Contributed capital	411		30,415,420,000	30,415,420,000
- Ordinary shares with voting rights	411a		30,415,420,000	30,415,420,000
- Preference shares	411b			
2. Capital surplus	412		209,074,994	209,074,994
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			

Items	Codes	Notes	Ending balance	Ending balance
6. Differences upon asset revaluation	416			
8. Development and investment funds	418		23,242,692,505	23,242,692,505
9. Enterprise reorganization assistance fund	419			
10. Other equity funds	420			
11. Undistributed profit after tax	421		<b>14,908,364,311</b>	<b>9,892,600,292</b>
- Undistributed profit after tax brought forward	421a		9,837,714,792	9,145,528,925
- Undistributed profit after tax FOR the current year	421b		5,070,649,519	747,071,367
12. Capital expenditure funds	422			
<b>II. Funding sources and other funds</b>	<b>430</b>		<b>0</b>	<b>0</b>
1. Funding sources	431		0	0
2. Funds used for fixed asset acquisition	432		0	0
<b>TOTAL RESOURCES (440=300+400)</b>	<b>440</b>		<b>94,954,905,756</b>	<b>102,483,692,852</b>

Ho Chi Minh, January 22, 2026

Chief Accountant

NGUYEN THI THU PHUONG

Director



LAM THANH LAM

358  
G TY  
HÂN  
NG  
HỆ  
P.H

SEPARATE INCOME STATEMENT  
 FOURTH QUARTER 2025

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			Fourth quarter	Accumulated	Fourth quarter	Accumulated
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01		30,324,077,863	98,826,532,401	21,999,729,222	48,304,890,944
2. Revenue deductions	02		-	-	11,605,237	11,605,237
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		30,324,077,863	98,826,532,401	21,988,123,985	48,293,285,707
rendered	11		28,200,484,296	89,127,962,120	19,354,340,643	40,490,343,907
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		2,123,593,567	9,698,570,281	2,633,783,342	7,802,941,800
6. Financial income	21		99,745,776	350,442,523	90,223,052	951,545,551
7. Financial expenses	22		(3,413,094,637)	(1,746,682,077)	1,737,198,564	3,150,587,280
- In which: Interest expenses	23		260,545,565	812,794,467	-	54,293,438
8. The profit or loss from associated companies and joint ventures	24		-	-	-	-
9. Selling expenses	25		392,339,381	1,268,949,593	336,205,110	1,257,064,216
10. General and administration expenses	26		1,375,199,279	4,382,945,267	1,046,356,359	4,025,990,646
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	30		3,868,895,320	6,143,800,021	(395,753,639)	320,845,209
12. Other income	31		44,500,000	44,500,000	-	646,980,000
13. Other expenses	32		-	38,100	-	34,000,000
14. Net other profit/(loss) (40=31-32)	40		44,500,000	44,461,900	-	612,980,000
15. Accounting profit/(loss) before tax (50=30+40)	50		3,913,395,320	6,188,261,921	(395,753,639)	933,825,209
16. Current corporate income tax expenses	51		606,323,147	1,062,891,327	(71,996,448)	219,676,347
17. Deferred corporate income tax expenses	52		6,327,135	4,721,075	(7,154,280)	(32,922,505)
18. Net profit/(loss) after corporate income tax (60=50-51-52)	60		3,300,745,038	5,120,649,519	(316,602,911)	747,071,367
19. Basic earnings per share (*)	70					
20. Diluted earnings per share (*)	71					

Chief Accountant



NGUYEN THI THU PHUONG



HO CHI MINH, January 22, 2026

Director

LAM THANH LAM

8-C  
1,  
H  
MIN

## SEPARATE CASH FLOW STATEMENT

(Direct method)

## FOURTH QUARTER 2025

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			Fourth quarter	Accumulated	Fourth quarter	Accumulated
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>						
1. Proceeds from sales and services rendered and other revenues	01		35,554,877,597	103,889,979,429	18,108,180,704	41,160,892,714
2. Expenditures paid to suppliers	02		(31,095,887,748)	(88,718,571,688)	(9,017,123,251)	(28,823,415,596)
3. Expenditures paid to employees	03		(940,375,540)	(4,453,046,506)	(1,118,902,540)	(3,575,039,310)
4. Paid interests	04		(255,085,683)	(807,334,585)	-	(54,293,438)
5. Paid enterprise income tax	05		(400,000,000)	(400,000,000)	(235,000,000)	(235,000,000)
6. Other proceeds from operating activities	06		23,385,717,120	73,285,563,129	5,644,525,449	13,302,289,206
7. Other expenditures on operating activities	07		(20,688,603,437)	(69,148,591,897)	(662,806,934)	(2,857,492,731)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>5,560,642,309</b>	<b>13,647,997,882</b>	<b>12,718,873,428</b>	<b>18,917,940,845</b>
<b>II CASH FLOWS FROM INVESTING ACTIVITIES</b>						
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(400,320,000)	(28,869,221,587)	(5,055,000,000)	(37,923,753,775)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-	-	646,980,000
3. Expenditures on loans and purchase of debt instruments from other entities	23		-	-	(24,350,000,000)	(80,863,721,644)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		-	-	22,300,000,000	112,288,721,644
5. Expenditures on equity investments in other entities	25		-	-	-	-
6. Proceeds from equity investment in other entities	26		-	-	-	-
7. Proceeds from interests, dividends and distributed profits	27		51,088,276	179,515,323	42,145,452	503,735,671
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(349,231,724)</b>	<b>(28,689,706,264)</b>	<b>(7,062,854,548)</b>	<b>(5,348,038,104)</b>
<b>II CASH FLOWS FROM FINACIAL ACTIVITIES</b>						
1. Proceeds from issuance of shares and receipt of contributed capital	31		0	0	0	0
2. Repayment of contributed capital and repurchase of stock issued	32		0	0	0	0
3. Proceeds from borrowings	33		0	18,000,000,000	0	0
4. Repayment of principal	34		(642,858,000)	(1,928,574,000)	0	(7,437,830,866)
5. Repayment of financial principal	35		0	0	0	0
6. Dividends and profits paid to owners	36		0	0	0	0
<b>Net cash flows from financial activities</b>	<b>40</b>		<b>(642,858,000)</b>	<b>16,071,426,000</b>	<b>0</b>	<b>(7,437,830,866)</b>
<b>Net cash flows during the fiscal year (50=20+30+40)</b>	<b>50</b>		<b>4,568,552,585</b>	<b>1,029,717,618</b>	<b>5,656,018,880</b>	<b>6,132,071,875</b>
<b>Cash and cash equivalents at the beginning of fiscal year</b>	<b>60</b>		<b>4,731,911,556</b>	<b>8,270,746,523</b>	<b>2,614,727,643</b>	<b>2,138,674,648</b>
Effect of exchange rate fluctuations	61		-	-	-	-
<b>Cash and cash equivalents at the end of fiscal year</b>	<b>70</b>		<b>9,300,464,141</b>	<b>9,300,464,141</b>	<b>8,270,746,523</b>	<b>8,270,746,523</b>

Chief Accountant

NGUYEN THI THU PHUONG



Ho Chi Minh, January 22, 2026

Director

LAM THANH LAM

## 1. Company information

### 1.1. Form of ownership

Nhi Hiep Brick – Tile Co-operation (“the Company”), operates under the Business Registration Certificate and Tax Identification Number 3700358798 (with the 16th amended registration issued on August 18, 2025) with a charter capital of VND 30,415,420,000, issued by the Business Registration Office of the Department of Finance of Ho Chi Minh city.

#### **The Company's charter capital has changed over the years as follows:**

First change on July 1, 2002 with charter capital of 11,204,100,000 VND;  
 Second change on May 5, 2003 with charter capital of 12,324,510,000 VND;  
 Third change on May 4, 2004 with charter capital of 12,816,970,000 VND;  
 Fourth change on September 20, 2005 with charter capital of 13,360,610,000 VND;  
 Fifth change on December 5, 2007 with charter capital of 14,354,790,000 VND;  
 Sixth change on December 26, 2008 with charter capital of 15,207,710,000 VND;  
 Seventh change on May 25, 2010 with charter capital of 15,207,710,000 VND;  
 Eighth change on April 2, 2013 with charter capital of 15,207,710,000 VND;  
 Nineth change on August 6, 2014 with charter capital of 15,207,710,000 VND;  
 Tenth change on April 24, 2015 with charter capital of 30,415,420,000 VND;  
 Eleventh change on October 19, 2017 with charter capital of 30,415,420,000 VND;  
 Twelveth change on May 27, 2020 with charter capital of 30,415,420,000 VND;  
 13th change on December 8, 2020 with charter capital of 30,415,420,000 VND;  
 14th change on August 22, 2023 with charter capital of 30,415,420,000 VND;  
 15th change on April 29, 2025 with charter capital of 30,415,420,000 VND;  
 16th change on August 18, 2025 with charter capital of 30,415,420,000 VND.

#### **The Company's contributed capital as at 31/12/2025 is 30,415,420,000 VND.**

Head Office Address: No. 34, DT 743 Street, Tan Dong Hiep Ward, Ho Chi Minh City.

### 1.2. Business fields

The Company's main activity are leasing premises and trading construction materials.

### 1.3. Principal activities according to the business registration certificate

- Producing high quality construction bricks and tiles of all kinds;
- Trading in other construction materials;
- Loading and unloading of goods (except airport cargo loading and unloading);
- Real estate business, land use rights belonging to the owner, user or tenant; factory space for rent (implemented according to provincial planning);



#### **1.4. Normal operating cycle: 12 months**

## 1.5. Company structure

The company is an associate of Binh Duong Building Materials & Construction Corporation.

The company has a subsidiary: Song Phan Joint Stock Company.

The Company has taken control of Song Phan Joint Stock Company from June 10, 2016.

## Information about subsidiary

- Address: An Binh Hemlet, Tan Lap Commune, Lam Dong Province, Vietnam.
- Phone: 0252.3606143 Fax: 0252.3877700
- Charter capital of the Subsidiary: 20,000,000,000 VND, equivalent to 2,000,000 shares.
- Main activities : Producing bricks and tiles
- Ownership ratio of the Parent Company: 99%, equivalent to 1,980,000 shares
- Ratio of voting rights : 99%

The company has a branch in Binh Phuoc: The business operations of stone production at the address of Hamlet 1, Dong Phu Commune, Dong Nai Province is a dependent accounting unit.

## 2. Accounting period and accounting currency

## 2.1. Accounting period

Annual accounting period commences from 1st January and ends on 31st December.

## 2.2. Accounting currency

The currency used in accounting records is Vietnam Dong (VND).

### 3. Accounting Standards and Accounting System

### 3.1. Accounting system

The Company applies the Vietnamese accounting system issued under the Ministry of Finance's Circular 200/2014/TT-BTC dated 22 December 2014, Circular 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC and Vietnamese Accounting Standards issued by the Ministry of Finance in preparing and presenting the separate financial statements for the fiscal year 2025.

### 3.2. Form of accounting record

The Company is applying accounting form of general journal.

#### 4. Announcement on compliance with Vietnamese standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

## 5. Accounting policies

## 5.1. Principles for recording cash and cash equivalents

**Recognition of cash:** this are the total current cash of the Company at the date of reporting, including cash in fund, demand bank deposits and money in transit.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS***(Currency unit is represented by VND unless it is noted by other currency)*

**Recognition of cash equivalents:** this item records the short-term investments with maturity less than 3 months from the date investment, has high liquidity, can be converted easily into a certain amount of cash and there is no risk in conversion into cash at the date of reporting.

### 5.2. Principles of recording financial investments

As investments outside the enterprise to use of capital reasonably as to raise operational efficiency of company: investments in subsidiaries, associated companies, joint ventures, securities investment, and other financial investments, etc.

Classify investments when preparing financial statements according to the following principles:

- Investments with a remaining maturity of less than 12 months or within 1 production and business cycle are classified as short-term.
- Investments with a remaining maturity of more than 12 months or more than 1 production and business cycle are classified as long-term.

#### Trading securities:

The value of securities and other financial instruments held for trading purposes (waiting for increase in price to sell for profit). Trading securities include:

- Shares, bonds listed on securities market;
- Securities and other financial instruments as commercial papers, forward contracts, swap contracts, etc."

Trading securities must be recorded according to original prices. The trading securities shall be recorded when the investors acquire ownership.

The dividends paid in the period before investment date shall be recorded as a decrease in value of investment. When the investor receives additional shares without paying money to joint-stock companies using share premium, the other funds belong to owners' equity or pay dividends in shares, the investor only observes the quantity of additional shares.

Before any share is exchanged, its value must be determined according to fair value on the exchanging date.

When liquidating or transferring trading securities, the cost price shall be determined according to mobile weighted average method, for every type of security.

- **Provision for decline in value of trading securities:** The company may create provision for the probable impairment loss if it is evident that the market value of held for sale securities of the enterprise decline against the book value. The creating or reverting of allowance for decline in value of trading securities shall be carried out at the time in which the financial statement prepared and recorded in financial expenses during the period.

#### Held-to-maturity investments

These investments do not reflect bonds and debt instruments which are held for trading purpose. Held-to-maturity investments include term deposits (maturity more than 3 months), treasury bills, promissory notes, bonds, preference shares which the issuer is required to re-buy them in a certain time and held to maturity loans to earn profits periodically and other held-to-maturity investments.

#### Provision for devaluation of held-to-maturity investment

If the reserve of held-to-maturity investments has not been set up as prescribed by law, the Company must evaluate the recovery ability. Where there is a solid evidence that some or all of the investment

may not be recoverable, the amount of losses must be recognized as financial expenses in the period. This provision or reversal is made at the time of preparing the financial statements. Where the amount of losses cannot be reliably determined, it is not recorded as a decrease in investment but disclosed about the recoverability of the investments in the Notes to the financial statements.

#### **Investments in subsidiaries, associated companies, joint ventures:**

Investments in subsidiaries, associated companies are accounted under the cost method. Net profits distributed from subsidiaries, associated companies arising after the date of acquisition are recognized in the Income Statement. The other distributed amounts (other than net profit) is considered a recovery of investment and are recorded as deductions investment cost.

As to joint venture activity in the form of business activities jointly controlled and in the form of jointly controlled assets, Company applies the general accounting principles as other normal business activities. In which:

- The company must separately monitor income, expenses related to joint venture activity and allocate to the parties in the joint venture under the joint venture agreement.
- The company separately monitor the assets contributed to the joint venture, the capital contributed to jointly controlled assets and the general liabilities, individual liabilities arising from joint ventures.

Expenses directly related to investment activities in joint ventures and associates are recorded as financial expenses in the period.

#### **Investments in equity instruments of other entities**

These are investments on equity instruments of other entities without having neither controlling, jointly controlling right nor significant influence over the investee.

**Provision for investments:** Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date. Increases and decreases to the provision balance are recorded as finance expense in the separate income statement.

#### **5.3. Principles of recording inventories**

**Inventory Valuation Principles:** Inventories are stated at historical cost. Where the net realizable value is lower than historical cost, inventories must be recorded at net realizable value. The cost of inventories comprise all costs of purchase, costs of conversion and other directly relevant costs arised in bringing the inventories to their current locations and conditions.

The cost of externally purchased inventories includes the purchase price, non-refundable taxes, transportation, handling, storage costs incurred during the purchase process, and other costs directly attributable to the acquisition of inventories.

The cost of inventories produced internally by the entity includes direct material costs, direct labor costs, fixed production overheads, and variable production overheads incurred during the conversion of materials into finished goods.

Costs excluded from the historical cost of inventories are:

- Trade discounts and discounts on purchased goods due to improperly purchased goods and quality.
- Cost of raw materials, labor costs and other production and business expenses incurred above the normal level.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS***(Currency unit is represented by VND unless it is noted by other currency)*

- Cost of inventory preservation excluding the cost of inventory preservation necessary for the next production process and the cost of inventory preservation incurred during the purchase process.
- Selling expenses.
- General and administrative expenses.

**Method of determining inventories costs at the end of the period:** The cost of inventories at the end of the period is calculated by weighted average method.

**Method of accounting inventories:** The Company applies the perpetual declaration method to account for inventories.

**Provision for obsolete inventories:** The amount of provision for devaluation of inventories is made equal to the difference between the historical cost of inventories and their net realizable value.

#### **5.4. Principles of recording trade receivables**

All receivables must be recorded in detail by aging, by each client and in original currency and other details depending on the management request of the Company.

The classification of receivables must be managed as belows:

- Trade receivables: commercial receivable arising from trading activities between the Company and its buyers: selling goods, rendering services, disposal of assets, exported receivable of consigner through the consignee;
- Other receivables: receivables neither commercial nor relevant to trading activities.

**For the preparation of financial statements, the receivables must be classified as belows:**

- Having maturity not exceeding 12 months or 01 normal production period are recorded as short-term.
- Having maturity over 12 months or 01 normal production period are recorded as long-term.

**Provision for doubtful debts:** Provision for bad debts represents the expected loss of value of receivables that are likely to not be paid by customers for receivables at the time of reporting.

#### **5.5. Principles for recording and depreciating fixed assets, investment properties**

##### **Principles for recording tangible fixed assets and intangible fixed assets, investment properties**

Tangible fixed assets, intangible fixed assets, investment properties are recorded at historical cost. During the using process, tangible fixed assets, intangible fixed assets, investment properties are tracked in detail at historical cost, accumulated depreciation or amortisation and net book value.

Historical cost of financial lease fixed assets are recognized at fair value of the leased properties or at present value of the minimum lease payment (in case the fair value is higher than the present value of the minimum lease payment) plus the initial costs directly related to the financial leasing activity.

The Company depreciates fixed assets, investment real estate into operation and production expense with those assets related to operation and production.

**Depreciation method for tangible fixed assets, intangible fixed assets and investment properties:** Depreciation and amortization are calculated on a straight-line method.

**The useful life are estimated as follows:**

- Buildings, structures	4-25	years
- Machinery, equipment	5-15	years
- Transportation equipments	5- 8	years
- Office equipment and managing furniture	10	years
- Intangible fixed asset is long-term land use right	49	years

### 5.6. Principle of capitalization of borrowing costs and other expenses

**Principle of capitalization of borrowing costs:** Borrowing costs that are directly attributable to the investment in the construction or production of a work-in-progress are included in the value of the asset (capitalized), including interest on the loan, allocation of discounts or premium when issuing bonds, additional costs incurred related to process of loan procedures.

Capitalization of borrowing costs will be suspended for periods during which investment in construction or production of a work-in-progress is disrupted, unless such interruption is necessary.

Capitalization of borrowing costs ends when substantially necessary activities for the preparation of the work-in-progress asset for its intended use or sale when it have been completed. Borrowing costs incurred will be recorded as production and business expenses in the period when incurred.

Income arising from the temporary investment of separate loans pending their use for the purpose of obtaining work-in-progress assets, must be deducted (-) from borrowing costs incurred when capitalizing.

Borrowing costs capitalized during the period must not exceed the total amount of borrowing costs incurred during the period. Loan interests and discount or premium allocations capitalized in each period must not exceed the actual interest incurred and the discount or premium allocations for that period.

#### Principle of capitalization of other expenses:

**Principle of capitalization of prepaid expenses:** Prepaid expenses allocated to investment in capital construction, renovation and upgrading of fixed assets during the period are capitalized into fixed assets being invested or renovated or upgraded.

**Principles of capitalization of other expenses:** Other expenses in service of investment in capital construction, renovation and upgrading of fixed assets in the period are capitalized into fixed assets being invested or renovated or upgraded.

### 5.7. Principles of recording prepaid expenses

The calculation and allocation of prepaid expenses to operating expenses for each accounting period must be based on nature and extent of each type of expenses to select appropriate and consistent method and criteria.

Each prepaid expense incurred shall be kept records in details, and allocated to objects subject to expenses of each accounting period and residual expenses, which have not been allocated to expenses

The prepaid expenses of great value to be allocated in the quarters, but with maturity less than 01 fiscal year, or within a normal production cycle they are recognized as short-term prepaid expenses, other expenses prepaid expenses over 12 months or over a normal production cycle is presented as

long-term prepaid expenses.

### 5.8. Principles of recording payables

#### Principle of recognition

All payables are monitored in detail by remaining payment term, by payable object, type of payable original currency and other details depending on the management request of the Company.

The classification of payables is made according to the following principles:

- Trade payables include commercial payables arising from transactions of purchases of goods, services, assets and payables when importing through consignment;
- Other payables include non-trade payable, not related to buying – selling transactions

#### Classification of payables when preparing the financial statements according to the following principles:

- Accounts payable with the remaining payment period not exceeding 12 months or within a production and business cycle are classified as short-term.
- Accounts payable with remaining payment period of more than 12 months or more than 1 business cycle are classified as long-term.

### 5.9. Principles of accrued expenses

Accrued expenses include those made for goods, services received from suppliers in the accounting year but not yet paid due to the lack of receipts or supporting documents, are recognised as manufacturing and operating expense in the reporting year based on the term stated in the respective contract.

### 5.10. Principles of recording owner's equity

Owner's equity is stated at actually contributed capital of owners and monitored detailed each organization, individual to participate in contribution of capital.

When the investment license defining the charter capital of the enterprise is determined in foreign currency equivalent to an Vietnam dong amount, determining the contributed capital by investors in foreign currencies is based on the amount of foreign currency actually contributed.

In case of receipt of contributed capital in asset, owner's capital must be recorded an increase according to revaluated prices of assets accepted by capital contributors. Intangible assets such as brands, trademarks, trade names, rights of development of projects ... shall only be recorded an increase the contributed capital if relevant law provisions allow.

"For joint-stock company, contributed capital of the shareholders is recorded according to actual price of stock issuance, but is recorded in detail in two separate criterions:

- Contributions from owners are recorded according to par value of shares;
- Share premium shall record the difference between the par value and issue price of shares."

In addition, share premium shall record the difference between price of repurchasing of treasury stocks and the re-issue price of treasury stocks.

Option of conversion of bonds into shares arising when company issue bonds that can be converted into a certain number of shares shall be prescribed in issuance plan. The value of the capital

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS***(Currency unit is represented by VND unless it is noted by other currency)*

component of the convertible bond is defined as the difference between the total sums received from the issuance of convertible bonds and the value of the debt component of convertible bonds. At the time of initial recording, the value of stock options of convertible bonds is recorded separately in owner's capital. At the bond maturity, accountants shall record this option as capital stock premium.

Other capital shall record operating capital set up additionally from the result of business activities or given as gifts, presents, financing and asset revaluation (according to current regulations).

### **5.11. Principles of recording revenue**

**Revenue from sale of goods should be recognised when all the following conditions have been satisfied:**

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

### **Revenue from rendering of services**

Revenue from rendering of services is recognised when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognised by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

**Principles of revenue recognition from financial income:** Revenue arising from interest, dividends, distributed profits and other financial incomes is recognized when the following two (2) conditions are satisfied simultaneously:

- It is probable to get economic benefits from the transaction;
- The revenue can be measured reliably.

### **Principles of revenue recognition from other income**

This account is used to record other income, revenues not from operating activity of business: revenues from transferring, liquidating fixed assets; collecting contractual fine from customer; Collecting compensation of third parties in order to make up lost assets; collecting doubtful debts which have been written off; collecting doubtful debts which have been written off; revenues in cash or in kind from gifts donated by organization individuals; etc.

### **5.12. Recognition of cost of goods sold**

Cost of goods sold record cost of goods, products, services, investment property, costs of production of construction products which are sold during the period and costs relating to business of investment property, etc.

For the value of inventory lost, accountants must account immediately into the cost price of goods sold after deducting compensation (if any).

For the cost of direct materials consumed in excess of normal level, labor costs, fixed manufacturing overhead costs not allocated to the value of products in stock, accountants must account into the cost price of goods sold after deducting compensation (if any) even if products, goods have not been determined to be consumed.

### **5.13. Recognition of financial expenses**

Recognition of financial expenses:

- Expenses or losses relating to financial investment activities;
- The cost of lending and borrowing;
- Loss due to foreign exchange differences arising from transactions relating to foreign currencies;
- Provision for decline in value of trading securities.

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

### **5.14. Recognition of selling expenses, general administration expenses**

Selling expenses is used to record expenses actually incurred in process of selling products, goods, providing services.

General administration expenses is used to record overhead costs of business including salary expenses of business' administrative staffs, susch as salary social insurance, medical insurance, labor union expenses, unemployment insurance of administrative staff; expenses of office materials; labor instruments; depreciation of fixed assets used for administration, lease rent, licence tax, provision for bad debts; outsourced services; other cash expenses.

### **5.15. Recognition of current corporate income tax expense, deferred corporate income tax expenses**

Current corporate income tax expense is determined based on taxable profit and corporate income tax rate applied in the current year.

Deferred income tax expense is calculated basing on deductible temporary differences, taxable temporary differences and income tax rate.

### **5.16. Financial instruments**

## Financial assets

According to the Circular No. 210/2009/TT-BTC dated 06 November 2009, the Company classifies financial assets as below:

- Financial assets which are classified at fair value through the Income Statement are a financial asset held for trading or classified into fair value group through the Income statement at the initial recognition;
- Held-to-maturity investments are non-derivative financial assets, including fixed or determinable payments, and fixed maturity which the Company is willing and able to hold till maturity date;
- Loans and receivables are the non-derivative financial assets, including fixed or determinable payments, and non-listed in an listed market;
- Financial assets available for sale are non-derivative financial assets which are determined as available for sale or not classified in any of the other categories. These assets are measured at fair value through the Income statement, including held-to-maturity investment, loans and receivables.

The classification of these financial assets depends on the purpose and nature of financial assets and is determined at the initial recognition.

The financial assets of the Company include cash and short-term deposits, receivables, other receivables, loans and listed and non-listed financial instruments.

The financial assets are recognized at the acquisition date and stopped being recognized at the selling date. All financial assets are initially recognized at cost plus directly attributable costs relevant to the issue and purchase.

## Financial liabilities and owner's equity instruments

Financial instruments are classified as financial liabilities or owner's equity instruments at the initial recognition in accordance with their natures and definitions.

According to the Circular No. 210/2009/TT-BTC dated 06 November 2009, the Company classifies financial liabilities as below:

- Financial liabilities which are recognized at fair value through the Income Statement are held for trading or classified in fair value group through the Income Statement at the initial recognition;
- Financial liabilities are determined by its allocated cost is determined by the value of the initial recognition minus the original repayment, plus or minus the accumulative allocations by the actual interest rate method of the difference between the initial recognition value and maturity value, subtract deductions (directly or through the use of a provision account) cause of reducing the value or irrecoverability.

The classification of financial liabilities depends on the purpose and nature of the financial assets and is determined at initial recognition.

The financial liabilities of the Company include payables, other payables, borrowings and debts.

All financial liabilities are initially recognized at cost plus directly attributable transaction costs.

Owner's equity instrument: A contract demonstrates the remaining value of Company's assets after deducting all obligations.

Offsetting of financial instruments: Financial assets and financial liabilities are offset with each other and presented net amount on the Balance Sheet if and only if the Company has a legal right to offset the recognised amounts and an intention to settle on a net basis, or to recognise the assets and settle the liabilities simultaneously.

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

### 6. Additional information regarding items on consolidated balance sheet and consolidated income statement.

6.1. Cash and cash equivalents	Ending balance	Beginning balance
Cash on hand	176,244,204	281,610,031
Cash in banks	1,124,219,937	689,136,492
Cash in transit		
Cash equivalents	8,000,000,000	7,300,000,000
<b>Total</b>	<b>9,300,464,141</b>	<b>8,270,746,523</b>

### 6.2. Financial investments

a) Trading securities	Ending balance			Beginning balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
- Total value of shares	26,044,046	3,563,500	22,480,546	26,044,046	3,437,100	22,606,946
+ Other shares	26,044,046	3,563,500	22,480,546	26,044,046	3,437,100	22,606,946
b) Held to maturity investments			Ending balance	Beginning balance		
			Original cost	Book value	Original cost	Book value
b1) Short-term						
Term deposits						
c) Equity investments in other entities	Ending balance			Beginning balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
- Investments In subsidiaries	20,643,001,585	20,643,001,585		20,643,001,585	20,643,001,585	

### 6.3. Short-term trade receivables

Description	Ending balance	Beginning balance
a) Short-term trade receivables		
- Other subjects	452,613,742	478,277,095
- Thanh Cong Construction Materials Company Limited - Binh T		421,080,408
- Hong Tin Binh Phuoc Company Limited	28,693,337	
- Hong Tin Binh Duong Concrete Company Limited	732,369,019	1,255,274,598
- DAI LOC PHAT CONSTRUCTION-TRADING-SERVICE JOINT STOCK COMPANY	1,106,439,769	695,811,776
- HOANG VIET CONSTRUCTION TRANSPORTATION SERVICES COMPANY LIMITED	-	280,785,181
- THE GIOI NHA CONSTRUCTION MATERIALS JOINT STOCK COMPANY	-	788,295,099
- GREEN CONCRETE COMPANY LIMITED	767,090,858	2,318,365,798
b) Long-term trade receivables		
c) Trade receivables from related parties		

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Binh Duong Building Materials & Construction Corporation	1,753,999,722	
<b>Total</b>	<b>4,841,206,447</b>	<b>6,237,889,955</b>

## 6.4. Advances to suppliers

Description	Ending balance	Beginning balance
a) Short-term advances to suppliers		
- Others	11,339,178	10,573,458
<b>Total</b>	<b>11,339,178</b>	<b>10,573,458</b>
b) Long-term advances to suppliers		
c) Advances to suppliers from related parties		
<b>Total</b>	-	-

## 6.5. Other receivables

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
a) Short-term				
- Accrued interest on term deposit	48,657,500		17,753,500	
- Loan to Song Phan Joint Stock Company	-		2,550,000,000	
- Expenses paid on behalf of others;				
- Others	176,480,832		305,938,600	
<b>Total</b>	<b>225,138,332</b>		<b>2,873,692,100</b>	
a) Long-term				
- Must recover from privatization;				
<b>Total</b>				
<b>Total (a+b)</b>	<b>225,138,332</b>		<b>2,873,692,100</b>	

## 6.6. Inventories

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
- Goods in transit	-			
- Raw materials	297,220,875	24,895,660	73,899,678	24,895,660
- Tools and supplies	4,285,000		4,285,000	
- Work in progress				
- Finished goods	61,192,534	20,996,686	71,703,266	24,032,544
- Goods	2,314,831,438		3,618,278,536	
<b>Total</b>	<b>2,677,529,847</b>	<b>45,892,346</b>	<b>3,768,166,480</b>	<b>48,928,204</b>

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

## 6.7. Prepaid expenses

Description	Ending balance	Beginning balance
<b>a) Short-term</b>		
- Others	364,436,669	848,877,501
<b>Total (a)</b>	<b>364,436,669</b>	<b>848,877,501</b>
<b>b) Long-term</b>		
<b>- Other items:</b>		
+ Repair the foundation of the facility at the Nhị Hiệp site.	1,063,936,526	
+ Others	274,597,286	548,217,625
<b>Total (b)</b>	<b>1,338,533,812</b>	<b>548,217,625</b>

## 6.8. Increase, decrease in tangible fixed assets

Items	Buildings, structures	Machinery, equipment	Office equipment and furniture	Transportation equipment	Total
<b>Historical cost</b>					
<b>Beginning balance</b>	1,773,048,507	60,196,677,677	-	896,745,251	62,866,471,435
- Purchases					-
- Finished capital investment					-
- Others increase					-
- Conversion into investment properties					-
- Liquidating, disposing					-
- Others decrease					-
<b>Ending balance</b>	1,773,048,507	60,196,677,677	-	896,745,251	62,866,471,435
<b>Accumulated depreciation</b>					
<b>Beginning balance</b>	1,754,382,285	6,160,992,195	-	291,581,922	8,206,956,402
- Depreciation in the year	2,541,666	1,256,250,000		35,125,563	1,293,917,229
- Others increase					-
- Conversion into investment properties					-
- Liquidating, disposing					-
- Others decrease					-
<b>Ending balance</b>	1,756,923,951	7,417,242,195	-	326,707,485	9,500,873,631
<b>Net book value</b>					
Beginning	18,666,222	54,035,685,482	-	605,163,329	54,659,515,033
Ending	16,124,556	52,779,435,482	-	570,037,766	53,365,597,804

## 6.9. Increase or decrease in finance lease fixed assets

Cuối Q4/16 SP

Items	Long-term land use right				Total
<b>Historical cost</b>					

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Beginning balance	860,470,113				860,470,113
- Purchases					
- Tạo ra từ nội bộ DN					
- C' hers decrease					
Ending balance	860,470,113				860,470,113
Accumulated amortisation					
Beginning balance	365,970,655				365,970,655
- Depreciation in the year	4,576,968				4,576,968
- Others increase					
- Liquidating, disposing					
- Others decrease					
Ending balance	370,547,623				370,547,623
Net book value					
Beginning	494,499,458				494,499,458
Ending	489,922,490				489,922,490

## 6.10. Increase, decrease in investment properties

Items	Beginning balance	Increase	Decrease	Ending balance
Investment properties for rent				
Historical cost				
Land use right	1,999,184,634			1,999,184,634
Buildings				
Buildings and Land use rights				
Infrastructure				
Accumulated amortisation				
Land use right	818,381,002	42,535,848		860,916,850
Buildings				
Buildings and Land use rights				
Infrastructure				
Net book value				
Land use right	1,180,803,632			1,138,267,784
Buildings				
Buildings and Land use rights				
Infrastructure				

## 6.11. Construction in progress

Description	Ending balance	Beginning balance
-------------	----------------	-------------------

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

- Consultancy fee for preparing the proposal dossier for zoning targets in the new urban development area next by Tan Van Bridge;	400,000,000	
- Consultancy fee for preparing the proposal dossier for the new urban development plan next by Tan Van Bridge;	355,555,556	
<b>Total</b>	<b>755,555,556</b>	<b>0</b>

## 6.12. Short-term trade payables

Description	Ending balance		Beginning balance	
	Value	Recoverable value	Value	Recoverable value
a) Other short-term payables	1,361,435,176	1,361,435,176	649,458,702	649,458,702
- THANH LE CORPORATION	-	-	27,400,000,000	27,400,000,000
b) Payables for related parties				
' -Binh Duong Building Materials & Construction Corporation	2,187,362,175	2,187,362,175	3,930,591,082	3,930,591,082
- Nui Nho Stone Joint Stock Company	2,486,284,230	2,486,284,230	5,327,492,814	5,327,492,814
<b>Total (a+b)</b>	<b>6,035,081,581</b>	<b>6,035,081,581</b>	<b>37,307,542,598</b>	<b>37,307,542,598</b>

## 6.13. Short-term prepayments from customers

Description	Ending balance		Beginning balance	
	Value	Recoverable value	Value	Recoverable value
Short-term prepayments from customers to buy stone	399,826,227	399,826,227	49,392,777	49,392,777
<b>Total</b>	<b>399,826,227</b>	<b>399,826,227</b>	<b>49,392,777</b>	<b>49,392,777</b>

## 6.14. Tax and amounts of receivables, payables to the state

Description	Beginning balance		Payables in quarter	Paid in quarter	Ending balance	
	Receivables tax	Payables tax			Receivables tax	Payables tax
- Value Added Tax of Nhi Hiep						
- Corporate Income Tax		272,390,631	606,323,147	400,000,000		478,713,778
- Personal Income Tax		3,442,651	30,936,252	3,268,512		31,110,391
- License tax		-				-
- Other Tax		-				-
'- Non-agricultural land tax		-				-
<b>Total</b>	<b>-</b>	<b>275,833,282</b>	<b>637,259,399</b>	<b>403,268,512</b>	<b>-</b>	<b>509,824,169</b>

## 6.15. Accrued expenses

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Description	Ending balance	Beginning balance
a) Short-term	411,084,822	85,000,000
+ Electricity expenses	316,084,822	-
+ Other advance expenses	95,000,000	85,000,000
b) Long-term	-	-
- Loan interest	-	-
<b>Total (a+b)</b>	<b>411,084,822</b>	<b>85,000,000</b>

## 6.16. Other payables

Description	Ending balance	Beginning balance
a) Short-term	-	-
- Trade union fund	4,380,300	27,033,200
- Others	1,371,554,782	636,397,929
<b>Total</b>	<b>1,375,935,082</b>	<b>663,431,129</b>
b) Long-term	-	-
<b>Total</b>		

## 6.17. Loans and obligations under finance leases

Description	Ending balance		Increase	Decrease	Beginning balance	
	Value	The number has the ability to repay the			Value	Recoverable value
a) Short-term loans (Detailed by term)	-	-	-	-	-	-
<b>Total</b>						
b) Long-term loan at Vietinbank - Binh Duong Branch	16,071,426,000	16,071,426,000		642,858,000	16,714,284,000	16,714,284,000
<b>Total</b>	<b>16,071,426,000</b>	<b>16,071,426,000</b>	<b>-</b>	<b>642,858,000</b>	<b>16,714,284,000</b>	<b>16,714,284,000</b>

## 6.18. Owner's equity

## a) Changes in owners' equity

Description	Owner's contributed capital	Development and investment fund	Other owner's contributed capital fund	Capital of non-controlling shareholders	Undistributed profit after tax	Total
Previous beginning balance	30,415,420,000	209,074,994	23,242,692,505	-	10,719,985,175	64,587,172,674
- Increase in capital						-
- Profits increased/ (decreased) in the period					937,634,098	937,634,098
- Other increases						-

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

- Decrease in capital						-
- Other decreases (dividend, bonus)						-
<b>Previous ending balance (Current beginning balance)</b>	<b>30,415,420,000</b>	<b>209,074,994</b>	<b>23,242,692,505</b>		<b>11,657,619,273</b>	<b>65,524,806,772</b>
- Increase in capital						-
- Profits increased/ (decreased) in the period					<b>3,300,745,038</b>	<b>3,300,745,038</b>
- Other increases						-
- Decrease in capital						-
- Other decreases (dividend, bonus)					<b>(50,000,000)</b>	<b>(50,000,000)</b>
<b>Ending Balance</b>	<b>30,415,420,000</b>	<b>209,074,994</b>	<b>23,242,692,505</b>		<b>14,908,364,311</b>	<b>68,775,551,810</b>

<b>b) Details of owner's equity</b>	<b>Ending balance</b>	<b>Beginning balance</b>
- Binh Duong Building Materials & Construction Corporation	9,137,940,000	9,137,940,000
- Nui Nho Stone Joint Stock Company	7,102,420,000	5,952,420,000
- Other shareholders	14,175,060,000	15,325,060,000
<b>Total</b>	<b>30,415,420,000</b>	<b>30,415,420,000</b>

<b>c) Capital transactions with owners and dividend and profit distribution</b>	<b>Current year</b>	<b>Previous year</b>
- Owner's investment capital	30,415,420,000	30,415,420,000
- Profit payable to owner	0	0

<b>d) Stocks</b>	<b>Ending balance</b>	<b>Beginning balance</b>
- Quantity of circulation stocks	3,041,542	3,041,542
+ Common stocks	3,041,542	3,041,542
+ Preferred stocks		

Par value per stock: 10.000 VND/stock

**d) Dividends**

- Dividends have been announced		
+ Dividends declared on common shares	0%	
+ Dividends announced on preferred shares	None	None
- Cumulative preferred stock dividends have not been recorded	None	None

**e) Funds**

- Investment and Development Fund	23,242,692,505
-----------------------------------	----------------

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

### 6.19. Deferred income tax assets and deferred income tax payables

Description	Ending balance	Beginning balance
<b>a. Deferred income tax assets</b>		
- Corporate income tax rates used for determination of value of deferred income tax assets	20%	20%
- Deferred income tax assets related to deductible temporary differences		
<b>Deferred income tax assets</b>		
<b>b- Deferred income tax payables</b>	Ending balance	Beginning balance
- Corporate income tax rates used for determination of value of deferred income tax payable	17%	20%
- Deferred income tax payables arising from taxable temporary differences	8,271,775	3,550,700
- Balance of deferred income tax payables		

### 7. Additional information for items shown in the separate income statement

#### 7.1. Revenue from sales of goods and rendering of services

Description	Fourth quarter of the current year	Fourth quarter of the previous year
<b>- Revenue from sales of good</b>		
+ Revenue from selling goods (brick + stone + sand)	24,600,742,216	16,202,216,226
+ Revenue from brick and tiles		21,000,000
- Revenue from stone processing	3,805,036,069	4,134,701,862
- Revenue from service rendered (for rent commercial spa)	1,918,299,578	1,641,811,134
<b>Total</b>	<b>30,324,077,863</b>	<b>21,999,729,222</b>

#### 7.2. Cost of goods sold and services rendered

Description	Fourth quarter of the current year	Fourth quarter of the previous year
<b>Cost of goods sold</b>		
+ Cost of finished stone		
+ Cost of finished brick and tile		17,401,994
<b>- Cost of goods sold (brick+stone+sand)</b>	<b>22,598,504,512</b>	<b>15,158,211,369</b>
- Cost of the ice grinding service	5,089,350,325	3,713,081,909
- Cost of service rendered	512,629,459	472,417,514
- Reversal of provisions for inventory devaluation		(6,772,143)
<b>Total</b>	<b>28,200,484,296</b>	<b>19,354,340,643</b>

#### 7.3. Financial income

Description	Fourth quarter of the current year	Fourth quarter of the previous year
- Interest on deposits and loans	99,745,776	90,223,052
- Dividends and profits are distributed	-	
- Others		

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Total	99,745,776	90,223,052
-------	------------	------------

## 7.4. Financial expenses

Description	Fourth quarter of the current year	Fourth quarter of the previous year
- Loan interests	260,545,565	
- Provision / (Reversing) for long-term financial investments	(3,673,990,748)	1,717,545,150
- Loss in securities trading		18,187,264
- Fees for selling securities	350,546	1,466,150
<b>Total</b>	<b>(3,413,094,637)</b>	<b>1,737,198,564</b>

## 7.5. Selling expenses, general and administration expenses

Description	Fourth quarter of the current year	Fourth quarter of the previous year
<b>a) Selling expenses</b>		
- Payroll expenses	338,872,196	271,557,632
- Other expenses	53,467,185	64,647,478
<b>Total</b>	<b>392,339,381</b>	<b>336,205,110</b>
<b>b) General and administration expenses</b>		
- Expenses of administrative staffs	773,363,980	728,151,884
- Other expenses	601,835,299	318,204,475
<b>Total</b>	<b>1,375,199,279</b>	<b>1,046,356,359</b>
<b>c) Reductions in selling expenses and administrative expenses</b>		
<b>Công</b>		
<b>Total (a+b-c)</b>	<b>1,767,538,660</b>	<b>1,382,561,469</b>

## 7.6. Other income

Description	Fourth quarter of the current year	Fourth quarter of the previous year
- Liquidation of fixed assets	-	
- Others	44,500,000	
- Các khoản khác.		
<b>Total</b>	<b>44,500,000</b>	-

## 7.7. Other expenses

Description	Fourth quarter of the current year	Fourth quarter of the previous year
- Net book value of fixed assets and costs of liquidation fixed assets;	-	
- Penalty expenses		
<b>Total</b>	<b>-</b>	<b>-</b>

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

### 7.8. Productions cost by items

Description	Fourth quarter of the current year	Fourth quarter of the previous year
<b>7.8.1. Productions cost by items</b>		
- Raw materials	2,496,439,490	923,089,972
- Labor	1,639,209,706	1,565,990,548
- Depreciation expenses	1,298,494,197	1,285,590,387
- Expenses from outsourcing services	1,062,284,068	1,251,080,957
- Other expenses by cash	181,200,460	69,947,265
<b>Total</b>	<b>6,677,627,921</b>	<b>5,095,699,129</b>

### 7.9. Current corporate income tax expenses

Description	Fourth quarter of the current year	Fourth quarter of the previous year
- Corporate Income Tax expenses in respect of the taxable profit for the current year	606,323,147	(71,996,448)
<b>Total</b>	<b>606,323,147</b>	<b>(71,996,448)</b>

### 8.1. The actual amount of money borrowed.

Fourth quarter of the current year	Fourth quarter of the previous year
------------------------------------	-------------------------------------

- Money received from loans according to the usual agreement

### 8.2. The amount of money that has been paid back from the principal loan during the period

- The principal repayment of the loan according to the usual agreement

642,858,000

### 9. Other information

9.1. Potential debts, commitments and other financial information: None.

9.2.. Events after the balance sheet date: None.

### 9.3. Related parties information

#### 9.3.1. Related parties

##### Related parties

- Binh Duong Building Materials & Construction Corporation

##### Relationship

Major shareholder

- Nui Nho Stone Joint Stock Company

Major shareholder

- Song Phan Joint Stock Company

Subsidiary

- Significant transactions with the related parties during the quarter were as follows:

<u>Related parties</u>	<u>Transactions content</u>	<u>Fourth quarter of the current year</u>	<u>Fourth quarter of the previous year</u>
<b>Binh Duong Building Materials &amp; Construction Corporation</b>			
	Sales of goods	4,185,539,675	4,548,172,048
	Receipt of goods	3,521,187,653	4,548,172,048
	Purchases of materials, goods and services	18,076,041,693	9,949,213,923

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Paid for materials, goods and services	20,466,772,663	8,576,936,923
--	----------------	---------------

### Nui Nho Stone Joint Stock Company

Sales of goods		
Receipt of goods		
Purchases of materials, goods and services	6,236,341,105	6,575,177,323
Paid for materials, goods and services	7,905,751,500	3,292,598,442

### Song Phan Joint Stock Company

Fourth quarter of the current year Fourth quarter of the previous year

Loan	250,000,000
Receivable of loan interest	28,574,100

As of the end of the fiscal quarter, the debt situation between the Company and related parties is as follows

<u>Related parties</u>	<u>Transactions content</u>	<u>Ending balance</u>	<u>Beginning balance</u>
<b>Binh Duong Building Materials &amp; Construction Corporation</b>			
	Sales of goods	1,753,999,722	1,089,647,700
	Purchases of goods	2,187,362,175	4,578,093,145
<b>Nui Nho Stone Joint Stock Company</b>			
	Sales of goods		
	Purchases of goods	2,486,284,230	4,155,694,625
<b>Song Phan Joint Stock Company</b>			
		<b>Ending balance</b>	<b>Beginning balance</b>
	Loan		2,550,000,000
	Loan interest		178,435,900

### 10. Comparative figures

Comparative figures are figures of the 2024 separate financial statements ending December 31, 2024 that have been audited.

Comparative figures on the separate financial statements are figures on separate financial statements of the same period of the previous year.

Chief Accountant

NGUYEN THI THU PHUONG



LAM THANH LAM