



NHI HIEP BRICK - TILE CO-OPERATION

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

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Stock symbol: NHC

CONSOLIDATED FINANCIAL STATEMENTS

Quarter I 2026

As at 31 March 2026

April 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2026

Unit: VND

Items	Codes	Notes	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		22,438,372,698	23,116,837,922
I. Cash and cash equivalents	110		5,892,945,833	8,999,674,036
1. Cash	111		1,092,945,833	1,399,674,036
2. Cash equivalents	112		4,800,000,000	7,600,000,000
II. Short-term investments	120		5,503,563,500	2,503,563,500
1. Trading securities	121		26,044,046	26,044,046
2. Provision for decline in value of trading securities	122		(22,480,546)	(22,480,546)
3. Held to maturity investments	123		5,500,000,000	2,500,000,000
4. Allowance for short-term held-to-maturity investments	124		0	0
5. Other short-term investments	125		0	0
6. Allowance for impairment of other short-term investments	126		0	0
III. Short-term receivables	130		6,836,175,043	5,077,683,957
1. Short-term trade receivables	131		4,751,988,828	5,056,856,143
2. Short-term advances to suppliers	132		40,224,395	11,339,178
3. Short-term inter-company receivables	133		0	0
4. Receivables under schedule of construction contracts	134		0	0
5. Other short-term receivables	135		2,254,611,516	225,138,332
6. Short-term provision for doubtful debts (*)	136		(210,649,696)	(215,649,696)
7. Shortage of assets awaiting resolution	139			0
IV. Inventories	140		2,327,647,183	3,847,223,619
1. Inventories	141		2,565,630,526	4,085,206,962
2. Provision for obsolete inventories	142		(237,983,343)	(237,983,343)
V. Short-term biological assets	150		0	0
1. Livestock for single-harvest (short-term)	151		0	0
2. Seasonal crops or crops for single-harvest (short-term)	152		0	0
3. Allowance for impairment of short-term biological assets	153		0	0
VI. Other current assets	160		1,878,041,139	2,688,692,810
1. Short-term prepaid expenses	161		104,641,680	364,436,669
2. Deductible VAT	162		1,767,731,838	2,324,256,141
3. Taxes and other receivables from government budget	163		5,667,621	0
4. Government bonds purchased for resale	164		0	0
5. Other current assets	165		0	0
B. NON-CURRENT ASSETS	200		65,241,462,338	63,952,488,317
I. Long-term receivables	210		677,232,833	473,600,614



Items	Codes	Notes	Ending balance	Beginning balance
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 receivables from related parties	214		0	0
5. Other long-term receivables	215		677,232,833	473,600,614
6. Long-term provision for doubtful debts (*)	216		0	0
I. Fixed assets	220		57,955,952,143	59,005,172,743
1. Tangible fixed assets	221		57,470,606,621	58,515,250,253
- Historical costs	222		79,559,420,877	81,066,147,061
- Accumulated depreciation	223		(22,088,814,256)	(22,550,896,808)
2. Finance lease fixed assets	224		0	0
- Historical costs	225		0	0
- Accumulated depreciation	226		0	0
3. Intangible fixed assets	227		485,345,522	489,922,490
- Historical costs	228		860,470,113	860,470,113
- Accumulated depreciation (*)	229		(375,124,591)	(370,547,623)
III. Long-term biological assets	230		0	0
IV. Investment properties	240		1,127,633,822	1,138,267,784
- Historical costs	241		3,888,410,818	1,999,184,634
- Accumulated depreciation	242		(2,760,776,996)	(860,916,850)
V. Long-term assets in progress	250		4,014,081,845	1,599,555,556
1. Long-term work in progress	251		0	0
2. Construction in progress	252		4,014,081,845	1,599,555,556
VI. Long-term investments	260		0	0
1. Investments in subsidiaries	261		0	0
2. Investments in joint ventures and associates	262		0	0
3. Investments in equity of other entities	263		0	0
4. Provision for long-term investments (*)	264		0	0
5. Held to maturity investments	265		0	0
6. Allowance for long-term held-to-maturity investments	266		0	0
VII. Other long-term assets	270		1,466,561,695	1,735,891,620
1. Long-term prepaid expenses	271		1,466,561,695	1,718,813,440
2. Deferred income tax assets	272		0	17,078,180
3. Long-term equipment and spare parts for replacement	273		0	0
4. Other long-term assets	274		0	0
5. Goodwill	279		0	0
TOTAL ASSETS (270 = 100 + 200)	270		87,679,835,036	87,069,326,239

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Items	Codes	Notes	Ending balance	Beginning balance
C. LIABILITIES	300		26,901,972,935	26,417,009,989
I. Short-term liabilities	310		13,397,388,935	12,908,744,214
1. Short-term trade payables	311		8,077,707,643	6,042,514,141
2. Short-term advances from customers	312		957,946,268	399,826,227
3. Dividends and profit payable	313		-	-
4. Taxes and other payables to government budget	314		49,329,171	701,227,652
5. Payables to employees	315		493,027,569	1,208,707,720
6. Short-term accrued expenses	316		389,493,170	411,084,822
7. Short-term inter-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term unearned revenues	319		-	-
10. Other short-term payments	320		1,413,772,260	1,419,539,442
11. Short-term loans and finance lease liabilities	321		1,928,574,000	2,571,432,000
12. Short-term provisions	322		-	75,419,100
13. Bonus and welfare fund	323		87,538,854	78,993,110
14. Price stabilization fund	324		-	-
15. Government bonds purchased for resale	325		-	-
II. Long-term liabilities	330		13,504,584,000	13,508,265,775
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
4. Long-term accrued expenses	333		-	-
5. Inter-company payables for operating capital receiv	334		-	-
6. Long-term inter-company payables	335		-	-
7. Long-term unearned revenues	336		-	-
8. Other long-term payables	337		-	-
9. Long-term loans and finance lease liabilities	338		-	13,499,994,000
10. Convertible bonds	339		13,499,994,000	-
11. Preference shares	340		-	-
12. Deferred income tax payables	341		-	8,271,775
13. Long-term provisions	342		4,590,000	-
14. Science and technology development fund	343		-	-
D. OWNER'S EQUITY	400		60,777,862,101	60,652,316,250
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		-	-



Items	Codes	Notes	Ending balance	Beginning balance
4. Other capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		24,579,153,105	23,242,692,505
9. Enterprise reorganization assistance fund	419		-	-
10. Undistributed profit after tax	420		5,445,482,743	6,654,075,031
- Undistributed profit after tax brought forward	420a		4,833,030,131	1,359,455,514
- Undistributed profit after tax for the current year	420b		612,452,612	5,294,619,517
11. Non-controlling interests	429		128,731,259	131,053,720
TOTAL RESOURCES (440=300+400)	440		87,679,835,036	87,069,326,239

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh City, April 24, 2026

Legal representative



LAM THANH LAM



CONSOLIDATED INCOME STATEMENT

FIRST QUARTER 2026

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			First quarter	Accumulated	First quarter	Accumulated
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01		30,100,774,399	30,100,774,399	18,616,845,502	18,616,845,502
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		30,100,774,399	30,100,774,399	18,616,845,502	18,616,845,502
4. Cost of goods sold and services rendered	11		27,255,745,926	27,255,745,926	17,045,748,659	17,045,748,659
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		2,845,028,473	2,845,028,473	1,571,096,843	1,571,096,843
6. Gain/(loss) on disposal of investment property	21		-	-		
6. Financial income	22		84,212,512	84,212,512	83,750,459	83,750,459
7. Financial expenses	23		242,853,772	242,853,772	-	-
- In which: Interest expenses	24		242,853,772	242,853,772	-	-
8. The profit or loss from associated companies and joint ventures	24		-	-	-	-
9. Selling expenses	25		258,721,656	258,721,656	262,400,122	262,400,122
10. General and administration expenses	26		1,428,447,704	1,428,447,704	1,014,860,266	1,014,860,266
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	30		999,217,853	999,217,853	377,586,914	377,586,914
12. Other income	31		-	-	-	-
13. Other expenses	32		236,277,183	236,277,183	373,430,136	373,430,136
14. Net other profit/(loss) (40=31-32)	40		(236,277,183)	(236,277,183)	(373,430,136)	(373,430,136)
15. Accounting profit/(loss) before tax (50=30+40)	50		762,940,670	762,940,670	4,156,778	4,156,778
16. Current corporate income tax expenses	51		139,414,114	139,414,114	2,078,331	2,078,331
17. Deferred corporate income tax expenses	52		13,396,405	13,396,405	(416,460)	(416,460)
18. Net profit/(loss) after corporate income tax (60=50-51-52)	60		610,130,151	610,130,151	2,494,907	2,494,907
18.1. Profits after enterprise income tax of the parent company			612,452,612	612,452,612	6,647,484	6,647,484
18.2. Profits after enterprise income tax of non-controlling shareholders			(2,322,461)	(2,322,461)	(4,152,577)	(4,152,577)
19. Basic earnings per share (*)	70		181	181	2	2
20. Diluted earnings per share (*)	71					

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh City, April 24, 2026

Legal representative



LAM THANH LAM

CONSOLIDATED CASH FLOW STATEMENT
(Direct method)
FIRST QUARTER 2026

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			First quarter	Accumulated	First quarter	Accumulated
1	2	3	4	5	6	7
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Proceeds from sales and services rendered and other revenues	1		33,971,804,806	33,971,804,806	17,613,745,231	17,613,745,231
2. Expenditures paid to suppliers	2		(26,556,185,831)	(26,556,185,831)	(11,463,743,546)	(11,463,743,546)
3. Expenditures paid to employees	3		(1,772,141,472)	(1,772,141,472)	(1,426,334,320)	(1,426,334,320)
4. Borrowing costs paid	4		(242,853,772)	(242,853,772)	-	-
5. Paid enterprise income tax	5		(695,692,995)	(695,692,995)	-	-
6. Other proceeds from operating activities	6		19,138,212,886	19,138,212,886	1,152,912,291	1,152,912,291
7. Other expenditures on operating activities	7		(20,992,890,337)	(20,992,890,337)	(1,117,415,716)	(1,117,415,716)
Net cash flows from operating activities	20		2,850,253,285	2,850,253,285	4,759,163,940	4,759,163,940
II CASH FLOWS FROM INVESTING ACTIVITIES						
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(2,400,637,400)	(2,400,637,400)	(27,498,130,303)	(27,498,130,303)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-	-	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		(3,000,000,000)	(3,000,000,000)	(22,600,000,000)	(22,600,000,000)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		-	-	24,900,000,000	24,900,000,000
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		86,513,912	86,513,912	68,079,259	68,079,259
Net cash flows from investing activities	30		(5,314,123,488)	(5,314,123,488)	(25,130,051,044)	(25,130,051,044)
III CASH FLOWS FROM FINANCIAL ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31		0	0	0	0
2. Payments for return of contributed capital to owners and repurchase of issued shares	32		0	0	0	0
3. Proceeds from borrowings	33		0	0	18,000,000,000	18,000,000,000
4. Repayment of principal	34		(642,858,000)	(642,858,000)	0	0
5. Repayment of financial principal	35		0	0	0	0
6. Dividends and profits paid to owners	36		0	0	0	0
Net cash flows from financial activities	40		(642,858,000)	(642,858,000)	18,000,000,000	18,000,000,000
Net cash flows during the fiscal year (50=20+30+40)	50		(3,106,728,203)	(3,106,728,203)	(2,370,887,104)	(2,370,887,104)
Cash and cash equivalents at the beginning of fiscal year	60		8,999,674,036	8,999,674,036	8,307,354,735	8,307,354,735
Effect of exchange rate fluctuations	61		0	0	0	0
Cash and cash equivalents at the end of fiscal year	70		5,892,945,833	5,892,945,833	5,936,467,631	5,936,467,631

Chief Accountant



NGUYEN THI THU PHUONG



Ho Chi Minh City, April 24, 2026

Legal representative

LAM THANH LAM

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

V. Additional information for items presented in the Statement of Financial Position

6.1. Cash and cash equivalents	Ending balance	Beginning balance
Cash on hand	330,631,293	181,868,620
Cash in banks	762,314,540	1,217,805,416
Cash equivalents	4,800,000,000	7,600,000,000
Total	5,892,945,833	8,999,674,036

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	3,563,500	22,480,546
+ Other shares	26,044,046	3,563,500	22,480,546	26,044,046	3,563,500	22,480,546

b) Held to maturity investments	Ending balance		Beginning balance	
	Original cost	Book value	Original cost	Book value
b1) Short-term	5,500,000,000	5,500,000,000	2,500,000,000	2,500,000,000
Term deposits	5,500,000,000	5,500,000,000	2,500,000,000	2,500,000,000
- Loan to Song Phan Joint Stock Company		-		
b2) Long-term				

3. Short-term trade receivables

Description	Ending balance	Beginning balance
a) Short-term trade receivables		
- Ngoc Tram Anh Construction Service Trading Company Limited	56,943,800	56,943,800
- Phuc Phuong Company Limited	146,805,896	151,805,896
- Hong Tin Binh Phuoc Company Limited	226,503,508	28,693,337
- Hong Tin Binh Duong Concrete Company Limited	-	732,369,019
- DAI LOC PHAT CONSTRUCTION-TRADING-SERVICE JOINT STOCK COMPANY	2,401,558,177	1,106,439,769
- GREEN CONCRETE COMPANY LIMITED		767,090,858
- Other subjects	690,914,424	459,513,742
b) Long-term trade receivables		
c) Trade receivables from related parties		
Binh Duong Building Materials & Construction Corporation	1,229,263,023	1,753,999,722
Total	4,751,988,828	5,056,856,143

4. Other receivables

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
a) Short-term				
- Accrued interest on term deposit	27,000,000		48,657,500	
- Security deposits and escrow (advance payment for participating in a stone quarry auction)	1,561,693,568			
- Security deposits and escrow (advance payment for participating in a stone quarry auction)			176,480,832	
- Others	665,917,948		-	
Total	2,254,611,516		225,138,332	
b) Long-term				
Total				
Total (a+b)	2,254,611,516		225,138,332	

5. Inventories

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
- Goods in transit	-		-	
- Raw materials	1,199,973,837	216,986,657	1,396,285,015	216,986,657
- Tools and supplies	292,234,062		312,897,975	
- Work in progress	-		-	
- Finished goods	61,192,534	20,996,686	61,192,534	20,996,686
- Goods	1,012,230,093		2,314,831,438	
- Hàng hóa là bất động sản/ Goods are real estate;				
- Hàng gửi bán;				
- Hàng hóa kho bảo thuế.				
Total	2,565,630,526	237,983,343	4,085,206,962	237,983,343

6. Long-term assets in progress

Description	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
a). Long-term work in progress	-			
b). Construction in progress				
- Procurement; Cost of acquiring quarry land for clay mining operations	3,258,526,289			
- Capital construction;				
- Consultancy fee for preparing the proposal dossier for zoning targets in the new urban development area next by Tan Van Bridge;	400,000,000		400,000,000	
- Consultancy fee for preparing the proposal dossier for the new urban development plan next by Tan Van Bridge;	355,555,556		355,555,556	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Total	4,014,081,845	-	755,555,556	-
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7. Increase, decrease in tangible fixed assets

Items	Buildings, structures	Machinery, equipment	Office equipment and furniture	Transportation equipment	Total
Historical cost					
Beginning balance	15,445,409,001	63,498,885,326	-	2,121,852,734	81,066,147,061
- Purchases				382,500,000	382,500,000
- Finished capital investment					-
- Others increase					-
- Conversion into investment properties	1,742,548,507	146,677,677			1,889,226,184
- Liquidating, disposing					-
- Others decrease					-
Ending balance	13,702,860,494	63,352,207,649	-	2,504,352,734	79,559,420,877
Accumulated depreciation					
Beginning balance	10,292,397,375	10,762,172,216	-	1,496,327,217	22,550,896,808
- Depreciation in the year	135,768,069	1,256,250,000		35,125,563	1,427,143,632
- Others increase					-
- Conversion into investment properties	1,742,548,507	146,677,677			1,889,226,184
- Liquidating, disposing					-
- Others decrease					-
Ending balance	8,685,616,937	11,871,744,539	-	1,531,452,780	22,088,814,256
Net book value					
Beginning	5,153,011,626	52,736,713,110	-	625,525,517	58,515,250,253
Ending	5,017,243,557	51,480,463,110	-	972,899,954	57,470,606,621

8. Increase or decrease in finance lease fixed assets

Items	Long-term land use right				Total
Historical cost					
Beginning balance	860,470,113				860,470,113
- Purchases					
- Tăng khác					
- Liquidating, disposing					
- Others decrease					
Ending balance	860,470,113				860,470,113
Accumulated amortisation					
Beginning balance	370,547,623				370,547,623

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

- Depreciation in the year	4,576,968			4,576,968
- Tăng khác				
- Thanh lý, nhượng bán				
- Giảm khác				
Ending balance	375,124,591			375,124,591
Net book value				
Beginning	489,922,490			489,922,490
Ending	485,345,522			485,345,522

9. Increase, decrease in investment properties

Items	Beginning balance	Increase	Decrease	Ending balance
Investment properties for rent				
Historical cost	3,888,410,818	-	-	3,888,410,818
Land use right	1,999,184,634			1,999,184,634
Buildings	1,742,548,507			1,742,548,507
Buildings and Land use rights				-
Infrastructure	146,677,677			146,677,677
Accumulated amortisation	2,750,143,034	-	-	2,760,776,996
Land use right	860,916,850			871,550,812
Buildings	1,742,548,507			1,742,548,507
Buildings and Land use rights				-
Infrastructure	146,677,677			146,677,677
Net book value	1,138,267,784	-	-	1,127,633,822
Land use right	1,138,267,784			1,127,633,822
Buildings	-			-
Buildings and Land use rights	-			-
Infrastructure	-			-

10. Prepaid expenses

Line item	Ending balance	Beginning balance
a) Short-term	104,641,680	364,436,669
b) Long-term	1,466,561,695	1,338,533,812
Total	1,571,203,375	1,702,970,481

11. Other assets**12. Loans and obligations under finance leases**

	Ending balance	Arising during the period		Beginning balance
		Increase	Decrease	
a) Long-term loan at Vietinbank - Binh Duong Branch	15,428,568,000		642,858,000	16,071,426,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Total	15,428,568,000	-	642,858,000	16,071,426,000
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13. Short-term trade payables

Khoản mục	Số cuối năm	Số đầu năm
a) Other short-term payables	8,077,707,643	6,042,514,141
- Binh Duong Building Materials & Construction Corporation	261,481,374	2,187,362,175
- Nui Nho Stone Joint Stock Company	4,573,115,598	2,486,284,230
- PHUC NGAN KIM COMPANY LIMITED	2,380,429,271	358,449,698
- Kien Thiep Mechanical Company Limited	7,432,560	7,432,560
- Payables to other parties	855,248,840	1,002,985,478
b) Phải trả người bán dài hạn (chi tiết tương tự ngắn hạn)	0	0
Tổng cộng (a+b)	8,077,707,643	6,042,514,141

14. Dividends and profit payable**15. Tax and amounts of receivables, payables to the state**

Description	Beginning balance		Payables in year	Paid in year	Ending balance	
	Receivables tax	Payables tax			Receivables tax	Payables tax
- Value Added Tax of Nhi Hiep						
- Value Added Tax of Song Phan		-				-
- Corporate Income Tax		550,611,260	139,414,114	695,692,995		
- Personal Income Tax		35,610,391	46,657,451	32,938,671		49,329,171
- License tax		-				-
- Other tax/Royalties, land and water-related taxes and fees	0	115,006,001	-	115,006,001		-
- Other taxes and fees			2,556,030	2,556,030		-
Total	-	701,227,652	188,627,595	846,193,697	-	49,329,171

16. Accrued expenses

Description	Ending balance	Beginning balance
a) Short-term	411,084,822	411,084,822
+ Electricity expenses	316,084,822	316,084,822
+ Other advance expenses	95,000,000	95,000,000
b) Long-term	-	-
- Others		
Total (a+b)	411,084,822	411,084,822

17. Other payables

Description	Ending balance	Beginning balance
a) Short-term		

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- Trade union fund	4,134,500	4,380,300
- Others	1,409,637,760	1,415,159,142
Total	1,413,772,260	1,419,539,442
b) Long-term	-	-

18. Provisions

Description	Beginning balance	Increase in provisions during the year	Decrease in provisions during the year	Ending balance
a) Short-term	75,419,100	-	75,419,100	-
- Provision for severance allowances	75,419,100	-	75,419,100	-
b) Long-term	-	-	-	-
Total	75,419,100	-	75,419,100	-

19. Deferred income tax assets and deferred income tax payables

Description	Ending balance	Beginning balance
a. Deferred income tax assets		
- 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		
- Deferred income tax assets related to unused taxable losses		
- Deferred income tax assets related to unused taxable incentives		
- Balance of deferred income tax payables		
Deferred income tax assets		
b- Deferred income tax payables	Ending balance	Beginning balance
- Corporate income tax rates used for determination of value of deferred income tax payables	17%	17%
- Deferred income tax payables arising from taxable temporary differences	4,590,000	8,271,775
- Balance of deferred income tax payables		

20. 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	102,657,670	910,414,350	54,880,259,519
- Increase in capital						-
- Profits increased/ (decreased) in the period				28,396,050	5,345,842,280	5,374,238,330
- Appropriation to funds:						-

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+ Investment and Development Fund						-
+ Bonus and Welfare Fund, Executive Board Bonus					(104,885,500)	(104,885,500)
- Dividend payment						-
- Adjust income tax refund					503,926,664	503,926,664
- Other decreases (dividend, bonus)					(1,222,763)	(1,222,763)
Previous ending balance (Current beginning balance)	30,415,420,000	209,074,994	23,242,692,505	131,053,720	6,654,075,031	60,652,316,250
- Increase in capital						-
- Profits increased/ (decreased) in the period					612,452,612	612,452,612
- Appropriation to funds:						-
+ Investment and Development Fund			1,336,460,600		(1,336,460,600)	-
+ Bonus and Welfare fund, Executive Board Bonus (*)					(484,584,300)	(484,584,300)
- Dividends payment						-
- Non-controlling interests				(2,322,461)		(2,322,461)
- Other decreases (dividend, bonus)						-
Ending Balance	30,415,420,000	209,074,994	24,579,153,105	128,731,259	5,445,482,743	60,777,862,101

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

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

d) Stocks	Ending balance	Beginning balance
- Quantity of circulation stocks	3,041,542	3,041,542
+ Common stocks	3,041,542	3,041,542

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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+ Preferred stocks		
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*Par value per stock: 10.000 VND/stock***d) Dividends**

- Dividends have been announced

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

e) Funds

- Investment and Development Fund 24,579,153,105

'- Quỹ hỗ trợ sắp xếp doanh nghiệp/ Enterprise Restructuring Support Fund;

'- Quỹ khác thuộc vốn chủ sở hữu/ Other funds belong to equity..

VI. Additional information for items shown in the separate income statement**1. Revenue from sales of goods and rendering of services**

Description	First quarter of the current year	First quarter of the previous year
- Revenue from sales of good		
+ Revenue from brick and tiles		12,600,000
+ Revenue from stone		-
+ Revenue from selling goods (brick + stone + sand)	24,732,174,930	13,422,700,227
- Revenue from stone processing	2,915,378,911	3,360,983,402
- Revenue from service rendered (for rent commercial space)	2,432,940,558	1,820,561,873
+ Other revenue (liquidation of inventory materials at Song Phan Company,...)	20,280,000	
Total	30,100,774,399	18,616,845,502

2. Revenue deductions**3. Cost of goods sold and services rendered**

Description	First quarter of the current year	First quarter of the previous year
Cost of goods sold		
+ Cost of finished brick and tile	-	10,510,732
+ Cost of finished stone		
- Cost of goods sold (brick+stone+sand)	22,912,087,269	12,462,475,656
- Cost of the ice grinding service	3,578,394,011	3,839,181,218
- Cost of service rendered	744,600,733	736,616,911
- Other cost of goods sold (fuel and supplies liquidation)	20,663,913	
- Reversal of provisions for inventory devaluation	-	(3,035,858)
Total	27,255,745,926	17,045,748,659

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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4. Financial income

Description	First quarter of the current year	First quarter of the previous year
- Interest on deposits and loans	84,212,512	83,750,459
- Dividends and profits are distributed	-	
- Others	-	
Total	84,212,512	83,750,459

5. Financial expenses

Description	First quarter of the current year	First quarter of the previous year
- Loan interests	242,853,772	
- Loss in securities trading	-	
- Others	-	
Total	242,853,772	-

6. Other income

Description	First quarter of the current year	First quarter of the previous year
- Liquidation, transfer of fixed assets	-	-
- Others	242,853,772	
Total	242,853,772	-

242,853,772

7. Other expenses

Description	First quarter of the current year	First quarter of the previous year
- The depreciation value of fixed assets and the allocated prepaid	-	-
- Tax payments; Mineral extraction rights tax	-	
- Other expenses (liquidation)		
Total	-	-

8. Selling expenses, general and administration expenses

Description	First quarter of the current year	First quarter of the previous year
a) Selling expenses		
- Payroll expenses	196,530,722	214,021,000
- Other expenses	62,190,934	48,379,122
Total	258,721,656	262,400,122
b) General and administration expenses	-	-
- Expenses of administrative staffs	598,829,284	610,730,512
- Other expenses	829,618,420	404,129,754
Total	1,428,447,704	1,014,860,266
Total (a+b-c)	1,687,169,360	1,277,260,388

9. Productions cost by items

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Description	First quarter of the current year	First quarter of the previous year
- Raw materials	1,218,055,588	1,253,285,112
- Labor	1,219,670,853	1,283,551,761
- Depreciation expenses	1,298,494,197	1,290,899,526
- Expenses from outsourcing services	1,040,994,555	1,039,347,116
- Other expenses by cash	392,048,162	159,644,375
Total	5,169,263,355	5,026,727,890

10. Current corporate income tax expenses

Description	First quarter of the current year	First quarter of the previous year
- Corporate Income Tax expenses in respect of the taxable profit for the current year	139,414,114	2,078,331
Total	139,414,114	2,078,331

VII. Additional information for items in cash flow statement**1. The actual amount of money borrowed.**

- Money received from loans according to the usual agreement

First quarter of the current year	First quarter of the previous year
-	-
	18,000,000,000

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

First quarter of the current year	First quarter of the previous year
642,858,000	

VIII. Other information

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

2. Events after the balance sheet date: None.

3. Related parties information**3.1. Related parties**

Related parties	Relationship
- Binh Duong Building Materials & Construction Corporation	Major shareholder
- Nui Nho Stone Joint Stock Company	Major shareholder

3.2. Transactions with other related parties

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

Related parties	Transactions content	First quarter of the current year	First quarter of the previous year
Binh Duong Building Materials & Construction Corporation	Sales of goods	3,206,916,802	3,697,081,743
	Receipt of goods	3,731,653,501	2,289,897,393

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Purchases of materials, goods and services	15,970,334,882	11,107,826,468
Paid for materials, goods and services	17,896,215,683	5,620,474,487
Nui Nho Stone Joint Stock Company		
Sales of goods		
Receipt of goods		
Purchases of materials, goods and services	5,090,871,168	5,141,621,515
Paid for materials, goods and services	3,004,039,800	3,836,925,344

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

Related parties	Transactions content	Ending balance	Beginning balance
Binh Duong Building Materials & Construction Corporation			
	Sales of goods	1,229,263,023	1,753,999,722
	Purchases of goods	261,481,374	2,187,362,175
Nui Nho Stone Joint Stock Company			
	Sales of goods		
	Purchases of goods	4,573,115,598	2,486,284,230

10. Comparative figures

Comparative figures in the consolidated financial statements are figures in the consolidated financial statements of the same period of the previous year

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh City, April 24, 2026
Legal representative


LAM THANH LAM