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Stock symbol: NHC

**CÔNG TY
CỔ PHẦN
GẠCH NGÔI
NHỊ HIỆP**

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Bình Dương",
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MST:3700358798, O=CÔNG TY CỔ PHẦN
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CONSOLIDATED FINANCIAL STATEMENTS

Quarter III 2026

As at 30 September 2026

October 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2026

Unit: VND

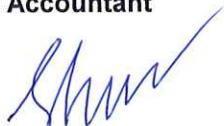
Items	Codes	Notes	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		51,434,042,956	23,116,837,922
I. Cash and cash equivalents	110		29,353,764,790	8,999,674,036
1. Cash	111		1,286,764,790	1,399,674,036
2. Cash equivalents	112		28,067,000,000	7,600,000,000
II. Short-term investments	120		9,503,456,750	2,503,563,500
1. Trading securities	121		26,044,046	26,044,046
2. Provision for decline in value of trading securities	122		(22,587,296)	(22,480,546)
3. Held to maturity investments	123		9,500,000,000	2,500,000,000
4. Allowance for short-term held-to-maturity investme	124		0	0
5. Other short-term investments	125		0	0
6. Allowance for impairment of other short-term inves	126		0	0
III. Short-term receivables	130		9,326,761,039	5,077,683,957
1. Short-term trade receivables	131		7,363,245,336	5,056,856,143
2. Short-term advances to suppliers	132		1,363,303,232	11,339,178
3. Short-term inter-company receivables	133		0	0
4. Receivables under schedule of construction contra	134		0	0
5. Other short-term receivables	135		810,862,167	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		2,999,799,416	3,847,223,619
1. Inventories	141		3,212,806,157	4,085,206,962
2. Provision for obsolete inventories	142		(213,006,741)	(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-t	152		0	0
3. Allowance for impairment of short-term biological a	153		0	0
VI. Other current assets	160		250,260,961	2,688,692,810
1. Short-term prepaid expenses	161		62,001,754	364,436,669
2. Deductible VAT	162		188,259,207	2,324,256,141
3. Taxes and other receivables from government bud	163		0	0
4. Government bonds purchased for resale	164		0	0
5. Other current assets	165		0	0
B. NON-CURRENT ASSETS	200		29,368,143,811	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		6,749,598,323	59,005,172,743
1. Tangible fixed assets	221		6,273,406,737	58,515,250,253
- Historical costs	222		20,310,785,004	81,066,147,061
- Accumulated depreciation	223		(14,037,378,267)	(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		476,191,586	489,922,490
- Historical costs	228		860,470,113	860,470,113
- Accumulated depreciation (*)	229		(384,278,527)	(370,547,623)
III. Long-term biological assets	230		0	0
IV. Investment properties	240		1,106,365,898	1,138,267,784
- Historical costs	241		3,888,410,818	1,999,184,634
- Accumulated depreciation	242		(2,782,044,920)	(860,916,850)
V. Long-term assets in progress	250		17,604,023,566	1,599,555,556
1. Long-term work in progress	251		0	0
2. Construction in progress	252		17,604,023,566	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		3,230,923,191	1,735,891,620
1. Long-term prepaid expenses	271		3,230,923,191	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 (280 = 100 + 200)	280		80,802,186,767	87,069,326,239

Items	Codes	Notes	Ending balance	Beginning balance
C. LIABILITIES	300		22,076,525,731	26,417,009,989
I. Short-term liabilities	310		22,076,525,731	12,908,744,214
1. Short-term trade payables	311		16,572,291,363	6,042,514,141
2. Short-term advances from customers	312		633,271,781	399,826,227
3. Dividends and profit payable	313		-	-
4. Taxes and other payables to government budget	314		2,387,280,105	701,227,652
5. Payables to employees	315		892,626,803	1,208,707,720
6. Short-term accrued expenses	316		127,534,432	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		1,375,982,393	1,419,539,442
11. Short-term loans and finance lease liabilities	321		-	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		-	13,508,265,775
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	334		-	-
5. Inter-company payables for operating capital receiv	335		-	-
6. Long-term inter-company payables	336		-	-
7. Long-term unearned revenues	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and finance lease liabilities	339		-	13,499,994,000
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax payables	342		-	8,271,775
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-
D. OWNER'S EQUITY	400		58,725,661,036	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		3,399,967,676	6,654,075,031
- Undistributed profit after tax brought forward	420a		1,791,488,131	1,359,455,514
- Undistributed profit after tax for the current year	420b		1,608,479,545	5,294,619,517
11. Non-controlling interests	429		122,045,261	131,053,720
TOTAL RESOURCES (440=300+400)	440		80,802,186,767	87,069,326,239

Chief Accountant



NGUYEN THI THU PHUONG

Hồ Chí Minh, October 28, 2026

Legal representative



LAM THANH LAM

CONSOLIDATED INCOME STATEMENT

THIRD QUARTER 2026

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			Third quarter	Accumulated	Third quarter	Accumulated
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of s	01		28,447,335,898	87,520,986,566	23,851,579,251	68,502,454,538
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		28,447,335,898	87,520,986,566	23,851,579,251	68,502,454,538
4. Cost of goods sold and services rendered	11		25,177,712,362	78,536,956,262	20,846,532,224	60,927,477,824
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		3,269,623,536	8,984,030,304	3,005,047,027	7,574,976,714
6. Gain/(loss) on disposal of investment property	21		-	-		
6. Financial income	22		238,886,378	401,990,646	39,323,185	161,095,878
7. Financial expenses	23		-	450,391,827	268,007,419	551,771,956
- In which: Interest expenses	24		-	450,285,077	268,007,419	552,248,902
9. Selling expenses	25		220,786,482	765,502,141	293,345,945	876,610,212
10. General and administration expenses	26		1,622,480,559	4,421,648,548	991,209,528	3,039,846,409
11. The profit or loss from associated companies and joint ventures	27		-	-	-	-
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	30		1,665,242,873	3,748,478,434	1,491,807,320	3,267,844,015
12. Other income	31		-	-	-	138,888,889
13. Other expenses	32		86,973,875	1,562,898,293	323,381,591	1,143,125,299
14. Net other profit/(loss) (40=31-32)	40		(86,973,875)	(1,562,898,293)	(323,381,591)	(1,004,236,410)
15. Accounting profit/(loss) before tax (50=30+40)	50		1,578,268,998	2,185,580,141	1,168,425,729	2,263,607,605
16. Current corporate income tax expenses	51		316,222,732	577,302,650	233,899,504	456,568,180
17. Deferred corporate income tax expenses	52		-	8,806,405	509,020	(1,606,060)
18. Net profit/(loss) after corporate income tax (60=50-51-52)	60		1,262,046,266	1,599,471,086	934,017,205	1,808,645,485
18.1. Profits after enterprise income tax of the parent company	61		1,264,890,926	1,608,479,545	937,634,098	1,819,904,481
18.2. Profits after enterprise income tax of non-controlling shareholders	62		(2,844,660)	(9,008,459)	(3,616,893)	(11,258,996)
19. Basic earnings per share (*)	70		374	476	277	539
20. Diluted earnings per share (*)	71					

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh, October 28, 2026
 Legal representative

 LAM THANH LAM

CONSOLIDATED CASH FLOW STATEMENT
(Direct method)
THIRD QUARTER 2026

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			Third quarter	Accumulated	Third quarter	Accumulated
1	2	3	4	5	6	7
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Proceeds from sales and services rendered and other revenue	1		33,999,872,515	104,786,550,424	24,310,846,872	68,485,101,832
2. Expenditures paid to suppliers	2		(7,864,089,191)	(51,104,981,118)	(22,026,559,802)	(57,654,005,392)
3. Expenditures paid to employees	3		(880,636,600)	(3,575,240,272)	(993,055,428)	(3,512,670,966)
4. Borrowing costs paid	4		-	(450,285,077)	(268,007,419)	(552,248,902)
5. Paid enterprise income tax	5		-	(926,233,009)	-	-
6. Other proceeds from operating activities	6		18,634,403,497	44,169,731,287	10,663,663,100	49,904,498,009
7. Other expenditures on operating activities	7		(1,362,325,070)	(25,777,598,784)	(11,177,172,018)	(48,582,697,184)
Net cash flows from operating activities	20		42,527,225,151	67,121,943,451	509,715,305	8,087,977,397
II CASH FLOWS FROM INVESTING ACTIVITIES						
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(12,698,726,162)	(15,846,535,674)	-	(28,468,901,587)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	18,054,358,931	-	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		(50,300,000,000)	(82,867,000,000)	-	-
4. Proceeds from lending or repurchase of debt instruments from other entities	24		40,800,000,000	52,600,000,000	-	-
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		238,886,378	404,292,046	29,599,985	128,467,378
Net cash flows from investing activities	30		(21,959,839,784)	(27,654,884,697)	29,599,985	(28,340,434,209)
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	0	18,000,000,000
4. Repayment of principal	34		0	(16,071,426,000)	(642,858,000)	(1,285,716,000)
5. Repayment of financial principal	35		0	0	0	0
6. Dividends and profits paid to owners	36		(3,041,542,000)	(3,041,542,000)	0	0
Net cash flows from financial activities	40		(3,041,542,000)	(19,112,968,000)	(642,858,000)	16,714,284,000
Net cash flows during the fiscal year (50=20+30+40)	50		17,525,843,367	20,354,090,754	(103,542,710)	(3,538,172,812)
Cash and cash equivalents at the beginning of fiscal year	60		11,827,921,423	8,999,674,036	4,872,724,633	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		29,353,764,790	29,353,764,790	4,769,181,923	4,769,181,923

Chief Accountant



NGUYEN THI THU PHUONG



Ho Chi Minh, October 28, 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	430,081,794	181,868,620
Cash in banks	856,682,996	1,217,805,416
Cash equivalents	28,067,000,000	7,600,000,000
Total	29,353,764,790	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	3,456,750	22,587,296	26,044,046	3,563,500	22,480,546
+ Other shares	26,044,046	3,456,750	22,587,296	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	9,500,000,000	9,500,000,000	2,500,000,000	2,500,000,000
Term deposits	9,500,000,000	9,500,000,000	2,500,000,000	2,500,000,000
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	14,408,866	28,693,337
- Hong Tin Binh Duong Concrete Company Limited	-	732,369,019
- DAI LOC PHAT CONSTRUCTION-TRADING-SERVICE JOINT STOCK COMPANY	2,785,529,946	1,106,439,769
- GREEN CONCRETE COMPANY LIMITED	-	767,090,858
- Other subjects	619,093,245	459,513,742
b) Long-term trade receivables		
c) Trade receivables from related parties		
Binh Duong Building Materials & Construction Corporation	3,742,113,583	1,753,999,722
Total	7,364,895,336	5,056,856,143

4. Other receivables

Description	Ending balance	Beginning balance
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Description	Cost	Provision	Cost	Provision
a) Short-term				
- Accrued interest on term deposit	-		48,657,500	
- Security deposits and escrow (advance payment for participating in a stone quarry auction)	-			
- Security deposits and escrow (advance payment for participating in a stone quarry auction)			176,480,832	
- Others	810,862,167		-	
Total (a)	810,862,167		225,138,332	
	-		-	
b) Long-term				
- Must recover from privatization;	677,232,833		473,600,614	
Total (b)	677,232,833		473,600,614	

5. Inventories

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
- Goods in transit	-		-	
- Raw materials	1,750,358,006	192,010,055	1,396,285,015	216,986,657
- Tools and supplies	173,845,268		312,897,975	
- Work in progress	529,001,427		-	
- Finished goods	661,751,204	20,996,686	61,192,534	20,996,686
- Goods	97,850,252		2,314,831,438	
Total	3,212,806,157	213,006,741	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	8,095,830,843			
- Capital construction;	0			
- 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;	386,875,000		355,555,556	
- Auction Payment for the Phuoc Vinh 2 Quarry	1,561,693,568			
- Compensation Costs for Land – Phuoc Vinh 2 Quarry	7,159,624,155			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Total	17,604,023,566	-	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	13,702,860,494	3,352,207,649	-	2,504,352,734	19,559,420,877
- Purchases	92,237,287	365,793,507	-	293,333,333	751,364,127
- Finished capital investment	-	-	-	-	-
- Others increase	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-
- Liquidating, disposing	-	-	-	-	-
- Others decrease	-	-	-	-	-
Ending balance	13,795,097,781	3,718,001,156	-	2,797,686,067	20,310,785,004
Accumulated depreciation					
Beginning balance	8,808,619,627	3,340,648,503	-	1,646,503,594	13,795,771,724
- Depreciation in the year	140,892,363	21,491,395	-	79,222,785	241,606,543
- Others increase	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-
- Liquidating, disposing	-	-	-	-	-
- Others decrease	-	-	-	-	-
Ending balance	8,949,511,990	3,362,139,898	-	1,725,726,379	14,037,378,267
Net book value					
Beginning	4,894,240,867	11,559,146	-	857,849,140	5,763,649,153
Ending	4,845,585,791	355,861,258	-	1,071,959,688	6,273,406,737

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	379,701,559				379,701,559

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	384,278,527				384,278,527
Net book value					
Beginning	480,768,554				480,768,554
Ending	476,191,586				476,191,586

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	-	-	2,782,044,920
Land use right	860,916,850			892,818,736
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	-	-	1,106,365,898
Land use right	1,138,267,784			1,106,365,898
Buildings	-			-
Buildings and Land use rights	-			-
Infrastructure	-			-

10. Prepaid expenses

Line item	Ending balance	Beginning balance
a) Short-term	62,001,754	364,436,669
b) Long-term	3,230,923,191	1,718,813,440
Total	3,292,924,945	2,083,250,109

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	15,428,568,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Total	-	-	15,428,568,000	15,428,568,000
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13. Short-term trade payables

Khoản mục	Số cuối năm	Số đầu năm
a) Other short-term payables	16,572,291,363	6,042,514,141
- Binh Duong Building Materials & Construction Corporation	-	2,187,362,175
- Nui Nho Stone Joint Stock Company	12,918,951,366	2,486,284,230
- PHUC NGAN KIM COMPANY LIMITED	2,998,965,227	358,449,698
- Kien Thép Mechanical Company Limited	7,432,560	7,432,560
- DO TAI ONE MEMBER COMPANY LIMITED	177,240,000	
- MINH NGOC QUANG ONE MEMBER COMPANY LIMITED	372,280,860	
- Payables to other parties	97,421,350	1,002,985,478
b) Phải trả người bán dài hạn (chi tiết tương tự ngắn hạn)	0	0
Tổng cộng (a+b)	16,572,291,363	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		1,811,813,898	315,591,552	11,456,480		2,115,948,970
- Corporate Income Tax		-	201,680,901	-		201,680,901
- Personal Income Tax		14,585,784	70,978,514	15,914,064		69,650,234
- License tax		-				-
- Natural Resources Tax and Environmental Protection Fee			61,714,800	61,714,800		-
- Other taxes and fees			397,713,200	397,713,200		-
Total	-	1,826,399,682	1,047,678,967	486,798,544	-	2,387,280,105

16. Accrued expenses

Description	Ending balance	Beginning balance
a) Short-term	127,534,432	411,084,822
+ Electricity expenses	-	316,084,822
+ Other advance expenses	127,534,432	95,000,000
b) Long-term	-	-
- Others		
Total (a+b)	127,534,432	411,084,822

17. Other payables

Description	Ending balance	Beginning balance
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

a) Short-term		
- Trade union fund	4,491,754	4,380,300
- Pay social insurance contributions;	1,774,439	
- Pay health insurance contributions;	313,135	
- Others	1,369,403,065	1,415,159,142
Total	1,375,982,393	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	20%	17%
- Deferred income tax payables arising from taxable temporary differences	-	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	24,579,153,105	128,731,259	5,445,482,743	60,777,862,101
- Increase in capital						-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

- Profits increased/ (decreased) in the period				(3,841,338)	(268,863,993)	(272,705,331)
- Appropriation to funds:						-
+ Investment and Development Fund			-	-	-	-
+ Bonus and Welfare Fund, Executive Board Bonus					-	-
- Dividend payment					-	-
- Adjust income tax refund					-	-
- Other decreases (dividend, bonus)					-	-
Previous ending balance (Current beginning balance)	30,415,420,000	209,074,994	24,579,153,105	124,889,921	5,176,618,750	60,505,156,770
- Increase in capital						-
- Profits increased/ (decreased) in the period					1,264,890,926	1,264,890,926
- Appropriation to funds:					-	-
+ Investment and Development Fund					-	-
+ Bonus and Welfare fund, Executive Board Bonus (*)					-	-
- Dividends payment					(3,041,542,000)	(3,041,542,000)
- Non-controlling interests				(2,844,660)	-	(2,844,660)
- Other decreases (dividend, bonus)					-	-
Ending Balance	30,415,420,000	209,074,994	24,579,153,105	122,045,261	3,399,967,676	58,725,661,036

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	7,402,420,000	7,102,420,000
- Other shareholders	13,875,060,000	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	1,000	0

d) Stocks	Ending balance	Beginning balance
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

- 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%	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
¹ - Quỹ hỗ trợ sắp xếp doanh nghiệp/ Enterprise Restructuring Support Fund;	
¹ - 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	3rd quarter of the current year	3rd quarter of the previous year
- Revenue from sales of good		
+ Revenue from brick and tiles	4,629,630	-
+ Revenue from selling goods (brick + stone + sand)	25,936,568,855	17,740,939,841
- Revenue from service rendered (for rent commercial space)	2,490,054,563	4,213,284,710
- Other revenue (liquidation of inventory materials)	16,082,850	1,897,354,700
Total	28,447,335,898	23,851,579,251

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

Description	3rd quarter of the current year	3rd quarter of the previous year
Cost of goods sold		
+ Cost of finished brick and tile	4,155,546	-
+ Cost of finished stone		
- Cost of goods sold (brick+stone+sand)	24,421,330,469	16,357,522,778
- Cost of the ice grinding service	-	3,923,575,628
- Cost of service rendered	761,120,099	565,433,818
- Other cost of goods sold (fuel and supplies liquidation)	(8,893,752)	
Total	25,177,712,362	20,846,532,224

4. Financial income

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Description	3rd quarter of the current year	3rd quarter of the previous year
- Interest on deposits and loans	238,886,378	39,323,185
- Dividends and profits are distributed		-
- Others	-	
Total	238,886,378	39,323,185

5. Financial expenses

Description	3rd quarter of the current year	3rd quarter of the previous year
- Loan interests	-	268,007,419
- Loss in securities trading	-	-
- Others		
- Provision / (Reversing) for devaluation of trading securities	-	-
Total	-	268,007,419

6. Other income

Description	3rd quarter of the current year	3rd quarter of the previous year
- Liquidation, transfer of fixed assets	-	-
- Liquidation of fixed assets	-	-
- Others		
Total	-	-

7. Other expenses

Description	3rd quarter of the current year	3rd quarter of the previous year
- The depreciation value of fixed assets and the allocated prepaid	86,973,875	323,381,591
- Tax payments; Mineral extraction rights tax	-	-
- Other expenses (liquidation)	-	-
Total	86,973,875	323,381,591

8. Selling expenses, general and administration expenses

Description	3rd quarter of the current year	3rd quarter of the previous year
a) Selling expenses		
- Payroll expenses	192,192,846	243,178,899
- Other expenses	28,593,636	50,167,046
Total	220,786,482	293,345,945
b) General and administration expenses	-	-
- Expenses of administrative staffs	996,044,174	560,359,911
- Other expenses	626,436,385	430,849,617
Total	1,622,480,559	991,209,528
Total (a+b-c)	1,843,267,041	1,284,555,473

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

9. Productions cost by items

Description	3rd quarter of the current year	3rd quarter of the previous year
- Raw materials	778,055,841	1,246,560,242
- Labor	1,474,640,582	1,311,694,681
- Depreciation expenses	188,052,128	1,298,494,197
- Expenses from outsourcing services	583,679,534	1,114,975,980
- Other expenses by cash	262,440,655	139,956,585
Total	3,286,868,740	5,111,681,685

10. Current corporate income tax expenses

Description	3rd quarter of the current year	3rd quarter of the previous year
- Corporate Income Tax expenses in respect of the taxable profit for the current year	316,222,732	233,899,504
Total	316,222,732	233,899,504

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

3rd quarter of the current year

3rd quarter of the previous year

- Money received from loans according to the usual agreement

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

3rd quarter of the current year

3rd quarter of the previous year

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

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	3rd quarter of the current year	3rd quarter of the previous year
Binh Duong Building Materials & Construction Corporation	Sales of goods	-	4,958,187,078

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Receipt of goods	14,691,900,449	4,325,351,306
Purchases of materials, goods and services	12,141,900,449	14,388,521,236
Paid for materials, goods and services	12,141,900,449	15,728,800,149

Nui Nho Stone Joint Stock Company

Sales of goods		
Receipt of goods		
Purchases of materials, goods and services	12,265,145,112	4,386,506,302
Paid for materials, goods and services	2,000,000,000	6,007,785,420

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	3,742,113,583	18,434,014,032
	Purchases of goods		
Nui Nho Stone Joint Stock Company			
	Sales of goods		
	Purchases of goods	12,918,951,366	2,653,806,254

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, October 28, 2026

Legal representative



LAM THANH LAM