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Stock symbol: NHC

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

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SEPARATE FINANCIAL STATEMENTS

Quarter III 2026

As at 30 September 2026

October 2026

SEPARATE 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		57,757,574,653	19,682,363,630
I. Cash and cash equivalents	110		29,182,676,715	6,800,464,141
1. Cash	111		1,115,676,715	1,300,464,141
2. Cash equivalents	112		28,067,000,000	5,500,000,000
II. Short-term investments	120		20,033,525,250	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		20,030,068,500	2,500,000,000
4. Allowance for short-term held-to-maturity investments (*)	124		0	
5. Other short-term investments	125		0	
6. Allowance for impairment of other short-term investment	126		0	
III. Short-term receivables	130		8,364,676,755	5,077,683,957
1. Short-term trade receivables	131		7,154,245,640	4,841,206,447
2. Short-term advances to suppliers	132		596,372,032	11,339,178
3. Short-term inter-company receivables	133		0	0
4. Receivables under schedule of construction contract	134		0	0
5. Other short-term receivables	135		614,059,083	225,138,332
6. Short-term provision for doubtful debts (*)	136		0	
7. Shortage of assets awaiting resolution	137		0	0
IV. Inventories	140		150,090,992	2,631,637,501
1. Inventories	141		195,983,338	2,677,529,847
2. Provision for obsolete inventories	142		(45,892,346)	(45,892,346)
V. Short-term biological assets	150		0	0
VI. Other current assets	160		26,604,941	2,669,014,531
1. Short-term prepaid expenses	161		26,604,941	364,436,669
2. Deductible VAT	162		0	2,304,577,862
3. Taxes and other receivables from government budget	163		0	0
4. Government bonds purchased for resale	164		0	0
5. Other current assets	165		0	
B. NON-CURRENT ASSETS	200		30,478,649,039	75,541,479,054
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 receivables from related parties	214		0	0
5. Other long-term receivables	215		0	0

Items	Codes	Notes	Ending balance	Beginning balance
6. Long-term provision for doubtful debts (*)	216		0	0
II. Fixed assets	220		1,280,848,868	53,855,520,294
1. Tangible fixed assets	221		804,657,282	53,365,597,804
- Historical costs	222		1,359,745,251	60,977,245,251
- Accumulated depreciation	223		(555,087,969)	(7,611,647,447)
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	3,888,410,818
- Accumulated depreciation	242		(2,782,044,920)	(2,750,143,034)
V. Long-term assets in progress	250		9,508,192,723	755,555,556
1. Long-term work in progress	251			
2. Construction in progress	252		9,508,192,723	755,555,556
VI. Long-term investments	260		17,543,475,459	18,436,523,428
1. Investments in subsidiaries	261		20,643,001,585	20,643,001,585
2. Investments in joint ventures and associates	262			
3. Investments in equity of other entities	263			
4. Allowance for impairment of long-term investments in ot	264		(3,099,526,126)	(2,206,478,157)
5. Held to maturity investments	265			
6. Allowance for long-term held-to-maturity investments	266			
VII. Other long-term assests	270		1,039,766,091	1,355,611,992
1. Long-term prepaid expenses	271		1,039,766,091	1,338,533,812
2. Deferred income tax assets	272		-	17,078,180
3. Long-term equipment and spare parts for replacement	273		-	
4. Other long-term assets	274		-	0
TOTAL ASSETS (280 = 100 + 200)	280		88,236,223,692	95,223,842,684
Items	Codes	Notes	Ending balance	Ending balance
C. LIABILITIES	300		21,154,336,411	26,223,098,113
I. Short-term liabilities	310		21,154,336,411	12,714,832,338
1. Short-term trade payables	311		15,917,916,593	6,035,081,581
2. Short-term advances from customers	312		633,271,781	399,826,227
3. Dividends and profit payable	313		0	
4. Taxes and other payables to government budget	314		2,387,280,105	553,568,336
5. Payables to employees	315		677,627,269	1,172,707,720
6. Short-term accrued expenses	316		78,000,000	411,084,822
7. Short-term inter-company payables	317		0	0
8. Payables under schedule of construction contract	318		0	

Items	Codes	Notes	Ending balance	Beginning balance
9. Short-term unearned revenues	319		0	
10. Other short-term payments	320		1,372,701,809	1,416,719,442
11. Short-term loans and finance lease liabilities	321		0	2,571,432,000
12. Short-term provisions	322		0	75,419,100
13. Bonus and welfare fund	323		87,538,854	78,993,110
14. Price stabilization fund	324		0	
15. Government bonds purchased for resale	325		0	
II. Long-term liabilities	330		0	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 received	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		0	13,499,994,000
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred income tax payables	342		0	8,271,775
13. Long-term provisions	343			
14. Science and technology development fund	344			
D. OWNER'S EQUITY	400		67,081,887,281	69,000,744,571
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			
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. Other equity funds	419			
10. Undistributed profit after tax	420		11,878,239,182	15,133,557,072
- Undistributed profit after tax brought forward	420a		10,270,970,172	9,837,714,792
- Undistributed profit after tax FOR the current year	420b		1,607,269,010	5,295,842,280
TOTAL RESOURCES (440=300+400)	440		88,236,223,692	95,223,842,684

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh, October 28, 2026

Legal representative



LAM THANH LAM

**SEPARATE INCOME STATEMENT
THIRD QUARTER 2026**

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			Third quarter	Accumulated	Second quarter	Accumulated
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01		28,444,234,046	87,497,604,714	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		28,444,234,046	87,497,604,714	23,851,579,251	68,502,454,538
4. Cost of goods sold and services rendered	11		25,200,061,196	78,538,641,183	20,846,532,224	60,927,477,824
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		3,244,172,850	8,958,963,531	3,005,047,027	7,574,976,714
6. Gain/(loss) on disposal of investment property	21		-	-	-	-
7. Financial income	21		351,014,683	504,736,676	69,512,221	250,696,747
8. Financial expenses	22		281,621,369	1,343,439,796	626,079,807	1,666,412,560
- In which: Interest expenses	23		-	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		1,505,416,025	4,226,000,676	983,090,874	3,007,745,988
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	30		1,587,363,657	3,128,757,594	1,172,042,622	2,274,904,701
12. Other income	31		-	-	-	-
13. Other expenses	32		6,249,999	935,379,529	-	38,100
14. Net other profit/(loss) (40=31-32)	40		(6,249,999)	(935,379,529)	-	(38,100)
15. Accounting profit/(loss) before tax (50=30+40)	50		1,581,113,658	2,193,378,065	1,172,042,622	2,274,866,601
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		1,264,890,926	1,607,269,010	937,634,098	1,819,904,481
19. Basic earnings per share (*)	70					
20. Diluted earnings per share (*)	71					

Chief Accountant



NGUYEN THI THU PHUONG

Ho Chi Minh, October 28, 2026

Legal representative



LAM THANH LAM

SEPARATE CASH FLOW STATEMENT

(Direct method)

THIRD QUARTER 2026

Unit: VND

Items	Codes	Notes	Current year		Previous year	
			Third quarter	Accumulated	Third quarter	Accumulated
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Proceeds from sales and services rendered and other revenues	01		33,994,781,620	104,754,557,129	24,310,846,872	68,335,101,832
2. Expenditures paid to suppliers	02		(5,276,008,523)	(48,250,967,016)	(22,017,832,754)	(57,622,683,940)
3. Expenditures paid to employees	03		(745,199,100)	(3,390,534,772)	(993,055,428)	(3,512,670,966)
4. Borrowing costs paid	04		-	(450,285,077)	(268,007,419)	(552,248,902)
5. Paid enterprise income tax	05		-	(898,079,694)	-	-
6. Other proceeds from operating activities	06		18,111,403,132	41,621,525,472	10,663,663,100	49,899,846,009
7. Other expenditures on operating activities	07		(644,084,326)	(21,937,173,648)	(11,177,172,018)	(48,459,988,460)
Net cash flows from operating activities	20		45,440,892,803	71,449,042,394	518,442,353	8,087,355,573
II CASH FLOWS FROM INVESTING ACTIVITIES						
1. . Expenditures on purchase and construction of fixed assets and long-term assets	21		(7,159,624,155)	(7,718,190,327)	-	(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		(58,900,000,000)	(93,267,000,000)	-	-
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		238,795,483	376,969,576	29,580,321	128,427,047
Net cash flows from investing activities	30		(25,020,828,672)	(29,953,861,820)	29,580,321	(28,340,474,540)
III CASH FLOWS FROM FINACIAL ACTIVITIES			0	0	0	0
1. Proceeds from issuance of shares and receipt of contributed capital	31		0	0	0	0
2. Payments for return of capital to owners and repurchase of 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)		
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		17,378,522,131	22,382,212,574	(94,835,326)	(3,538,834,967)
Cash and cash equivalents at the beginning of fiscal year	60		11,804,154,584	6,800,464,141	4,826,746,882	8,270,746,523
Effect of exchange rate fluctuations	61		-	0	-	-
Cash and cash equivalents at the end of fiscal year	70		29,182,676,715	29,182,676,715	4,731,911,556	4,731,911,556

Chief Accountant

NGUYEN THI THU PHUONG

Ho Chi Minh, October 28, 2026

Legal representative

GẠCH NGỎ
NHI HIEP

LAM THANH LAM

NOTES TO THE SEPARATE 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

1. Cash and cash equivalents	Ending balance	Beginning balance
Cash on hand	416,076,757	176,244,204
Cash in banks	699,599,958	1,124,219,937
Cash equivalents	28,067,000,000	5,500,000,000
Total	29,182,676,715	6,800,464,141

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	20,030,068,500	20,030,068,500	2,500,000,000	2,500,000,000		
Term deposits	9,630,068,500	9,630,068,500	2,500,000,000	2,500,000,000		
- Loan to Song Phan Joint Stock Company	10,400,000,000	10,400,000,000				

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	(3,099,526,126)	20,643,001,585	20,643,001,585	(2,206,478,157)

(*) Charter capital of Song Phan Joint Stock Company: VND 20,000,000,000, equivalent to 2,000,000 shares.

Nhi Hiep Brick - Tile Co-operation holds 1,980,000 shares, equivalent to a par value of VND 19,800,000,000, accounting for 99% of the charter capital of Song Phan Joint Stock Company

3. Short-term trade receivables

Description	Ending balance	Beginning balance
a) Short-term trade receivables		
- 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	612,193,245	452,613,742
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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Total	7,154,245,640	4,841,206,447
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4. Other receivables

Description	Ending balance		Beginning balance	
	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)	-		-	
- Loan to Song Phan Joint Stock Company	-		-	
- Others	614,059,083		176,480,832	
Total	614,059,083		225,138,332	
b) Long-term	-		-	
Total				
Total (a+b)	614,059,083		225,138,332	

5. Inventories

Description	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
- Goods in transit	-			
- Raw materials	32,655,552	24,895,660	297,220,875	24,895,660
- Tools and supplies	4,285,000		4,285,000	-
- Work in progress			-	-
- Finished goods	61,192,534	20,996,686	61,192,534	20,996,686
- Goods	97,850,252		2,314,831,438	-
Total	195,983,338	45,892,346	2,677,529,847	45,892,346

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				
- 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			
Total	9,508,192,723	-	755,555,556	-

7. Increase, decrease in tangible fixed assets

Items	Buildings, structures	Machinery, equipment	Office equipment and furniture	Transportation equipment	Total
Historical cost					

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Beginning balance	30,500,000	50,000,000	-	1,279,245,251	1,359,745,251
- Purchases	-	-			-
- Finished capital investment	-	-			-
- Others increase	-	-			-
- Conversion into investment properties	-	-			-
- Liquidating, disposing	-	-			-
- Others decrease	-	-			-
Ending balance	30,500,000	50,000,000	-	1,279,245,251	1,359,745,251
Accumulated depreciation					
Beginning balance	19,458,776	38,440,854	-	421,396,111	479,295,741
- Depreciation in the year	2,541,666	6,249,999	-	67,000,563	75,792,228
- Others increase	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-
- Liquidating, disposing	-	-	-	-	-
- Others decrease	-	-	-	-	-
Ending balance	22,000,442	44,690,853	-	488,396,674	555,087,969
Net book value					
Beginning	11,041,224	11,559,146	-	857,849,140	880,449,510
Ending	8,499,558	5,309,147	-	790,848,577	804,657,282

8. Increase or decrease in finance lease fixed assets

Cuối Q4/16 SP

Items	Long-term land use right				Total
Historical cost					
Beginning balance	860,470,113				860,470,113
- Purchases	-				
- Others decrease	-				
Ending balance	860,470,113				860,470,113
Accumulated amortisation	-				
Beginning balance	379,701,559				379,701,559
- Depreciation in the year	4,576,968				4,576,968
- Others increase					
- Liquidating, disposing					
- Others decrease					
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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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	26,604,941	364,436,669
b) Long-term	1,039,766,091	1,338,533,812
Total	1,066,371,032	1,702,970,481

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

Description	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
Total	-	-	15,428,568,000	15,428,568,000

13. Short-term trade payables

Description	Số cuối năm	Số đầu năm
a) Other short-term payables	15,917,916,593	6,035,081,581
- 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
- Payables to other parties	-	1,002,985,478
b) Long-term accounts payable to suppliers (details similar to short-term)	0	0
Total (a+b)	15,917,916,593	6,035,081,581

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**14. Dividends and profit payable****15. 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		1,811,813,898	315,591,552			2,127,405,450
- 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		-				-
- Non-agricultural land tax			-	-		
- Other Tax		-	-	-		-
Total	-	1,826,399,682	588,250,967	15,914,064	-	2,398,736,585

16. Accrued expenses

Description	Ending balance	Beginning balance
a) Short-term	78,000,000	411,084,822
+ Electricity expenses	-	316,084,822
+ Other advance expenses	78,000,000	95,000,000
b) Long-term	-	-
Total	78,000,000	411,084,822

17. Other payables

Description	Ending balance	Beginning balance
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	
- Payment of Unemployment Insurance Contributions;	-	
- Phải trả 10% mua cổ phần Sông Phan;	-	
- Nhận ký quỹ, ký cược ngắn hạn	-	
- Other payables and accruals	1,366,122,481	1,412,339,142
Total	1,372,701,809	1,416,719,442
	-	-

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		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

- 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	-	13,923,754,249	69,127,402,348
- Increase in capital						-
- Profits increased/ (decreased) in the period					(268,863,993)	(268,863,993)
- Other increases			-		-	-
- Decrease in capital						-
- Other decreases (dividend, bonus)					-	-
Previous ending balance (Current beginning balance)	30,415,420,000	209,074,994	24,579,153,105	-	13,654,890,256	68,858,538,355
- Increase in capital						-
- Profits increased/ (decreased) in the period					1,264,890,926	1,264,890,926
- Other increases			-		-	-
- Decrease in capital					(3,041,542,000)	(3,041,542,000)
- Other decreases (dividend, bonus)					-	-
Ending Balance	30,415,420,000	209,074,994	24,579,153,105	-	11,878,239,182	67,081,887,281

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
- Cổ phiếu quỹ (theo mệnh giá)		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Total	30,415,420,000	30,415,420,000
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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
- 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	24,579,153,105
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VI. Additional information for items shown in the separate income statement**1. Revenue from sales of goods and rendering of services**

Description	Third quarter of the current year	Third quarter of the previous year
- Revenue from sales of good		
+ Revenue from selling goods (brick + stone + sand)	25,938,096,633	17,740,939,841
+ Revenue from stone		
+ Revenue from brick and tiles		-
- Revenue from stone processing		4,213,284,710
- Revenue from service rendered (for rent commercial spa)	2,490,054,563	1,897,354,700
- Other revenue (liquidation of inventory materials)	16,082,850	
Total	28,444,234,046	23,851,579,251

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

Description	Third quarter of the current year	Third quarter of the previous year
Cost of goods sold		
+ Cost of finished stone		
+ Cost of finished brick and tile		-
- Cost of goods sold (brick+stone+sand)	24,422,858,247	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)	16,082,850	
- Reversal of provisions for inventory devaluation		-
Total	25,200,061,196	20,846,532,224

4. Financial income

Description	Third quarter of the current year	Third quarter of the previous year
- Interest on deposits and loans	351,014,683	69,512,221

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

- Interest on deposits and loans		
- Dividends and profits are distributed	-	-
- Others		
Total	351,014,683	69,512,221

5. Financial expenses

Description	Third quarter of the current year	Third quarter of the previous year
- Loan interests	-	268,007,419
- Provision / (Reversing) for long-term financial investments	-	358,072,388
- Loss in securities trading		
- Fees for selling securities		
- Provision / (Reversing) for devaluation of trading securities	-	-
Total	-	626,079,807

6. Other income

Description	Third quarter of the current year	Third quarter of the previous year
- Liquidation of fixed assets	-	
- Others	-	
Total	-	-

7. Other expenses

Description	Third quarter of the current year	Third quarter of the previous year
- Net book value of fixed assets and costs of liquidation fixed assets;	6,249,999	
- Penalty expenses	-	38,100
Total	6,249,999	38,100

8. Selling expenses, general and administration expenses

Description	Third quarter of the current year	Third 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	978,330,774	560,359,911
- Other expenses	527,085,251	422,730,963
Total	1,505,416,025	983,090,874
	-	-
c) Reductions in selling expenses and administrative expenses		
Cộng	-	-
Total (a+b-c)	1,726,202,507	1,276,436,819

9. Productions cost by items

Description	Third quarter of the current year	Third quarter of the previous year
- Raw materials	69,108,693	1,246,560,242
- Labor	1,170,523,620	1,311,694,681
- Depreciation expenses	74,119,197	1,298,494,197

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

- Expenses from outsourcing services	273,731,651	1,106,857,326
- Other expenses by cash	138,719,346	139,956,585
Total	1,726,202,507	5,103,563,031

10. Current corporate income tax expenses

Description	Third quarter of the current year	Third 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 disclosures for items in the Statement of Cash Flows

1. The actual amount of money borrowed.	Third quarter of the current year	Third 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	Third quarter of the current year	Third 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
- Song Phan Joint Stock Company	Subsidiary

3.2. Transactions with other related parties**- Significant transactions with the related parties during the quarter were as follows:**

Related parties	Transactions content	Third quarter of the current year	Third quarter of the previous year
Binh Duong Building Materials & Construction Corporation			
	Sales of goods	-	4,958,187,078
	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

Song Phan Joint Stock Company	Third quarter of the current year	Third quarter of the previous year
Loan	8,600,000,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Receivable of loan interest	112,219,200	30,208,700
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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>
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
Song Phan Joint Stock Company			
	Loan	10,400,000,000	1,800,000,000
	Loan interest	130,068,500	17,849,300

10. Comparative figures

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

Ho Chi Minh, October 28, 2026

Legal representative



LAM THANH LAM