

**HIGH GRADE BRICK TILE  
CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom – Happiness**

No: 12/2025/CBTT-MCC  
V/v: Explanation of difference in  
profit after tax in Q2/2025 compared  
to the same period last year

TP.HCM, July 20, 2025

**To: Hanoi Stock Exchange**

1. Organization name: HIGH GRADE BRICK TILE CORPORATION
2. Stock code: MCC
3. Address: 246 Cay Cham Hamlet, Tan Khanh Ward, HCM City
4. Content of the published information

Explain the difference in indicators on the business results report:

Items	This quarter		Compare	
	This year	Last year	Difference	%
1. Revenue from sales of merchandises and services rendered	8.875.877.125	7.000.289.333	1.875.587.792	27%
2. Revenue deductions	-	-	-	0%
3. Net revenue from sales of merchandises and services rendered	8.875.877.125	7.000.289.333	1.875.587.792	27%
4. Costs of goods sold	6.102.932.320	4.052.205.794	2.050.726.526	51%
5. Gross profit from sales of merchandises and services rendered	2.772.944.805	2.948.083.539	(175.138.734)	-6%
6. Revenue from financing activity	23.889.774	881.271	23.008.503	2611%
7. Financial expenses	18.406.849	154.832.877	(136.426.028)	-88%
– Of which: Interest expense	18.406.849	154.832.877	(136.426.028)	-88%
8. Selling expenses	229.837.430	253.998.810	(24.161.380)	-10%
9. General administration expenses	965.297.020	823.291.451	142.005.569	17%
10. Net profit from operating activity	1.583.293.280	1.716.841.672	(133.548.392)	-8%
11. Other income	3.436.363	-	3.436.363	0%
12. Other expenses	-	33.666.020	(33.666.020)	-100%
13. Other profit	3.436.363	(33.666.020)	37.102.383	-110%
14. Total accounting profit before tax	1.586.729.643	1.683.175.652	(96.446.009)	-6%
15. Current corporate income tax expense	325.450.214	134.798.376	190.651.838	
16. Deferred corporate income tax expense	(3.146.832)	(3.227.798)	80.966	-3%
17. Profit after corporate income tax	1.264.426.261	1.551.605.074	(287.178.813)	-19%

Explain that the profit after corporate income tax in the business performance report of the reporting period changes by 10% or more compared to the same period report of the previous year;

Profit after corporate income tax in the second quarter of 2025 decreased by 19% compared to the same period last year because in the second quarter of 2025, the company reduced the selling price of construction bricks to consume inventory, reducing the selling price of construction bricks by an average of 10% compared to the same period last year, some items had to be deeply discounted by 20% to clear inventory before the rainy season.

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Best regards!

Authorized person to disclose information



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