

**MY XUAN BRICK TILE POTTERY AND
CONSTRUCTION JOIN STOCK COMPANY**

---***---
No. 0.3 /CV.GMX-2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

-----oOo-----
Ho Chi Minh City, January 19, 2026

*"Re: Explanation for over 10% fluctuation in business
results for Q4/2025 compared to the same period"*

**To: - VIETNAM STOCK EXCHANGE
- HANOI STOCK EXCHANGE**

In compliance with the information disclosure obligations of listed organizations as stipulated in Circular No. 96/2020/TT-BTC, dated November 16, 2020, of the Ministry of Finance guiding information disclosure on the stock market, My Xuan Brick Tile Pottery and Construction Joint Stock Company would like to explain the difference in business results for Q4/2025 compared to the same period in 2024 as follows:

Items	Q4/2025	Q4/2024	Difference	
			Value	%
Net revenue from goods sold and services rendered	48,448,630,272	41,809,060,111	6,639,570,161	15.88%
Profit before tax	7,328,627,499	5,451,596,922	1,877,030,577	34.43%
Net profit after corporate income tax	5,744,422,131	4,194,611,015	1,549,811,116	36.95%

The after-tax profit of My Xuan Brick Tile Pottery and Construction Joint Stock Company in quarter 4 of 2025 increased by 36.95% compared to the same period in 2024, mainly due to the following reasons:

- Revenue in Q4/2025 increased by 15.88% compared to Q4/2024, as market demand for wall brick products rose by 49.3%, while the consumption volumes of decorative roof tiles decreased by 1.85%, compared to the same period in 2024.

- Cumulative production output as of December 31, 2025 increased by 25.16% compared to the same period in 2024, leading to a decrease in the average fixed cost per QTC brick, resulting in lower production costs. Consequently, profit before and after tax in Q4/2025 increased by 34.43 % and 36.95%, respectively, compared to the same period.

With the continuous efforts of the Board of Management and all officers and employees, the Company will strive to reduce costs and maximize all resources to achieve all business targets approved by the General Meeting of Shareholders.

The above is the explanation from My Xuan Brick Tile Pottery and Construction Joint Stock Company regarding the over 10% fluctuation in Q4/2025 business results compared to the same period in 2024.

Respectfully reported.

Recipients:

- As Above
- Secretariat
- Accounting and Finance Department



GENERAL DIRECTOR