

**PERIODIC INFORMATION DISCLOSURE
FINANCIAL STATEMENTS**

To: Hanoi Stock Exchange

In accordance with the provisions of Clause 3, Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated 16/11/2020, by the Ministry of Finance guiding the information disclosure on the securities market, My Xuan Brick Tile Pottery and Construction Join Stock Company is disclosing the Financial Statements for the Fourth Quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Company Name: My Xuan Brick Tile Pottery and Construction Joint Stock Company

- Stock code: GMX
- Head Office Address: Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City,
- Telephone: 0987789047 Fax: 02543.894.168
- Email: luumaigmx@gmail.com Website: www.myxuan-vt.com.vn



2. Content of the Disclosed Information

- Q4/2025 Financial Statements

☒ Separate financial statements (the listed organization has no subsidiaries and the higher-level accounting unit does not have any direct subsidiaries);

☐ Consolidated financial statements (the listed organization has subsidiaries);

☐ Combined financial statements (the listed organization has a subsidiary accounting unit with its own accounting system)

- Cases subject to explanation of reasons:

+ The auditing organization issued an opinion other than an unmodified opinion on the financial statements:

Yes ☐ No ☒

Explanation document in case of applicable:

Yes ☐ No ☒

+ Has the after-tax profit in the reporting period shows a discrepancy of 5% or more before and after the audit, or a shift from loss to profit or vice versa

Yes ☐ No ☒

Explanation document in case of applicable:

Yes ☐ No ☒

+ Has the net profit after corporate income tax in the income statement for the reporting period changed by 10% or more compared to the same period last year:

Yes ☒ No ☐

Explanation document in case of applicable:

Yes ☒ No ☐

+ Has the net profit after tax in the reporting period shown a loss, or changed from a profit in the previous year's report to a loss this year, or vice versa:

Yes ☐ No ☒

Explanation document in case of applicable:

Yes ☐ No ☒

This information was disclosed on the company's website on 19/01/2026 at the following link: www.myxuan-vt.com.vn, under the Investor Relations section

3. Report on transactions with a value of 35% or more of total assets in 2025:

In case the listed organization has such transactions, please provide the following details:

- Transaction details: None

- Transaction value/Total asset value ratio (%) (Based on the most recent financial statements):

- Transaction completion date:

We hereby certify that the information disclosed above is true and we take full legal responsibility for the content of the disclosed information

Representative of the organization

PERSON RESPONSIBLE
FOR INFORMATION DISCLOSURE

Recipients:

- Q4/2025 Financial Statements
- Explanation for over 10% fluctuation in business results for Q4/2025 compared to the same period



Lưu Thị Mai



BALANCE SHEET

At December 31st, 2025

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A - CURRENT ASSETS (100 = 110+120+130+140+150)	100		38,445,380,277	57,290,091,023
I. Cash & Cash Equivalents	110		6,705,183,557	5,979,659,042
1. Cash	111	V.01	6,705,183,557	5,979,659,042
2. Cash equivalents	112			
II. Short-term financial investments	120		0	0
1. Trading securities	121			
2. Allowances for decline in value of trading securities (*)	122			
2. Held-to-maturity investments	123			
III. Short-term account receivables	130		5,062,825,351	5,733,429,784
1. Short-term receivables from customers	131	V.02	1,101,848,504	1,549,141,689
2. Prepayment to suppliers	132	V.03	488,380,000	763,455,000
3. Short-term internal receivables	133			
4. Receivables according to the progress of the construction contract	134			
5. Receivables from short-term loans	135			
6. Other receivables	136	V.04	3,472,596,847	3,420,833,095
7. Allowance for doubtful debt (*)	137			
8. Shortage of assets awaiting resolution	139			
IV. Inventories	140		26,617,371,369	44,876,835,758
1. Inventories	141	V.05	26,617,371,369	44,876,835,758
2. Allowance for inventories (*)	149		-	-
V. Other current assets	150		60,000,000	700,166,439
1. Short-term prepaid expenses	151	V.6a	60,000,000	49,453,454
2. Deductible value added tax	152			582,301,982
3. Taxes and other receivables from the State	153	V.13	-	68,411,003
4. Government bonds purchased for resale	154			
5. Other current assets	155			

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
B - NON-CURRENT ASSETS (200 =210+220+240+250+260)	200		96,141,810,903	103,078,102,348
I. Long-term account receivables	210		2,842,406,225	2,767,750,892
1. Long-term receivables from customers	211			
2. Prepayment to suppliers in long-term	212			
3. Working capital provided to sub-units	213			
4. Internal receivables	214			
5. Receivables from long-term loans	215			
6. Other long-term receivables	216	V.04	2,842,406,225	2,767,750,892
7. Allowance for doubtful debt (*)	219			
II. Fixed assets	220		43,113,370,582	29,887,915,423
1. Tangible fixed assets	221	V.07	28,160,466,096	24,238,808,901
- Cost	222		150,127,730,692	138,672,600,594
- Accumulated depreciation(*)	223		(121,967,264,596)	(114,433,791,693)
2. Finance lease fixed assets	224		-	-
- Cost	225			
- Accumulated depreciation(*)	226			
3. Intangible fixed assets	227	V.08	14,952,904,486	5,649,106,522
- Cost	228		37,123,620,502	26,199,164,502
- Accumulated depreciation(*)	229		(22,170,716,016)	(20,550,057,980)
III. Investment properties	230		-	-
- Cost	231			
- Accumulated depreciation(*)	232			
IV. Long-term assets in progress	240		48,219,056,736	68,824,698,926
1. Long-term work-in-progress production and business costs	241			
2. Construction in progress costs	242	V.09	48,219,056,736	68,824,698,926
V. Long-term financial investments	250	-	-	-
1. Investment in subsidiaries	251			
2. Investment in joint ventures or associates	252			
- Joint venture capital				
- Investment in associates				
3. Investment in equity instruments	253			
4. Allowances for decline in value of long-term financial investment	254			
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		1,966,977,360	1,597,737,107
1. Long-term prepaid expenses	261	V.6b	1,946,560,693	1,564,710,135
2. Deferred tax assets	262		20,416,667	33,026,972
3. Other non-current assets	268			
TOTAL ASSETS (270 = 100+200)	270		134,587,191,180	160,368,193,371

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A - LIABILITIES (300 = 310 + 320)	300		20,678,405,218	43,108,233,249
I. Current liabilities	310		20,678,405,218	43,108,233,249
1. Short-term payables to suppliers	311	V.10	5,951,237,955	18,128,119,383
2. Advances from customers	312	V.11	887,436,609	424,365,307
3. Taxes and other payables to the State	313	V.12	3,536,536,222	5,112,345,006
4. Payables to employees	314		3,209,221,445	2,887,229,491
5. Accrued expenses	315			
6. Internal payables	316			
7. Payables according to the progress of the construction contract p	317			
8. Short-term unearned revenue	318			
9. Other short-term payables	319	V.13	301,380,213	1,013,419,132
10. Borrowings and finance lease liabilities	320	V.14a	-	6,213,166,892
11. Short-term payables provisions	321			
12. Bonus and welfare fund	322	V.15	6,792,592,774	9,329,588,038
13. Price stablization fund	323			
14. Government bonds purchased for resale	324			
II. Non-current liabilities	330		-	-
1. Long-term payables to suppliers	331			
2. Advances from customers	332			
3. Accrued expenses	333			
4. Internal payables for working capital received	334			
5. Internal payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Borrowing and finance lease liabilities	338	V.14b	-	-
9. Convertible bonds	339			
10. Preference shares	340			
11. Deffered tax liabilities	341			
12. Long-term payables provisions	342			
13. Science and technology development fund	343			
B - EQUITY	400		113,908,785,962	117,259,960,122
I. Owners' equity	410	V.16	113,908,785,962	117,259,960,122
1. Contributed capital	411		90,406,970,000	90,406,970,000
2. Share premium	412		-	-
3. Conversion options on bonds	413			
4. Other capital	414		-	-
5. Treasury stocks (*)	415		(62,460,000)	(62,460,000)
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		5,528,996,263	4,827,436,305
9. Enterprise reorganization assistance fund	419			
10. Other equity funds	420		2,780,545,570	2,780,545,570

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
11. Undistributed profit after tax	421		15,254,734,129	19,307,468,247
- Undistributed profit after tax of previous year	421a		8,135,020,495	12,477,196,437
- Undistributed profit after tax of current year	421b		7,119,713,634	6,830,271,810
12. Capital Construction Investments Fund	422			
II. Other funds and reserves	430		-	-
1. Funding source	431			
2. Non-business funds used for fixed asset acquisitions	432			
TOTAL RESOURCES	440		134,587,191,180	160,368,193,371

Ho Chi Minh City, January 16, 2025

Prepared by



Luu Thi Mai

Chief Accountant



Tran Thi Canh

General Director



Nguyễn Văn Sơn

INCOME STATEMENT QUARTER IV OF 2025

Unit: VND

No.	ITEMS	Code	Note	Quarter IV		Cumulative from the beginning of the year to the end of this quarter	
				Current year	Previous year	Current year	Previous year
1	Revenue from sales of goods and provision of services	01	VI.01	48,448,630,272	41,809,060,111	174,162,597,479	164,814,261,304
2	Revenue deductions	02		-	-	-	-
3	Net revenue from sales of goods and provision of services (10	10		48,448,630,272	41,809,060,111	174,162,597,479	164,814,261,304
4	Cost of goods sold	11	VI.02	31,723,566,597	27,752,897,482	118,101,708,133	111,991,739,552
5	Gross profit (20=10-11)	20		16,725,063,675	14,056,162,629	56,060,889,346	52,822,521,752
6	Financial income	21	VI.03	26,532,312	23,708,103	59,967,292	122,632,815
7	Financial expenses	22	VI.04	35,096,264	101,334,320	492,340,758	928,725,639
	- In which: Interest expense	23		35,096,264	101,334,320	492,340,758	928,725,639
8	Profit /loss from investments in associates	24		-	-	-	-
9	Selling expenses	25	VI.5	5,423,786,720	4,187,923,473	19,012,703,762	16,864,800,270
10	General administration expenses	26	VI.6	3,746,211,148	3,964,957,063	14,211,055,053	13,630,663,805
11	Net operating profit [30=20+(21-22)-(24+25]	30		7,546,501,855	5,825,655,876	22,404,757,065	21,520,964,853
12	Other income	31		35,783,366	1,122	171,389,732	50,311,157
13	Other expenses	32		253,657,722	374,060,076	370,299,104	525,038,718
14	Result of other activities (40 = 31-32)	40	VI.7	(217,874,356)	(374,058,954)	(198,909,372)	(474,727,561)
15	Accounting profit before tax (50=30+40)	50		7,328,627,499	5,451,596,922	22,205,847,693	21,046,237,292
16	Current coporate income tax expenses	51	VI.8	1,571,595,063	1,290,012,879	4,654,238,460	4,523,936,681
17	Deferred coporate income tax expenses	52		12,610,305	(33,026,972)	12,610,305	(33,026,972)
18	Net profit after tax (60=50-51-52)	60		5,744,422,131	4,194,611,015	17,538,998,928	16,555,327,583
19	Basic earnings per share	70		496	362	1,478	1,377
20	Diluted earnings per share	71		496	362	1,478	1,377

Ho Chi Minh City, January 16, 2026

Prepared by

Chief Accountant

General Director


 Luu Thi Mai


 Tran Thi Canh




 Nguyen Van Son

CASH FLOW STATEMENT


(Direct method)

Quarter 4 of 2025

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
I. Cash flow from operating activities				
1. Cash receipts from sales, provision of services, and other revenues	01		183,383,672,038	173,318,681,611
2. Cash payments to suppliers for goods and services	02		(52,529,828,942)	(54,674,903,073)
3. Cash payments to employees	03		(18,163,379,914)	(10,277,798,783)
4. Cash payments for interest	04		(407,391,341)	(865,948,324)
5. Cash payments for corporate income tax	05		(7,539,102,744)	(1,576,436,411)
6. Other cash receipts from business activities	06		654,855,260	623,654,779
7. Other cash payments for business activities	07		(26,588,993,682)	(32,022,708,031)
Net cash flow from operating activities	20		78,809,830,675	74,524,541,768
II. Cash Flow from Investment Activities				
1. Cash payments to procure and construct fixed assets and other long-term assets	21		(1,641,474,247)	(1,042,308,432)
2. Cash receipts from liquidation, assignment or sale of fixed assets and other long-term assets	22			
3. Cash payment for lending, acquiring debt instrument of other entities	23			
4. Cash receipts from the recovery loans provided, from the re-sale of debt instruments	24			
5. Cash payments for capital contributions to other entities	25			
6. Cash recovered from capital contributions to other entities	26			2,000,000,000
7. Cash receipt from loans interest, dividends and earned profits	27			
Net cash flow from investment activities	30		(1,641,474,247)	957,691,568
III. Cash flow from financial activities				
1. Cash proceeds from the issuance of shares, receipt of capital contributed	31			
2. Cash repayments of contributed capital to owners or for redemption of shares	32			
3. Cash receipt from short or long-term borrowings	33			
4. Cash repayments of principal of borrowings	34		(60,960,309,663)	(62,943,254,200)
5. Cash repayments of financial leasing debt	35		-	
6. Cash repayments of dividend or profits to owners or shareholders	36		(15,482,522,250)	(14,061,549,930)
Net cash flow from financial activities	40		(76,442,831,913)	(77,004,804,130)
Net cash flow in the period (50 = 20+30+40)	50		725,524,515	(1,522,570,794)
Cash and cash equivalents at the beginning of period	60		5,979,659,042	7,502,229,836
Effect of changes in foreign exchange rates	61			
Cash and cash equivalents at the end period (70 = 50+60+61)	70	V.1	6,705,183,557	5,979,659,042

Ho Chi Minh City, January 16, 2026

Prepared by



Luu Thi Mai

Chief Accountant



Tran Thi Canh

General Director



Nguyen Van Son

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

NOTES TO INTERIM FINANCIAL STATEMENTS

For December 31, 2025

FORM No. B09a-DN

I. GENERAL INFORMATION**Form of Capital Ownership**

My Xuan Brick Tile Pottery and Construction Joint Stock Company (Trading name: My Xuan Brick Tile Pottery and Construction Joint Stock Company) was established based on the equitization of the Brick Tile Pottery and Construction Enterprise under Mineral Development Company No. 6, pursuant to Decision No. 168/2003/QĐ-BCN dated October 17, 2003, issued by the Minister of Industry. The company operates under Business Registration Certificate No. 4903000078 issued on December 18, 2003, by the Department of Planning and Investment in Ba Ria – Vung Tau Province.

During its operations, the company has been issued additional amended Business Registration Certificates by the Department of Planning and Investment in Ba Ria – Vung Tau Province as follows:

- The first amended Business Registration Certificate was issued on April 22, 2005, approving the following changes: addition of business activities including trading raw materials for the construction materials manufacturing industry, interprovincial freight transportation by truck, trading construction materials and interior decoration products, leasing machinery and equipment for the production of construction materials; and an increase in charter capital from VND 2,100,000,000 to VND 3,100,000,000.
- The second amended Business Registration Certificate was issued on June 27, 2006, approving an increase in charter capital from VND 3,100,000,000 to VND 5,300,000,000.
- The third amended Business Registration Certificate was issued on April 16, 2007, approving the following changes: addition of business activities including trading construction machinery and equipment, construction materials, and specialized machinery; and an increase in charter capital from VND 5,300,000,000 to VND 25,612,400,000.
- The fourth amended Business Registration Certificate was issued on May 23, 2008, approving the following changes: adjustment of the par value of shares from VND 100,000 per share to VND 10,000 per share, and a change in the ownership of the founding shareholder of the company, transferring from Mr. Nguyen Duc Tuan to Ms. Du Thi Thanh Huong.
- The fifth amended Business Registration Certificate No. 3500640966 was issued on December 24, 2008, approving an increase in charter capital from VND 25,612,400,000 to VND 40,942,700,000.
- The sixth amended Business Registration Certificate was issued on May 14, 2010, approving an increase in charter capital from VND 40,942,700,000 to VND 53,206,940,000.
- The seventh amended Business Registration Certificate was issued on August 6, 2012, approving the change of the company's name from My Xuan Construction Brick Tile Joint Stock Company to My Xuan Brick Tile Pottery and Construction Joint Stock Company.

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

- The eighth amended Business Registration Certificate was issued on August 17, 2018, approving the change of the company's address from Suoi Nhum Hamlet, Hac Dich Commune, Tan Thanh District, Ba Ria - Vung Tau Province to Suoi Nhum Quarter, Hac Dich Ward, Phu My Town, Ba Ria - Vung Tau Province.
- The ninth amended Business Registration Certificate was issued on May 17, 2019, approving the change of the company's legal representative from Mr. Luu Ngoc Thanh to Mr. Nguyen Van Son, the General Director of the company.
- The tenth amended Business Registration Certificate was issued on November 3, 2021, approving an increase in charter capital from VND 53,206,940,000 to VND 90,406,970,000 and updating the identification card information of the General Director, who is the legal representative.
- The eleventh amended Business Registration Certificate was issued on March 07, 2025, approving the change of the Company's address from Suoi Nhum Quarter, Hac Dich Ward, Phu My Town, Ba Ria - Vung Tau Province to Suoi Nhum Quarter, Hac Dich Ward, Phu My City, Ba Ria - Vung Tau Province.
- The twelfth amended Business Registration Certification was issued on August 29, 2025, approving the change of the Company's address from Suoi Nhum Quarter, Hac Dich Ward, Phu My City, Ba Ria Vung Tau Province to Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City, Vietnam.

The company was granted Securities Registration Certificate No. 44/2011/GCNCP-VSD on June 27, 2011, by the Vietnam Securities Depository (VSD) for the listing of 5,320,694 shares, equivalent to VND 53,206,940,000. Additionally, Supplemental Securities Registration Certificate No. 44/2011/GCNCP-VSD-1 dated August 26, 2021, was issued for the listing of an additional 3,720,003 shares, equivalent to VND 37,200,030,000. The company's shares were officially listed on the Hanoi Stock Exchange (HNX) on September 15, 2011, under the stock code GMX.

• **Charter Capital** : 90,406,970,000 VND

Number of shares : 9,040,697 shares

Par value : 10,000 VND/ share

• **Head Office**

Address : Suoi Nhum Quarter, Tan Thanh Ward, Ho Chi Minh City

Phone : (0254) 3 876 770 – 3 893 150

Fax : (0254) 3 894 168

Tax code : 3 5 0 0 6 4 0 9 6 6

1. Business field:

The Company's business fields are manufacturing and trading of construction materials.

2. Main business activities:

- Clay mining;

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

- Manufacturing and trading ceramic products and construction materials; trading raw materials for the production of construction materials; trading construction materials, interior decoration products, and ceramic tiles and bricks;
- Construction of civil and industrial works; rental of residential buildings;
- Construction of mine infrastructure projects;
- Interprovincial freight transportation by truck;
- Leasing machinery and equipment for the production of construction materials;
- Trading construction machinery, construction materials, and specialized machinery.

3. Normal production and business cycle.

The company's normal production and business cycle is carried out within a period not exceeding 12 months.

4. Company Structure

At the end of the accounting period, the company structure includes one representative office. Details are as follows:

Representative Office

Unit Name	Address	Principal Business Activities
Representative Office of My Xuan Brick Tile Pottery and Construction Joint Stock Company	No. 503 Nguyen An Ninh Street, Tam Thang Ward, Ho Chi Minh City	Trading office, non-business activities

5. Employees

The number of employees of the company as of December 31, 2025, was 266 employees (as at December 31, 2024: 300 employees).

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

The company's fiscal year begins on January 1 and ends on December 31 each year.

The accounting period ending on December 31, 2025, marks the 22nd fiscal year of the company.

2. Accounting currency

The currency used in accounting is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND REGIME APPLIED.

1. Accounting regime

The company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing certain provisions of Circular No.

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

200/2014/TT-BTC, the Vietnamese Accounting Standards issued by the Ministry of Finance, and the accompanying amendments, supplements, and implementation guidelines.

2. Declaration of compliance with Accounting Standards and Accounting regime

The Board of Management ensures full compliance with the requirements of the applicable Vietnamese Accounting Standards and Accounting Regime for Enterprises in the preparation and presentation of the interim financial statements.

IV. ACCOUNTING POLICIES

The following are the principal accounting policies applied by the Company in the preparation of the interim financial statements:

1. Basis for Preparation of Interim Financial Statements

The interim financial statements are presented in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises, and relevant legal regulations governing the preparation and presentation of interim financial statements.

The accompanying interim financial statements are not intended to present the financial position, operating results, and cash flows in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

2. Accounting Estimates

The preparation of interim financial statements in compliance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises, and applicable regulations in Vietnam requires the Board of Management to make estimates and assumptions that affect the figures relating to liabilities, assets, and the disclosure of contingent liabilities and assets as of the reporting date, as well as the figures relating to revenues and expenses during the reporting period. Although the accounting estimates are made with the utmost understanding and care by the Board of Management, actual results may differ from these estimates and assumptions.

3. Financial Instruments

Initial Recognition

Financial Assets

Financial assets are classified appropriately for disclosure purposes in the interim financial statements into the following categories: financial assets at fair value through Income Statement, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

At initial recognition, financial assets are recorded at purchase price/issuance cost plus directly attributable transaction costs related to the acquisition or issuance of those financial assets.

The company's financial assets include cash and cash equivalents, trade receivables, other receivables, and investments in other entities.

Financial Liabilities

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Financial liabilities are classified appropriately for disclosure purposes in the interim financial statements into the following categories: financial liabilities at fair value through Income Statement, and financial liabilities measured at amortized cost. The classification depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

At initial recognition, financial liabilities are recorded at issuance price plus directly attributable transaction costs related to the issuance of those financial liabilities.

The company's financial liabilities include trade payables, other payables, and borrowings and finance lease liabilities.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset, and the net amount is presented in the Balance Sheet if, and only if, the company has a legally enforceable right to offset the recognized amounts and intends to settle on a net basis or realize the assets and settle the liabilities simultaneously.

Subsequent Measurement

Currently, there are no regulations on the revaluation of financial instruments after initial recognition.

4. Cash and Cash Equivalents

Cash includes cash on hand, demand deposits at banks, and cash in transit. Cash equivalents are short-term investments with maturities of no more than three months that can be easily converted into a specified amount of cash and carry an insignificant risk of changes in value at the date of the interim financial statements.

5. Financial Investments

The Company's financial investments represent investments in affiliated companies and investments in capital instruments of other entities.

Investments in Associates

Associates are entities over which the company has significant influence but not control over financial and operating policies. Significant influence is demonstrated by the ability to participate in decisions about financial and operational policies but not control those policies.

Investments in associates are initially recognized at cost, which includes the purchase price or capital contribution plus directly attributable costs. For investments made through non-monetary assets, the investment cost is recognized at the fair value of the non-monetary assets at the transaction date.

Dividends and profits from periods prior to the acquisition of the investment are deducted from the carrying value of the investment. Dividends and profits from periods after the acquisition are recognized in financial income. Dividends received in the form of shares are tracked as an increase in the number of shares but are not recognized as an increase in the value of the investment.

A provision for investment losses in associates is made when the associate incurs losses, except where such losses were anticipated at the time of the investment decision. The provision is the difference between the company's actual contributed capital in the associate and the associate's equity at the interim financial reporting date. Increases or decreases in the required provision for investment losses are recognized in financial expenses during the period.

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Upon liquidation, disposal, or withdrawal of capital from an associate, the accounting is based on the value of recovered assets. Any difference between the fair value of the recovered assets and the book value of the investment is recognized in the income statement.

Investments in Equity Instruments of Other Entities

Investments in equity instruments of other entities include investments in which the company has no control, joint control, or significant influence over the investee.

These investments are initially recognized at cost, which includes the purchase price plus directly attributable investment-related costs.

Dividends and profits from investments in equity instruments of other entities are recognized as financial income during the period. Dividends and profits from periods prior to the acquisition are deducted from the carrying value of the investment. Dividends received in the form of shares are tracked as an increase in the number of shares but are not recognized as an increase in the value of the investment.

Provision for losses on investments in equity instruments of other entities is made when the investment is impaired as of the date of preparation of the interim financial statements. Details of the provision for losses on investments in equity instruments of other entities are as follows:

- For listed securities investments, the provision is based on the market value of the securities held by the company;
- For equity investments in unlisted entities, the provision is based on the fair value of the investments determined through reliable valuation techniques;
- For equity investments in which fair value cannot be reliably determined as at the date of preparation of the interim financial statements, a provision for impairment is recognized based on the investee's accumulated losses as the difference between the Company's actual capital contribution to the investee and the investee's equity as at the date of the interim financial statements.

An increase or decrease in the provision for impairment of investments in equity instruments of other entities that is required to be recognized as of the date of preparation of the interim financial statements shall be recorded in finance expenses for the period.

Gains or losses from the disposal of these investments are recognized in the income statement.

6. Receivables

Receivables are presented in the interim financial statements at carrying value, which is the gross amount of trade and other receivables net of provisions for doubtful debts

- Trade receivables include commercial receivables arising from sale and purchase transactions between the Company and independent buyers. These consist of receivables from sales of goods and provision of services.
- Other receivables are non-commercial in nature and not related to sale and purchase transactions. These include receivables generating financial income, such as interest receivable on deposits, as

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhun Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

well as non-commercial receivables such as employee advances, deposits, collaterals, and other miscellaneous receivables.

- Provision for doubtful debts is made for each receivable that is overdue for payment by six (6) months or more, or for receivables that are not yet overdue but are expected to incur losses as at the date of preparation of the interim financial statements, such as those from debtors who have gone bankrupt, are in the process of dissolution, are missing, have absconded, or are in other similar financial difficulties. Any increase or decrease in the balance of the provision for doubtful debts is recognized in administrative expenses in the statement of profit or loss for the period.

7. Inventories

Inventories are determined based on the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and manufacturing overhead, if any, incurred to bring the inventories to their current location and condition.

The cost of inventory is determined using the weighted average method and is accounted for on a perpetual basis.

Net realizable value is determined as the estimated selling price less the costs to complete and the costs of marketing, selling, and distribution incurred.

The Company's provision for inventory write-down is made in accordance with current accounting regulations. Accordingly, the Company is allowed to create a provision for the write-down of obsolete, damaged, or substandard inventories when the carrying value of the inventories exceeds their net realizable value as at the date of preparation of the interim financial statements. Increase or decrease in the provision balance is recognized in the cost of goods sold in Income Statement for the period.

8. Tangible Fixed Assets and Depreciation

Tangible fixed assets are presented at cost less accumulated depreciation.

The original cost of tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset to its intended use.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life, in accordance with the guidelines set forth in Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance; Circular No. 147/2016/TT-BTC dated October 13, 2016, of the Ministry of Finance on "Amendments and supplements to certain provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013 and Circular No. 28/2017/TT-BTC dated April 12, 2017, of the Ministry of Finance on "Amendments and supplements to certain provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013, and Circular No. 147/2016/TT-BTC dated October 13, 2016, of the Ministry of Finance, providing guidelines on the management, use, and depreciation of fixed assets," as detailed below:

	<u>Number of years</u>
Factories, architectural objects	05 – 25
Machinery and equipment	03 – 10

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

	<u>Number of years</u>
Means of transport and transmission	06 – 10
Office equipment	03 – 05
Land use rights	05 - 38 years
Exploration costs for clay mine	10 years

When tangible fixed assets are sold or liquidated, their original cost and accumulated depreciation are written off and any gain or loss arising from the sale or liquidation of the asset is accounted for in the operating results. during the period.

9. Intangible fixed assets and depreciation

The Company's intangible fixed assets represent land use rights and clay mine exploration costs.

Land use rights

The value of land use rights is all actual expenses paid directly related to used land, including: money spent to have land use rights, costs for compensation, site clearance, site leveling, registration fees, etc. Land use rights are depreciated according to the straight-line method corresponding to the useful life of the land lot from 5 to 38 years.

Clay mine exploration costs

Costs for clay mine exploration activities and compensation costs for clay mine expansion are amortized using the straight-line method over a period of 10 years.

10. Construction in Progress

Construction in progress includes costs for acquiring fixed assets, costs directly related to implementing investment projects, construction costs for facilities, and major repair costs for fixed assets not yet completed as of the interim financial reporting date.

Fixed Asset Acquiring Costs

These costs reflect the purchase price and directly attributable costs such as installation, trial runs, ...before the asset is put into use.

Construction Costs for Facilities and Assets

The cost of constructing basic infrastructure, and assets includes all necessary expenses for the construction of new, or renovation, upgrading, and expansion... projects and assets related to the business purposes, which are still in progress as of the date of preparation of the interim financial statements.

Major Repair Costs for Fixed Assets

Major repair costs for fixed assets include all actual expenses incurred related to the repair, renovation,... improvement of fixed assets. When the major repair work on fixed assets is completed, the repair costs are transferred to "Long-term prepaid expenses" to be gradually allocated to the operating results in the relevant periods.

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

11. Prepaid Expenses

Prepaid expenses include office rental payments, major repair costs for fixed assets, mineral exploitation license fees, and other expenses.

Prepaid expenses are allocated to the income statement on a straight-line basis over a period not exceeding 12 months or a normal business cycle from the prepayment date and are recorded under "Short-term Prepaid Expenses." Conversely, prepaid expenses with a period exceeding 12 months or a normal business cycle from the prepayment date are recorded under "Long-term Prepaid Expenses."

Long-term prepaid expenses are allocated over the prepayment period or the period during which the corresponding economic benefits are generated, as follows:

- The mineral exploitation right fee is the cost incurred by the Company to obtain the right to exploit minerals. This fee is allocated to the business performance results for the period using the straight-line method, corresponding to the remaining exploitation period.
- Other long-term prepaid expenses include the value of tools, instruments, and small components already issued for use, major repair expenses for fixed assets, and costs deemed capable of generating future economic benefits for the Company for a period of one year or more. These expenses are capitalized as long-term prepaid expenses and allocated to the business performance results for the period using the straight-line method over the estimated useful life of 2 to 3 years.

12. Payables and Accrued Expenses

Payables and accrued expenses are recognized as amounts payable in the future for goods and services already received. Accrued expenses are recorded based on reasonable estimates of the amounts payable.

The classification of payables as trade payables, accrued expenses, and other payables is determined as follows:

- Trade payables reflect commercial payables arising from the purchase of goods, services, and assets, where the supplier is independent of the Company.
- Accrued expenses represent payables for goods and services received from suppliers or provided to customers during the reporting period but not yet paid due to the absence of invoices or incomplete accounting documentation. These are recognized in the production and business costs of the reporting period.
- Other payables reflect non-commercial payables unrelated to the purchase, sale, or provision of goods and services. These include payables related to financial expenses, such as dividends and profits payable, as well as non-commercial payables such as payments for social insurance, health insurance, unemployment insurance, and trade union fees.

13. Owners' Equity and Distribution of Net Profit

Structure of Owners' Equity

The Company's owners' equity includes:

- Owner's contributed capital, which is recognized at the actual amount invested by shareholders.

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

- Share premium, recognized as the difference positive or negative between the actual issue price and the par value of shares issued during initial offerings, additional issuances, or the reissuance of treasury shares.
- Other owner's capital is recorded as the residual value between the fair value of assets granted or donated to the enterprise by other organizations or individuals, after deducting (-) any payable taxes (if any) related to such granted or donated assets; and includes amounts supplemented from business performance results.
- Treasury shares, which are shares issued by the Company and subsequently repurchased. Treasury shares are recognized at actual value and presented in the Balance Sheet as a deduction from owners' equity.
- Development investment fund, allocated from post-corporate income tax profits and used for expanding the Company's production and business activities or for in-depth investments.
- Undistributed post-tax profit, representing profits from the Company's operations after deducting (-) adjustments due to retrospective application of changes in accounting policies and material errors from prior years.

Distribution of Net profit

- Net profit after corporate income tax is distributed to shareholders upon approval by the General Meeting of Shareholders, after deducting allocations to funds as prescribed in the Company's Charter and Vietnamese law.
- Profit distribution to shareholders considers non-monetary items within undistributed post-tax profit that may affect cash flow and the ability to pay dividends, such as gains from asset revaluation for capital contributions, gains from the revaluation of monetary items, financial instruments, and non-monetary items.
- Dividends are recognized as payables upon approval by the General Meeting of Shareholders.
- The Company allocates funds from net profit after corporate income tax upon the recommendation of the Board of Directors and approval by the Annual General Meeting of Shareholders.
 - Development investment fund: Allocated for expanding business activities or making in-depth investments.
 - Bonus and welfare fund: Allocated to reward and incentivize employees, provide material benefits, improve the quality of life for employees, and support social welfare activities.

14. Revenue

Revenue from sales of goods

Revenue from sales of goods is recognized when all of the following five conditions are met:

- (a) The Company has transferred the significant risks and rewards of ownership of the goods to the buyer;
- (b) The Company no longer retains managerial control over the goods as if it were the owner nor does it have effective control over the goods;

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

- (c) The revenue can be measured reliably;
- (d) The Company will receive the economic benefits associated with the transaction; and
- (e) The costs related to the sales transaction can be measured reliably.

Revenue from service provision

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. For services that span multiple periods, revenue is recognized based on the stage of completion at the end of the interim financial reporting period. The outcome of a service transaction can be measured reliably when all of the following four conditions are satisfied:

- (a) Revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The stage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income

Interest income is recognized on an accrual basis (considering the effective yield on the asset) unless there is uncertainty regarding the collectability of the interest.

Dividends and profit sharing

Dividends and profit sharing are recognized when the Company's right to receive the payment is established. Dividends received in the form of shares are only tracked as an increase in the number of shares held, without recognizing any additional value for the received shares.

15. Expenses

Expenses represent reductions in economic benefits and are recognized when incurred or when they can be reasonably expected to occur, regardless of whether payment has been made.

Expenses are recognized based on their actual occurrence, following the principle of matching them with revenue for the period. In cases where the matching principle conflicts with the principle of prudence, expenses are recognized based on their substance and in compliance with applicable accounting standards to ensure fair and accurate presentation of transactions.

16. Borrowing costs

All borrowing costs are recognized in the income statement as incurred.

17. Taxes

Corporate income tax represents the total amount of current tax payable.

Current tax payable is calculated based on taxable income for the period. Taxable income differs from net profit reported in the Income statement because it excludes income and expenses that are taxable or deductible in other periods (including carryforward losses, if any), and it also excludes items that are not subject to tax or are not deductible.

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

The Company's corporate income tax is determined in accordance with current tax regulations. However, these regulations are subject to change, and the final determination of corporate income tax depends on the results of audits conducted by the competent tax authorities.

Other taxes are applied according to the prevailing tax laws in Vietnam.

18. Earnings per share

Basic Earnings per share is calculated by dividing net profit or loss attributable to ordinary equity shareholders (after appropriations to bonus and welfare funds) by the weighted average number of ordinary shares outstanding during the period.

Diluted Earnings per share is calculated by adjusting the net profit or loss attributable to ordinary equity shareholders (after appropriations to bonus and welfare funds) and the weighted average number of ordinary shares outstanding to reflect the impact of potential ordinary shares that could have a dilutive effect.

19. Related parties

A party is considered related to the Company if one party has the ability, directly or indirectly, to control the other party or has significant influence over the other party's financial and operating policy decisions. Parties are also considered related if they are subject to common control or significant common influence. Related parties may be entities or individuals, including close family members of individuals deemed to be related.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)**V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET.****Unit: VND****1. Cash & cash equivalents.**

	31/12/2025	01/01/2025
Cash on hand	483,001,000	64,140,000
Cash in banks	6,222,182,557	5,915,519,042
JSC Bank for Investment and Development of Vietnam	1,766,320,361	1,567,192,210
JSC Bank for Foreign Trade of Vietnam	4,455,862,196	4,348,326,832
Cash and cash equivalent	-	-
Total	6,705,183,557	5,979,659,042

2. Short-term trade receivables from customers

	31/12/2025	01/01/2025
Short-term trade receivables from customers		
Phu My – Dong Nai area	542,198,225	785,070,415
Ho Chi Minh City area	343,702,100	287,275,620
Direct customers	145,309,820	236,946,123
The Mekong Delta	6,568,668	-
Phu My Xuan Company Limited	64,069,691	61,101,491
Tan Quang Cuong - Binh Thuan Investment Joint Stock Company	-	178,748,040
Total	1,101,848,504	1,549,141,689

*Of which:***Receivables from related parties**

Phu My Xuan Company Limited	64,069,691	61,101,491
Tan Quang Cuong - Binh Thuan Investment Joint Stock Company	-	178,748,040
Total	64,069,691	239,849,531

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)**3. Prepayments to suppliers**

	<u>31/12/2025</u>	<u>01/01/2025</u>
Ba Ria-Vung Tau General Investment Construction Joint Stock Company	367,000,000	479,375,000
Huy Hoang Anh Service Trading Construction Company Limited	62,000,000	62,000,000
Other suppliers	59,380,000	222,080,000
Total	<u>488,380,000</u>	<u>763,455,000</u>

4. Other receivables

	<u>31/12/2025</u>	<u>01/01/2025</u>
Other short-term receivables	3,472,596,847	3,420,833,095
x Employee advances	3,272,008,000	3,289,008,000
Other receivables	200,588,847	131,825,095
Other long-term receivables	2,842,406,225	2,767,750,892
x Deposits for mine site rehabilitation	1,033,406,225	958,750,892
Deposit to secure performance of the "My Xuan - Chau Duc High-Grade Brick and Tile Plant" project in Suoi Rao commune, Chau Duc district	1,809,000,000	1,809,000,000
Total	<u>6,315,003,072</u>	<u>6,188,583,987</u>

5. Inventories

	<u>31/12/2025</u>		<u>01/01/2025</u>	
	Historical cost	Allowance	Historical cost	Allowance
Raw materials	10,094,460,170	-	26,861,319,951	-
Tools and supplies	130,027,001	-	113,492,117	-
Work in progress	2,358,155,665	-	2,482,681,207	-
Finished goods	13,840,115,388	-	15,166,565,865	-
Merchandise goods	194,613,145	-	252,776,618	-
Total	<u>26,617,371,369</u>	<u>-</u>	<u>44,876,835,758</u>	<u>-</u>

6. Prepaid expenses

Items	<u>31/12/2025</u>	<u>01/01/2025</u>
a/ Short-term prepaid expenses	60,000,000	49,453,454

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Tools and supplies	60,000,000	10,793,454
Major repairs	-	38,660,000
b/ Long-term prepaid expenses	1,946,560,693	1,564,710,135
Tools and supplies	35,149,606	23,029,918
Major repairs of fixed assets	812,554,903	1,351,194,337
Mineral exploitation right fee	1,098,856,184	190,485,880
Total	2,006,560,693	1,614,163,589

7. Tangible fixed assets

Changes in tangible fixed assets and depreciation during the quarter are as follows:

Items	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Total
I. Historical Cost					
1.Beginning balance	52,965,966,333	79,322,240,333	5,613,572,928	770,821,000	138,672,600,594
2. Increase during period	10,316,791,136	1,138,338,962	-	-	11,455,130,098
- New purchases		888,888,889		-	888,888,889
-Completed capital construction	10,316,791,136	249,450,073			10,566,241,209
3. Decrease during period	-	-	-	-	-
4. Closing balance	63,282,757,469	80,460,579,295	5,613,572,928	770,821,000	150,127,730,692
II. Accumulated depreciation					
1. Beginning balance	41,552,021,201	67,062,301,473	5,091,308,019	728,161,000	114,433,791,693
2. Increase during period	2,899,779,003	4,397,041,900	223,848,000	12,804,000	7,533,472,903
- Depreciation	2,899,779,003	4,397,041,900	223,848,000	12,804,000	7,533,472,903
3. Decrease during period	-	-	-	-	-
4. Closing balance	44,451,800,204	71,459,343,373	5,315,156,019	740,965,000	121,967,264,596
III. Carrying amount					
1. Beginning balance	11,413,945,132	12,259,938,860	522,264,909	42,660,000	24,238,808,901
2. Closing balance	18,830,957,265	9,001,235,922	298,416,909	29,856,000	28,160,466,096

In which:

Historical cost of fully depreciated fixed assets still in use:

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

To 01/01/25	21,507,252,737	43,463,290,003	4,270,532,019	706,821,000	69,947,895,759
To 31/12/25	22,221,894,863	52,937,805,895	4,270,532,019	706,821,000	80,137,053,777

As of December 31, 2025, the total remaining carrying value of tangible fixed assets used as collateral for bank loans was VND 3,962,067,160.

8. Intangible fixed asset

Items	Land use right	Other intangible fixed assets	Total
I. Historical			
1. Beginning balance	25,507,139,502	692,025,000	26,199,164,502
2. Increase during period	10,924,456,000		10,924,456,000
3. Decrease during period		-	-
4. Closing balance	36,431,595,502	692,025,000	37,123,620,502
II. Accumulated depreciation			
1. Beginning balance	19,858,032,980	692,025,000	20,550,057,980
2. Increase during period	1,620,658,036		1,620,658,036
3. Decrease during period	-	-	-
4. Closing balance	21,478,691,016	692,025,000	22,170,716,016
III. Carrying amount			
1. Beginning balance	5,649,106,522	-	5,649,106,522
2. Closing balance	14,952,904,486	-	14,952,904,486

In which:

Historical cost of fully depreciated fixed assets still in use:

To 01/01/25	1,833,570,904	692,025,000	2,525,595,904
To 31/12/25	1,890,153,404	692,025,000	2,582,178,404

As of December 31, 2025, the total remaining carrying value of tangible fixed assets used as collateral for bank loans was VND 1,533,974,018.

9. Long-term assets in progress

	31/12/2025	01/01/2025
Fixed assets acquisitions	22,396,319,413	33,517,237,913
Land for expanding the raw material storage facility at the plant	2,356,470,000	2,356,470,000
Suoi Rao Brick and Tile Clay Mine Project	-	11,120,918,500
Chau Duc Brick and Tile Plant Project	17,759,863,413	17,759,863,413
Other fixed assets acquisitions	2,279,986,000	2,279,986,000

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Construction in progress	25,822,737,323	35,307,461,013
Land Use Rights for the Material Storage Yard; My Xuan 1 Quarry	1,872,828,920	1,840,433,247
Tile and Brick Factory Project in Chau Duc	20,072,829,546	28,151,221,525
Other Construction in progress	3,877,078,857	5,315,806,241
Total	48,219,056,736	68,824,698,926

In Which :

Clay Mine Project; Chau Duc Brick Factory	40,112,678,959	57,032,003,438
Clay Mine Project; My Xuan Brick Factory	8,106,377,777	11,792,695,488
Total	48,219,056,736	68,824,698,926

10. Short-term trade payables

	31/12/2025		01/01/2025	
	Value	Solvency	Value	Solvency
Phu My Xuan Company Limited	2,903,771,982	2,903,771,982	3,674,092,609	3,674,092,609
- Supply of goods	2,903,771,982	2,903,771,982	3,155,952,409	3,155,952,409
- Provision of machinery and equipment rental services	-	-	64,000,000	64,000,000
- Provision of transportation services	-	-	454,140,200	454,140,200
Hung Vu Single-Member Limited Liability Company	25,497,504	25,497,504	12,998,909,000	12,998,909,000
Tan Long Paper Packing Company Limited	25,867,123	25,867,123	100,343,297	100,343,297
Behn Meyer Vietnam Co., Ltd	313,794,000	313,794,000	321,750,000	321,750,000
Long Hung Phat Phu My Co., Ltd	1,755,046,680	1,755,046,680	-	-
Other suppliers	927,260,666	927,260,666	1,033,024,477	1,033,024,477

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Total	5,951,237,955	5,951,237,955	18,128,119,383	18,128,119,383
--------------	----------------------	----------------------	-----------------------	-----------------------

In which:

	31/12/2025	01/01/2025
Payables to related-party suppliers		
Phu My Xuan Company Limited	2,903,771,982	3,674,092,609
Total	2,903,771,982	3,674,092,609

11. Short-term advances from customers

	31/12/2025	01/01/2025
Ba Ria – Long Dien – Dat Do area	100,000,000	-
Phu My – Dong Nai area	10,470,600	271,687
Ho Chi Minh City area	100,000,000	-
The Mekong Delta	7,827,389	-
Nam Duong XNK TM DV Company Limited	391,643,620	391,643,620
Other customers	277,495,000	32,450,000
Total	887,436,609	424,365,307

12. Taxes and other payables to the State:

No.	Items	Beginning balance	Amount payable	Amount paid	Closing balance
I.	Taxes	5,100,371,506	14,070,953,538	15,946,924,166	3,224,400,878
1.	VAT on domestic sales	-	7,306,846,463	6,409,476,028	897,370,435
3.	Export/Import tax	(11,973,500)	11,973,500		-
4.	Corporate income tax	4,398,268,541	4,615,665,872	7,480,911,938	1,533,022,475
	- Corporate Income Tax of prior years	-	38,572,588	58,190,806	(19,618,218)
5.	Natural resource tax(**)	-	380,214,639	128,202,984	252,011,655
6.	Non -agricultural land use tax	494,384,880	203,599,616	203,869,616	494,114,880
7.	Personal income tax	219,691,585	1,510,080,860	1,662,272,794	67,499,651
8.	Licensing fee	-	4,000,000	4,000,000	-
II.	Other payables	(56,437,503)	1,750,294,451	1,381,721,604	312,135,344
1.	Fee for granting mineral exploitation rights	-	1,669,475,944	1,372,473,079	297,002,865
2.	Fees, charges	(56,437,271)	71,649,182	79,200	15,132,711

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

3. Other payables	(232)	9,169,325	9,169,325	(232)
Total	5,043,934,003	15,821,247,989	17,328,645,770	3,536,536,222

Presentation of balances in the Balance Sheet:

Taxes and other receivables from the State	68,411,003	-
Taxes and other payables to the State at the end of the period	5,112,345,006	3,536,536,222

- **Value added tax**

The company applies value added tax using the deduction method.

Tax application: 10%

- As of 31/12/2025, the output VAT payable is being reduced from 10% to 8% according to Resolution 174/2025/NĐ-CP dated 30/06/2025, effective from 01/07/2025 until the end of 31/12/2026.

- **Export, import tax:** Transfer to other expenses of the amount paid for export tax on 13 July 2015, pursuant to the export goods tax declaration for the shipment of rolled pipes exported under warranty in accordance with Contract No. TEC/MX15-01 dated 03 July 2015.

- **Corporate income tax**

Note No. VI.8

- **Other taxes**

The Company declares and pays other taxes annually in accordance with current regulations.

13. Other short-term payable

	<u>31/12/2025</u>	<u>01/01/2025</u>
Union fees	82,232,060	269,967,040
Social insurance	-	564,843,615
Unemployment insurance	-	43,839,445
Dividend payable, Distributed profit	201,458,140	112,849,360
Other payables	17,690,013	21,919,672
Total	301,380,213	1,013,419,132

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK
Suoi Nhun Hamlet, Tan Thanh Ward, Ho Chi Minh City
INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

14. Borrowings and finance lease liabilities

	01/01/2025		During period		31/12/2025	
	Value	Amount capable of repayment	Increased	Decreased	Value	Amount capable of repayment
a/ Short-term borrowings	6,213,166,892	6,213,166,892	54,747,142,771	60,960,309,663	-	-
- Loan from Phu My Branch of the Bank for Investment and Development	2,642,088,543	2,642,088,543	28,983,965,801	31,626,054,344	-	-
- Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam (VCB)	3,571,078,349	3,571,078,349	25,763,176,970	29,334,255,319	-	-
b/ Long-term borrowings	-	-	-	-	-	-
Total	6,213,166,892	6,213,166,892	54,747,142,771	60,960,309,663	-	-

(i) Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu My Branch

Credit limit contract: No. 01/2022/1509034/HDTD dated December 7, 2022
Credit limit: 25,000,000,000
Term of Credit Line Approval: 36 months from the contract signing date
Loan Term: Based on each specific Credit Agreement
Interest Rate: Based on each specific Credit Agreement
Purpose: Supplement working capital, guarantee, open L/C

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK
Suoi Nhun Hamlet, Tan Thanh Ward, Ho Chi Minh City
INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Security Interests:

Mortgage of Clay Mining Rights according to Decision No. 2457/QĐ dated July 21, 2008, License No. 21/GP-UBND dated March 28, 2007 according to Property Mortgage Contract No. 01/2013/1509034/HD dated May 20, 2013, "Document amending and supplementing Digital Asset Mortgage Contract 01/2013/1509034/HD dated May 20, 2013" No. 01/2017/1509034/SDBS dated August 10, 2017 and additional and replacement security measures.

The value of inventory, debt collection rights from contracts, natural resource exploitation rights, capital contributions to other companies... of the Borrower are of course collateral assets for the credit limit at the Bank.

The borrower's entire deposit account balance in VND and foreign currency at the Bank and at other credit institutions (when requested by the Bank). Receivables under Contracts signed between the Borrower and other partners of which the Borrower is the beneficiary (when requested by the Bank).

(ii) Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vung Tau Branch

Credit Agreement: Số GMX – HDHM/2025 January 10, 2025

Credit limit: 30,000,000,000 VND

Loan term: 12 months from the date of the first disbursement

Disbursement period: 5 months from the day after the loan disbursement date, as specified in each loan acknowledgment document

Interest rate: According to each Debt Receipt

Purpose: Supplementing working capital to serve production and business activities

Security Interests: According to Guarantee Contract No. 01-2020-HDTC-MMTB/GMX signed on September 30, 2020, specifically as follows:

According to Guarantee Contract No. 01-2017-HDTC-MX signed on August 1, 2017; No. 02-2017/HDTC-MX signed on August 1, 2017; No. 03-2017/HDTC-MX signed on August 1, 2017, specifically as follows:

- Land use rights in Hác Dich Commune, Tan Thanh District, Ba Ria - Vung Tau Province according to Land Use Rights Certificate No. BA 657233 issued by the Department of Natural Resources and Environment of Ba Ria Vung Tau Province on June 24, 2010 named My Xuan Brick Tile Pottery and Construction Joint Stock Company.
- Right to exploit My Xuan 1 clay mine, My Xuan Commune, Tan Thanh District, Ba Ria - Vung Tau Province
- Buildings and structures on land for Production Line II, non-fired colored cement roof tile line, and Production Line III at My Xuan Construction Brick and Tile Factory.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhun Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

- Machinery and equipment for Production Line II, non-fired colored cement roof tile line, and Production Line III at My Xuan Brick Tile Pottery and Construction Joint Stock Company.
- The mixing and grinding production line at the brick factory of My Xuan Construction Brick and Tile JSC, as per the machinery mortgage contract No. 01-2020/HDTC/MMTB/GMX dated September 30, 2020, signed between the customer and the bank

15. Bonus and welfare fund

2024	Balance 01/01/2024	Increase due to allocation from profit	Fund disbursements during the period	Balance 31/12/24
Reward Fund	13,039,791,537	3,311,065,517	8,915,771,092	7,435,085,962
Welfare fund	1,940,582,774	331,106,552	377,187,250	1,894,502,076
Bonus fund for the Company's Management Board	-	472,712,784	472,712,784	-
Total	14,980,374,311	4,114,884,853	9,765,671,126	9,329,588,038
2025	Balance 01/01/2025	Increase due to allocation from profit	Other increases	Balance 31/12/2025
Reward Fund	7,435,085,962	3,507,799,785	6,702,350,000	4,240,535,747
Welfare fund	1,894,502,076	350,779,978	131,700,000	2,113,582,054
Bonus Fund for the Company's Executive Management Board	-	769,581,525	331,106,552	438,474,973,00
Total	9,329,588,038	4,628,161,288	7,165,156,552	6,792,592,774

16. Owner's equity

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK
 Suoi Nhun Hamlet, Tan Thanh Ward, Ho Chi Minh City
INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Changes in owners' equity during the period are as follows:

	Owner's contributed capital	Treasury shares	Development investment fund & financial reserve	Other funds under owners' equity	Undistributed after- tax profit	Total
Beginning balance of 2024	90,406,970,000	(62,460,000)	4,496,329,753	2,449,439,018	21,984,360,221	119,274,638,992
Profit increased during the current period	-	-	-	-	16,555,327,583	16,555,327,583
Dividend distribution	-	-	-	-	(14,455,121,600)	(14,455,121,600)
Provisional allocation to funds for this period	-	-	331,106,552	331,106,552	(4,777,097,957)	(4,114,884,853)
Closing balance of 2024	90,406,970,000	(62,460,000)	4,827,436,305	2,780,545,570	19,307,468,247	117,259,960,122
Beginning balance of 2025	90,406,970,000	(62,460,000)	4,827,436,305	2,780,545,570	19,307,468,247	117,259,960,122
Profit increased during the current period	-	-	-	-	17,538,998,928	17,538,998,928
Dividend distribution	-	-	-	-	(16,262,011,800)	(16,262,011,800)
Provisional allocation to funds for this period	-	-	732,879,758	-	(5,361,041,046)	(4,628,161,288)
Closing balance of 31/12/2025	90,406,970,000	(62,460,000)	5,560,316,063	2,780,545,570	15,223,414,329	113,908,785,962

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)**Transactions involving equity with owners and the distribution of dividends and profits**

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 30/09/2024
Owner's capital contribution	90,406,970,000	90.406.970.000
Beginning contributed capital	90,406,970,000	90.406.970.000
Ending contributed capital	90,406,970,000	90.406.970.000
<i>Cash dividends distributed</i>	16,262,011,800	14.455.121.600

Shares

- Number of shares registered to be issued	9.040.697	9,040,697
- Number of shares sold to the public	9.040.697	9,040,697
+ <i>Common share</i>	9.040.697	9,040,697
+ <i>Preferred share</i>	-	-
- Number of shares repurchased	6.246	6,246
+ <i>Common share</i>	6.246	6,246
+ <i>Preferred share</i>	-	-
- Number of outstanding shares	9.034.451	9,034,451
+ <i>Common share</i>	9.034.451	9,034,451
+ <i>Preferred share</i>	-	-

Face value per outstanding share: VND10,000

Based on the Resolution of the Annual General Meeting of Shareholders on April 24, 2025, the decision on profit distribution for 2025 announced a dividend payout ratio of 18% on equity, equivalent to **VND 16,262,011,800**. On August 28, 2025, the Company paid the second dividend for 2024 at 12% of charter capital, equivalent to **VND 10,841,341,200**. The Company paid the first interim dividend for 2025 at 6% of charter capital, equivalent to **VND 5,420,670,600** on 19/12/2025.

These Notes are an integral part of and should be read in conjunction with the Interim Financial Statements.

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT**

Unit: VND

1. Gross revenue from goods sold and services rendered

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Revenue from fired clay bricks and tiles	150,287,345,946	136,270,566,481
- <i>Wall bricks</i>	81,435,980,293	69,476,136,256
- <i>Decorative products</i>	68,851,365,653	66,794,430,225
Revenue from colored cement tiles	22,641,122,893	26,678,207,363
Revenue from other activities	1,234,128,640	1,865,487,460
Deductions from revenue	-	-
Net revenue	174,162,597,479	164,814,261,304

In which:**Revenue for related parties**

<i>Phu My Xuan Co., Ltd.</i>	5,934,012,010	4,991,338,770
<i>Dai Huu Corporation</i>	241,224,900	528,697,000
<i>Tan Quang Cuong - Binh Thuan Investment Joint Stock Company</i>	331,852,096	676,039,840
<i>Hoc Minh Thanh Service and Trading Co., Ltd.</i>	27,468,865,731	23,046,908,600
<i>Gia Thy Construction Corporation</i>	-	192,178,000
<i>Gia Thang Investment Construction Corporation</i>	44,764,692	183,230,262
<i>Gia Vo Manufacturing Trading Joint Stock Company</i>	-	102,385,185
<i>Gia Phan Construction Equipment Corporation</i>	248,253,008	-

2. Cost of Good Sold

Cost of fired clay bricks and tiles	97,465,583,110	87,644,704,293
- <i>Wall bricks</i>	52,386,620,606	44,488,353,788
- <i>Decorative products</i>	45,078,962,504	43,156,350,505
Cost of colored cement tiles	20,113,918,062	23,246,177,346
Cost of other activities	522,206,961	1,100,857,913
Total	118,101,708,133	111,991,739,552

3. Financial revenue

Interest on bank deposits	34,497,292	12,691,148
---------------------------	------------	------------

This note is an integral part of and should be read in conjunction with the interim financial statements

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Interest from VCB bonds	-	109,941,667
Environmental protection deposit interest	25,470,000	-
Total	59,967,292	122,632,815
4. Financial expenses		
Interest expense	492,340,758	928,725,639
Total	492,340,758	928,725,639
5. Selling expenses		
	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Employee selling expenses	6,702,833,854	5,494,267,680
Material and packaging costs	3,532,907,239	3,878,468,445
Tool and equipment costs	417,581,866	206,950,510
Depreciation expenses	-	5,625,000
Outsourced service costs	8,160,461,951	7,100,604,295
Other cash expenses	198,918,852	178,884,340
Total	19,012,703,762	16,864,800,270
6. Administrative expenses		
	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Management personnel expenses	10,620,967,209	10,033,247,123
Office supplies expenses	267,993,851	306,293,312
Depreciation expenses	-	17,747,752
Taxes, fees, and charges	41,340,171,00	646,776,281
Unemployment benefits	442,837,400	160,730,500
Outsourced service expenses	1,329,330,651	1,284,089,285
Other cash expenses	1,508,585,771	1,181,779,552
Total	14,211,055,053	13,630,663,805

This note is an integral part of and should be read in conjunction with the interim financial statements

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)**7. Other profit (loss)**

Other income	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Other income	171,389,732	50,311,157
Other expenses		
Tax penalties and late payment of insurance contributions	9,169,325	375,327,678
Other expenses	361,129,779	149,711,040
Total	370,299,104	525,038,718
Net profit from other activities	(198,909,372)	(474,727,561)

8. Current corporate income tax expenses

Current corporate income tax costs are estimated as follows:

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Total accounting profit before tax	22,205,847,693	21,046,237,292
Adjustments to accounting profit:	872,481,666	835,092,457
Plus: Adjustments increasing profit	1,069,561,109	1,125,933,589
- Non-operational Board of Directors remuneration	432,000,000	432,000,000
- Accounting expenses	370,299,104	663,588,256
- Land lease for Chau Duc Factory	257,928,672	
- Adjustment to decrease the depreciation difference of fixed assets in 2020	9,333,333	30,345,333
Less: Downward adjustments	197,079,443	290,841,132
30% reduction in land rental expense for 2025 – Chau Duc Project	124,694,584	
Depreciation expense of certain assets adjusted by tax inspection/audit authorities for the fiscal years 2016–2017 due to revision of depreciation useful lives	-	26,190,473
Depreciation expense of certain assets adjusted by tax inspection/audit authorities for the fiscal years 2018–2019 due to revision of depreciation useful lives	32,256,523	257,170,708

This note is an integral part of and should be read in conjunction with the interim financial statements

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Depreciation expense of certain assets adjusted for the fiscal year 2020 due to revision of depreciation useful lives	40,128,336	7,479,951
Total taxable income	23,078,329,359	21,881,329,749
Applicable tax rate	20%	20%
Corporate income tax payable	4,615,665,872	4,376,265,950
+ Corporate income tax from business operations	4,615,665,872	4,376,265,950
Adjustments of prior years' corporate income tax expenses are recorded in the current year's corporate income tax expense	38,572,588	22,002,591
Additional Corporate Income Tax assessed under Decision No. 23857/QĐ-XPVPHC dated 12 December 2024	-	125,668,140
Current corporate income tax expense	4,654,238,460	4,523,936,681
9. Deferred Corporate Income Tax		
	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Deferred Corporate Income Tax expense arising from the reversal of deferred tax assets	12,610,305	
Deferred Corporate Income Tax income arising from deductible temporary differences		(33,026,972)
Total	12,610,305	(33,026,972)
9. Earning per share		
The calculation of basic earnings per share and diluted earnings per share attributable to the Company's ordinary shareholders is based on the following figures:		
a) Basic earning per share		
	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Profit (loss) attributable to ordinary shareholders	17,538,998,928	16,555,327,583
Minus: Appropriation to bonus and welfare funds	4,189,686,316	4,114,884,853
Profit (loss) attributable to ordinary shareholders	13,349,312,612	12,440,442,730

This note is an integral part of and should be read in conjunction with the interim financial statements

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Weighted average number of ordinary shares outstanding during the year for calculating basic earnings per share	9,034,451	9,034,451
Basic earning per share	1,478	1,377
b) Diluted earnings per share		
	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Profit (loss) attributable to ordinary shareholders	17,538,998,928	16,555,327,583
Less: Appropriation to bonus and welfare funds	4,628,161,288	4,114,884,853
Profit (loss) attributable to ordinary shareholders	13,349,312,612	12,440,442,730
Profit attributable to ordinary shareholders of the Company adjusted for dilution	13,349,312,612	12,440,442,730
Weighted average number of ordinary shares outstanding during the year for calculating basic earnings per share	9,034,451	9,034,451
Adjusted weighted average number of shares outstanding for dilution	9,034,451	9,034,451
Basic earning per share	1,478	1,377

10. Production and business costs by element.

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
Material costs	39,987,878,596	35,090,151,228
Labor costs	47,192,417,725	43,741,355,354
Depreciation of fixed assets	9,154,130,939	9,366,739,959
Outsourced service costs	20,253,268,321	17,960,368,837
Other cash expenses	2,515,506,934	3,580,203,780
Total	119,103,202,515	109,738,819,158

VII. OTHER INFORMATION**1. Transactions and balances with related parties**

During the period, the Company engaged in transactions with related parties. The primary transactions are as follows:

Related parties	Relationship	Transaction Description	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
------------------------	---------------------	--------------------------------	--------------------------------------	--------------------------------------

This note is an integral part of and should be read in conjunction with the interim financial statements

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

Phu My Xuan Co., Ltd.	Under the same investor	Sales of goods & services	5,934,012,010	4,991,338,770
		Purchases of goods & services	33,467,068,851	42,368,180,042
Dai Huu Corporation	Under the same investor	Sales of goods & services	241,224,900	528,697,000
Tan Quang Cuong Binh Thuan Investment JSC	Under the same investor	Sales of goods & services	331,852,096	676,039,840
		Purchase of goods & services	-	-
Hoc Minh Thanh Trading and Services Co., Ltd	Under the same investor	Sales of goods & services	27,468,865,731	23,046,908,600
Gia Thang Investment Construction Corporation	Under the same investor	Sales of goods & services	44,764,692	183,230,262
Gia Thy Construction Corporation	Under the same investor	Sales of goods & services	-	192,178,000
Gia Vo Manufacturing Trading Joint Stock Company	Under the same investor	Sales of goods & services	-	102,385,185
Gia Phan Construction Equipment Corporation	Under the same investor	Sales of goods & services	248,253,008	-

As of 31/12/2025, the outstanding amounts with related parties are as follows:

Related parties	Relationship	Transaction Description	31/12/2025	01/01/2025
		Trade receivables		
Phu My Xuan Co., Ltd.	Under the same investor		64,069,691	61,101,491
		Trade payables	2,903,771,982	3,674,092,609
Tan Quang Cuong - Binh Thuan Investment JSC	Under the same investor	Trade receivables	-	178,748,040
		Trade payables	-	-

Transactions with key management personnel and their related parties

The remuneration, salaries, bonuses, and other benefits for members of the Board of Directors, Board of Supervisors, General Director, and other management personnel during the year are as follows:

Full name	Position	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
-----------	----------	-------------------------------------	-------------------------------------

This note is an integral part of and should be read in conjunction with the interim financial statements

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)*Board of Directors' remuneration*

Mr. Du Quoc Trung	Chairman of the BOD	240,000,000	240,000,000
Mr. Nguyen Van Son	Member of the BOD	96,000,000	96,000,000
Mr. Nguyen Huu Quang	Member of the BOD	96,000,000	96,000,000
Mr. Nguyen Van Hieu	Member of the BOD	96,000,000	64,000,000
Ms. Nguyen Thi Phuong Quyen	Member of the BOD	96,000,000	64,000,000
Ms. Tran Thi Bich	Secretary	24,000,000	24,000,000
Mr. Ngo Thanh Cuong	Former Member of the Board of Directors	-	32,000,000
Mr. Luu Thanh Binh	Former Member of the Board of Directors	-	32,000,000
Total		648,000,000	648,000,000

Board of Supervisor's remuneration

Mr. Pham Van Hau	Head of the Board of Supervisors	96,000,000	100,000,000
Mr. Nguyen The Do	Member of the Board of Supervisors	84,000,000	56,000,000
Mr. Luu Thanh Binh	Member of the Board Supervisors	84,000,000	56,000,000
Ms. Pham Huong Duyen	Former Member of the Board of Supervisors	-	24,000,000
Mr. Hoang Van Thai	Former Head of the Board of Supervisors		28,000,000
Total		264,000,000	264,000,000

Salaries, bonuses, and other benefits

Board of Management

Mr. Nguyen Van Son	General Director	742,953,000	782,008,864
Mr. Nguyen Van Hieu	Deputy General Director	632,277,364	644,368,410

Other management personnel

		1,552,395,390	1,811,810,835
Total		2,927,625,754	3,238,188,109

This note is an integral part of and should be read in conjunction with the interim financial statements

MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK

Suoi Nhum Hamlet, Tan Thanh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS




For the accounting period ended December 31, 2025

Notes to the interim financial statements (continued)

2. Comparative information

The opening balances in the financial statements for the fiscal year ended December 31, 2025, are derived from the audited financial statements for the year 2024, which were audited by Viet Values Audit And Consulting Company Limited.

Ho Chi Minh City, January 16, 2026.

		
LUU THI MAI	TRAN THI CANH	NGUYEN VAN SON
Prepared by	Chief Accountant	General Director

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

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

-----***-----
No. 03 /CV.GMX-2026

-----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 Join 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