

**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 Audited Financial Statements for 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](mailto:luumaigmx@gmail.com) Website: [www.myxuan-vt.com.vn](http://www.myxuan-vt.com.vn)

**2. Content of the Disclosed Information**

**- Audited Financial Statements 2025:**

☒ 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 24/03/2026 at the following link: [www.myxuan-vt.com.vn](http://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:

- 2025 Audited Financial Statements

-



Lưu Thị Mai

**VIETVALUES** Audit and Consulting Co., Ltd

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# **INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED 31<sup>ST</sup> DECEMBER 2025**

## **MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JSC**

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## **REPORT OF THE BOARD OF DIRECTORS**

The Board of Directors of My Xuan Brick Tile Pottery and Construction Joint Stock Company (hereafter referred to as "the Company") presents this report together with the audited Financial Statements of the Company for the fiscal year ended 31<sup>st</sup> December 2025.

### **1. General information of the Company**

My Xuan Brick Tile Pottery and Construction Joint Stock Company was established from the equitization of Brick Tile Pottery and Construction Factory under Mineral Development Company No. 6 in accordance with the Decision No. 168/2003/QĐ-BCN dated 17<sup>th</sup> October 2003 granted by Minister of Industry and operates in accordance with the Business Registration Certificate No. 4903000078 dated 18<sup>th</sup> December 2003 granted by the Department of Planning and Investment of Ba Ria – Vung Tau province, the 12<sup>th</sup> amendment registration dated 29<sup>th</sup> August 2025.

The Company was granted the Securities Registration Certificate No. 44/2011/GCNCP-VSD dated 27<sup>th</sup> June 2011. The Company's stocks are listed on the Hanoi Stock Exchange (HNX) on 15<sup>th</sup> September 2011 with the GMX stock code.

Charter capital : VND 90,406,970,000.

### **2. Registered office**

Address : Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Tel. : +84 (254) 389 3150

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

### **3. Business activities**

- Exploitation of clay;
- Producing and trading ceramic products and construction materials, trading in raw materials for building materials production, trading construction materials, interior decoration products, trading in ceramic tiles;
- Construction of civil works, industrial works, houses for rent;
- Construction of mine technical infrastructure projects;
- Transporting goods by inter-provincial trucks;
- Leasing of machinery and equipment for production of construction materials;
- Trading in construction machinery and equipment, construction materials, and specialized machinery.

### **4. The Board of Management, the Board of Directors and the Supervisory Board**

#### **4.1 The Board of Management**

The Board of Management of the Company during year and as of date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Du Quoc Trung	Chairperson
Mr. Nguyen Van Son	Member
Mr. Nguyen Huu Quang	Member
Mr. Nguyen Van Hieu	Member
Ms Nguyen Thi Phuong Quyen	Member

#### **4.2 The Board of Directors**

The Board of Directors of the Company during year and as of date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Nguyen Van Son	General Director
Mr. Nguyen Van Hieu	Deputy General Director

#### **4.3 The Supervisory Board**

The Supervisory Board of the Company during year and as of date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Pham Van Hau	Head of board
Mr. Nguyen The Do	Member
Mr. Luu Thanh Binh	Member

#### **5. Legal representative**

Legal representative of the Company during year and as of date of this report is Mr. Nguyen Van Son - General Director.

#### **6. Business results**

The financial position and the business results for the fiscal year ended 31<sup>st</sup> December 2025 of the Company are expressed in the financial statements attached to this report from page 07 to page 33.

#### **7. Subsequent events**

In the opinion of the Board of Directors, the Company's financial statements for the fiscal year ended 31<sup>st</sup> December 2025 would not be seriously affected by any important items, transactions, or any extraordinary events happened to the date of this report, which need any adjustments to the figures or disclosures in the financial statements.

#### **8. Auditors**

**VIETVALUES** Audit and Consulting Co., Ltd. has been assigned to perform the audit on the Company's Financial Statements for the fiscal year ended 31<sup>st</sup> December 2025.

#### **9. Confirmation of the Board of Board of Directors**

The Board of Directors of the Company is responsible for the preparation of the financial statements to give a true and fair view on the financial position, the business results and the cash flows of the Company for each fiscal year and for the fiscal year ended 31<sup>st</sup> December 2025. In order to prepare these financial statements, the Board of Directors must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Announce the accounting standards to be followed for the material issues to be disclosed and explained in the financial statements;
- Prepare the financial statements of the Company on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;
- Design and implementation of internal control systems effectively for the purpose of preparing and presenting the financial statements reasonably in order to minimize risk and fraud.

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

*Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.*

*Report of the Board of Directors (cont.)*

*For the fiscal year ended 31<sup>st</sup> December 2025*

The Board of Directors ensure that all the relevant accounting books have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The Board of Directors of the Company is also responsible for protecting the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and fair presentation of the financial statements.

The Board of Directors hereby ensure to comply with all the requirements above in the preparation of the financial statements.

**10. Approving the financial statements**

We, members of the Board of Board of Directors of the Company confirm that all the accompanying financial statements. The financial statements have been properly prepared and have given a true and fair view on the financial position as at 31<sup>st</sup> December 2025, the business results and the cash flows for the fiscal year then ended, in compliance with the prevailing Vietnamese accounting system and standards as well as legal regulations related to the preparation and presentation of the financial statements.

*Ho Chi Minh city, 23<sup>rd</sup> March 2026*

**For and on behalf of the Board of Directors**



**Mr. NGUYEN VAN SON**  
**General Director**





No.: 230301/26/BCKT/AUD-VVALUES

## INDEPENDENT AUDITOR'S REPORT

**To: SHAREHOLDERS, THE BOARD OF MANAGEMENT AND  
THE BOARD OF DIRECTORS  
MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JSC**

We have audited the accompanying financial statements of My Xuan Brick Tile Pottery and Construction JSC (hereafter referred to as "the Company"), prepared on 23<sup>rd</sup> March 2026, from page 07 to page 33 which comprise the Balance Sheet as at 31<sup>st</sup> December 2025, the Income Statement, the Cash Flows Statement for the fiscal year then ended and the Notes to the Financial Statements.

### Responsibility of the Board of Directors

The Board of Directors of the Company is responsible for the preparation and fair presentation of these financial statements in accordance with the accounting standards, the Vietnamese enterprises' accounting regime as well as other related regulations and for such internal control as the Board of Directors of the Company determines necessary to enable the preparation and presentation of separate financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements of the Company are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors of the Company, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



**Auditor's opinion**

In our opinion, the financial statements referred to above give a true and fair view, in all material respects, of the financial position of My Xuan Brick Tile Pottery and Construction JSC as at 31<sup>st</sup> December 2025, as well as the business results and the cash flows for the fiscal year then ended in conformity with the prevailing accounting standards, the Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of the financial statements.

*Ho Chi Minh city, 23<sup>rd</sup> March 2026*

**VIETVALUES Audit and Consulting Co., Ltd.**



**Tran Van Hiep – Deputy General Director**  
*Certificate of registration for  
practicing audit No. 2141-2023-071-1  
Authorized signature*

**Le Thi Dieu Hien - Auditor**  
*Certificate of registration for  
practicing audit No. 6307-2023-071-1*

**File:**

- *As above.*
- **VIETVALUES.**



## BALANCE SHEET

As at 31st December 2025

Currency: VND

ITEMS	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
<b>A- CURRENT ASSETS AND SHORT-TERM INVESTMENTS</b>	<b>100</b>		<b>38,445,380,277</b>	<b>57,290,091,023</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>6,705,183,557</b>	<b>5,979,659,042</b>
1. Cash	111	V.1	6,705,183,557	5,979,659,042
2. Cash equivalents	112		-	-
<b>II. Short-term financial investments</b>	<b>120</b>		<b>-</b>	<b>-</b>
<b>III. Accounts receivable</b>	<b>130</b>		<b>5,062,825,351</b>	<b>5,733,429,784</b>
1. Short-term trade receivables	131	V.2	1,101,848,504	1,549,141,689
2. Short-term advance payments to suppliers	132	V.3	488,380,000	763,455,000
3. Other short-term receivables	136	V.4a	3,472,596,847	3,420,833,095
4. Provision for doubtful debts	137		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>26,617,371,369</b>	<b>44,876,835,758</b>
1. Inventories	141	V.5	26,617,371,369	44,876,835,758
2. Provision for obsolete inventory (*)	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>60,000,000</b>	<b>700,166,439</b>
1. Short-term prepaid expenses	151	V.6a	60,000,000	49,453,454
2. VAT deductible	152		-	582,301,982
3. Tax receivables	153		-	68,411,003
<b>B- FIXED ASSETS AND LONG-TERM INVESTMENTS</b>	<b>200</b>		<b>96,141,810,903</b>	<b>103,078,102,348</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>2,842,406,225</b>	<b>2,767,750,892</b>
1. Other long-term receivables	216	V.4b	2,842,406,225	2,767,750,892
2. Provision for doubtful long-term receivables	219		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>43,113,370,582</b>	<b>29,887,915,423</b>
1. Tangible fixed assets	221	V.7	28,160,466,096	24,238,808,901
- Historical cost	222		150,127,730,692	138,672,600,594
- Accumulated depreciation	223		(121,967,264,596)	(114,433,791,693)
2. Intangible fixed assets	227	V.8	14,952,904,486	5,649,106,522
- Historical cost	228		37,123,620,502	26,199,164,502
- Accumulated amortization	229		(22,170,716,016)	(20,550,057,980)
<b>III. Investment properties</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV. Non-current unfinished assets</b>	<b>240</b>		<b>48,219,056,736</b>	<b>68,824,698,926</b>
1. Construction-in-progress	242	V.9	48,219,056,736	68,824,698,926
<b>V. Long-term financial investments</b>	<b>250</b>		<b>-</b>	<b>-</b>
<b>VI. Other non-current assets</b>	<b>260</b>		<b>1,966,977,360</b>	<b>1,597,737,107</b>
1. Long-term prepaid expenses	261	V.6b	1,946,560,693	1,564,710,135
2. Deferred income tax assets	262		20,416,667	33,026,972
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>134,587,191,180</b>	<b>160,368,193,371</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Balance Sheet (cont.)

As at 31st December 2025

ITEMS	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
<b>C- LIABILITIES</b>	<b>300</b>		<b>20,678,405,218</b>	<b>43,108,233,249</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>20,678,405,218</b>	<b>43,108,233,249</b>
1. Short-term trade payables	311	V.10	5,951,237,955	18,128,119,383
2. Short-term advance payments from customers	312	V.11	887,436,609	424,365,307
3. Tax and statutory obligations	313	V.12	3,536,536,222	5,112,345,006
4. Payables to employees	314	V.13	3,209,221,445	2,887,229,491
5. Other short-term payables	319	V.14	301,380,213	1,013,419,132
6. Short-term finance lease loans and liabilities	320		-	6,213,166,892
7. Bonus and welfare funds	322	V.15	6,792,592,774	9,329,588,038
<b>II. Non-current liabilities</b>	<b>330</b>		<b>-</b>	<b>-</b>
<b>D- OWNERS' EQUITY</b>	<b>400</b>		<b>113,908,785,962</b>	<b>117,259,960,122</b>
<b>I. Capital of the owners</b>	<b>410</b>	V.16	<b>113,908,785,962</b>	<b>117,259,960,122</b>
1. Owners' invested equity	411		90,406,970,000	90,406,970,000
- Common stocks with voting rights	411a		90,406,970,000	90,406,970,000
2. Treasury stocks (*)	415		(62,460,000)	(62,460,000)
3. Development and investment funds	418		5,528,996,263	4,827,436,305
4. Other funds of the owner's capital	420		2,780,545,570	2,780,545,570
5. Undistributed earnings after tax	421		15,254,734,129	19,307,468,247
- Accumulated undistributed earnings after tax to the end of previous year	421a		8,135,020,495	12,477,196,437
- Accumulated undistributed earnings after tax in current year	421b		7,119,713,634	6,830,271,810
<b>II. Other capital, funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>134,587,191,180</b>	<b>160,368,193,371</b>

Ho Chi Minh city, 23rd March 2026.

Prepared by

Chief Accountant

General Director



LUU THI MAI



TRAN THI CANH



NGUYEN VAN SON

## INCOME STATEMENT

For the fiscal year ended 31st December 2025

Currency: VND

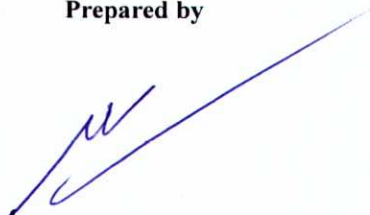
ITEMS	Code	Notes	Current year	Previous year
1	2	3	4	5
1. Revenues from sale of goods and rendering of services	01	VI.1	174,162,597,479	164,814,261,304
2. Revenue deductions	02		-	-
3. Net revenues from sale of goods and rendering of services	10		174,162,597,479	164,814,261,304
4. Cost of goods sold	11	VI.2	118,101,708,133	111,991,739,552
5. Gross profit from sale of goods and rendering of services	20		56,060,889,346	52,822,521,752
6. Income from financial activities	21	VI.3	59,967,292	122,632,815
7. Expenses from financial activities	22	VI.4	492,340,758	928,725,639
- In which: Interest expenses	23		492,340,758	928,725,639
8. Selling expenses	25	VI.5	19,012,703,762	16,864,800,270
9. General & administration expenses	26	VI.6	14,211,055,053	13,630,663,805
10. Net profit/(loss) from operating activities	30		22,404,757,065	21,520,964,853
11. Other income	31		171,389,732	50,311,157
12. Other expenses	32		370,299,104	525,038,718
13. Other profit	40		(198,909,372)	(474,727,561)
14. Total pre-tax accounting profit	50		22,205,847,693	21,046,237,292
15. Current Corporate Income tax expense	51	VI.7	4,654,238,460	4,523,936,681
16. Deferred Corporate Income tax expense	52	VI.8	12,610,305	(33,026,972)
17. Profit/(loss) after corporate income tax	60		17,538,998,928	16,555,327,583
18. Gains on stock	70	VI.9	1,429	1,377
19. Diluted gains on stock	71	VI.10	1,429	1,377

Ho Chi Minh city, 23rd March 2026.

Prepared by

Chief Accountant

General Director



LUU THI MAI



TRAN THI CANH



NGUYEN VAN SON

## CASH FLOWS STATEMENT

(As per Indirect Method)

For the fiscal year ended 31st December 2025

Currency: VND

ITEMS	Code	Notes	Current year	Previous year
1	2	3	4	5
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Net profit/(loss) before tax	01		22,205,847,693	21,046,237,292
2. Adjustments for:			9,586,504,405	10,172,832,783
- Depreciation and amortisation	02		9,154,130,939	9,366,739,959
- Provisions	03		-	-
- (Gains)/Losses of unrealized exchange rate differences	04		-	-
- (Profit)/ loss from investing activity	05		(59,967,292)	(122,632,815)
- Interest expense	06		492,340,758	928,725,639
- Other adjustments	07		-	-
3. Operating income/(loss) before changes in working capital	08		31,792,352,098	31,219,070,075
- (Increase)/decrease in receivables	09		1,259,272,390	2,242,747,920
- (Increase)/decrease in inventory	10		18,259,464,389	(3,108,523,761)
- Increase/(decrease) in payables (excluding interest payable, CIT payables)	11		(11,586,901,446)	3,543,813,442
- Increase/(decrease) in prepaid expenses	12		(392,397,104)	(918,870,740)
- Increase/(decrease) in trading securities	13		-	-
- Interest paid	14		(492,340,758)	(920,264,882)
- Corporate income tax (CIT) paid	15	V.12	(7,539,102,744)	(1,461,381,102)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		(7,165,156,552)	(9,765,671,126)
Net cash inflows/(outflows) from operating activities	20		24,135,190,273	20,830,919,826
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Purchase of fixed assets and other long-term assets	21		(1,773,943,908)	(3,699,162,030)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	-
4. Repayments from borrowers and proceeds from sales of debt instruments of other entities	24		-	-
5. Payments for investments in other entities	25		-	-
6. Proceeds from sales of investments in other entities	26		-	2,000,000,000
7. Interest and dividends received	27	VI.3	59,967,292	131,191,148
Net cash inflows/(outflows) from investing activities	30		(1,713,976,616)	(1,567,970,882)
<b>III. CASH FLOW FROM FINANCING ACTIVITIES</b>				
1. Proceeds from issue of stocks, capital contribution of the owner	31		-	-
2. Capital redemption of the owners, the acquisition of issued stocks	32		-	-
3. Proceeds from borrowings	33		54,747,142,771	56,219,284,392
4. Repayments of borrowing principal	34		(60,960,309,663)	(62,943,254,200)
5. Repayments of finance lease principal	35		-	-
6. Dividends, gains paid to the owner	36	V.16	(15,482,522,250)	(14,061,549,930)
Net cash inflows/(outflows) from financing activities	40		(21,695,689,142)	(20,785,519,738)
Net cash inflows/(outflows) in year (20+30+40)	50		725,524,515	(1,522,570,794)
Cash and cash equivalents at the beginning of the year	60		5,979,659,042	7,502,229,836
Impact of exchange rate fluctuation	61		-	-
Cash and cash equivalents at the end of the year	70	V.1	6,705,183,557	5,979,659,042

Prepared by

LUU THI MAI

Chief Accountant

TRAN THI CANH

General Director

NGUYEN VAN SON



## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31<sup>st</sup> December 2025

These notes form an integral part of and should be read in conjunction with the Financial Statements for the fiscal year ended 31<sup>st</sup> December 2025 of My Xuan Brick Tile Pottery and Construction Joint Stock Company (hereafter referred as to “the Company”).

### I. OPERATION FEATURES

#### 1. Forms of ownership

The Company is joint stock company.

#### 2. Lines of business

Manufature – service.

#### 3. Business activities

- Exploitation of clay;
- Producing and trading ceramic products and construction materials, trading in raw materials for building materials production, trading construction materials, interior decoration products, trading in ceramic tiles;
- Construction of civil works, industrial works, houses for rent;
- Construction of mine technical infrastructure projects;
- Transporting goods by inter-provincial trucks;
- Leasing of machinery and equipment for production of construction materials;
- Trading in construction machinery and equipment, construction materials, and specialized machinery.

#### 4. Normal business and production cycle

The Company's normal business and production cycle is within 12 months.

#### 5. The Company's operations in year affect the financial statements

There is not any operation in the fiscal year that affects the financial statements of the Company.

#### 6. Structure of the Company

As at 31<sup>st</sup> December 2025, the Company's structure includes 01 headquarters and 01 representative office. Details are as follows:

Name of entities	Address
Representative office of My Xuan Brick Tile Pottery and Construction JSC	No. 503 Nguyen An Ninh street, Tam Thang ward, Ho Chi Minh city.

#### 7. Employees

As at the accounting period ended 31<sup>st</sup> December 2025, there are 266 employees who are working at the Company (there were 300 employees at the beginning of year).

## II. ACCOUNTING PERIOD, AND REPORTING CURRENCY

### 1. The fiscal year

The Company's fiscal year starts on 01<sup>st</sup> January and ends on 31<sup>st</sup> December of each calendar year.

### 2. Reporting currency

The standard currency unit used is Vietnam Dong (VND).

Principles and methods for converting other currencies into reporting currency: based on the spot exchange rate at the arising date. At the ending of accounting period, the balances in foreign currency of cash on hand, cash in bank, cash in transit will be adjusted to the average inter-bank exchange rate.

## III. ADOPTED ACCOUNTING REGIME AND STANDARDS

### 1. Applicable accounting regime

The Company has applied the Accounting Standards and the Vietnamese Corporate Accounting System in accordance with the Circular No. 200/2014/TT-BTC dated 22<sup>nd</sup> December 2014 and circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the Financial statements.

### 2. Statement on the compliance with the Vietnamese accounting regime and standards

The Board of Directors ensure to follow all the requirements of the accounting standards and the Vietnamese Corporate accounting system promulgating together with the Circular No. 200/2014/TT-BTC dated 22<sup>nd</sup> December 2014 as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the Financial statements.

### 3. Registered accounting documentation system: General journal recording.

## IV. APPLIED ACCOUNTING POLICIES

### 1. Basic for preparing the Financial statements

The financial statements are prepared on the historical cost principle and expressed in Vietnamese Dong (VND) in conformity with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as other regulations related to the preparation and presentation of the financial statements.

### 2. Cash and cash equivalents

- Cash includes cash on hand, call deposits and cash in transit.
- Principles for determining cash equivalents: based on short-term stocks with settlement or maturity no more than 3 (three) months since the report date.
- Principles and methods for converting other currencies into reporting currency: based on the spot exchange rate at the arising date. At the ending of accounting period, the balances in foreign currency of cash on hand, cash in bank, cash in transit will be adjusted to the average inter-bank exchange rate.

### 3. Financial investments

#### *Held-to-maturity investments*

The investments are classified as held-to-maturity if the company has both the ability and the intention to hold to maturity. Held-to-maturity investments include: term deposits (including treasury bills, promissory note) bonds, preferred stocks which the issuance party is obligated to repurchase at a specific time in the future and held-to-maturity loans for the purpose of collecting interest periodically and other held-to-maturity investments.

## MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

Held-to-maturity investments are initially recognized at the historical costs include purchase price and expenses related to investments transactions. After initial recognition, these investments are recognized at recoverable amount. Interest income on held-to-maturity investments after the date of acquisition are recognized in Income Statement on the basis of accrual. Interest enjoyed before the Company held is deducted against the historical cost as at the date of acquisition.

When there is certainly evidence shows part of or the entire investment may not be recoverable and the loss can be determined reliably, the loss is recognized in Expenses from financial activities in year and direct reduction of investment value.

### 4. Receivables

Doubtful receivables are presented by book value subtracting the provisions for doubtful receivables.

Receivables are classified as trade receivables and other receivables comply with the following principles:

- Trade receivables reflect the commercial elements arising from selling - purchasing transactions between the Company and the buyer is an independent entity, include receivables from export sales under entrusted others.
- Other receivables reflect the non-commercial elements, unrelated to selling - purchasing transactions.

Provisions for doubtful receivables: are prepared for each doubtful debt based on the overdue debts or the estimated losses which may arise.

### 5. Inventories

Inventories are recognized at the lower of their historical costs or their net realizable values.

The value of inventories are recognized at the weighted average method and recorded at the perpetual method.

Historical costs of inventories are determined as follows:

- Raw materials, goods: including the acquisition cost and other direct related expenses arising to obtain inventory in current status and place.
- Finished goods: including the cost of direct materials, direct labor and related factory overhead cost are allocated based on normal capacity and land-use rights costs, direct costs and related general costs incurred in the process of investing in the construction of completed properties.
- Work-in-process: including only the costs of main raw materials.

Net realizable values is the estimated selling price of inventory in normal operating cycle except for the estimated costs to complete and necessary to consume them.

Provision for devaluation of inventory is made for each item based on their costs is higher than their net realizable values. For services provided in progress, the provision for impairment is calculated for each of service which has a separate price. Increase/Decrease in the balance of provision for devaluation of inventory must be made as at the end of the accounting period and are recognized in the cost of goods sold.

### 6. Prepaid expenses

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses on interim balance sheet and are allocated in the prepaid period or the time brings corresponding economic benefits thanks to these expenses.

Prepaid expenses include the actual arising costs but related to the operating results of numerous accounting periods. The Company's prepaid expenses include:

### ***Rights to exploit clay mines***

Rights to exploit clay mines are allocated into expenses in accordance with the straight line method with the allocation period corresponding to the term of grant charge of exploitation right (144 months).

### ***Tools***

Expenses on tools being put into use are allocated into expenses in accordance with the straight line method for the maximum period of 3 years.

## **7. Tangible fixed assets**

### **▪ *Evaluation principle:***

Tangible fixed assets are determined by the historical costs less (-) accumulated depreciation. Historical costs of tangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses during the period.

When tangible fixed assets are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

### **▪ *Depreciation method:***

Tangible fixed assets are depreciated in line with straight-line method to gradually write off the historical costs of fixed assets over their estimated useful lives as follows:

### **▪ *The depreciation years of tangible fixed assets applied are as follows:***

<u>Kinds of fixed assets</u>	<u>Depreciation years</u>
Buildings and structures	05 – 25 years
Machineries and equipments	03 – 10 years
Vehicles, transmissions	06 – 10 years
Equipments and tools management	03 – 05 years

## **8. Intangible fixed assets**

### **▪ *Evaluation principle:***

Intangible fixed assets are determined by the historical costs less (-) accumulated amortization.

Historical costs of intangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use.

Other expenses incurred subsequent to the initial recognition are included in expenses during the period only if they attached to the specific intangible fixed asset and bring more economic benefits thanks to the use of these assets.

When intangible fixed assets are disposed or liquidated, their historical costs and accumulated amortization are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

### **▪ *Amortization method:***

Intangible fixed assets are amortized in line with straight-line method to gradually write off the historical costs of fixed assets over their estimated useful lives.

# MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

- **The depreciation years of intangible fixed assets applied are as follows:**

<u>Kinds of fixed assets</u>	<u>Depreciation years</u>
Land-use right	05 – 38 years
Costs of clay mine exploration	10 years

## 9. Liabilities and accruals

Liabilities and accruals are recognized for payable amounts in the future related to the received goods and services. Accruals are recognized based on the reasonable estimates of the payable amounts.

Payables are classified as trade payables, finance lease loans and liabilities and other payables comply with the following principles:

- Trade payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity, include payables from import by a trustee.
- Finance lease loans and liabilities reflect loans, finance lease liabilities and the payment situation of loans, finance lease liabilities.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

## 10. Owners' equity

Principles for recognizing owner's invested equity:

- Owners' invested equity is recognized according to the shareholders' actual capital.
- Principles for recognizing undistributed earnings: undistributed earnings after tax on Balance Sheet is profit (profit or loss) from the company's operation after (-) corporation income tax and adjusts due to applying retroactive effect of the change accounting policy and adjusting, material mistakes retroactive of the previous year;
- Principles for making appropriation of funds from after-tax profits: in accordance with the Resolution of the General Meeting of Shareholders.

## 11. Revenues and income

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return.

### **Revenues from sale of merchandises: selling brick and tile products**

Revenues from sale of goods are recognized when satisfying the following conditions:

- Most of risk and benefits associated with the goods ownership are transferred to customers;
- There are no rights to manage or to control the goods;
- Revenues can be determined reliably;
- Getting or will get reliable economic benefits from providing service;
- Expenses related to providing and completing service can be determined.

### **Revenues from rendering of services: factory machinery and equipment rental**

Revenues from rendering of services transaction are recognized when the result of transaction is determined reliably. Where the service is rendered during numerous periods, revenue in period is recognized based on

## MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

the results of work completely as at balance sheet date. The results of rendering of services transaction are determined when satisfying all the following conditions:

- Revenue is determined rather reliably;
- Be able to gain economic benefits from the transactions;
- Determining work completely as at Balance Sheet date;
- Determining expenses related to rendering of services.

### Interest

Interest is recognized on an accrual basis, and determined on balance of savings accounts and the actual interest rates for each period.

### 12. Cost of goods sold

Cost of goods sold is total cost of goods are included or reduced in the cost of goods.

### 13. Expenses from financial activities

Expenses from financial activities are the costs related to financial activities include interest expenses. Borrowing costs is recognized in expenses when incurred.

### 14. Selling expenses and General & administration expenses

Selling expenses and General & administration expenses are all costs related to the process of selling products, goods, rendering of services and general administration expenses of the Company.

### 15. Corporate income tax (CIT)

#### ▪ Current corporate income tax

Current corporate income tax expense is recognized based on taxable income. Taxable income is different from accounting profit due to the adjustments of differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

### 16. Related parties

A party is considered a related party of the company in case that party is able to control the company or to cause material effects on the financial decisions as well as the operations of the company. A party also is considered a related party of the company in case that party is under common control or significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

## V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET (Currency: VND)

### 1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	483,001,000	64,140,000
Call deposits	6,222,182,557	5,915,519,042
<b>Total</b>	<b>6,705,183,557</b>	<b>5,979,659,042</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

Total balance of call deposits is used as collateral for loans at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Phu My branch (refer to the Notes No. VIII.5).

**2. Short-term trade receivables**

Details	Ending balance	Beginning balance
<b>Receivables from related parties</b>	<b>64,069,691</b>	<b>239,849,531</b>
Tan Quang Cuong – Binh Thuan Investment JSC	-	178,748,040
Phu My Xuan Co., Ltd.	64,069,691	61,101,491
<b>Receivables from other customers</b>	<b>1,037,778,813</b>	<b>1,309,292,158</b>
An Kien An Transportation Construction Service Trading Co., Ltd.	277,275,620	287,275,620
Quoc Thang Trading Transport Services Co., Ltd.	226,388,250	102,800,658
Luu Thai Son Production Trading Service Co., Ltd.	189,999,849	107,312,493
Others	344,115,094	811,903,387
<b>Total</b>	<b>1,101,848,504</b>	<b>1,549,141,689</b>

As at 31<sup>st</sup> December 2025, there are no short-term trade receivables that are overdue or not overdue but unlikely to be collected.

**3. Short-term advance payments to suppliers**

Details	Ending balance	Beginning balance
<b>Advance payments to related parties</b>	<b>-</b>	<b>-</b>
<b>Advance payments to other organizations and individuals</b>	<b>488,380,000</b>	<b>763,455,000</b>
Ba Ria - Vung Tau General Investment Construction JSC	367,000,000	479,375,000
Others	121,380,000	284,080,000
<b>Total</b>	<b>488,380,000</b>	<b>763,455,000</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

**4. Other receivables**

**4a. Other short-term receivables**

Details	Ending balance	Beginning balance
<i>Short-term receivables from related parties</i>	-	-
<i>Short-term receivables from other organizations and individuals</i>	3,472,596,847	3,318,916,409
Advances	3,272,008,000	3,289,008,000
<i>Vo Phuc Hung</i>	3,176,700,000	3,176,700,000
<i>Others</i>	95,308,000	112,308,000
Interest payable	155,237,000	
Other receivables	45,351,847	131,825,095
<b>Total</b>	<b>3,472,596,847</b>	<b>3,420,833,095</b>

**4b. Other long-term receivables**

Details	Ending balance	Beginning balance
<i>Short-term receivables from related parties</i>	-	-
<i>Short-term receivables from other organizations and individuals</i>	2,842,406,225	2,767,750,892
Deposit for mining environmental restoration	1,033,406,225	958,750,892
Deposit to ensure project implementation	1,809,000,000	1,809,000,000
<b>Total</b>	<b>2,842,406,225</b>	<b>2,767,750,892</b>

**5. Inventories**

Details	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
Raw materials & supplies	10,094,460,170	-	26,861,319,951	-
Tools	130,027,001	-	113,492,117	-
Work-in-process	2,358,155,665	-	2,482,681,207	-
Finished goods	13,840,115,388	-	15,166,565,865	-
Merchandises	194,613,145	-	252,776,618	-
<b>Total</b>	<b>26,617,371,369</b>	<b>-</b>	<b>44,876,835,758</b>	<b>-</b>

*In which:*

- *Raw materials & supplies: soil, clay, coal, melaleuca wood, oil, lubricant, ...*
- *Finished goods: products of fired clay bricks and tiles, decorative tiles, ...*
- *As at 31<sup>st</sup> December 2025, there are no inventories used as collateral for loans of the Company.*

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

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Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**6. Prepaid expenses****a. Short-term prepaid expenses**

This is cost of disclosing information on the stock exchange.

*The movement on short-term prepaid expenses:*

	<b>Current year</b>	<b>Previous year</b>
<b>Beginning balance</b>	<b>49,453,454</b>	<b>36,431,556</b>
Increase during year	1,084,402,613	1,489,462,605
Allocation during year	(1,073,856,067)	(1,476,440,707)
<b>Ending balance</b>	<b>60,000,000</b>	<b>49,453,454</b>

**b. Long-term prepaid expenses**

	<b>Ending balance</b>	<b>Beginning balance</b>
Mineral exploitation rights (clay mines)	1,098,856,184	190,485,880
Overhaul cost of fixed assets	812,554,903	1,351,194,337
Tools in use	35,149,606	23,029,918
<b>Total</b>	<b>1,946,560,693</b>	<b>1,564,710,135</b>

*The movement on long-term prepaid expenses:*

	<b>Current year</b>	<b>Previous year</b>
<b>Beginning balance</b>	<b>1,564,710,135</b>	<b>658,861,293</b>
Increase during year	1,087,791,944	1,286,584,582
Allocation during year	(705,941,386)	(380,735,740)
<b>Ending balance</b>	<b>1,946,560,693</b>	<b>1,564,710,135</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

**7. Tangible fixed assets**

Items	Buildings, structures (*)	Machineries & equipments	Vehicles, transmissions	Equipments, tools management	Total
<b>I. Historical cost</b>					
1. Beginning balance	52,965,966,333	79,322,240,333	5,613,572,928	770,821,000	138,672,600,594
2. Increase in year	10,316,791,136	1,138,338,962	-	-	11,455,130,098
3. Decrease in year	-	-	-	-	-
4. Ending balance	63,282,757,469	80,460,579,295	5,613,572,928	770,821,000	150,127,730,692
<i>In which:</i>					
<i>fully depreciated but still be used</i>	22,221,894,863	52,937,805,895	4,270,532,019	706,821,000	80,137,053,777
<b>II. Depreciation</b>					
1. Beginning balance	41,552,021,201	67,062,301,473	5,091,308,019	728,161,000	114,433,791,693
2. Increase in year	2,899,779,003	4,397,041,900	223,848,000	12,804,000	7,533,472,903
<i>Depreciation in year</i>	2,899,779,003	4,397,041,900	223,848,000	12,804,000	7,533,472,903
3. Decrease in year	-	-	-	-	-
4. Ending balance	44,451,800,204	71,459,343,373	5,315,156,019	740,965,000	121,967,264,596
<b>III. Net book value</b>					
1. Beginning balance	11,413,945,132	12,259,938,860	522,264,909	42,660,000	24,238,808,901
2. Ending balance	18,830,957,265	9,001,235,922	298,416,909	29,856,000	28,160,466,096

(\*) The Company has temporarily recorded an increase in value of the Suoi Rao Clay Mine of the Chau Duc Plant Project due to the mine has been exploited from October 2025 and adjustments (if any) will be made upon the official final settlement.

The residual value of tangible fixed assets is used as collateral for loans as at 31<sup>st</sup> December 2025 is VND 4,723,629,159 (refer to the Notes No. VIII.5).

**8. Intangible fixed assets**

	Land-use right (*)	Other intangible fixed assets	Total
<b>Historical cost</b>			
Beginning balance	25,507,139,502	692,025,000	26,199,164,502
Increase in year	10,924,456,000	-	-
Decrease in year	-	-	-
Ending balance	36,431,595,502	692,025,000	37,123,620,502

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

**Amortization**

<b>Beginning balance</b>	<b>19,858,032,980</b>	<b>692,025,000</b>	<b>20,550,057,980</b>
Increase in year	1,620,658,036	-	1,620,658,036
Amortization in year	1,620,658,036	-	1,620,658,036
Decrease in year	-	-	-
<b>Ending balance</b>	<b>21,478,691,016</b>	<b>692,025,000</b>	<b>22,170,716,016</b>
<b>Net book value</b>			
<b>Beginning balance</b>	<b>5,649,106,522</b>	<b>-</b>	<b>5,649,106,522</b>
<b>Ending balance</b>	<b>14,952,904,486</b>	<b>-</b>	<b>14,952,904,486</b>

(\*) Details of land-use rights include:

No.	Certificate No.	Address	Term	Historical cost
1	BL 907395	My Xuan commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Phu My ward, HCMC)	14 years (until 28 <sup>th</sup> March 2027)	20,856,076,298
2	BA 657233	Hac Dich commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Tan Thanh ward, HCMC)	38 years (until year 2047 and 2048)	2,410,731,800
3	R545929	My Xuan commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Phu My ward, HCMC)	22 years (until 18 <sup>th</sup> December 2025)	985,575,415
4	BC 369208	My Xuan commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Phu My ward, HCMC)	22 years (until 18 <sup>th</sup> December 2025)	725,814,360
5	DB318924 DB318925	My Xuan commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Phu My ward, HCMC)	- Commercial and service land: until 11 <sup>th</sup> September 2057; - Land for perennial crops: until 18 <sup>th</sup> February 2050,	350,178,000
6	BA 657232	Hac Dich commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Tan Thanh ward, HCMC)	22 years (until 18 <sup>th</sup> December 2025)	178,763,629
7	HĐCN 01/27/2020	The Suoi Rao Clay Mine Project (Hamlet 3, Xuan Son commune, HCMC)	20 years (until 31 <sup>st</sup> October 2045)	10,924,456,000
<b>Total</b>				<b>36,431,595,502</b>

In which: the residual value of intangible fixed assets is used as collateral for loans as at 31<sup>st</sup> December 2025 is VND 1,533,974,018 (refer to the Notes No. VIII.5).

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**9. Construction-in-progress**

Details	Ending balance	Beginning balance
Clay Mining Project; Chau Duc Brick Factory	40,112,678,959	57,032,003,438
Clay Mining Project; My Xuan Brick Factory	8,106,377,777	11,792,695,488
<b>Total</b>	<b>48,219,056,736</b>	<b>68,824,698,926</b>

**10. Short-term trade payables**

Details	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>2,903,771,982</i>	<i>3,674,092,609</i>
Phu My Xuan Co., Ltd.	2,903,771,982	3,674,092,609
<i>Payables to other suppliers</i>	<i>3,047,465,973</i>	<i>14,454,026,774</i>
Trong Phat Co., Ltd.	1,755,046,680	-
Others	1,292,419,293	1,455,117,774
<b>Total</b>	<b>5,951,237,955</b>	<b>18,128,119,383</b>

As at 31<sup>st</sup> December 2025, the Company has no unpaid overdue debts.**11. Short-term advance payments from customers**

Details	Ending balance	Beginning balance
<i>Advance payments from related parties</i>	<i>-</i>	<i>-</i>
<i>Advance payments from other customers</i>	<i>887,436,609</i>	<i>424,365,307</i>
ZYANYA GLOBAL Vietnam Co., Ltd.	245,000,000	-
Dai Duc Thinh Co., Ltd.	100,000,000	-
Hoang Dung Building Materials Co., Ltd.	100,000,000	-
Others	442,436,609	424,365,307
<b>Total</b>	<b>887,436,609</b>	<b>424,365,307</b>

**12. Tax and statutory obligations**

Items	Beginning balance		Arising during year		Ending balance	
	Receivable	Payable	Payable	Already paid	Receivable	Payable
Value Added Tax (VAT)	-	-	7,306,846,463	(6,409,476,028)	-	897,370,435
Export – Import duties	11,973,500	-	11,973,500	-	-	-
Corporate Income Tax (CIT)	-	4,398,268,541	4,654,238,460	(7,539,102,744)	-	1,513,404,257
Personal Income Tax (PIT)	-	219,691,585	1,510,080,860	(1,662,272,794)	-	67,499,651
Resource tax	-	-	380,214,639	(128,202,984)	-	252,011,655
Property tax and land rent	-	494,384,880	203,599,616	(203,869,616)	-	494,114,880
Other taxes	-	-	4,000,000	(4,000,000)	-	-
Fees, charges and other payables	56,437,503	-	1,754,815,877	(1,386,243,030)	-	312,135,344
<b>Total</b>	<b>68,411,003</b>	<b>5,112,345,006</b>	<b>15,825,769,415</b>	<b>(17,333,167,196)</b>	<b>-</b>	<b>3,536,536,222</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**Value added tax (VAT)**

The Company pay value added tax in accordance with deduction method at rate of 8% and 10%.

**Other taxes**

The Company has declared and paid under regulations.

**13. Payables to employees**

Details	Ending balance	Beginning balance
Wages and salary payable	3,209,221,445	2,887,229,491
<b>Total</b>	<b>3,209,221,445</b>	<b>2,887,229,491</b>

**14. Other short-term payables**

Details	Ending balance	Beginning balance
<i>Payables to related parties</i>	-	-
<i>Payables to others</i>	301,380,213	1,013,419,132
Dividends payable	201,458,140	112,849,360
Social insurance, health insurance, Trade union's expenditure	82,232,060	834,810,655
Others	17,690,013	65,759,117
<b>Total</b>	<b>301,380,213</b>	<b>1,013,419,132</b>

**15. Bonus and welfare funds**

Details	Beginning balance	Increase due to make appropriation from profit	Spending during year	Ending balance
Bonus 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 to the Executive Board	-	769,581,525	(331,106,552)	438,474,973
<b>Total</b>	<b>9,329,588,038</b>	<b>4,628,161,288</b>	<b>(7,165,156,552)</b>	<b>6,792,592,774</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

**16. Owners' equity**

**a. The movement on owners' equity**

Items	Owners' invested equity	Treasury stocks	Development & investment funds	Other funds of the owner's capital	Undistributed earnings after tax	Total
Beginning balance in previous year	90,406,970,000	(62,460,000)	4,496,329,753	2,449,439,018	21,984,360,221	119,274,638,992
Profit in year	-	-	-	-	16,555,327,583	16,555,327,583
Appropriation of funds	-	-	331,106,552	331,106,552	(19,232,219,557)	(18,570,006,453)
Ending balance in previous year	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 in current year	90,406,970,000	(62,460,000)	4,827,436,305	2,780,545,570	19,307,468,247	117,259,960,122
Profit in year	-	-	-	-	17,538,998,928	17,538,998,928
Appropriation of funds from 2025 profit (*)	-	-	701,559,958	-	(5,329,721,246)	(4,628,161,288)
Dividend distribution from 2024 profit	-	-	-	-	(10,841,341,200)	(10,841,341,200)
Advance dividend from 2025 profit (*)	-	-	-	-	(5,420,670,600)	(5,420,670,600)
Ending balance in current year	90,406,970,000	(62,460,000)	5,528,996,263	2,780,545,570	15,254,734,129	113,908,785,962

(\*) The Company temporarily distributes 2025 profit according to the plan approved by the General Meeting of Shareholders No. 47/CV.GMX-2025 dated 26<sup>th</sup> April 2025, the official figures will be approved at the General Meeting of Shareholders in 2026.

**b. Details of the owners' invested equity**

	According to the Certificate of Business Registration		Contributed charter capital (VND)	Differences (VND)
	VND	Proportion (%)		
Shareholders' capital contributions	90,406,970,000	100%	90,406,970,000	-
<b>Total</b>	<b>90,406,970,000</b>	<b>100%</b>	<b>90,406,970,000</b>	<b>-</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**c. Transactions on capital with owners and distribution of dividends and profit**

	<u>Current year</u>	<u>Previous year</u>
- Owners' invested equity		
+ Beginning balance	90,406,970,000	90,406,970,000
+ Increase in year	-	-
+ Decrease in year	-	-
+ Ending balance	90,406,970,000	90,406,970,000
- Dividends and profit already divided	16,262,011,800	14,455,121,600

**d. Stocks**

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of stocks being registered to issue	9,040,697	9,040,697
Number of stocks already issued / public offering	9,040,697	9,040,697
- Common stocks	9,040,697	9,040,697
Number of buy-back stocks	(6,246)	(6,246)
- Common stocks	(6,246)	(6,246)
Number of outstanding stocks	9,034,451	9,034,451
- Common stocks	9,034,451	9,034,451
Nominal value of outstanding stocks (VND/stock)	10,000	10,000

**VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENTS (Currency: VND)****1. Revenues from sale of goods and rendering of services****a. Total revenues**

<u>Details</u>	<u>Current year</u>	<u>Previous year</u>
Burnt clay tiles	150,287,345,946	136,270,566,481
- Wall bricks	81,435,980,293	69,476,136,256
- Decorative products	68,851,365,653	66,794,430,225
Colored cement roof tiles	22,641,122,893	26,678,207,363
Others	1,234,128,640	1,865,487,460
<b>Total</b>	<b>174,162,597,479</b>	<b>164,814,261,304</b>

**b. Revenues from sale of goods and rendering of services to related parties**

	<u>Current year</u>	<u>Previous year</u>
Building bricks and tiles	33,042,918,229	27,862,606,197
Others	1,226,054,208	1,858,171,460
<b>Total</b>	<b>34,268,972,437</b>	<b>29,720,777,657</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**2. Cost of goods sold**

Details	Current year	Previous year
Burnt clay tiles	97,465,583,110	87,644,704,293
- Wall bricks	52,386,620,606	44,488,353,788
- Decorative products	45,078,962,504	43,156,350,505
Colored cement roof tiles	20,113,918,062	23,246,177,346
Others	522,206,961	1,100,857,913
<b>Total</b>	<b>118,101,708,133</b>	<b>111,991,739,552</b>

**3. Income from financial activities**

Details	Current year	Previous year
Interest on bank deposits	34,497,292	12,691,148
Others	25,470,000	109,941,667
<b>Total</b>	<b>59,967,292</b>	<b>122,632,815</b>

**4. Expenses from financial activities**

Details	Current year	Previous year
Interest expenses	492,340,758	928,725,639
<b>Total</b>	<b>492,340,758</b>	<b>928,725,639</b>

**5. Selling expenses**

Details	Current year	Previous year
Wage and salary	6,702,833,854	5,494,267,680
Materials, packaging	3,532,547,151	3,878,468,445
Tools, equipments	417,581,866	206,950,510
Depreciation / Amortization of fixed assets	-	5,625,000
Outsourcing expenses	8,160,461,951	7,100,604,295
Others	199,278,940	178,884,340
<b>Total</b>	<b>19,012,703,762</b>	<b>16,864,800,270</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**6. General & administration expenses**

Details	Current year	Previous year
Wage and salary	10,620,967,209	10,033,247,123
Office equipments	267,993,851	306,293,312
Depreciation/Amortization of fixed assets	-	17,747,752
Taxes and duties	41,340,171	646,776,281
Outsourcing expenses	1,329,330,651	1,284,089,285
Others	1,951,423,171	1,342,510,052
<b>Total</b>	<b>14,211,055,053</b>	<b>13,630,663,805</b>

**7. Current Corporate income tax (CIT) expenses**

The Company must pay corporate income tax on taxed income at the rate of 20%.

Estimated corporate income tax (CIT) payable during the year is as follows:

Details	Current year	Previous year
<b>Total pre-tax accounting profit</b>	<b>22,205,847,693</b>	<b>21,046,237,292</b>
Increase/Decrease adjustments of accounting profit to determine profit subject to corporate income tax:		
Increase adjustments	1,069,561,109	1,125,933,589
<i>Expenses without valid documents</i>	<i>1,060,227,776</i>	<i>1,095,588,256</i>
<i>Other adjustments increase pre-tax profit</i>	<i>9,333,333</i>	<i>30,345,333</i>
Decrease adjustments	(197,079,444)	(290,841,132)
<i>Other adjustments decrease pre-tax profit</i>	<i>(197,079,444)</i>	<i>(290,841,132)</i>
<b>Taxable income</b>	<b>23,078,329,358</b>	<b>21,881,329,749</b>
Transferring losses and offsetting gains/losses	-	-
<b>Taxed income</b>	<b>23,078,329,358</b>	<b>21,881,329,749</b>
Current Corporate income tax (CIT) rate	20%	20%
Corporate income tax (CIT) payable under ordinary tax rate	4,615,665,872	4,376,265,950
Additional Corporate income tax (CIT) from previous years	38,572,588	147,670,731
<b>Corporate income tax (CIT) payable</b>	<b>4,654,238,460</b>	<b>4,523,936,681</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**8. Deferred Corporate Income tax expenses**

Deferred corporate income tax arises due to temporary differences in the depreciation periods of fixed assets between accounting and tax regulations.

	<b>Current year</b>	<b>Previous year</b>
- Deferred corporate income tax expenses arising from reversal of deferred corporate income tax assets	12,610,305	-
- Deferred corporate income tax expenses arising from deductible temporary differences	-	(33,026,972)
<b>Total</b>	<b>12,610,305</b>	<b>(33,026,972)</b>

**9. Gains on stock**

	<b>Current year</b>	<b>Previous year</b>
<b>Accounting profit after Corporate income tax</b>	<b>17,538,998,928</b>	<b>16,555,327,583</b>
Increase/decrease adjustments accounting profit to determine profit/loss is distributed to shareholders who own common stocks:	(4,628,161,288)	(4,114,884,853)
- Make appropriation of bonus and welfare funds (*)	(4,628,161,288)	(4,114,884,853)
<b>Profit or loss is allocated for shareholders holding common stock</b>	<b>12,910,837,640</b>	<b>12,440,442,730</b>
Average outstanding common stocks during year (stock)	9,034,451	9,034,451
<b>Gains on stock (VND/stock)</b>	<b>1,429</b>	<b>1,377</b>

(\*) The Company temporarily calculates the Bonus and welfare funds from the 2025 profit after tax based on the Resolution of the General Meeting of Shareholders dated 24<sup>th</sup> April 2025.

**10. Diluted gains on stock**

	<b>Current year</b>	<b>Previous year</b>
Profit is allocated for shareholders holding common stock to calculate gains on stock	12,910,837,640	12,440,442,730
Increase/decrease adjustments of profit:		
Profit to calculate diluted gains on stock	12,910,837,640	12,440,442,730
Number of common stocks used to calculate diluted gains on stock (stock)	9,034,451	9,034,451
<b>Diluted gains on stock (VND/stock)</b>	<b>1,429</b>	<b>1,377</b>

**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY***Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.**Notes to the Financial Statements (cont.)**For the fiscal year ended 31<sup>st</sup> December 2025***11. Expenses from operating activities by nature**

Details	Current year	Previous year
Raw materials and supplies	38,723,651,001	35,090,151,228
Wage and salary	47,871,529,170	43,741,355,354
Depreciation/Amortization of fixed assets	9,154,130,939	9,366,739,959
Outsourcing expenses	25,222,740,079	17,960,368,834
Others	2,814,643,449	3,580,203,780
<b>Total</b>	<b>123,786,694,638</b>	<b>109,738,819,155</b>

**VII. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CASH FLOW STATEMENT (CURRENCY: VND)****1. Non-monetary transactions**

During year, the Company has not incurred non-monetary transactions.

**2. Cash and cash equivalents held by the Company that is not available for use**

During year, the Company has not incurred cash and cash equivalents held by the Company that is not available for use.

**VIII. OTHER INFORMATION (CURRENCY: VND)****1. Contingent assets**

The Company has not incurred contingent assets would affect the financial statements, which need any adjustments to the figures or disclosures in the financial statements.

**2. Contingent liabilities**

The Company has not incurred contingent liabilities would affect the financial statements, which need any adjustments to the figures or disclosures in the financial statements.

**3. Transactions and balances with related parties**

The Company's related parties include: members of key management, individuals related to members of key management and other related parties.

**3a. Transactions and balances with members of key management and individuals related to members of key management (including the Board of Management, the Supervisory Board and the Board of Directors)**

During year, the Company has no transaction on sale of goods and rendering of services with members of key management and individuals related to members of key management.

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**3b. Salary and remuneration of members of key management:**

<i>Remuneration of members of the Board of Management:</i>		<b>Current year</b>	<b>Previous year</b>
<i>Full name</i>	<i>Position</i>		
Mr. Du Quoc Trung	Chairperson	240,000,000	240,000,000
Mr. Ngo Thanh Cuong	Member	-	32,000,000
Mr. Nguyen Van Son	Member	96,000,000	96,000,000
Mr. Luu Thanh Binh	Member	-	32,000,000
Mr. Nguyen Huu Quang	Member	96,000,000	96,000,000
Mr. Nguyen Van Hieu	Member	96,000,000	64,000,000
Ms Nguyen Thi Phuong Quyen	Member	96,000,000	64,000,000
Ms Tran Thi Bich	Company Secretary	24,000,000	24,000,000
<b>Total</b>		<b>648,000,000</b>	<b>648,000,000</b>

<i>Remuneration of members of the Supervisory Board</i>		<b>Current year</b>	<b>Previous year</b>
<i>Full name</i>	<i>Position</i>		
Mr. Pham Van Hau	Head of board	96,000,000	100,000,000
Mr. Hoang Van Thai	Head of board	-	28,000,000
Mr. Nguyen The Do	Member	84,000,000	56,000,000
Mr. Luu Thanh Binh	Member	84,000,000	56,000,000
Ms Pham Thi Huong Duyen	Member	-	24,000,000
<b>Total</b>		<b>264,000,000</b>	<b>264,000,000</b>

<i>Salary, bonus:</i>		<b>Current year</b>	<b>Previous year</b>
<i>Full name</i>	<i>Position</i>		
<i>The Board of Directors</i>		<i>1,375,230,364</i>	<i>1,426,377,274</i>
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
<i>Other managers</i>		<i>1,552,395,390</i>	<i>1,811,810,835</i>
<b>Total</b>		<b>2,927,625,754</b>	<b>3,238,188,109</b>

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025**3c. Transactions and balances with other related parties**

<b>Other related parties</b>	<b>Relationship</b>
1. Phu My Xuan Co., Ltd.	Chairperson of Phu My Xuan Co., Ltd. is member of the Board of Management of GMX
2. Dai Huu Investment and Trading Co., Ltd.	Head of Supervisory Board of Dai Huu Investment and Trading Co., Ltd. is member of the Board of Management of GMX
3. Tan Quang Cuong – Binh Thuan Investment JSC	Member of the Board of Management of Tan Quang Cuong – Binh Thuan Investment JSC is member of the Board of Management cum General Director of GMX
4. Hoc Minh Thanh Service Trading Co., Ltd.	Director of Hoc Minh Thanh Service Trading Co., Ltd. is the younger brother of the GMX's General Director.
5. Gia Thang Construction Investment JSC	Chairperson and Human Resources Director of Gia Thang Construction Investment JSC are members of the Board of Management of GMX
6. Gia Thy Investment JSC	General Director and Chief Financial Officer of Gia Thy Investment JSC are member of the Board of Management and Head of Supervisory Board of GMX, respectively.
7. Gia Vo Production – Trading JSC	Vice Chairperson of Gia Vo Production – Trading JSC is Head of Supervisory Board of GMX
8. Gia Phan Construction Equipments Corporation	Chairperson of Gia Phan Construction Equipments Corporation is member of the Board of Management of GMX

**Transactions and balances with other related parties**

	<b>Current year</b>	<b>Previous year</b>
<b>❖ Phu My Xuan Co., Ltd.</b>		
Sale of goods and services	5,934,012,010	4,991,338,770
Purchase of goods and services	33,467,068,851	42,368,180,042
<b>❖ Dai Huu Investment and Trading Co., Ltd.</b>		
Sale of goods and services	241,224,900	528,697,000
<b>❖ Tan Quang Cuong – Binh Thuan Investment JSC</b>		
Sale of goods and services	331,852,096	676,039,840
<b>❖ Hoc Minh Thanh Service Trading Co., Ltd.</b>		
Sale of goods and services	27,468,865,731	23,046,908,600
<b>❖ Gia Thang Construction Investment JSC</b>		
Sale of goods and services	44,764,692	183,230,262
<b>❖ Gia Thy Investment JSC</b>		
Sale of goods and services	-	192,178,000
<b>❖ Gia Vo Production – Trading JSC</b>		
Sale of goods and services	-	102,385,185
<b>❖ Gia Phan Construction Equipments Corporation</b>		
Sale of goods and services	248,253,008	-

**MY XUAN BRICK TILE POTTERY AND CONSTRUCTION JOINT STOCK COMPANY***Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.**Notes to the Financial Statements (cont.)**For the fiscal year ended 31<sup>st</sup> December 2025**Balances with related parties are presented in the Notes No. V.2 and V.10.***4. Segment reporting****4a. Segment reporting according to the business field**

<b>Current year</b>	<b>Burnt clay tiles</b>	<b>Colored cement roof tiles</b>	<b>Other activities</b>	<b>Total</b>
Net revenues from sale of goods & rendering of services	150,287,345,946	22,641,122,893	1,234,128,640	174,162,597,479
Cost of goods sold	97,465,583,110	20,113,918,062	522,206,961	118,101,708,133
<b>Gross profit</b>	<b>52,821,762,836</b>	<b>2,527,204,831</b>	<b>711,921,679</b>	<b>56,060,889,346</b>
<b>Previous year</b>				
Net revenues from sale of goods & rendering of services	136,270,566,481	26,678,207,363	1,865,487,460	164,814,261,304
Cost of goods sold	87,644,704,293	23,246,177,346	1,100,857,913	111,991,739,552
<b>Gross profit</b>	<b>48,625,862,188</b>	<b>3,432,030,017</b>	<b>764,629,547</b>	<b>52,822,521,752</b>

**4b. Segment reporting according to the business field**

During year, all of the Company's activities take place within the territory of Vietnam.

**5. Collateral***The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Phu My branch:*

- Principal balance : VND 0
- Credit limit : VND 25,000,000,000;
- Purpose of use : Supplementing working capital and issuing guarantees for production and business operations;
- Collateral : the following collaterals are still being held at the bank to secure further disbursements during the contract's validity period:
  - + Right to exploit clay under the Decision No 2457/QĐ dated 21<sup>st</sup> July 2008, the License No. 21/GP-UBND dated 28<sup>th</sup> March 2007 according to the Property Mortgage Contract No. 01/2013/1509034/HĐ dated 20<sup>th</sup> May 2013, which is amended and supplemented according to the Mortgage Contract No. 01/2017/150934/SĐBS dated 10<sup>th</sup> August 2017 (refer to the Notes No. V.8);
  - + Total balance of deposit accounts in VND and foreign currencies of the borrower and at other credit institutions (refer to the Notes No. V.1).

*The loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Vung Tau branch:*

- Principal balance : VND 0
- Credit limit : VND 30,000,000,000;
- Purpose of use : Financing legitimate, reasonable, and valid short-term credit needs for production and business operations;

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

Address: Suoi Nhum Quarter, Tan Thanh ward, Ho Chi Minh city.

Notes to the Financial Statements (cont.)

For the fiscal year ended 31<sup>st</sup> December 2025

- Collateral : the following collaterals are still being held at the bank to secure further disbursements during the contract's validity period:
  - + Land-use right in Hac Dich commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Tan Thanh ward, HCMC) and all construction works of My Xuan Brick Tile Pottery Construction Factory (line III area): Certificate of land use rights, house ownership rights and other assets attached to land No. BA 657233 dated 24<sup>th</sup> June 2010 granted by Ba Ria - Vung Tau province Department of Natural Resources and Environment in the name of My Xuan Brick Tile Pottery Construction JSC (refer to the Notes No. V.8);
  - + All construction works belong to My Xuan Brick Tile Pottery Construction Factory (line II area and construction of unburnt colored cement tile production line): Certificate of land use rights, house ownership rights and other assets attached to land No. BA 657232 dated 24<sup>th</sup> June 2010 granted by Ba Ria - Vung Tau province Department of Natural Resources and Environment in the name of My Xuan Brick Tile Pottery Construction JSC (refer to the Notes No. V.7);
  - + Right to exploit My Xuan 1 clay mine, My Xuan commune, Tan Thanh district, Ba Ria - Vung Tau province (currently Phu My ward, HCMC) under the Resource Exploitation Mortgage Contract No. 02-2017/HĐTC-MX dated 01<sup>st</sup> August 2017 signed between the Customer and the Bank (refer to the Notes No. V.8);
  - + Machinery and equipment belonging to: Line II; Unburnt colored cement tile production line and Line III of My Xuan Brick Tile Pottery Construction Factory under the Machinery and equipment Mortgage Contract No. 03-2017/HĐTC-MX dated 01<sup>st</sup> August 2017 (refer to the Notes No. V.7);
  - + Grinding and mixing machine line at the Brick factory of My Xuan Brick Tile Pottery Construction JSC under the Machinery and equipment Mortgage Contract No. 01-2020/HĐTC-MX dated 30<sup>th</sup> September 2020 (refer to the Notes No. V.7).

**6. Going-concern assumption**


As at the date of the financial statements, there is not any factor which affect the going-concern assumption of the Company. Therefore, the financial statements for the fiscal year ended 31<sup>st</sup> December 2025 are prepared on the basis of the going-concern assumption.

**7. Subsequent events**

In the opinion of the Board of Directors, the Company's financial statements for the fiscal year ended 31<sup>st</sup> December 2025 would not be seriously affected by any important items, transactions, or any extraordinary events happened to the date of this report, which need any adjustments to the figures or disclosures in the financial statements.

Ho Chi Minh city, 23<sup>rd</sup> March 2026

Prepared by



LUU THI MAI

Chief Accountant



TRAN THI CANH

General Director



NGUYEN VAN SON