

# **HIGH GRADE BRICK TILE CORPORATION**

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**STOCK CODE: MCC**



**ISO 9001:2015**

## **FINANCIAL REPORT QUARTER 1 OF 2026**

INCOME STATEMENT

Accounting period from January 01, 2026 to March 31, 2026

Unit: VND

Items	Codes	Notes	This Quarter (This year)	This Quarter (Last year)	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (Last year)
1. Revenue from sales of goods and rendering of services	01	7.1	8.507.397.173	8.055.574.133	8.507.397.173	8.055.574.133
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		8.507.397.173	8.055.574.133	8.507.397.173	8.055.574.133
4. Cost of goods sold and services rendered	11	7.2	5.790.736.872	5.013.150.768	5.790.736.872	5.013.150.768
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		2.716.660.301	3.042.423.365	2.716.660.301	3.042.423.365
6. Financial income	21	7.3	59.617.236	1.120.707	59.617.236	1.120.707
7. Financial expenses	22	7.4	-	59.810.959	-	59.810.959
- In which: Interest expenses	23		-	59.810.959	-	59.810.959
8. Selling expenses	25	7.5	184.294.385	175.943.732	184.294.385	175.943.732
9. General and administration expenses	26	7.6	839.912.588	853.394.125	839.912.588	853.394.125
10. Net profit from operating activities (30=20+(21-22)-(25+26))	30	7.7	1.752.070.564	1.954.395.256	1.752.070.564	1.954.395.256
11. Other income	31	7.8	4.875.000	5.072.726	4.875.000	5.072.726
12. Other expenses	32		-	148.993	-	148.993
13. Net other profit/(loss) (40=31-32)	40		4.875.000	4.923.733	4.875.000	4.923.733
14. Accounting profit/(loss) before tax (50=30+40)	50	7.9	1.756.945.564	1.959.318.989	1.756.945.564	1.959.318.989
15. Current corporate income tax expenses	51	7.10	352.474.386	395.090.632	352.474.386	395.090.632
16. Deferred corporate income tax expenses	52		(1.085.273)	(3.226.834)	(1.085.273)	(3.226.834)
17. Net profit/(loss) after corporate income tax (60=50-51-52)	60		1.405.556.451	1.567.455.191	1.405.556.451	1.567.455.191
18. Basic earnings per share	70	7.12	237	264	237	264
19. Diluted earnings per share	71	7.13	237	264	237	264

Ho Chi Minh City, April 20th, 2026

Prepared by

Chief Accountant

Director

  
HUA NGOC CHINH

  
HUA NGOC CHINH





**FINANCIAL STATEMENT REPORT****AS AT 31 MARCH 2026***Unit: VND*

Items	Codes	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>15.484.714.678</b>	<b>13.104.929.641</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>6.1</b>	<b>9.822.554.671</b>	<b>9.027.840.884</b>
1. Cash	111		4.697.405.738	2.695.669.549
2. Cash equivalents	112		5.125.148.933	6.332.171.335
<b>II. Short-term receivables</b>	<b>130</b>		<b>1.126.292.963</b>	<b>780.978.874</b>
1. Short-term trade receivables	131	<b>6.2</b>	1.492.707.773	1.658.110.921
2. Short-term prepayments to suppliers	132		1.028.000.000	503.000.600
3. Other short-term receivables	135		1.817.238	16.099.401
4. Short-term provision for doubtful debts	136	<b>6.2</b>	(1.396.232.048)	(1.396.232.048)
<b>III. Inventories</b>	<b>140</b>		<b>3.758.569.005</b>	<b>2.770.309.164</b>
1. Inventories	141	<b>6.3</b>	3.758.569.005	2.770.309.164
2. Provision for decline in value of inventories	142		-	-
<b>IV. Other current assets</b>	<b>160</b>		<b>777.298.039</b>	<b>525.800.719</b>
1. Short-term prepaid expenses	161		307.198.304	-
2. Deductible value added tax	162		62.233.632	62.233.632
3. Taxes and other receivables from government budget	163	<b>6.10</b>	407.866.103	463.567.087
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>72.214.966.474</b>	<b>72.790.001.285</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>2.291.271.319</b>	<b>2.216.726.082</b>
1. Other long-term receivables	215	<b>6.4</b>	2.291.271.319	2.216.726.082
<b>II. Fixed assets</b>	<b>220</b>		<b>645.399.745</b>	<b>713.025.540</b>
1. Tangible fixed assets	221	<b>6.5</b>	645.399.745	713.025.540
- Costs	222		21.184.018.400	21.184.018.400
- Accumulated depreciation	223		(20.538.618.655)	(20.470.992.860)
<b>III. Other long-term assets</b>	<b>270</b>		<b>69.278.295.410</b>	<b>69.860.249.663</b>
1. Long-term deferred costs	271	<b>6.6</b>	69.099.530.004	69.682.569.530
2. Deferred income tax assets	272	<b>6.7</b>	178.765.406	177.680.133
<b>TOTAL ASSETS (280 = 100 + 200)</b>	<b>280</b>		<b>87.699.681.152</b>	<b>85.894.930.926</b>



## FINANCIAL STATEMENT REPORT

AS AT 31 MARCH 2026

Unit: VND

Items	Codes	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
<b>C. LIABILITIES</b>	<b>300</b>		<b>13.962.812.181</b>	<b>13.563.618.406</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>13.068.985.146</b>	<b>12.675.217.738</b>
1. Short-term trade payables	311	6.8	1.327.268.149	533.486.100
2. Short-term advances from customers	312	6.9	183.865.281	172.230.134
3. Dividends, profits payable	313		720.005.760	
4. Tax and other payables to the State	314	6.10	8.964.708.824	8.657.400.425
5. Payables to employees	315		604.880.978	1.069.883.300
6. Short-term accrued expenses	316	6.11	256.034.161	176.687.955
7. Other short-term payments	320	6.12	1.005.911.479	1.584.129.810
8. Short-term loans and finance lease liabilities	321	6.13	-	-
9. Bonus and welfare fund	323		6.310.514	481.400.014
<b>II. Long-term liabilities</b>	<b>330</b>		<b>893.827.035</b>	<b>888.400.668</b>
1. Long-term provisions	343	6.14	893.827.035	888.400.668
<b>D. OWNER'S EQUITY</b>	<b>400</b>	<b>6.15</b>	<b>73.736.868.971</b>	<b>72.331.312.520</b>
1. Contributed capital	411		50.161.240.000	50.161.240.000
- Ordinary shares with voting rights	411a		50.161.240.000	50.161.240.000
2. Treasury shares	415		(730.457.045)	(730.457.045)
3. Development and investment funds	418		20.167.187.758	20.167.187.758
4. Undistributed profit after tax	420		4.138.898.258	2.733.341.807
- Undistributed profit after tax brought forward	420a		2.733.341.807	833.513.552
- Undistributed profit after tax for the current year	420b		1.405.556.451	1.899.828.255
<b>TOTAL RESOURCES (440=300+400)</b>	<b>440</b>		<b>87.699.681.152</b>	<b>85.894.930.926</b>

Ho Chi Minh City, April 20th, 2026

Prepared by

Chief Accountant

Director



HUA NGOC CHINH



HUA NGOC CHINH



NGUYEN AN



**CASH FLOW STATEMENT**

(Direct method)

Accounting period from January 01, 2026 to March 31, 2026

ITEMS	Code	Note	Current year	Previous year
<b>I. Cash flows from operating activities</b>				
1- Proceeds from sales and services rendered and other revenues	01		9.397.180.043	8.582.560.987
2- Expenditures paid to suppliers	02		(4.468.800.289)	(2.139.224.822)
3- Expenditures paid to employees	03		(2.384.858.400)	(1.112.624.000)
4- Paid interests	04		-	-
5- Paid enterprise income tax	05		(250.000.000)	(170.000.000)
6- Other proceeds from operating activities	06		10.664.857	18.420.000
7- Other expenditures on operating activities	07		(1.572.706.966)	(3.082.647.276)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>731.479.245</b>	<b>2.096.484.889</b>
<b>II. Cash flows from investing activities</b>				
1- Expenditures on purchase and construction of fixed assets and long-term assets	21		-	-
2- Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-
3- Proceeds from interests, dividends and distributed profits	27		63.234.542	1.120.707
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>63.234.542</b>	<b>1.120.707</b>
<b>III. Cash flows from financial activities</b>				
1- Proceeds from borrowings	33		-	-
2- Repayment of principal	34		-	(300.000.000)
3- Dividends and profits paid to owners	36		-	-
<b>Net cash flows from financial activities</b>	<b>40</b>		<b>-</b>	<b>(300.000.000)</b>
<b>Net cash flows during the fiscal year (50 = 20+30+40)</b>	<b>50</b>		<b>794.713.787</b>	<b>1.797.605.596</b>
<b>Cash and cash equivalents at the beginning of fiscal year</b>	<b>60</b>	<b>6.1</b>	<b>9.027.840.884</b>	<b>3.937.999.063</b>
Effect of exchange rate fluctuations	61		-	-
<b>Cash and cash equivalents at the end of the year (70=50+60+61)</b>	<b>70</b>	<b>6.1</b>	<b>9.822.554.671</b>	<b>5.735.604.659</b>

Ho Chi Minh City, April 20th, 2026

Prepared by

Chief Accountant

Director

  
**HUA NGOC CHINH**
  
**HUA NGOC CHINH**
**NGUYEN AN**



## NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

## 6. ADDITIONAL INFORMATION REGARDING ITEMS ON BALANCE SHEET

## 6.1 CASH AND CASH EQUIVALENTS

Unit: VND

	Ending balance	Beginning balance
- Cash on hand (VND)	1.011.847.548	603.985.038
- Cash in banks (VND)	3.685.558.190	2.091.684.511
+ Cash in banks (VND)	3.685.558.190	2.091.684.511
- Cash equivalents	5.125.148.933	6.332.171.335
+ 1 month deposit	5.125.148.933	6.332.171.335
<b>Total</b>	<b>9.822.554.671</b>	<b>9.027.840.884</b>

## 6.2 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Agent Pham Chi Cuong	152.807.405	(183.965.185)	262.807.405	(183.965.185)
- Agent Le Tuy Dung	152.204.552	(120.543.186)	172.204.552	(120.543.186)
- Agent Phuong Nguyen	411.905.430	(306.533.800)	437.905.430	(306.533.800)
- Tran Tuan Transport company Limited	354.671.558	(354.671.558)	354.671.558	(354.671.558)
- Sau Thao Tien Transport One Member Co., Ltd	40.287.482	(40.287.482)	40.287.482	(40.287.482)
- Binh Thuan Brick And Tile Co., Ltd	384	-	44.704.384	(44.704.384)
- Phuc Phuong Co., Ltd	249.551.536	(250.091.502)	250.091.502	(250.091.502)
- Dung Thai Son Co., Ltd	53.701.560	(53.701.560)	53.701.560	(53.701.560)
- Others	77.577.866	(86.437.775)	41.737.048	(41.733.391)
<b>Total</b>	<b>1.492.707.773</b>	<b>(1.396.232.048)</b>	<b>1.658.110.921</b>	<b>(1.396.232.048)</b>

(\*) Short-term trade receivables from related parties (See note 8.3.2 - Transactions with related parties)

## 6.3 INVENTORIES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Raw materials	2.208.910.117	-	1.364.336.935	-
- Tools and supplies	47.202.418	-	50.598.430	-
- Work in progress	124.120.046	-	281.633.340	-
- Finished goods	1.378.336.424	-	1.073.740.459	-
<b>Total</b>	<b>3.758.569.005</b>	<b>-</b>	<b>2.770.309.164</b>	<b>-</b>

## Notes:

- There is no stagnant, poor quality, unsaleable inventory at the end of the year and the beginning of the year.
- There is no inventory used as collateral to secure payables at the end of the year and the beginning of the year.

**HIGH GRADE BRICK TILE CORPORATION**

246 Cay Cham Quarter, Tan Khanh Ward, HCM City

**Financial Statements**

Accounting period from January 01, 2026 to March 31, 2026

**NOTES TO THE FINANCIAL STATEMENTS**

(Currency unit is represented by VND unless it is noted by other currency)

**6.4 OTHER LONG-TERM RECEIVABLES**

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Deposit for environmental restoration of Dong Chinh clay mine	1.062.771.319		988.226.082	
Deposit to ensure implementation of Dong Chinh clay mine investment project	1.228.500.000		1.228.500.000	
<b>Total</b>	<b>2.291.271.319</b>	<b>-</b>	<b>2.216.726.082</b>	<b>-</b>



# HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Tan Khanh Ward, HCM City

## NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

### 6.5 INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Financial Statements  
Accounting period from January 01, 2026 to March 31, 2026

Items	Buildings, structures	Machinery, equipment	Transportation equipment	Office equipment	Others	Total
<b>Historical cost</b>						
<b>Beginning balance</b>	14.231.378.836	6.124.094.109	795.818.182	32.727.273	-	21.184.018.400
<b>Increase</b>	-	-	-	-	-	-
- Purchases	-	-	-	-	-	-
- Capital construction investment completed	-	-	-	-	-	-
- Internal rotation	-	-	-	-	-	-
<b>Decrease</b>	-	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-
<b>Ending balance</b>	14.231.378.836	6.124.094.109	795.818.182	32.727.273	-	21.184.018.400
<b>Accumulated depreciation</b>						
<b>Beginning balance</b>	(13.637.104.941)	(6.005.951.239)	(795.818.182)	(32.118.498)	-	(20.470.992.860)
<b>Increase</b>	(45.768.126)	(20.981.028)	-	(876.641)	-	(67.625.795)
- Charge for the year	(45.768.126)	(20.981.028)	-	(876.641)	-	(67.625.795)
- Reclassifications	-	-	-	-	-	-
<b>Decrease</b>	-	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-	-
- liquidation, sale	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-
<b>Ending balance</b>	(13.682.873.067)	(6.026.932.267)	(795.818.182)	(32.995.139)	-	(20.538.618.655)
<b>Net book value</b>						



# HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Tan Khanh Ward, HCM City

## NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

Financial Statements  
Accounting period from January 01, 2026 to March 31, 2026

Beginning balance	594.273.895	118.142.870	-	608.775	713.025.540
Ending balance	548.505.769	97.161.842	-	(267.866)	645.399.745

### Notes:

- Net book value of tangible fixed asset put up as collateral for loans					
- Original cost of fully depreciated fixed assets at the end of the fiscal year				None	None
- Original cost of fixed asset at the end of the fiscal year awaiting liquidation				18.183.970.596	18.156.463.716
- Commitments on purchase, sales of tangible fixed assets having large value in the future				95.012.500	95.012.500
				None	None

**HIGH GRADE BRICK TILE CORPORATION**

246 Cay Cham Quarter, Tan Khanh Ward, HCM City

**Financial Statements**

Accounting period from January 01, 2026 to March 31, 2026

**NOTES TO THE FINANCIAL STATEMENTS**

(Currency unit is represented by VND unless it is noted by other currency)

**6.6 LONG-TERM PREPAID EXPENSES**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Compensation costs for Dong Chinh clay mine	51.521.815.506	51.867.703.015
In which :		
+ Cost for land use rights inside the clay mine area	36.516.597.506	36.862.485.015
+ Cost for land use rights outside the clay mine area	15.005.218.000	15.005.218.000
- Mineral exploitation license fee	17.172.730.554	17.335.388.951
- Prepaid expenses for brick and tile production	64.706.171	90.588.679
- Prepaid expenses for consulting, preparing additional documents for investment policy approval and carrying out land lease procedures for Dong Chinh clay mine project	340.277.773	388.888.885
<b>Total</b>	<u><b>69.099.530.004</b></u>	<u><b>69.682.569.530</b></u>

**6.7 DEFERRED INCOME TAX ASSETS**

	<u>Ending balance</u>	<u>Beginning balance</u>
<b>Temporary difference</b>		
+ Environmental restoration cost for Dong Chinh clay mine	893.827.035	888.400.668
+ Mineral exploitation license fee	-	-
<b>Total</b>	<b>893.827.035</b>	<b>888.400.668</b>
- Corporate income tax rate used to determine the value of deferred income tax assets	20%	20%
<b>Deferred income tax assets</b>	<u><b>178.765.406</b></u>	<u><b>177.680.134</b></u>



**HIGH GRADE BRICK TILE CORPORATION**

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**Financial Statements**

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**NOTES TO THE FINANCIAL STATEMENTS**

(Currency unit is represented by VND unless it is noted by other currency)

**6 .8 SHORT-TERM TRADE PAYABLES**

	Ending balance		Beginning balance	
	Value	Recoverable value	Value	Recoverable value
- Binh Duong Building Materials and Construction Corporation (*)	-	-	-	-
- Dang Ngoc Diem Phuong One Member Co., Ltd.	-	-	-	-
- Minh Ngoc Quang One Member Co., Ltd.	740.448.540	740.448.540	382.961.760	382.961.760
- Le Thanh Loi One Member Co., Ltd.	381.790.665	381.790.665	-	-
- Othes	189.526.500	189.526.500	87.411.960	87.411.960
	15.502.444	15.502.444	63.112.380	63.112.380
<b>Total</b>	<b>1.327.268.149</b>	<b>1.327.268.149</b>	<b>533.486.100</b>	<b>533.486.100</b>

(\*) Short-term trade payables due to related parties: See note 8.3.2 - Transactions with related parties

**6 .9 SHORT-TERM PREPAYMENTS FROM CUSTOMERS**

	Ending balance		Beginning balance	
	Value	Recoverable value	Value	Recoverable value
- Long Hung Dai Import Export Trading Co., Ltd.	7.611.011	7.611.011	7.611.011	7.611.011
- HUNG CUONG CONSTRUCTION MATERIALS TRADING COMPANY LIMITED	41.601.055	41.601.055		
- Nhự Ý Tunnel Brick Manufacturing Company Limited	6.192.385	6.192.385		
- Thao Anh Brick Manufacturing Company Limited	29.948.969	29.948.969		
- Tuynel Minh Tu Brick Production Facility	32.276.360	32.276.360	7.484.120	7.484.120
- Tuynel Thu Tam Dong Nai Brick Company Limited				
- Othes	66.235.501	66.235.501	61.773.015	61.773.015
<b>Total</b>	<b>183.865.281</b>	<b>183.865.281</b>	<b>76.868.146</b>	<b>76.868.146</b>

# **HIGH GRADE BRICK TILE CORPORATION**

246 Cay Cham Quarter, Tan Khanh Ward, HCM City

## **NOTES TO THE FINANCIAL STATEMENTS**

(Currency unit is represented by VND unless it is noted by other currency)

**Financial Statements**  
Accounting period from January 01, 2026 to March 31, 2026

### **6 .10 TAX AND AMOUNTS OF RECEIVABLES, PAYABLES TO THE STATE**

	Beginning balance		Payables in year	Paid in year	Ending balance	
	Receivables tax	Payable tax			Receivables tax	Payable tax
Value added tax	-	69.390.990	371.842.327	214.525.486	-	226.707.831
Corporate income tax	-	267.796.556	352.474.386	250.000.000	-	370.270.942
Personal income tax	-	69.739.368	5.494.500	84.722.759	9.488.891	-
Natural resources tax	-	-	446.148.000	340.608.000	-	105.540.000
Housing and land tax	463.567.087	-	65.189.875	-	398.377.212	-
License tax	-	-	3.000.000	3.000.000	-	-
Mineral exploitation license	-	8.250.473.511	-	-	-	8.250.473.511
Environmental protection fee	-	-	52.396.740	40.680.200	-	11.716.540
<b>Total</b>	<b>463.567.087</b>	<b>8.657.400.425</b>	<b>1.296.545.828</b>	<b>933.536.445</b>	<b>407.866.103</b>	<b>8.964.708.824</b>



**HIGH GRADE BRICK TILE CORPORATION**

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**Financial Statements**

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**NOTES TO THE FINANCIAL STATEMENTS**

(Currency unit is represented by VND unless it is noted by other currency)

**6.11 SHORT-TERM ACCRUED EXPENSES**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Interest expenses (*)	-	-
- Electricity expenses	-	88.925.616
- Cost of renting motorized vehicles for clay mining	166.847.724	-
- Cost of measuring reserves of clay mine	-	-
- Others	89.186.437	87.762.339
<b>Total</b>	<b><u>256.034.161</u></b>	<b><u>176.687.955</u></b>

(\*) Payable to related parties( See note 8.3.2 - Transactions with related parties)

**6.12 OTHER SHORT-TERM PAYABLES**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Trade union fund	6.879.181	-
-Personal income tax payable on behalf of the assignor of clay mine	999.032.298	864.124.050
- Dividend payable to Binh Duong Building Materials & Construction Corporation (*)	-	720.005.760
- Payable dividends to shareholders	-	-
<b>Total</b>	<b><u>1.005.911.479</u></b>	<b><u>1.584.129.810</u></b>

(\*) Other short-term payables are related parties( See Note 8.3.2-Transactions with related parties)

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**6.14 LONG-TERM PAYABLES PROVISION**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Environmental restoration costs of Dong Chinh clay mine	893.827.035	888.400.668
<b>Total</b>	<b>893.827.035</b>	<b>888.400.668</b>



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### 6 .15 OWNER'S EQUITY

#### 6.15.1. Changes in owners' equity

	Owner's contributed capital			Treasury shares	Development and investment fund	Undistributed profit after tax	Total
<b>Previous beginning balance</b>	<b>50.161.240.000</b>			<b>(730.457.045)</b>	<b>18.340.444.198</b>	<b>1.658.529.488</b>	<b>69.429.756.641</b>
- Profits increased/ (decreased) in the period	-			-	-	3.454.233.190	3.454.233.190
- Funds allocation	-			-	-	(2.379.420.871)	-
+ Bonus and Welfare Fund, Executive Board Bonus	-			-	1.826.743.560	(552.677.311)	(552.677.311)
- Dividend payment	-			-	-	-	-
<b>Previous ending balance</b>	<b>50.161.240.000</b>			<b>(730.457.045)</b>	<b>21.993.931.318</b>	<b>353.920.936</b>	<b>72.331.312.520</b>
<b>(Current beginning balance)</b>							
- Profits increased/ (decreased) in the period	-			-	-	1.405.556.451	1.405.556.451
- Increase in capital in the current year	-			-	-	-	-
- Other increase	-			-	-	-	-
- Decrease in capital in the current year	-			-	-	-	-
- Funds allocation	-			-	-	-	-
+ Bonus and Welfare Fund (*)	-			-	-	-	-
+ Investment and Development Fund	-			-	-	-	-
- Dividends	-			-	-	-	-
- Other decrease	-			-	-	-	-
<b>Current ending balance</b>	<b>50.161.240.000</b>			<b>(730.457.045)</b>	<b>21.993.931.318</b>	<b>1.759.477.387</b>	<b>73.736.868.971</b>

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**6.15.2. Details of owner's equity**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Binh Duong Building Materials & Construction Corporation	15.000.120.000	15.000.120.000
- Treasury shares	300.000.000	300.000.000
- Others entities	34.861.120.000	34.861.120.000
<b>Total</b>	<b><u>50.161.240.000</u></b>	<b><u>50.161.240.000</u></b>

The company does not issue bonds.

**6.15.3. Capital transactions with owners and dividend and profit distribution**

	<u>Current year</u>	<u>Previous year</u>
- Owner's investment capital		
+ Beginning balance	50.161.240.000	50.161.240.000
+ Capital contribution in the year	-	-
+ Capital redemption in the year	-	-
+ Ending balance	50.161.240.000	50.161.240.000
- Profit payable to owner	-	-

**6.15.4. Stocks**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Quantity of authorized issuing stocks	5.016.124	5.016.124
- Quantity of issued stocks	5.016.124	5.016.124
+ Common stocks	5.016.124	5.016.124
- Quantity of repurchased stocks	30.000	30.000
+ Common stocks	30.000	30.000
- Quantity of circulation stocks	4.986.124	4.986.124
+ Common stocks	4.986.124	4.986.124
* Par value per stock: 10.000 VND per share		



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**6.15.5. Dividends**

	<u>Current year</u>	<u>Previous year</u>
- Declared dividends on common stock		
+ Stock dividend payment	None	None
+ Cash dividend payment	None	4.8% per share
- Declared dividends on preferred stock	None	None

**6.15.6. Funds of Company**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Investment and Development Fund	20.167.187.758	20.167.187.758

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**7. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT****7.1 REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES**

Unit: VND

	Current year	Previous year
<b>REVENUE</b>		
- Revenue from sale of bricks	6.860.806.673	1.095.644.453
- Revenue from sales of clay	1.646.590.500	6.959.929.680
<b>Total</b>	<b>8.507.397.173</b>	<b>8.055.574.133</b>
<b>NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES</b>	<b>8.507.397.173</b>	<b>8.055.574.133</b>

**7.2 COST OF GOODS SOLD AND SERVICES RENDERED**

	Current year	Previous year
- Cost of bricks sold	4.682.072.549	1.296.389.251
- Cost of clay	1.108.664.323	3.716.761.517
- Cost of construction stone	-	-
- Cost of services provided	-	-
<b>Total</b>	<b>5.790.736.872</b>	<b>5.013.150.768</b>

**7.3 FINANCIAL INCOME**

	Current year	Previous year
- Interest of deposits or loans	59.617.236	1.120.707
<b>Total</b>	<b>59.617.236</b>	<b>1.120.707</b>

**7.4 FINANCIAL EXPENSES**

	Current year	Previous year
- Interest expenses	-	59.810.959
<b>Total</b>	<b>-</b>	<b>59.810.959</b>



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**7.5 SELLING EXPENSES**

	<u>Current year</u>	<u>Previous year</u>
- Payroll expenses	184.294.385	150.539.625
- Expenses of tools, supplies	-	-
- Expenses of outsourcing services (*)	-	23.830.000
<b>Total</b>	<b>184.294.385</b>	<b>174.369.625</b>

(\*) Outsourced service expenses primarily consist of advertising costs and rental fees for construction stone excavators sold to customers.

**7.6 GENERAL AND ADMINISTRATION EXPENSES**

	<u>Current year</u>	<u>Previous year</u>
- Expenses of administrative staffs	739.321.831	695.549.155
- Expenses of administrative materials	13.910.864	3.608.990
- Expenses of office requisites	3.318.519	3.181.818
- Depreciation expenses of fixed assets	876.641	1.022.727
- Tax, duties, fees	31.297.470	34.297.470
- Provision/ (Reversal) for doubtful receivables	-	-
- Severance pay expenses	-	-
- Expenses of outsourcing services	37.640.848	95.848.686
- Other expenses in cash	13.546.415	19.885.279
<b>Total</b>	<b>839.912.588</b>	<b>853.394.125</b>

**7.7 OTHER INCOME**

	<u>Current year</u>	<u>Previous year</u>
- Mineral exploitation license fees from July 1, 2011 to December 31, 2013 are not required to be paid	-	-
- Liquidation of rubber trees on the clay mine	-	-
- Liquidation of fixed assets	-	-
- Others	4.875.000	5.072.726
<b>Total</b>	<b>4.875.000</b>	<b>5.072.726</b>

## NOTES TO THE FINANCIAL STATEMENTS

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## 7.8 OTHER EXPENSES

	Current year	Previous year
- Additional payment of mineral exploitation license fees for the 2018-2022 period	-	-
- Administrative penalties for violations in the field of	-	-
- Others	-	148.993
<b>Total</b>		<b>148.993</b>

## 7.9 CURRENT CORPORATE INCOME TAX EXPENSES

	Current year	Previous year
- Corporate Income Tax expenses in respect of the taxable profit for the current year	352.474.386	395.090.632
<b>Total</b>	<b>352.474.386</b>	<b>395.090.632</b>

*Estimated corporate income tax payable during this period is as follow:*

	Current year	Previous year
- Total accounting profit before tax	1.756.945.564	1.959.318.989
- Increase/ (Decrease) of accounting profit to determine profit subject to corporate income tax		
+ Permanent difference: Increase (+) / Decrease (-)	-	-
+ Temporary difference: Increase (+) / Decrease (-)	5.426.367	16.134.173
Mineral exploitation license fees	-	-
- Total taxable income	1.762.371.931	1.975.453.162
- Current corporate income tax calculated on taxable income for the current year	352.474.386	395.090.632
+ Corporate income tax at the standard tax rate	352.474.386	395.090.632



## NOTES TO THE FINANCIAL STATEMENTS

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## 7.10 DEFERRED INCOME TAX ASSETS

	Current year	Previous year
- Deferred corporate income tax expenses incurred from reversion of deferred income tax assets	-	-
- Deferred corporate income tax expenses incurred from taxable temporary differences	1.085.273	3.226.834
<b>Total</b>	<b>1.085.273</b>	<b>3.226.834</b>

## 7.11 BASIC EARNINGS PER SHARE

	Current year	Previous year
Profit attributable to holders of ordinary shares	1.405.556.451	1.567.455.191
Appropriation of bonus and welfare funds from after-tax income	224.889.032	250.792.831
Average ordinary shares outstanding during the year	4.986.124	4.986.124
<b>Basic earnings per share</b>	<b>237</b>	<b>264</b>

## 7.12 DILUTED EARNINGS PER SHARE

	Current year	Previous year
Profit attributable to holders of ordinary shares	1.405.556.451	1.567.455.191
Appropriation of bonus and welfare funds from after-tax income	224.889.032	250.792.831
The number of ordinary shares is expected to issue more	-	-
Average ordinary shares outstanding during the year	4.986.124	4.986.124
<b>Diluted earnings per share</b>	<b>237</b>	<b>264</b>

## 7.13 BUSINESS COSTS BY ELEMENTS

	Current year	Previous year
- Raw materials	3.212.010.385	575.480.997
- Tools	6.714.531	4.530.918
- Labor	2.315.861.143	1.179.720.680
- Depreciation expenses	67.625.795	70.517.760
- Expenses from external services	1.251.892.029	1.230.060.660
- Other expenses by cash	1.028.962.398	2.550.946.466
<b>Total</b>	<b>7.883.066.281</b>	<b>5.611.257.481</b>

## NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

**8 . OTHER INFORMATION****8 .1 Potential debts, commitments and other financial information:** none.**8 .2 Events occurring after the fiscal-year end:** none**8 .3 Related parties information****8.3.1. Related parties****Related parties****Relationship**

- Binh Duong Building Materials and Construction Corporation	Major shareholder
- Nui Nho Stone Joint Stock Company	Associate company of a major shareholder
- Mrs. Dang Thi Kim Tan	Related party of the Chairman of the Board of Directors

**8.3.2. Transactions with other related parties**

- Remuneration paid to the members of the Board of Directors (BOD), the Supervisory Board (SB) , the Director, and the Chief Accountant is as follows:

<b>Name</b>	<b>Position</b>	<b>Current year</b>	<b>Previous year</b>
- Mr. Mai Van Chanh	Chairman of the BOD	94.019.000	54.000.000
- Mr. Huynh Thanh Son	Member of the BOD	9.211.000	-
- Mr. Tran Thien The	Member of the BOD	9.211.000	-
- Mr. Pham Hoan Vu	Member of the BOD	9.211.000	-
- Mr. Pham Ngu Co	Member of the BOD	9.211.000	-
- Mr. Nguyen Hong Chau	Head of board	9.211.000	-
- Mrs. Nguyen Thi Anh	Member of the SB	9.211.000	-
- Mrs. Mai Thi Thanh Thuy	Member of the SB	4.605.000	-
- Mr. Nguyen An	Director of the Company	132.900.000	98.951.000
- Mr. Hua Ngoc Chinh	Chief Accountant	61.880.000	67.427.000
<b>Total</b>		<b>348.670.000</b>	<b>220.378.000</b>



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- Significant transactions with the related parties during the year were as follows:

<b>Bên liên quan</b>	<b>Nội dung nghiệp vụ</b>	<b>Current year</b>	<b>Previous year</b>
Nui Nho Stone Joint Stock Company	Loan interest	-	31.701.370
	Interest paid	-	-
Mrs. Dang Thi Kim Tan	Interest payable	-	28.109.589
	Interest paid	-	-

As at the end of the fiscal year, the debt situations between the Company and related parties are as follows:

<b>Related parties</b>	<b>Transactions content</b>	<b>Ending balance</b>	<b>Beginning balance</b>
Binh Duong Building Materials and Construction Corporation	Dividends payable	720.005.760	720.005.760

**9. COMPARATIVE FIGURES**

Comparative figures are figures on the Financial Statements of the same period of the previous year and the audited Financial Statements for the fiscal year 2025, ending on December 31, 2025.

Prepared by

  
HUA NGOC CHINH

Chief Accountant

  
HUA NGOC CHINH

Ho Chi Minh City, April 20th, 2026

Director



NGUYEN AN