

HIGH GRADE BRICK TILE CORPORATION

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ISO 9001:2015

FINANCIAL REPORT QUARTER 3, 2025

INCOME STATEMENT

Quarter 03, 2025

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	12.240.974.812	7.099.751.037	29.172.426.070	17.553.937.617
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		12.240.974.812	7.099.751.037	29.172.426.070	17.553.937.617
4. Cost of goods sold and services rendered	11	7.2	10.335.365.892	4.647.341.837	21.877.196.806	11.521.263.777
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		1.905.608.920	2.452.409.200	7.295.229.264	6.032.673.840
6. Financial income	21	7.3	2.008.124	815.172	27.018.605	2.284.331
7. Financial expenses	22	7.4	-	117.156.168	78.217.808	381.928.770
- In which: Interest expenses	23		-	117.156.168	78.217.808	381.928.770
8. Selling expenses	25	7.5	362.692.430	230.731.328	768.473.592	647.647.248
9. General and administration expenses	26	7.6	1.063.720.801	1.413.894.787	2.887.869.562	3.204.105.023
10. Net profit from operating activities (30=20+(21-22)-(25+26))	30	7.7	481.203.813	691.442.089	3.587.686.907	1.801.277.130
11. Other income	31	7.8	-	122.727.273	8.509.089	122.727.273
12. Other expenses	32		-	-	148.993	728.063.140
13. Net other profit/(loss) (40=31-32)	40		-	122.727.273	8.360.096	(605.335.867)
14. Accounting profit/(loss) before tax (50=30+40)	50	7.9	481.203.813	814.169.362	3.596.047.003	1.195.941.263
15. Current corporate income tax expenses	51	7.10	97.715.242	165.279.885	732.014.999	391.719.902
16. Deferred corporate income tax expenses	52		(1.474.479)	(2.446.013)	(7.848.145)	(6.919.022)
17. Net profit/(loss) after corporate income tax (60=50-51-52)	60		384.963.050	651.335.490	2.871.880.149	811.140.383
18. Basic earnings per share	70	7.12	65	115	484	143
19. Diluted earnings per share	71	7.13	65	115	484	143

Prepared by



HUA NGOC CHINH

Chief Accountant



HUA NGOC CHINH

TP.HCM, October 20th, 2025

Director



NGUYEN AN

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

Unit: VND

Items	Codes	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
A. CURRENT ASSETS	100		12.957.830.873	13.093.474.429
I. Cash and cash equivalents	110	6.1	8.711.318.235	3.937.999.063
1. Cash	111		4.471.399.698	2.720.445.355
2. Cash equivalents	112		4.239.918.537	1.217.553.708
II. Short-term receivables	130		462.559.423	1.168.756.920
1. Short-term trade receivables	131	6.2	2.114.846.005	2.777.737.616
2. Short-term prepayments to suppliers	132		33.000.600	16.170.444
3. Other short-term receivables	136		33.192.200	249.612.200
4. Short-term provision for doubtful debts	137	6.2	(1.718.479.382)	(1.874.763.340)
III. Inventories	140		3.195.758.307	7.395.727.852
1. Inventories	141	6.3	3.415.410.486	7.548.661.082
IV. Other current assets	150		588.194.908	590.990.594
1. Deductible value added tax	152		62.233.632	62.233.632
2. Taxes and other receivables from government budget	153	6.10	509.663.811	528.756.962
B. NON-CURRENT ASSETS	200		72.919.131.153	68.712.846.823
I. Long-term receivables	210		2.216.726.082	2.144.992.790
1. Other long-term receivables	216	6.4	2.216.726.082	2.144.992.790
II. Fixed assets	220		780.923.832	989.857.573
1. Tangible fixed assets	221	6.5	780.923.832	989.857.573
- Costs	222		21.184.018.400	21.184.018.400
- Accumulated depreciation	223		(20.403.094.568)	(20.194.160.827)
III. Other long-term assets	260		69.921.481.239	65.577.996.460
1. Long-term prepaid expenses	261	6.6	69.743.801.106	65.408.164.472
2. Deferred income tax assets	262	6.7	177.680.133	169.831.988
TOTAL ASSETS (270 = 100 + 200)	270		85.876.962.026	81.806.321.252

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

Unit: VND

Items	Codes	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
C. LIABILITIES	300		14.028.426.268	12.376.564.611
I. Short-term liabilities	310		13.140.025.600	11.527.404.670
1. Short-term trade payables	311	6.8	1.290.130.384	2.907.946.642
2. Short-term advances from customers	312	6.9	228.683.241	275.547.497
3. Tax and other payables to the State	313	6.10	8.569.435.197	1.922.719.482
4. Payables to employees	314		640.820.000	339.171.000
5. Short-term accrued expenses	315	6.11	139.122.165	431.466.788
6. Other short-term payments	319	6.12	1.885.156.470	1.902.805.150
7. Short-term loans and finance lease liabilities	320	6.13	-	3.600.000.000
8. Bonus and welfare fund	322		386.678.143	147.748.111
II. Long-term liabilities	330		888.400.668	849.159.941
1. Long-term provisions	342	6.14	888.400.668	849.159.941
D. OWNER'S EQUITY	400		71.848.535.758	69.429.756.641
I. Owner's equity	410	6.15	71.848.535.758	69.429.756.641
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		19.165.460.134	18.340.444.198
4. Undistributed profit after tax	421		3.252.292.669	1.658.529.488
- Undistributed profit after tax brought forward	421a		833.513.552	523.778.420
- Undistributed profit after tax for the current year	421b		2.418.779.117	1.134.751.068
TOTAL RESOURCES (440=300+400)	440		85.876.962.026	81.806.321.252

TP.HCM, October 20th, 2025

Prepared by

Chief Accountant

Director



HUA NGOC CHINH



HUA NGOC CHINH



NGUYEN AN

CASH FLOW STATEMENT

(Direct method)

Quarter 03, 2025

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1- Proceeds from sales and services rendered and other revenues	01		35.026.271.413	22.261.006.820
2- Expenditures paid to suppliers	02		(12.521.398.979)	(4.514.396.983)
3- Expenditures paid to employees	03		(5.563.355.000)	(1.848.356.000)
4- Paid interests	04		(327.010.272)	(508.643.836)
5- Paid enterprise income tax	05		(690.000.000)	-
6- Other proceeds from operating activities	06		279.220.000	99.534.800
7- Other expenditures on operating activities	07		(7.857.426.595)	(14.053.300.115)
Net cash flows from operating activities	20		8.346.300.567	1.435.844.686
II. Cash flows from investing activities				
1- Expenditures on purchase and construction of fixed assets and long-term assets	21		-	(71.609.970)
2- Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	122.727.273
3- Proceeds from interests, dividends and distributed profits	27		27.018.605	2.284.331
Net cash flows from investing activities	30		27.018.605	53.401.634
III. Cash flows from financial activities				
1- Proceeds from borrowings	33		-	3.000.000.000
2- Repayment of principal	34		(3.600.000.000)	(2.200.000.000)
3- Dividends and profits paid to owners	36		-	-
Net cash flows from financial activities	40		(3.600.000.000)	800.000.000
Net cash flows during the fiscal year (50 = 20+30+40)	50		4.773.319.172	2.289.246.320
Cash and cash equivalents at the beginning of fiscal year	60	6.1	3.937.999.063	1.860.475.002
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the year (70=50+60+61)	70	6.1	8.711.318.235	4.149.721.322

Prepared by

Chief Accountant

TP.HCM, October 20th, 2025

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)	241.823.298	56.719.061
- Cash in banks (VND)	4.229.576.400	2.663.726.294
+ Cash in banks (VND)	4.229.576.400	2.663.726.294
- Cash equivalents	4.239.918.537	1.217.553.708
+ 1 month deposit	4.239.918.537	1.217.553.708
Total	8.711.318.235	3.937.999.063

6.2 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Agent Pham Chi Cuong	262.807.405	(183.965.185)	277.807.482	(138.903.742)
- Agent Le Tuy Dung	172.204.552	(120.543.186)	187.204.552	(93.602.276)
- Agent Phuong Nguyen	487.905.430	(341.529.950)	507.898.925	(253.949.463)
- 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	(203.201.237)	455.287.482	(318.701.237)
- Binh Thuan Brick And Tile Co., Ltd	194.704.384	(241.293.069)	624.704.384	(437.293.069)
- Phuc Phuong Co., Ltd	250.271.441	(175.109.827)	248.669.303	(174.068.512)
- Dung Thai Son Co., Ltd	53.701.560	(53.701.560)	53.701.560	(53.701.560)
- Others	298.292.193	(44.463.810)	67.792.370	(49.871.923)
Total	2.114.846.005	(1.718.479.382)	2.777.737.616	(1.874.763.340)

(*) 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	1.702.199.788	-	3.944.416.433	-
- Tools and supplies	54.492.078	-	47.232.114	-
- Work in progress	304.789.671	-	-	-
- Finished goods	1.353.928.949	(219.652.179)	3.557.012.535	(152.933.230)
Total	3.415.410.486	(219.652.179)	7.548.661.082	(152.933.230)

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.

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	988.226.082		916.492.790	
Deposit to ensure implementation of Dong Chinh clay mine investment project	1.228.500.000		1.228.500.000	
Total	2.216.726.082	-	2.144.992.790	-

HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

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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

Items	Buildings, structures	Machinery, equipment	Transportation equipment	Office equipment	Others	Total
Historical cost						
Beginning balance	14.231.378.836	6.124.094.109	795.818.182	32.727.273	-	21.184.018.400
Increase	-	-	-	-	-	-
- Purchases	-	-	-	-	-	-
- Capital construction investment completed	-	-	-	-	-	-
- Internal rotation	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-
Ending balance	14.231.378.836	6.124.094.109	795.818.182	32.727.273	-	21.184.018.400
Accumulated depreciation						
Beginning balance	(13.448.793.572)	(5.921.521.483)	(795.818.182)	(28.027.590)	-	(20.194.160.827)
Increase	(142.543.243)	(63.322.317)	-	(3.068.181)	-	(208.933.741)
- Charge for the year	(142.543.243)	(63.322.317)	-	(3.068.181)	-	(208.933.741)
- Reclassifications	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-	-
- liquidation, sale	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-
Ending balance	(13.591.336.815)	(5.984.843.800)	(795.818.182)	(31.095.771)	-	(20.403.094.568)
Net book value						

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246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

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

Beginning balance	782.585.264	202.572.626	-	4.699.683	-	989.857.573
Ending balance	640.042.021	139.250.309	-	1.631.502	-	780.923.832

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						
- Original cost of fixed asset at the end of the fiscal year awaiting liquidation						
- Commitments on purchase, sales of tangible fixed assets having large value in the future						

	Ending balance	Beginning balance
:	None	None
:	18.183.970.596	18.156.463.716
:	95.012.500	95.012.500
:	None	None

Financial Statements

Quarter 03, 2025

NOTES TO THE FINANCIAL STATEMENTS

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

6.6 LONG-TERM PREPAID EXPENSES

	Ending balance	Beginning balance
- Compensation costs for Dong Chinh clay mine	51.867.703.015	54.368.985.585
In which :		
+ Cost for land use rights inside the clay mine area	36.862.485.015	39.363.767.585
+ Cost for land use rights outside the clay mine area	15.005.218.000	15.005.218.000
- Mineral exploitation license fee	17.335.388.951	10.261.178.250
- Prepaid expenses for brick and tile production	119.412.847	210.871.008
- Prepaid expenses for consulting, preparing additional documents for investment policy approval and carrying out land lease procedures for Dong Chinh clay mine project	421.296.293	567.129.629
Total	69.743.801.106	65.408.164.472

6.7 DEFERRED INCOME TAX ASSETS

	Ending balance	Beginning balance
Temporary difference		
+ Environmental restoration cost for Dong Chinh clay mine	888.400.668	849.159.941
+ Mineral exploitation license fee	-	-
Total	888.400.668	849.159.941
- Corporate income tax rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets	177.680.133	169.831.988

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 (*)	-	-	150.000.000	150.000.000
- Nui Nho Stone Joint Stock Co (*)	-	-	-	-
- Dang Ngoc Diem Phuong One Member Co., Ltd.	-	-	432.140.847	432.140.847
- Minh Ngoc Quang One Member Co., Ltd.	1.180.441.380	1.180.441.380	2.068.234.300	2.068.234.300
- Khang Nam Private Enterprise	-	-	152.307.160	152.307.160
- Le Thanh Loi One Member Co., Ltd.	27.590.220	27.590.220	103.517.891	103.517.891
- Trong Phat Private Enterprise	-	-	-	-
- Othes	82.098.784	82.098.784	1.746.444	1.746.444
Total	1.290.130.384	1.290.130.384	2.907.946.642	2.907.946.642

(*) 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	36.388.444	36.388.444		
- - Nhu Van Trading and Service Company Limited	3.803.060	3.803.060		
- Nhũ Ý Tunnel Brick Manufacturing Company Limited	52.253.804	52.253.804		
- Thao Anh Brick Manufacturing Company Limited	29.948.969	29.948.969		
- Hoang Lap Tunnel Brick Manufacturing Company Limited	34.446.638	34.446.638		
- Tuynel Minh Tu Brick Production Facility	7.484.120	7.484.120		
- Tuynel Thu Tam Dong Nai Brick Company Limited			246.963.667	246.963.667
- Othes	56.747.195	56.747.195	20.972.819	20.972.819
Total	228.683.241	228.683.241	275.547.497	275.547.497

HIGH GRADE BRICK TILE CORPORATION

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NOTES TO THE FINANCIAL STATEMENTS

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

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	-	150.887.141	2.043.132.714	2.155.869.464	-	38.150.391
Corporate income tax	-	238.796.296	732.014.999	690.000.000	-	280.811.295
Personal income tax	-	82.383.882	12.061.100	140.541.706	46.096.724	-
Natural resources tax	-	270.984.000	2.601.343.824	2.872.327.824	-	-
Housing and land tax	528.756.962	-	65.189.875	-	463.567.087	-
License tax	-	-	3.000.000	3.000.000	-	-
Mineral exploitation license	-	1.136.691.823	8.250.473.511	1.136.691.823	-	8.250.473.511
Environmental protection fee	-	42.976.340	379.640.140	422.616.480	-	-
Total	528.756.962	1.922.719.482	14.086.856.163	7.421.047.297	509.663.811	8.569.435.197

HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Tan Khanh Ward, HCM City

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Quarter 03, 2025

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 (*)	-	248.792.464
- Electricity expenses	75.355.100	6.440.000
- Cost of renting motorized vehicles for clay mining	15.113.900	116.475.192
- Cost of measuring reserves of clay mine	-	-
- Others	48.653.165	59.759.132
Total	139.122.165	431.466.788

(*) 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	-	17.648.680
-	-	-
-Personal income tax payable on behalf of the assignor of clay mine	1.165.150.710	1.165.150.710
- Dividend payable to Binh Duong Building Materials & Construction Corporation (*)	720.005.760	720.005.760
- Payable dividends to shareholders	-	-
Total	1.885.156.470	1.902.805.150

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

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6 .13 SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Ending balance		Incurred		Beginning balance	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
- Mrs. Dang Thi Kim Tan (*)	-	-	-	1.000.000.000	1.000.000.000	1.000.000.000
- Nui Nho Stone Joint Stock Co (*)	-	-	-	2.600.000.000	2.600.000.000	2.600.000.000
Total	-	-	-	3.600.000.000	3.600.000.000	3.600.000.000

(*)+(**) Short-term loans and obligations under finance leases are related parties: See Note 8.3.2-Transactions with related parties

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NOTES TO THE FINANCIAL STATEMENTS

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

6.14 LONG-TERM PAYABLES PROVISION

	<u>Ending balance</u>	<u>Beginning balance</u>
- Environmental restoration costs of Dong Chinh clay mine	888.400.668	849.159.941
Total	888.400.668	849.159.941

HIGH GRADE BRICK TILE CORPORATION

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NOTES TO THE FINANCIAL STATEMENTS

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

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
Previous beginning balance	50.161.240.000	(730.457.045)	18.340.444.198	2.917.117.940	70.688.345.093
- Profits increased/ (decreased) in the period	-	-	-	1.289.489.849	1.289.489.849
- Funds allocation	-	-	-	-	-
+ Bonus and Welfare Fund, Executive Board Bonus	-	-	-	-	-
- Dividend payment	-	-	-	(154.738.781)	(154.738.781)
Previous ending balance	50.161.240.000	(730.457.045)	18.340.444.198	(2.393.339.520)	(2.393.339.520)
(Current beginning balance)	50.161.240.000	(730.457.045)	18.340.444.198	1.658.529.488	69.429.756.641
- Profits increased/ (decreased) in the period	-	-	-	2.871.880.149	2.871.880.149
- 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	-	-	825.015.936	(453.101.032)	(453.101.032)
- Dividends	-	-	-	(825.015.936)	-
- Other decrease	-	-	-	-	-
Current ending balance	50.161.240.000	(730.457.045)	19.165.460.134	3.252.292.669	71.848.535.758

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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
Total	<u>50.161.240.000</u>	<u>50.161.240.000</u>

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	-	2.393.339.520

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
+ <i>Common stocks</i>	5.016.124	5.016.124
- Quantity of repurchased stocks	30.000	30.000
+ <i>Common stocks</i>	30.000	30.000
- Quantity of circulation stocks	4.986.124	4.986.124
+ <i>Common stocks</i>	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	18.340.444.198	18.340.444.198

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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
REVENUE		
- Revenue from sale of bricks	14.873.001.131	5.252.320.327
- Revenue from sales of clay	14.299.424.939	12.301.617.290
Total	29.172.426.070	17.553.937.617
NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES	29.172.426.070	17.553.937.617

7.2 COST OF GOODS SOLD AND SERVICES RENDERED

	Current year	Previous year
- Cost of bricks sold	14.729.923.556	5.767.253.310
- Cost of clay	7.147.273.250	5.754.010.467
- Cost of construction stone	-	-
- Cost of services provided	-	-
Total	21.877.196.806	11.521.263.777

7.3 FINANCIAL INCOME

	Current year	Previous year
- Interest of deposits or loans	27.018.605	2.284.331
Total	27.018.605	2.284.331

7.4 FINANCIAL EXPENSES

	Current year	Previous year
- Interest expenses	78.217.808	381.928.770
Total	78.217.808	381.928.770

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7.5 SELLING EXPENSES

	<u>Current year</u>	<u>Previous year</u>
- Payroll expenses	743.069.485	646.574.700
- Expenses of tools, supplies	-	-
- Expenses of outsourcing services (*)	23.830.000	1.072.548
Total	766.899.485	647.647.248

(*) 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	2.364.647.300	1.554.040.020
- Expenses of administrative materials	25.229.063	19.280.732
- Expenses of office requisites	36.634.781	32.371.256
- Depreciation expenses of fixed assets	3.068.181	3.068.181
- Tax, duties, fees	89.489.603	70.221.627
- Provision/ (Reversal) for doubtful receivables	(156.283.958)	1.169.194.590
- Severance pay expenses	-	32.271.000
- Expenses of outsourcing services	437.083.032	255.267.256
- Other expenses in cash	88.001.560	68.390.361
Total	2.887.869.562	3.204.105.023

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	-	122.727.273
- Others	8.509.089	-
Total	8.509.089	122.727.273

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7.8 OTHER EXPENSES

	<u>Current year</u>	<u>Previous year</u>
- Additional payment of mineral exploitation license fees for the 2018-2022 period	-	-
- Administrative penalties for violations in the field of	-	692.957.100
- Others	148.993	35.106.040
Total	148.993	728.063.140

7.9 CURRENT CORPORATE INCOME TAX EXPENSES

	<u>Current year</u>	<u>Previous year</u>
- Corporate Income Tax expenses in respect of the taxable profit for the current year	732.014.999	391.719.902
Total	732.014.999	391.719.902

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

	<u>Current year</u>	<u>Previous year</u>
- Total accounting profit before tax	3.596.047.003	1.195.941.263
- Increase/ (Decrease) of accounting profit to determine profit subject to corporate income tax		
+ Permanent difference: Increase (+) / Decrease (-)	24.787.265	728.063.140
+ Temporary difference: Increase (+) / Decrease (-)	39.240.727	34.595.110
Mineral exploitation license fees	-	-
- Total taxable income	3.660.074.995	1.958.599.513
- Current corporate income tax calculated on taxable income for the current year	732.014.999	391.719.902
+ Corporate income tax at the standard tax rate	732.014.999	391.719.902

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7.10 DEFERRED INCOME TAX ASSETS

	<u>Current year</u>	<u>Previous year</u>
- Deferred corporate income tax expenses incurred from reversion of deferred income tax assets		
- Deferred corporate income tax expenses incurred from taxable temporary differences	7.848.145	6.919.022
Total	7.848.145	6.919.022

7.11 BASIC EARNINGS PER SHARE

	<u>Current year</u>	<u>Previous year</u>
Profit attributable to holders of ordinary shares	2.871.880.149	811.140.383
Appropriation of bonus and welfare funds from after-tax income	459.500.824	97.336.846
Average ordinary shares outstanding during the year	4.986.124	4.986.124
Basic earnings per share	484	143

7.12 DILUTED EARNINGS PER SHARE

	<u>Current year</u>	<u>Previous year</u>
Profit attributable to holders of ordinary shares	2.871.880.149	811.140.383
Appropriation of bonus and welfare funds from after-tax income	459.500.824	97.336.846
The number of ordinary shares is expected to issue more	-	-
Average ordinary shares outstanding during the year	4.986.124	4.986.124
Diluted earnings per share	484	143

7.13 BUSINESS COSTS BY ELEMENTS

	<u>Current year</u>	<u>Previous year</u>
- Raw materials	8.493.326.670	532.805.981
- Tools	48.945.867	32.371.256
- Labor	6.553.233.940	2.737.660.860
- Depreciation expenses	208.933.741	211.553.280
- Expenses from external services	4.185.786.104	2.119.741.158
- Other expenses by cash	6.395.684.730	5.041.819.926
Total	25.885.911.052	10.675.952.461

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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:

Name	Position	Current year	Previous year
- Mr. Mai Van Chanh	Chairman of the BOD	194.084.000	134.411.000
- Mr. Huynh Thanh Son	Member of the BOD	7.043.000	-
- Mr. Tran Thien The	Member of the BOD	7.043.000	-
- Mrs. Pham Thi Bang Trang	Member of the BOD	7.043.000	-
- Mr. Pham Ngu Co	Member of the BOD	7.043.000	-
- Mr. Nguyen Hong Chau	Head of board	7.043.000	-
- Mrs. Nguyen Thi Anh	Member of the SB	3.521.000	-
- Mrs. Mai Thi Thanh Thuy	Member of the SB	3.521.000	-
- Mr. Truong Van Hien	Director of the Company (term expired)	-	47.482.000
- Mr. Nguyen An	Director of the Company	394.037.000	169.699.000
- Mr. Le Tien Hung Cuong	deputy director		103.719.000
- Mr. Hua Ngoc Chinh	Chief Accountant	243.390.000	170.751.000
Total		873.768.000	626.062.000

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

Bên liên quan	Nội dung nghiệp vụ	Current year	Previous year
Binh Duong Building Materials and Construction Corporation	- Paid for goods	150.000.000	-
Nui Nho Stone Joint Stock Company	- Loan paid	2.600.000.000	-
	- Loan	-	3.000.000.000
	Interest payable	47.609.589	37.397.260
	Interest paid	99.634.931	-
Mrs. Dang Thi Kim Tan	- Loan paid	1.000.000.000	-
	Interest payable	30.608.219	227.375.342
	Interest paid	227.375.341	456.000.000

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

Related parties	Transactions content	Ending balance	Beginning balance
Binh Duong Building Materials and Construction Corporation	Purchases of goods	-	150.000.000
	Dividends paid	-	-
	Dividends payable	720.005.760	720.005.760
Nui Nho Stone Joint Stock Company	Loan	-	2.600.000.000
	Loan interest	-	52.025.342
Mrs. Dang Thi Kim Tan	Loan	-	1.000.000.000
	Loan interest	-	196.767.122

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 2024, ending on December 31, 2024.

Prepared by


HUA NGOC CHINH

Chief Accountant


HUA NGOC CHINH

TP. HCM, October 20th, 2025

Director

