

**BIEN HOA BUILDING MATERIALS
PRODUCTION AND CONSTRUCTION
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No. *06* /VLXD-TV

Dong Nai, 26 March 2026

Re. Explaining the variation of after-tax profit of the reporting period by more than 10% compared to the same period of the previous year

To:

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Pursuant to the provisions of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the stock market, Bien Hoa Building Materials Production and Construction Joint Stock Company (securities code: VLB) hereby presents our explanation below:

After-tax profit presented in the Income Statement for 2025 varies by more than 10% compared to that of the same period of 2024:

No.	Item	Year 2025 (VND)	Year 2024 (VND)	Increase (VND)	Increase rate (%)
1	After-tax profit	301,436,755,312	218,626,719,217	82,810,036,095	37.9%

Reasons for profit growth: In 2025, the total revenue increased by VND 175.3 billion or 13.2%, while the total costs only increased by VND 74,6 billion or 7.1% year-on-year. Specifically:

Revenue from sales of goods in 2025 increased thanks to the acceleration of construction progress of many projects in the area, which led to a significant increase in demand for various kinds of construction stone.

In 2025, pursuant to Decisions on land rental reduction of Dong Nai Province Tax Authority, the Company recognized an increase in other income for the 30% reduction in land rental for 2024, equivalent to VND 10.5 billion, and recognized a decrease in general manufacturing costs for the 30% reduction in land rental for 2025 with an amount of VND 11.5 billion, thereby contributing to a decrease in cost of goods sold during the period.

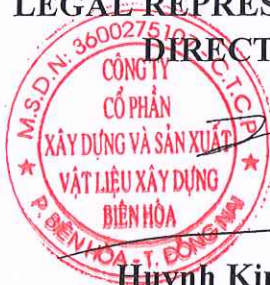
In addition, the fines for administrative violation of VND 10.6 billion incurred in 2024 also contributed to lower profit after tax in 2024 compared to 2025.

Yours faithfully./.

To:

- As above;
- File: Archive, organization.

**LEGAL REPRESENTATIVE
DIRECTOR**



Huynh Kim Vu

**BIEN HOA BUILDING
MATERIALS PRODUCTION AND
CONSTRUCTION JOINT STOCK
COMPANY**

No. 07/CBTT-VLXD

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Bien Hoa, 26... March 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To:

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Pursuant to the provisions of Clause 3 and Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the stock market, Bien Hoa Building Materials Production and Construction Joint Stock Company shall disclose information on the Financial Statements (FSs) for the year 2025 to the Hanoi Stock Exchange as follows:

1. Name of company: Bien Hoa Building Materials Production and Construction Joint Stock Company.

- Securities code: VLB.

- Address: No. K4/79C Nguyen Tri Phuong Street, Buu Hoa 3 Quarter, Bien Hoa Ward, Dong Nai Province.

- Telephone: (0251) 3859358 Fax: (0251) 3859917

- Email: congtybbcc@gmail.com.vn Website www.bbcc.com.vn

2. Content of the disclosed information:

- FSs for the year 2025

☒ Separate FSs (the listed entity has no subsidiaries and no superior accounting units that have affiliated units);

☐ Consolidated FSs (the listed entity has subsidiaries);

☐ Combined FSs (the listed entity has affiliated units with separate accounting mechanism).

- Cases that are required to provide explanation:

+ The audit firm gave an opinion other than an unqualified opinion on the FSs (for the audited FSs 2025):

☐ Yes

☐ No

Written explanation if choosing Yes:

☐ Yes

☐ No

+ After-tax profit of the reporting period varies by at least 5% and is changed from a positive number to a negative number or vice versa (for the audited FSs 2025):

☐ Yes

☐ No

Written explanation if choosing Yes:

☐ Yes

☐ No

+ After-tax profit shown in the Income Statement of the reporting period varies by at least 10% compared to that of the same reporting period in the previous year:

☒ Yes

☐ No

Written explanation if choosing Yes:

☒ Yes

☐ No

+ After-tax profit of the reporting period is negative; year-on-year profit is changed from a positive number to a negative number or vice versa:

☐ Yes

☐ No

Written explanation if choosing Yes:

☐ Yes

☐ No

This information was disclosed on the Company's website on 26. March 2026 at the link: www.bbcc.com.vn

Enclosures:

- FSs for the year 2025.
- Written explanation for the change of after-tax profit by more than 10%.

**LEGAL REPRESENTATIVE
CHAIRMAN**



Huynh Xuan Dao