

THANH THANH JOINT STOCK COMPANY
BIEN HOA 1 INDUSTRIAL PARK, AN BINH WARD, BIEN HOA CITY, DONG NAI PROVINCE

FINANCIAL REPORTS
QUARTER 1-2026

THANH THANH CERAMIC JOINT STOCK COMPANY

Address: Road No. 1, BH 1 Industrial Zone, Tran Bien Ward, Dong Nai Province

Form CBTT-03

Tel: 0251 3836549 Fax: 0251 3836305

SUMMARY FINANCIAL STATEMENTS
QUARTER 1-2026

I. BALANCE SHEET

No	Content	Ending balance	Beginning balance
1	2	3	4
I	I Short-term assets	<u>138,319,126,660</u>	<u>133,674,830,472</u>
1	Cash and cash equivalents	5,104,736,408	18,063,247,966
2	Short-term financial investments	108,603,390,000	83,774,980,000
3	Short-term receivables	22,643,170,485	22,323,915,061
4	Inventories	1,918,382,640	9,501,916,668
5	Other short-term assets	49,447,127	10,770,777
II	Long-term assets	<u>3,940,187,282</u>	<u>4,139,967,389</u>
1	Long-term receivables	85,700,000	85,700,000
2	Fixed assets	<u>3,854,487,282</u>	<u>4,054,267,389</u>
	Tangible fixed assets	3,854,487,282	4,054,267,389
	Intangible fixed assets		
	Finance lease fixed assets		
	Construction in progress		
3	Investment real estate		
4	Long-term financial investments	-	-
5	Other long-term assets		
III	TOTAL ASSETS	<u>142,259,313,942</u>	<u>137,814,797,861</u>
IV	Liabilities	<u>22,200,563,070</u>	<u>21,582,830,759</u>
1	Short-term debt	21,095,563,070	20,477,830,759
2	Long-term debt	1,105,000,000	1,105,000,000
V	OWNER'S EQUITY	<u>120,058,569,323</u>	<u>116,231,967,102</u>
1	Owner's equity	120,058,569,323	116,231,967,102
	- Owner's investment capital	59,923,480,000	59,923,480,000
	- Capital surplus	313,744,700	313,744,700
	- Other owner's capital	14,054,939,829	14,054,939,829
	- Shares repurchased by the owner	-652,100,000	-652,100,000
	- Revaluation difference of assets	0	-
	- Exchange rate difference	0	-
	- Development Investment Fund	17,691,184,747	17,691,184,747
	- Other funds belonging to owner's capital	3,905,815,558	3,905,815,558
	- Undistributed after-tax profit	24,820,322,038	20,994,902,268
	- Capital for construction investment		
2	Other funding sources and funds	-	-
	Funds	-	-
	Funds for forming fixed assets	-	-
	TOTAL CAPITAL	<u>142,259,132,393</u>	<u>137,814,797,861</u>



II. BUSINESS RESULTS

No	Content	Quarter 1	Cumulative
1	Sales revenue and service provision	14,588,106,120	27,989,877,062
2	Revenue deductions	-	188,187,379
3	Net revenue from sales and service provision	14,588,106,120	27,801,689,683
4	Cost of goods sold	7,526,338,863	23,483,049,033
5	Gross profit from sales and service provision	7,061,767,257	4,318,640,650
6	Financial revenue	58,879,652	77,487,807
7	Financial expenses	185,609,267	4,736,892
8	Selling expenses	545,981,280	622,484,665
9	Business management expenses	1,600,345,879	3,685,711,242
10	Net profit from business activities	4,788,710,483	83,195,658
11	Other income	454,545	-
12	Other expenses	5,912,252	-
13	Other profits	(5,457,707)	-
14	Total accounting profit before tax	4,783,252,776	83,195,658
15	Corporate income tax	957,833,006	16,639,132
16	Profit after corporate income tax	3,825,419,770	66,556,526
17	Basic earnings per share	644	11



Dong Nai, April 09, 2026

TRAN HUNG LUONG

THANH THANH CERAMIC JOINT STOCK COMPANY Financial report

Address: Road No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, TP. Bien Hoa, First quarter of fiscal year 2026.

Tel: 0251 3836066. Fax: 0251 3836305.

Sample number

BUSINESS - FINANCIAL STATEMENT REPORT

Indicator	Indicator Code	Explanation	End of Period Amount	Beginning of Year Amount
ASSET				
A- CURRENT ASSETS	100		138,319,126,660	133,674,830,472
I. Cash and Cash Equivalents	110		5,104,736,408	18,063,247,966
1. Cash	111		5,104,736,408	3,063,247,966
2. Cash Equivalents	112		-	15,000,000,000
II. Short-Term Financial Investments	120		108,603,390,000	83,774,980,000
1. Trading Securities	121		11,427,575,701	11,427,575,701
2. Provision for Impairment of Trading Securities	122		(7,824,185,701)	(7,652,595,701)
3. Short-Term Investments Held to Maturity	123		105,000,000,000	80,000,000,000
4. Provision for Short-Term Investments Held to Maturity	124			
5. Other Short-Term Investments	125			
6. Provision for Losses on Other Short-Term Investments	126			
III. Short-Term Receivables	130		22,643,170,485	22,323,915,061
1. Short-Term Accounts Receivable from Customers	131		22,795,868,585	21,794,563,650
2. Short-Term Prepayments to Suppliers	132		168,934,287	167,778,647
3. Short-Term Intercompany Receivables	133			-
4. Receivables Based on Construction Contract	134			-
5. Other Short-Term Receivables	135		84,620,503	767,825,654
6. Provision for Doubtful Short-Term Receivables	136		(406,252,890)	(406,252,890)
7. Assets Awaiting Processing	137			-
IV. Inventory	140		1,918,382,640	9,501,916,668
1. Inventory	141		10,868,715,648	35,220,624,219
2. Provision for Inventory devaluation (*)	142		-8,950,333,008	-25,718,707,551
V. Short-term biological assets	150			
1. Short-term livestock for single-use production	151			
2. Short-term seasonal or single-use crops	152			
3. Provision for short-term biological asset losses	153			
VI. Other short-term assets	160		49,447,127	10,770,777
1. Short-term deferred expenses	161		-	-
2. Deductible VAT	162			-
3. Taxes and other amounts receivable from the government	163		49,447,127	10,770,777
4. Government bond repurchase transactions	164		-	-
5. Other short-term assets	165		-	-
B. LONG-TERM ASSETS	200		3,940,187,282	4,139,967,389
I. Long-term receivables	210		85,700,000	85,700,000
1. Long-term receivables from customers	211			-
2. Long-term prepayments to suppliers	212			-
3. Business capital in subsidiary units	213			-
4. Long-term intercompany receivables	214			-
5. Other long-term receivables	215		85,700,000	85,700,000
6. Provision for doubtful long-term receivables (*)	216			-
II. Fixed assets	220		3,854,487,282	4,054,267,389
1. Tangible fixed assets	221		3,854,487,282	4,054,267,389
- Original cost	222		38,521,923,263	38,521,923,263
- Accumulated depreciation (*)	223		-34,667,435,981	-34,467,655,874
2. Fixed assets Financial lease	224			
- Original cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227		-	-



- Original cost	228		100,896,000	100,896,000
- Accumulated depreciation (*)	229		-100,896,000	-100,896,000
III. Long-term biological assets	230		-	-
1. Livestock for periodic production	231		-	-
a) Livestock for periodic production not yet at ma	232		-	-
b) Livestock for periodic production reaching ma	233		-	-
- Original cost	234		0	-
- Accumulated depreciation (*)	235		0	-
2. Long-term one-time production livestock	236			
3. Long-term seasonal or one-time production c	237			
4. Provision for long-term losses of biological as	238			
IV. Investment properties	240			
- Original cost	241			
- Accumulated depreciation (*)	242			-
V. Long-term work-in-progress assets	250		-	-
1. Long-term work-in-progress production and b	251		0	-
2. Work-in-progress capital construction costs	252		0	-
VI. Long-term financial investments	260		0	0
1. Investment in subsidiaries	261			-
2. Investment in joint ventures and associated c	262		1,920,000,000	1,920,000,000
3. Capital investment in other entities	263			-
4. Provision for long-term investment losses in o	264		(1,920,000,000)	(1,920,000,000)
5. Long-term investments held to maturity	265			
6. Provision for long-term investments held to m	266			
VII. Other Long-Term Assets	270			
1. Long-term deferred expenses	271			
2. Deferred income tax assets	272			
3. Long-term equipment, supplies, and spare pa	273			
4. Other long-term assets	274			
TOTAL ASSETS	280		142,259,313,942	137,814,797,861
SOURCES OF CAPITAL				
C. LIABILITIES	300		22,201,927,070	21,582,830,759
I. Short-term Liabilities	310		21,096,927,070	20,477,830,759
1. Short-term accounts payable to suppliers	311		1,141,233,982	1,154,869,145
2. Short-term advances from customers	312		1,125,433,644	1,107,721,986
3. Dividends and profits payable	313		8,737,435	
4. Short-term taxes and other amounts payable	314		1,500,196,546	2,014,448,130
5. Payable to employees	315		1,446,734,780	1,989,334,330
6. Short-term accrued expenses	316		-	-
7. Short-term intercompany payables	317			-
8. Short-term construction contract payments	318			-
9. Short-term deferred revenue	319			-
10. Other short-term payables	320		11,654,278,376	9,543,723,611
11. Short-term loans and financial lease liabilit	321			-
12. Short-term provisions for liabilities	322			-
13. Reward and welfare fund	323		4,220,312,307	4,667,733,557
14. Price stabilization fund	324			-
15. Government bond repurchase transactions	325			-
II. Long-term liabilities	330		1,105,000,000	1,105,000,000
1. Long-term payables to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other amounts payable t	333		-	-
4. Long-term accrued expenses	334		-	-
5. Internal payables for working capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term deferred revenue	337			
8. Other long-term payables	338		1,105,000,000	1,105,000,000
9. Long-term loans and financial lease liabilities	339		-	-
10. Convertible bonds	340		-	-

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11. Preferred shares	341		-	-
12. Deferred income tax payable	342		-	-
13. Long-term provisions for liabilities	343		-	-
14. Science and technology development fund	344			
D. EQUITY	400		120,057,386,872	116,231,967,102
1. Owner's contributed capital	411		59,923,480,000	59,923,480,000
- Common shares with voting rights	411a		59,923,480,000	59,923,480,000
- Preferred shares	411b		-	-
2. Capital surplus	412		313,744,700	313,744,700
3. Convertible bond options	413		-	-
4. Other owner's capital	414		14,054,939,829	14,054,939,829
5. Shares repurchased from oneself (*)	415		-652,100,000	-652,100,000
6. Revaluation difference of assets	416			-
7. Exchange rate difference	417			-
8. Development Investment Fund	418		17,691,184,747	17,691,184,747
9. Other Funds under Equity Capital	419		3,905,815,558	3,905,815,558
10. Undistributed Net Profit	420		24,820,322,038	20,994,902,268
- Accumulated undistributed net profit up to the end of the previous period	420a		20,994,902,268	18,220,745,506
- undistributed net profit for this period	420b		3,825,419,770	2,774,156,762
TOTAL CAPITAL SOURCES	440		142,259,313,942	137,814,797,861

Dongnai, April 09, 2026

Prepared by



Nguyen Xuan Khiem

Chief Accountant



Vo Thi Thu Thuy

General Director



Tran Hung Luong



THANH THANH CERAMIC JOINT STOCK COMPANY

Address : Road No. 1, BH 1 Industrial Zone, Tran Bien Ward, Dong Nai Province

Tel : 0251 3836549 Fax : 0251 3836305

Financial Report
Quarter 1, 2026

Income Statement

Completed Interim Reporting according to the Circular No. 200, Date from 01/01/2026 to 31/03/2026...

Norm	Number	Interpretation	this quarter year	this quarter year	Cumulative number from the beginning of the year to the end of this quarter (This year)	Cumulative number from the beginning of the year to the end of this quarter (last year)
1. Revenues from sales and services rendered	01		14,588,106,120	27,989,877,062	14,588,106,120	27,989,877,062
2. Revenue deductions	02			188,187,379		188,187,379
3. Net revenues from sales and services rendered (10=01-02)	10		14,588,106,120	27,801,689,683	14,588,106,120	27,801,689,683
4. Costs of goods sold	11		7,526,338,863	23,483,049,033	7,526,338,863	23,483,049,033
5. Gross revenues from sales and services rendered (20=10-11)	20		7,061,767,257	4,318,640,650	7,061,767,257	4,318,640,650
6. Financial Income	21		58,879,652	77,487,807	58,879,652	77,487,807
7. Financial Expenses	22		185,609,267	4,736,892	185,609,267	4,736,892
- In Which: Interest expenses	23			459,646		459,646
8. Profit and loss share in joint ventures and associated companies						
9. Selling Expenses	25		545,981,280	622,484,665	545,981,280	622,484,665
10. General administration expenses	26		1,600,345,879	3,685,711,242	1,600,345,879	3,685,711,242
11. Net profits from operating activities {30=20+(21-22)-(25+26)}	30		4,788,710,483	83,195,658	4,788,710,483	83,195,658
12. Other Income	31		454,545		454,545	
13. Other Expenses	32		5,912,252		5,912,252	
14. Other profits (40=31-32)	40		-5,457,707		-5,457,707	
15. Total net profit before tax (50=30+40)	50		4,783,252,776	83,195,658	4,783,252,776	83,195,658
16. Current corporate income tax expenses	51		957,833,006	16,639,132	957,833,006	16,639,132
17. Deferred corporate income tax expenses	52					
18. Profits after enterprise income tax (60=50-51-52)	60		3,825,419,770	66,556,526	3,825,419,770	66,556,526
18.1 Net profit after tax of the parent company						
18.2 Net profit after tax attributable to non-controlling shareholders						
19. Basic earnings per share (*)	70		644	11	644	11
20. Diluted earnings per share (*)	71					

Prepared by

Nguyễn Xuân Khiêm

Nguyễn Xuân Khiêm

Chief Accountant

Võ Thị Thu Thủy

Võ Thị Thu Thủy

Dongnai, April 09, 2025

General Director



THANH THANH CERAMIC JOINT STOCK COMPANY

Financial Report

Address : Road No. 1, BH 1 Industrial Zone, Tran Bien Ward, Dong Nai Province Quarter 1, 2026

Tel : 02513836549 Fax : 02513836305

Form No.

DN - CASH FLOW STATEMENT - PPTT QUARTER

Norm	Print Number	Interpretation	Plan from the beginning to the end of this quarter	
			Current Year	Previous Year
I. CASH FLOWS FROM OPERATING				
1. Proceeds from sales and services rendered and	01		14,180,878,450	31,504,653,531
2. Expenditures paid to suppliers	02		-485,272,053	-20,487,293,933
3. Expenditures paid to employees	03		-1,643,653,575	-4,772,860,482
4. Paid interests	04		0	-459,646
5. Paid enterprise income tax	05		-823,543,859	-229,340,085
6. Other proceeds from operating activities	06		3,294,592,575	1,000,499,550
7. Other expenditures on operating activities	07		-3,222,205,659	-5,562,203,593
Net Cash Flows from Operating Activities	20		11,300,795,879	1,452,995,342
II. CASH FLOWS FROM INVESTING				
1. Expenditures on purchase and construction of	21		0	0
2. Proceeds from disposal or transfer of fixed assets	22		0	0
3. Cash spent on lending and purchasing debt	23		-32,500,000,000	0
4. Money recovered from lending and reselling debt	24		22,500,000,000	0
5. Money spent on investment in other entities	25		0	0
6.Recovery of capital investment in other entities	26		0	0
7. Interest income, dividends and profits distributed	27		741,972,803	119,200,135
Net cash flow from investing activities	30		-9,258,027,197	119,200,135
III. CASH FLOWS FROM FINANCING				
1. Proceeds from issuing shares and receiving	31		0	0
2. Money to pay capital contributions to owners, buy	32		0	0
3.Proceeds from borrowing	33		0	745,649,000
4. Loan principal repayment	34		0	-745,649,000
5. Payment of financial lease debt	35		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flow from financing activities	40		0	0
Net cash flow during the period (50 = 20+30+40)	50		2,042,768,682	1,572,195,477
Cash and cash equivalents at the beginning of the	60		3,063,247,966	22,627,469,397
Impact of foreign exchange rate changes on foreign	61		-1,280,240	-1,211,423
Cash and cash equivalents at the end of the	70		5,104,736,408	24,198,453,451

Dongnai, April 09, 2026

Prepared by

Chief Accountant

General Director



Nguyen Xuan Khiem



Vo Thi Thu Thuy



Tran Hung Luong

I.Characteristics of the Enterprise's operations

1. Establishment: THANH THANH CERAMIC TILES JOINT STOCK COMPANY (hereinafter referred to as "the Company") was converted from a state-owned enterprise, THANH THANH CERAMIC TILES Company, pursuant to Decision No. 1706/QĐ-BXD dated December 22, 2003 of the Ministry of Construction. THANH THANH CERAMIC TILES JOINT STOCK COMPANY is under Construction Materials Corporation No. 1, is an independent economic accounting unit, with full legal status. THANH THANH CERAMIC TILES JOINT STOCK COMPANY was granted Business Registration Certificate No. 4703000091 by the Department of Planning and Investment of Dong Nai Province, first issued on January 2, 2004 and changed for the twelfth time on December 29, 2020.
2. Form of capital ownership: equity
The Company's charter capital: VND 59,923,480,000
Members of the Board of Directors and the Board of Supervisors of the Company as of the date of preparing the financial statements are

Members of the Board of Directors

No	Full name	Position
1	Mr Cao Truong Thu	Chair man
2	Mr Tran Hung Luong	Member
3	Mr Pham Viet Thang	Member
4	Mr Nguyen Thanh Ha	Member

Board of Supervisors

No	Full name	Position
1	Mr Đào Quang Sơn	Head of the Board
2	Mr Le Nguyen Quoc Truong	Member

Board of Directors

No	Full name	Position
1	Mr Tran Hung Luong	General Director
2	Mr Tran Hung Du	Deputy General Manager
3	Mrs Vo Thi Thu Thuy	Deputy General Manager

The Company's head office is located at: Road No. 1, Bien Hoa 1 Industrial Park, An Binh Ward, Bien Hoa City, Dong Nai Province.

3. Business fields: According to the current investment license, the Company's business fields include:
 - Production of construction materials;
 - Industrial construction and installation
 - Wholesale of construction materials of all kinds, wholesale of supplies and import and export of construction materials;
 - Investment and trading in real estate and infrastructure;
 - Consulting and technology transfer for construction materials production;
 - Mining and processing of minerals;
 - Transportation and tourism services;

II. Accounting period, currency used in accounting.

1. Accounting period

The Company's accounting period begins on January 1 and ends on December 31 of each year.

2. Currency used in accounting

Financial statements are expressed in Vietnamese Dong ("VND")

III. Applicable accounting standards and regimes

The Company applies the Vietnamese Enterprise Accounting Regime System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025.

The Company's financial statements are presented on the historical cost principle and in accordance with Vietnamese accounting standards, regimes and other current regulations on accounting in Vietnam

Applicable accounting form: General journal

IV. Applicable accounting policies

1. Principles for determining cash and cash equivalents.

Principles for determining cash equivalents include cash in hand, bank deposits and other short-term investments with an original maturity of no more than three months.

2. Principles for recording inventories

Principles for evaluating inventories: at original cost.

The cost of inventories is calculated using the weighted average method.

The method of accounting for inventories is the regular declaration method.

Method of establishing inventory depreciation provisions: Inventory depreciation provisions are established for the estimated value lost due to possible declines in value of materials, finished products and inventories owned by the Enterprise based on reasonable evidence of decline in value at the time of preparing the balance sheet. The increase or decrease in inventory value is transferred to the cost of goods sold in the period.

3. Principles of recording and depreciating fixed assets

Tangible fixed assets are determined according to their original cost and accumulated depreciation. Fixed assets are depreciated using the straight-line method, determined based on the estimated useful life of the assets, applied according to Circular No. 45/2013/TT-BTC dated April 25, 2013. The number of depreciation years for each group of assets is as follows:

1 Buildings and structures	:	05-30 years
2 Machinery and equipment	:	05-10 years
3 Means of transport	:	07-14 years
4 Office equipment	:	03-06 years
5 Accounting software	:	03 years

4. Principles of recording financial investments

Principles of recording investments in subsidiaries and associates: At original cost. Net profits distributed from subsidiaries and associates arising after the date of investment are recorded in the income statement. Other distributions (other than net profit) are considered as investment recovery and are recorded as deductions from the original investment cost.

Principles for recording short-term securities investments: at the time of preparing financial statements, securities investments have a capital recovery period of less than 1 year or within 1 business cycle.

Principles for recording other short-term and long-term investments: at the time of preparing financial statements, other investments have a capital recovery period of less than 1 year or within 1 business cycle are considered short-term investments, and if the capital recovery period is over 1 year or more than 1 business cycle, it is considered long-term investments.

Method for establishing short-term and long-term investment depreciation provisions: Investment depreciation provisions are established at the end of the year as the difference between the original cost of investments greater than their market value.

5. Principles of recording and capitalizing borrowing costs

Principles of recording borrowing costs: According to actual borrowing costs.

Principles of capitalizing borrowing costs: Borrowing costs are capitalized when the enterprise is certain to obtain future economic benefits from the use of that asset and the borrowing costs are reliably determined.

6. Principles of recording and capitalizing other expenses

Method of allocating prepaid expenses: based on the estimated time of use that the asset brings economic benefits.

7. Principles of recording payable expenses

Actual expenses that have not yet arisen but are deducted in advance from production and business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When those costs arise, if there is a difference with the amount deducted, the accountant will record additional or reduce the cost corresponding to that difference.

8. Principles and methods of recording provisions payable

Unemployment allowance reserve fund: According to Circular No. 180/2012/TT-BTC dated October 24, 2012.

9. Principles of recording equity:

Recording dividends: According to the resolution of the Annual General Meeting of Shareholders.

Principles of setting aside reserves for funds from after-tax profits: According to the resolution of the Annual General Meeting of Shareholders

10. Principles and methods of recording revenue

10.1 Sales revenue: Recorded at the time of transferring ownership of goods and issuing sales invoices.

10.2 Service revenue: Recorded at the time the service work is completed and sales invoices are issued.

10.3 Financial income: Interest income, exchange rate differences and other financial income are recorded at the time when economic benefits are likely to be received and are reliably determined.

11. Principles and methods of recording financial expenses

Interest expenses, exchange rate differences and other financial expenses are recorded at the time when there is evidence of expenses arising, regardless of whether money has been spent or not.

12. Principles and methods of recording current corporate income tax expenses, deferred corporate income tax expenses

Corporate Income Tax Expense: This is the sum of current and deferred income tax expenses when determining profit or loss for a period.

The company is obligated to pay corporate income tax at a rate of 20% on taxable income.

The tax payable shown in the accounting books is an estimated figure. The specific amount of tax payable will be recorded depending on the results of the tax audit by the tax authorities.

Current Tax

Taxable assets and taxes payable for the current year and prior years are determined by the expected value payable to (or recoverable from) the tax authorities, using tax rates and tax laws in effect as of the balance sheet date.

Deferred Income Tax

Deferred income tax is determined for temporary differences at the balance sheet date between the tax basis of assets and liabilities and their book value for financial reporting purposes.

Deferred income tax assets are recognized for all deductible temporary differences, the carry-forward deductible value of tax losses and unused tax credits, when it is certain that tax profits will be available in the future to utilize these deductible temporary differences, tax losses and unused tax credits.

13. Foreign exchange risk hedging transactions

Transactions arising in foreign currencies are translated at the exchange rate applicable on the date of the transaction. Exchange rate differences arising from these transactions are transferred to the statement of profit and loss.

Current assets and short-term liabilities denominated in foreign currencies at the balance sheet date are translated at the exchange rate applicable on the balance sheet date. Unrealized differences due to translation are presented in the balance sheet.

Long-term liabilities denominated in foreign currencies at the balance sheet date are translated at the exchange rate applicable on the balance sheet date. Differences in gains/losses due to translation are transferred to financial income or expenses in the statement of profit and loss.

V. Additional information for items presented in the balance sheet

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		31 March 2026	01 January 2026
1	Cash and cash equivalents	5.104.736.408	18.063.247.966
-	Cash	28.280.696	267.920.347
-	Bank deposits	4.567.566.626	2.795.327.619
-	Cash equivalents	-	15.000.000.000
2	Short-term financial investments	108.603.390.000	83.774.980.000
-	Securities and trading financial instruments	11.427.575.701	11.427.575.701
-	Other short-term investments	(7.824.185.701)	(7.652.595.701)
-	Other short-term investments	105.000.000.000	80.000.000.000
		31 March 2025	01 January 2026
3	Short-term receivables	22.643.170.485	22.323.915.061
-	Trade receivables	22.795.868.585	21.794.563.650
-	In which: Receivables from related parties	13.320.358.267	13.749.145.503
	Construction Materials Corporation No. 1-CTCP	12.138.858.267	12.567.645.503
	Southeast Asia Brick Joint Stock Company	1.181.500.000	1.181.500.000
	Prepayments to sellers	168.934.287	167.778.647
	Other receivables: Of which:	84.620.503	767.825.654
	+ Receivables (Account 1388)	50.000.000	733.093.151
	+ Advances to employees	26.428.000	26.428.000
	+ Other payables	8.192.503	8.304.503
	Provision for doubtful debts	(406.252.890)	(406.252.890)
		31 March 2025	01 January 2026
4	Inventories	1.918.382.640	9.501.916.668
-	Raw materials	-	1.286.651.966
-	Tools and equipment	-	-
	Finished products	10.868.715.648	33.933.972.253
	Goods	-	-
	Total cost of inventory	10.868.715.648	35.220.624.219
	Provision for devaluation of inventory materials	-	1.056.472.316
	Provision for impairment of finished goods inventory.	8.950.333.008	24.662.235.235
	Provision for commodity price depreciation	-	-
	Total cost of goods Inventories	8.950.333.008	25.718.707.551
		31 March 2025	01 January 2026
5	Other current assets	49.447.127	10.770.777

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- Short-term prepaid expenses	-	-
- Deductible VAT	-	-
Taxes and receivables from the State	49.447.127	10.770.777

6 Increase or decrease in fixed assets

6.1 Tangible fixed assets:

Indicators	Factories, structures	Machinery and equipment	Means of transport	Management equipment	Total
I.Original price					
Beginning balance	25.328.736.587	9.426.379.237	3.660.551.239	106.256.200	38.521.923.263
Purchases during the period					
Completed construction investment					
Other increases					
Transfer to investment real estate					
Liquidation, sale					
Other decreases					
Ending balance	25.328.736.587	9.426.379.237	3.660.551.239	106.256.200	38.521.923.263
II Depreciation value					
Beginning balance	24.067.732.030	8.795.080.656	1.498.586.988	106.256.200	34.467.655.874
Depreciation during the period	39.406.389	73.058.151	87.315.567	-	199.780.107
Other increases					
Liquidation, sale					
Other decreases					
Ending balance	24.098.138.419	8.868.138.807	1.585.902.555	106.256.200	34.667.435.981
III Remaining value					
Beginning balance	1.261.004.557	631.298.581	2.161.964.251	-	4.054.267.389
Ending balance	1.221.598.168	558.240.430	2.074.648.684	-	3.854.487.282

6.2 intangible fixed assets

Item	Beginning of the year	Increase	Decrease	End of the period
Original cost	100.896.000	-	-	100.896.000
Accumulated depreciation	100.896.000	-	-	100.896.000
Remaining value				

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	31 March 2025	01 January 2026
7 Long-term investments	0	0
- Investments in associates	1.920.000.000	1.920.000.000
- Long-term financial investment reserve	(1.920.000.000)	(1.920.000.000)
	31 March 2025	01 January 2026
8 Long-term receivables +Deposits	85.700.000	85.700.000
- Long-term deposits and bets	85.700.000	85.700.000
9 Short-term loans and debts		-
10 Payables to suppliers	1.141.233.982	1.154.869.145
In which: Payables to suppliers are related parties	35.396.205	35.396.205
Construction Materials Corporation No. 1-JSC	35.396.205	35.396.205
Southeast Asia Brick Joint Stock Company	-	-
Packaging and Minerals Joint Stock Company No. 1	-	-
11 Dividends and profits must be paid.	8.737.435	8.737.435
12 Taxes and amounts payable to the State	1.500.196.546	2.014.448.130
13 Short-term payables	-	-
14 Expenses payable to employees	1.446.734.780	989.334.330
15 Advance payments from customers	1.125.433.644	1.107.721.986
16 Other Provisions	11.654.278.376	1.000.000.000
17 Other payables	12.525.590.988	9.543.723.611
Details include:		
Union fees	11.853.300	82.545.800
Social insurance and health insurance + unemployment insurance	-	-
Dividends payable	-	-
Other payables due to agents depositing for exclusive production of goods	11.111.345.096	11.263.198.931
Remuneration and bonuses for the Board of Directors	295.580.798	654.580.798
Other payables	235.499.182	238.689.782
18 Other long-term payables	1.105.000.000	1.105.000.000
Deposits and bets received from agents	1.105.000.000	1.105.000.000
19 Deferred income tax payable		
20 Increase or decrease in equity		

a. Increase or decrease in equity

Unit: thousand VND

Item	Beginning of the year	Increase	Decrease	End of the period
Owner's investment capital	59.923.480			59.923.480

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Share premium	313.745			313.745
Other owners' capital	14.054.940			14.054.940
Treasury shares	(652.100)			(652.100)
Exchange rate difference	-			-
Development investment fund	17.691.184			17.691.184
Training Fund	100.000			-
Financial reserve fund	3.805.816			-
Other funds belonging to equity	-			3.905.816
Undistributed profits	20.994.902	3.825.420		24.820.322
Total	116.231.967	3.825.420		120.057.387

b. Owner's capital details:

Unit: thousand VND

Target	Last year			This year		
	Total	Common stock	Preferred stock	Total	Common stock	Preferred stock
Contributed capital (shareholders)	59.923.480	59.923.480		59.923.480	59.923.480	
Share premium	313.745	313.745		313.745	313.745	
Treasury shares	(652.100)	(652.100)		(652.100)	(652.100)	
Total	59.585.125	59.585.125		59.585.125	59.585.125	

c. Capital transactions with owners and profit dividend distribution:

	31 March 2025	01 January 2025
Owner's equity		
- Capital contribution at the beginning of the year	59.923.480.000	59.923.480.000
- Capital contribution increased during the year		
Capital contribution at the end of the period	59.923.480.000	59.923.480.000
Including: Shareholders of Construction Materials Corporation No. 1-Joint Stock Company	30.560.970.000	30.560.970.000
Other shareholders	29.362.510.000	29.362.510.000

d. Dividends:

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	31 March 2025	01 Jan 2026
Dividends declared after the end of the accounting year		
- Dividends declared on common stock		
- Dividends declared on preference stock	Not declared	
Dividends on cumulative preference stock	Not declared	
e. Shares		
	31 March 2025	01 Jan 2025
Number of Shares authorized to be issued	5.992.348	5.992.348
- Number of Shares issued and fully contributed	5.992.348	5.992.348
- Common shares	5.992.348	5.992.348
Preferred shares	-	-
Number of outstanding shares	51.820	51.820
Common shares	51.820	51.820
Preferred shares		
Number of outstanding shares	5.940.528	5.940.528
Common shares	5.940.528	5.940.528
Preferred shares		
Par value of shares (VND/share) coupon)	10.000	10.000

VI. Additional information for items presented in the Income Statement

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		Quarter 1-2026	Quarter 1-2025
1	Revenue		
	Sales revenue	14.588.106.120	27.989.877.062
	Revenue deductions	-	188.187.379
	Trade discounts	-	180.619.510
	Sales returns	-	7.567.869
	Net sales revenue and service provision:	14.588.106.120	27.801.689.683
2	Cost of goods sold	14.588.106.120	23.483.049.033
3	Financial income	7.526.338.863	77.487.807
	Interest on bank deposits	58.879.652	77.487.807
	Exchange rate difference	58.879.652	-
	Reversal of short-term investment depreciation provision	-	-
4	Financial expenses	185.609.267	4.736.892
	Interest on loans	-	459.646
	Exchange rate difference loss	14.019.267	4.277.246
	Reversal of Provisions for Short-term Investments	171.590.000	-
5	Other income	454.545	-
6	Other expenses	5.912.252	-
7	Selling expenses	545.981.280	622.484.665
	Employee expenses	391.892.100	434.293.360
	Material expenses	86.884.239	48.102.596
	Fixed assets expenses	-	-
	Outsourced service expenses	6.250.000	76.143.790
	Other cash expenses	60.954.941	63.944.961
8	Business management expenses	1.600.345.879	3.685.711.242
	Management staff costs	884.958.950	1.343.928.012
	Materials and office supplies costs	7.594.810	439.219.054
	Fixed asset management costs	199.780.107	717.236.010
	Taxes, fees, charges	8.230.221	22.451.007
	Provision costs	8.891.105	-
	Outsourced service costs	490.890.686	81.098.226
	Other cash costs	1.081.778.933	1.081.778.933
9	Provisional corporate income tax expense		

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	Accounting profit before tax	4.783.252.776	83.195.658
	Estimated taxable income	4.789.165.028	83.195.658
	Corporate income tax (20%)	956.650.555	16.639.132
	Estimated corporate income tax payable	957.833.006	16.639.132
10	Basic earnings per share		
	Accounting profit after corporate income tax	3.825.419.770	66.556.526
	Average outstanding common shares	5.940.528	5.940.528
	Basic earnings per share	644	11
11	Production and business costs by element		
	Cost of raw materials and office supplies	94.479.049	14.316.229.785
	Labor costs	1.276.851.050	4.492.666.880
	Depreciation costs of fixed assets	199.780.107	894.431.908
	Cost of outsourced services	23.371.326	1.931.559.985
	Other cash costs	551.845.627	1.335.188.800
	Total	2.146.327.159	22.970.077.358

VII. OTHER INFORMATION

7.1 Information about related parties

List of related parties includes:

Related party	Relationship
Construction Materials Corporation No. 1 - JSC	Parent company
FICO Products Trading Company Limited	Same parent company
Tan Dinh Construction Mechanical Joint Stock Company	Same parent company
Southeast Asia Brick Joint Stock Company	Same parent company
Packaging and Minerals Joint Stock Company No. 1	Associate company
Phuoc Hoa FICO Joint Stock Company	Same parent company

During the year, the Company had the following main transactions with related parties:

a. Income of the Board of Directors, Board of Supervisors and Board of General Directors

Remuneration and other benefits of Board of Directors members:

Full name	Position	Q1-Year 2026	Q1-Year 2025
Mr. Cao Truong Thu	Chair man	80.000.000	30.000.000
Mr. Tran Hung Luong	Member	48.000.000	18.000.000
Mr Pham Viet Thang	Member	48.000.000	18.000.000
Mr Nguyen Thanh Ha	Member	42.000.000	18.000.000
Total		224.000.000	84.000.000

Remuneration and other benefits of members of the Board of Supervisors:

Full name	Position	Q1-Year 2025	Q1-Year 2024
Mr Đào Quang Sơn	Head of the Board	48.000.000	18.000.000
Mr Le Nguyen Quoc Trung	Member	32.000.000	12.000.000
Total		80.000.000	42.000.000

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Salary and other benefits of the Board of Directors and other managers:

Full name	Position	Q1-Year 2026	Q1-Year 2025
Mr. Tran Hung Luong	General Director	236.096.000	144.410.000
Mr. Le Xuan Thai	Deputy General Director	-	87.611.000
Mr. Tran Van Dung	Deputy General Director	-	66.217.000
Mr. Tran Hung Du	Deputy General Director	140.616.000	82.916.000
Mrs. Vo Thi Thu Thuy	Deputy General Director	172.058.000	87.672.000
Mr. Nguyen Xuan Khiem	Head of Department General Accountant	112.739.000	68.592.000
Mr. Dang Dinh Thong	Secretary of the Board of Directors	127.028.000	55.107.000
Total		788.537.000	592.525.000

b. Transactions with related parties:

Related party	Relationship	Nature	Q1-Year 2026	Q1-Year 2025
Purchase transaction			-	2.494.959.477
Construction Materials Corporation No. 1-JSC	Parent company	Purchase of materials	-	1.650.895.677
FICO Product Trading Company Limited Same parent company	Same parent company	Purchase of materials		
Tan Dinh Construction Mechanical Joint Stock Company	Same parent company	Purchase of materials		
Southeast Asia Brick JSC	Same parent company	Payables for purchases		-
Packaging and Minerals JSC No. 1	Associate Purchase	Receive dividends	-	844.063.800
Phuoc Hoa FICO Joint Stock Company	Same parent company			
			1.427.048.856	21.600.766.303
Sales transaction				
Construction Materials Corporation No. 1-JSC	Parent company	Revenue from sales of goods	1.427.048.856	21.600.766.303
Revenue deduction			-	161.349.875
Construction Materials Corporation No. 1-JSC	Parent company	trade discount	-	161.349.875
Other transactions			-	-

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Construction Materials Corporation No. 1-JSC	Parent company	Software copyright cost	-	-
Southeast Asia Brick JSC	Same parent company	Payables for purchases	-	-
Packaging and Minerals JSC No. 1	Associate Purchase	Receive dividends	-	-
Tan Dinh Construction Mechanical JSC	Same parent company	brick mold repair cost	-	-

Short-term receivables from customers **13.320.358.267** 15.511.136.067

Construction Materials Corporation No. 1-JSC	Parent company	receivables from customers	12.138.858.267	15.511.136.067
			1.181.500.000	

Southeast Asia Brick JSC	Same parent company	Payables for purchases	-	
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b. Balance with related parties: **35.396.205** **1.647.578.022**

Construction Materials Corporation No. 1-JSC	Parent company	Payables for purchases	35.396.205	1.065.922.422
Southeast Asia Brick JSC	Same parent company	Payables for purchases	-	-
Packaging and Minerals JSC No. 1	Associate Purchase	Purchase of materials	-	581.655.600
Tan Dinh Construction Mechanical JSC	Same parent company	Payables for purchases		

Preparer

Chief Accountant

Dong Nai, April 17, 2026
General Director



Nguyen Xuan Khiem



Võ Thị Thu Thủy



Tran Hung Luong