

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

SOCIAL REPUBLIC OF VIETNAM
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No.: 7/CV-GMX-2025

Tan Thanh, August 12, 2025

*"Re: Explanation for the difference of over 10% in the
semi-annual 2025 business results compared to the same
period of the previous year."*

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

In compliance with the information disclosure obligations of listed organizations as stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, My Xuan Brick Tile Pottery and Construction Joint Stock Company hereby provides an explanation for the differences in business results for the semi-annual period of 2025 compared to the same period of 2024 as follows:

Item	Semi-annual 2025	Semi-annual 2024	Differences	
			Value	%
Net revenue from sales of goods and provision of service	81,548,117,430	78,960,213,127	2,587,904,303	3.28%
Accounting profit before tax	7,966,276,182	9,484,974,092	-1,518,697,910	-16.01%
Net profit after tax	6,330,474,188	7,507,425,514	-1,176,951,326	-15.68%

The Company's after-tax profit for the semi-annual period of 2025 decreased by 15.68% compared to the same period in 2024 due to the following reasons:

- Net revenue for the semi-annual period of 2025 increased by 3.28% compared to the same period in 2024, mainly due to a 3.33% increase in the sales volume of decorative tiles compared to the same period last year.

- Cumulative production output as of 30/06/2025 rose by 8.1% compared to the same period in 2024. However, the high production cost of inventories carried over from the previous period led to an increase in the cost of goods sold.

- Cost of input materials fluctuated, and Production electricity energy costs are adjusted upward on an annual basis. Consequently, the Company's electricity cost per unit in the first six months of 2025 increased by 31.48% compared to the same period in 2024, thereby increasing production costs and reducing profit.

- With the efforts of the Board of Management and all employees, the Company will strive to save costs and make the most effective use of all resources to fulfill all business targets set by the General Meeting of Shareholders.



The above is the explanation of My Xuan Brick Tile Pottery and Construction Joint Stock Company regarding the difference over 10% in semi-annual 2025 business results compared to the same period in 2024.

Respectfully submitted.

Recipients:

- *As above*
- *AD.*
- *Accounting and Finance Department*

GENERAL DIRECTOR



NGUYEN VAN SON

