

Yes

No

+ Profit after tax in the reporting period differed by 5% and above before and after the audit, carrying forward losses to profits or vice versa (for the Audited semi-annual Financial statements for 2025).

Yes

No

Explanation document in cases of tick Yes:

Yes

No

+ Profit after corporate income tax in the reporting period differed by 10% and above compared with the same period reported last year:

Yes

No

Explanation document in cases of tick Yes:

Yes

No

+ The after-tax profit for the reporting period recorded a loss, transitioning from a profit in the same period of the previous year to a loss in the current period or vice versa?

Yes

No

Explanation document in cases of tick Yes:

Yes

No

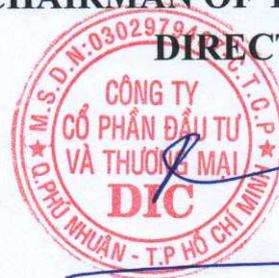


This information has been published on the company's website on:
at via: <http://dic-intraco.vn/vi/quan-he-co-dong.html>.

attachments:

- Financial statements for the 4th quarter of 2025;
- Explanation document

CHAIRMAN OF THE BOARD OF DIRECTORS



**Chairman of the board
Nguyen Duc Hai**

**DIC INVESTMENT AND TRADING JOINT
STOCK COMPANY**
DIC - INTRACO



CONSOLIDATED FINANCIAL STATEMENTS

Q4 of the fiscal year 2025

HO CHI MINH CITY, JANUARY 2026

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY

Address: 82 Tran Huy Lieu, Ward 15, Phu Nhuan District, Ho Chi Minh

Telephone: 083 9311966, fax: 083 8439279

Form No. B01-DN

(Issued under Circular 200/2014/TT-BTC dated December 22, 2014 by the Minister of Finance)



FINANCIAL STATEMENTS

Q4 of the fiscal year 2025

BALANCE SHEET

Unit: VND.

Items	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
A . CURRENT ASSETS	100		916.613.594.665	968.189.283.053
(100 = 110 + 120 + 130 + 140 + 150)				
<u>I. Cash and cash equivalents</u>	110		1.102.676.516	1.252.523.077
1. Cash	111	V.01	1.102.676.516	1.252.523.077
2. Cash equivalents	112		-	-
<u>II. Short-term financial investment</u>	120	V.02	-	-
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Investments held to maturity dates	123		-	-
<u>III. Short-term accounts receivable</u>	130		721.180.433.084	773.588.551.315
1. Receivable from customers	131		343.508.991.173	300.473.185.030
2. Short-term prepayments to suppliers	132		229.567.012.529	269.095.406.007
3. Short-term inter-company receivable	133		-	-
4. Receivable according to the progress of construction contracts	134		-	-
5. Receivable on short-term loans	135		17.000.000.000	17.000.000.000
6. Other receivable	136	V.03	160.426.631.279	216.746.680.976
7. Provision for short-term bad debts	137		(29.322.201.897)	(29.726.720.698)
8. Deficient assets to be treated	139		-	-
<u>IV. Inventories</u>	140		168.898.222.117	168.898.222.117
1. Inventories	141	V.04	168.898.222.117	168.898.222.117
2. Provisions for devaluation of inventories	149		-	-
<u>V. Other current assets</u>	150		25.432.262.948	24.449.986.544
1. Short-term prepaid expenses	151		4.449.340.447	3.901.150.239
2. VAT deductible	152		20.598.889.934	20.445.344.050
3. Taxes and accounts receivable from the State	153		384.032.567	103.492.255
4. Transaction of repurchasing the Government's bonds	154		-	-
4. Other current assets	155		-	-



B. LONG-TERM ASSETS	200		153.977.126.846	159.264.073.589
(200 = 210 + 220 + 230 + 240 + 250 + 260)				
I. Long-term accounts receivable	210		9.300.000	9.300.000
1. Long-term accounts receivable from customers	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivable	214		-	-
5. Receivable on long-term loans	215		-	-
6. Other long-term receivable	216		9.300.000	9.300.000
7. Provision for long-term bad debts (*)	219		-	-
II. Fixed assets	220		70.835.749.130	73.393.367.819
1. Tangible assets	221	V.08	70.835.749.130	73.393.367.819
. Historical costs	222		273.881.614.969	274.581.614.970
. Accumulated depreciation (*)	223		(203.045.865.839)	(201.188.247.151)
2. Financial leasehold assets	224	V.09	-	-
. Historical costs	225		-	-
. Accumulated depreciation (*)	226		-	-
3. Intangible assets	227	V.10	-	-
. Historical costs	228		-	-
. Accumulated depreciation (*)	229		-	-
III. Investment property	230	V.12	-	-
. Historical costs	231		-	-
. Accumulated depreciation (*)	232		-	-
IV. Long-term assets in progress	240		2.931.895.342	3.055.535.666
1. Long-term operating expenses in progress	241		-	-
2. Construction in progress	242		2.931.895.342	3.055.535.666
V. Long-term financial investment	250		68.155.818.056	68.145.933.590
1. Investment in subsidiaries	251		-	-
2. Investment in associates and joint ventures	252		36.433.118.056	36.423.233.590
3. Investment, capital contribution in other entities	253	V.13	31.722.700.000	31.722.700.000
4. Provision for long-term financial investment (*)	254		-	-
5. Investment held until maturity date	255		-	-
V. Other long-term assets	260		12.044.364.318	14.659.936.514
1. Long-term prepaid expenses	261	V.14	12.044.364.318	12.985.650.479
2. Deferred income tax assets	262	V.21	-	1.674.286.035
3. Long-term equipment, materials, spare parts	263	V.21	-	-
4. Other long-term assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	270		1.070.590.721.511	1.127.453.356.642

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RESOURCES	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
A. LIABILITIES	300		1.134.017.421.470	1.191.171.214.837
(300 = 310 + 320)				
I. Current liabilities	310		1.133.544.045.079	1.191.171.214.837
1. Short-term payable to suppliers	311		94.108.140.111	98.358.532.189
2. Short-term advances from customers	312		44.906.893.066	45.781.911.750
3. Taxes and other obligations to the State Budget	313	V.16	4.500.248.218	7.296.429.924
4. Payable to employees	314		1.129.304.971	1.407.706.735
5. Short-term accrued expenses	315	V.17	379.413.458.580	372.735.329.999
6. Short-term inter-company payable	316		-	-
7. Payable according to the progress of construction contracts	317		-	-
8. Short-term unrealized revenues	318		-	-
9. Other payable	319	V.18	10.105.116.285	53.558.105.677
10. Short-term financial leasehold loans and debts	320	V.18	599.328.169.598	612.011.298.563
11. Provision for current liabilities	321		-	-
12. Bonus and welfare funds	322		52.714.250	21.900.000
13. Price stabilization fund	323		-	-
14. Transaction of repurchasing the Government's bonds	324		-	-
II. Long-term liabilities	330		473.376.391	-
1. Long-term accounts payable to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payable on working capital	334		-	-
5. Long-term inter-company payable	335	V.19	-	-
6. Long-term unrealized revenue	336	V.19	-	-
7. Other long-term payable	337		473.376.391	-
8. Long-term loans and financial lease debts	338	V.20	-	-
9. Transferable bonds	339	V.20	-	-
10. Preferred shares	340	V.20	-	-
11. Deferred income tax	341	V.21	-	-
12. Provision for long-term liabilities	342		-	-
13. Scientific and technological development fund	343		-	-
B. OWNER'S EQUITY	400		(63.426.699.959)	(63.717.858.195)
(400 = 410 + 420)				
I. Owner's equity	410		(63.426.699.959)	(63.717.858.195)
1. Owner's contribution capital	411	V.22	265.858.400.000	265.858.400.000

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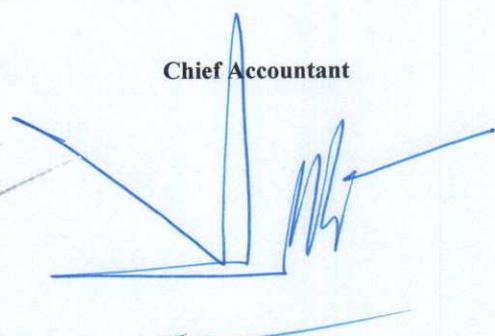
RESOURCES	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
- Common shares with voting right	411a	V.22	265.858.400.000	265.858.400.000
- Preferred shares	411b	V.22	-	-
2. Share premiums	412		1.397.230.362	1.397.230.362
3. Option on converting shares	413		-	-
4. Owner's other capital	414		-	-
5. Treasury stocks (*)	415		(7.753.693.833)	(3.694.761.833)
6. Differences on asset revaluation	416		-	-
7. Foreign exchange rate differences	417		-	-
8. Business promotion fund	418		4.377.229.506	4.377.229.506
9. Business reorganization support fund	419		-	-
10. Other funds	419		-	-
11. Retained profit after tax	421		(331.363.161.422)	(333.254.906.039)
- Retained profit after tax accumulated by the end of the previous period	421a		(333.254.906.039)	(325.705.352.434)
- Retained profit after tax of the current period	421b		1.891.744.617	(7.549.553.605)
12. Capital sources for construction	422		-	-
13. Non-controlling interests	429		4.057.295.428	1.598.949.809
II. Other sources and funds	430		-	-
1. Funding sources	431	V.23	-	-
2. Fund to form fixed assets	432		-	-
TOTAL RESOURCES	600		1.070.590.721.511	1.127.453.356.642

Prepared by



BUI PHAN QUYNH BAO

Chief Accountant



NGUYEN ANH KIET

29 January 2026

General Director




NGUYEN ĐUC HAI

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FINANCIAL STATEMENTS

Q4 of the fiscal year 2025
 INCOME STATEMENT - Q4

Unit: VND.

Items	Cod e	Note	Q4 (Current year)	Q4 (Previous year)	Accumulated from the beginning of the	Accumulated from the beginning of the
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01		11.150.339.500	52.505.191.950	26.859.421.662	92.248.166.378
2. Deductible items	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10		11.150.339.500	52.505.191.950	26.859.421.662	92.248.166.378
4. Cost of goods sold	11		-	-	-	-
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		11.150.339.500	52.505.191.950	26.859.421.662	92.248.166.378
6. Revenue from financial activities	21		190.106	57.171	699.844.185	110.746.781
7. Financial expenses	22		7.337.319.969	16.073.769.885	7.429.137.301	66.360.379.139
- In which: Interest expense	23		7.337.319.969	16.073.769.885	7.420.819.969	66.360.379.139
8. Profit or loss in an associate or joint venture	24		-	-	-	-
9. Selling expenses	25		7.700.000	142.125.243	289.683.664	2.180.675.011
10. Administrative expenses	26		4.440.653.904	10.149.604.374	16.857.811.063	33.347.010.706
11 Net profit from operating activities (30=20+(21-22)+24-(25+26)	30		(635.144.267)	26.139.749.619	2.982.633.819	(9.529.151.697)
11. Other income	31		-	1.821.532.527	47.583.958	2.898.778.137
12. Other expenses	32		327.369.804	73.017.484	1.426.352.394	1.242.912.030
13. Other profit (40 = 31 - 32)	40		(327.369.804)	1.748.515.043	(1.378.768.436)	1.655.866.107
15. Total profit before tax (50=30+40)+24	50		(962.514.071)	27.888.264.662	1.603.865.383	(7.873.285.590)
16. Current corporate income tax expenses	51		-	-	-	-
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profit after tax (60=50-51-52)	60		(962.514.071)	27.888,264,662	1.603.865.383,0	(7.873.285.590)
19. Profit after tax of the parent company	61		(962.514.071)	28,030,164,076	1.772.266.777	(7.549.553.605)
20 Profit after tax of non-controlling shareholders	62		-	(141,899,414)	(168.401.394)	(323.731.985)

Prepared by

BUI PHAN QUYNH BAO

Chief Accountant

NGUYEN ANH KIET





FINANCIAL STATEMENTS

Q4 of the fiscal year 2025

CASH FLOW STATEMENT - Q4

Unit: VND.

Items	Code	Note	Accumulated from the beginning of the year to the end of the quarter (Current	Accumulated from the beginning of the year to the end of the quarter (Previous
1	2		3	4
I. Cash flows from operating activities				
1. Receipt from sales of merchandises, services rendered	01		27.914.154.752	201.640.562.244
2. Payments to suppliers of merchandises and services	02		8.697.717.037	23.209.517.010
3. Payments to employees	03		7.443.137.653	7.389.571.204
4. Interest payment	04		8.317.332	-
5. Corporate income tax payment	05		-	-
6. Other receipt from operating activity	06		60.360.824.613	102.397.663.974
7. Other payments for operating activity	07		59.592.524.939	148.982.335.640
Net cash flows from operating activities	20		12.533.282.404	124.456.802.364
II. Cash flow from investing activities				
1. Payments for fixed asset purchase, construction	21		-	-
2. Receipt from liquidating, selling fixed asset and other	22		-	-
3. Payments for loaning, buying securities from other entities	23		-	-
4. Receipt from loaning, selling securities	24		-	-
5. Payments for investing in the other entities	25		-	-
6. Receipt from investment in other entities	26		-	-
7. Receipt from loan interest, dividend, divided profits	27		-	-
Net cash from investing activities	30		-	-
III. Cash flows from financing activities				
1. Receipts from stocks issuing and captial contribution from	31		-	-
2. Fund returned to equity owners. issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		-	-
4. Loan repayment	34		12.683.128.965	124.498.718.053
5. Finance lease principle paid	35		-	-
6. Dividends. profit paid to equity owners	36		-	-
Net cash from financing activities	40		(12.683.128.965)	(124.498.718.053)
Net cash during the period (50=20+30+40)	50		(149.846.561)	(41.915.689)
Cash and cash equivalents at the beginning of year	60		1.252.523.077	1.294.438.766
Impact of foreign exchange fluctuation	61			
Cash and cash equivalents at the end of year (70=50+60+61)	70		1.102.676.516	1.252.523.077

Prepared by

BUI PHAN QUYNH BAO

Chief Accountant

NGUYEN ANH KIET

29 January 2026

General Director



NGUYEN DUC HAI



FINANCIAL STATEMENTS

Q4 of the fiscal year 2025

NOTES TO THE FINANCIAL STATEMENTS

I- BUSINESS HIGHLIGHTS

- 1- Form of ownership: *Joint Stock Company*
- 2- Operating field: *Production, trading, construction, services*
- 3- Business sectors: *Production, trading construction materials, investment in construction*
4. Common producing and business cycle.
- 5- Characteristics of a company's operations during the fiscal year affect the financial statements
6. Company's structure

Branches of the Company :

1. *Branch of DIC Investment and Trading Joint Stock Company*
Address: 82 Tran Huy Lieu, Ward 15, Phu Nhuan District, Ho Chi Minh City
2. *Branch of DIC Investment and Trading Joint Stock Company*
Address : Cluster A2, Lot 8 Chon Thanh Industrial Park, Chon Thanh District, Binh Phuoc Province
3. *Branch of DIC Investment and Trading Joint Stock Company*
Address : Area 3, Huu Nghi Cement Apartment Complex, Van Phu Ward, Viet Tri City, Phu Tho Province
7. Declaration on the comparability of information on the financial statements

II- Accounting period, currency used in accounting

- 1- Accounting period *Starting from January 1st, ending on December 31st*
- 2- Standard currency unit used in accounting: *VND*

III- ACCOUNTING STANDARDS AND SYSTEM APPLIED

- 1- Accounting system: *Circular 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance*
- 2- Statement on the compliance with the accounting standards and system

The company has applied Vietnamese Accounting Standards and the guiding documents issued by the State

The financial statements are prepared and presented in accordance with all regulations of each standard, guiding circulars for implementing the standards and the currently applicable accounting regime

IV- ACCOUNTING POLICIES APPLIED

1. Principles for converting financial statements prepared in foreign currencies to Vietnamese Dong
2. Types of exchange rates applied in accounting *theo tỷ giá giao dịch thực tế tại thời điểm phát sinh nghiệp vụ*
3. Principles for determining the actual interest rate (effective interest rate) used for discounting cash flows.
4. Principles for determining cash and cash equivalents: Use a consistent currency unit, which is the Vietnamese Dong, with foreign currencies converted at the current exchange rate as announced by the State Bank of Vietnam
 - Principles and methods for converting foreign currencies to the accounting currency: The accounting exchange rate at the end of the quarter is adjusted according to the actual exchange rate
5. Principles of accounting for financial investments
 - a) Trading securities; ghi nhận theo giá gốc
 - b) Held-to-maturity investments recorded at cost

- c) Loans;
- d) Investment in subsidiaries; joint ventures, associates; recorded at cost
- đ) Investment in equity instruments of other entities;
- e) Accounting methods for other transactions related to financial investments
- 6. Principles of accounting for receivables : According to actual occurrences
- 7. Principles for inventory recognition
 - Principles for recognizing inventory: Recorded at cost
 - Method for valuing inventory: Weighted average method
 - Method for accounting for inventory: Perpetual inventory system
 - Method for making provisions for inventory devaluation
- 8. Principles of recognizing and depreciating fixed assets, finance lease fixed assets, and investment properties:
 - Principles for recognizing fixed assets: Actual cost
 - Method for depreciating tangible and intangible fixed assets: Straight-line method
- 9. Principles of accounting for business cooperation contracts.
- 10. Principles of accounting for deferred corpo *Actual occurrences*
- 11. Principles of accounting for prepaid expen: *Actual occurrences*
Prepaid expenses are gradually allocated to business production costs using the straight-line method.
- 12. Principles of accounting for payables: According to actual occurrences
- 13. Principles of recognizing loans and finance *Actual occurrences*
- 14. Principles of recognizing and capitalizing t *Actual occurrences*
- 15. Principles of recognizing accrued expenses *According to actual projected occurrences*
- 16. Principles and methods of recognizing provisions for payables: Actual occurrences
- 17. Principles of recognizing unearned revenue *Actual occurrences*
- 18. Principles of recognizing convertible bonds.

19- Principles for recognizing equity:

- Principles for recognizing owner's capital, share premium, and other owner's capital: Recognized according to the actual capital contribution by
- Principles for recognizing revaluation differences on assets
- Principles for recognizing exchange rate differences
- Principles for recognizing undistributed profits

Profits from the company's activities after deducting adjustments due to retrospective application of changes in accounting policies and retrospective adjustments of material errors from previous years

20- Principles and methods for recognizing revenue:

- Sales revenue: Completion of delivery and issuance of invoice
- Service revenue: Completion of service and issuance of invoice.
- Financial activity revenue: Actual occurrence according to bank or financial institution statement
- Construction contract revenue: Completion of each stage and acceptance
- Other income

21. Principles of accounting for revenue deduc : ghi nhận theo phát sinh thực tế

22. Principles of accounting for the cost of goods sold: Recognized in the same period as the revenue occurrence

Current corporate income tax expenses are determined based on taxable income and the current period's corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

23- Principles of accounting for financial costs: Actual occurrences according to bank

24. Principles of accounting for sales expenses and corporate management expenses.

25. Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses.

26. Other accounting principles and methods.

V- Additional information for items presented in the Balance Sheet

Unit: VND

01- Cash and cash equivalents

31/12/2025

01/01/2025

Cash on hand	286.127.312	359.376.284
Cash in banks	816.549.204	893.146.793
Cash equivalents (original term deposits up to .	-	-
- Money in transit	-	-
Total	1.102.676.516	1.252.523.077

02- Financial investments	31/12/2025		01/01/2025		
	Cost	Fair Value	Provision	Cost	Fair Value

a) Trading securities
Total value of shares
Total value of bonds
Other investments

Reasons for changes in each investment/type of shares, bonds

b) Held-to-maturity investments	31/12/2025		01/01/2025	
	Cost	Book value	Cost	Book value
b1) Short-term				
- Short-term investments	-	-		
- Term deposits				
- Other short-term investments				
Total	-	-	-	-

b2) Long-term

- Term deposits
- Bonds
- Other investments

c) Investment in equity of other entities (detailed by each investment according to the percentage of equity held and the percentage of voting right:

	31/12/2025			01/01/2025		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
- Investment in subsidiaries						
- Investment in joint ventures and associates						
- Investment in other entities;						
- Summary of the activities of subsidiaries, joint ventures, and associates during the period:						
- Significant transactions between the company and its subsidiaries, joint ventures,						
- Explanation of reasons in cases where fair value cannot be determined						

3. Trade receivables	31/12/2025		01/01/2025		
a) Short-term receivables	343.508.991.173		300.473.185.030		
b) Long-term receivables	-				
c) Receivables from related parties :	-				
Total	343.508.991.173		300.473.185.030		

4. Other receivables	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision

a) Short-term

- Receivables from quitization;	-	-
-Receivables from dividends and profit shares;	-	-
- Receivables from employees;	-	-
- Deposits and guarantees	5.335.652.773	5.335.652.773
- Loans;	-	-
- Payments made on behalf of others;	-	-
- Other receivables.	155.090.978.506	211.411.028.203
Total	160.426.631.279	216.746.680.976

b) Long-term:

Total

5. Deficient assets to be treated

	31/12/2025		01/01/2025	
	Quantity	Value	Quantity	Value

- a) Cash;
- b) Inventory;
- c) Fixed assets;
- d) Other assets.

6. Bad debts		31/12/2025		01/01/2025	
Cost	Recoverable amount	Debtor	Cost	Recoverable amount	Debtor

- Total value of overdue receivables and loans, or receivables that are not overdue but are unlikely to be recovered; (Including detailed overdue periods and values of receivables and loans by each debtor if receivables for each debtor account for 10% or more of total overdue receivables)
- Information on fines, interest receivables for late payments, etc. arising from overdue receivables but not recognized as revenue
- Recoverability of overdue receivables.

Total		31/12/2025		01/01/2025	
07- Inventory	Cost	Provision	Cost	Provision	
- Goods in transit					
- Raw materials and supplies	8.468.812.344		8.468.812.344		
- Tools and instruments	324.538.122		324.538.122		
- Work in progress (WIP) production and busi	-		0		
- Finished products	58.795.840.833		58.795.840.833		
- Goods	101.309.030.818		101.309.030.818		
- Consigned goods	-		0		
- Provision for inventory	-		0		
- Real estate inventory	-		-		
Total	168.898.222.117		168.898.222.117		

- Value of unsellable, stagnant, poor, or damaged inventory at the end of the period
- Causes and solutions for stagnant, poor, or damaged inventory;
- Value of inventory used as collateral or pledge to secure payables at the end of the period;
- Reasons for additional provision or reversal of inventory devaluation provision.

8. Long-term work in progress assets	31/12/2025		01/01/2025	
	Cost	Recoverable amount	Cost	Recoverable amount

a) Long-term operating expenses in progress

Total

b) Construction in progress:

- Purchases;

- Basic construction;

- Repairs.

Total

09 - Taxes and state receivables.

31/12/2025

01/01/2025

- Excess Corporate Income Tax (CIT) paid

-

-

- Other state receivables

384.032.567

103.492.255

Total

384.032.567

103.492.255

-

10 - Internal long-term receivables

31/12/2025

01/01/2025

- Internal long-term loans

-

-

- Other internal long-term receivables

-

-

Total

11 - Other long-term receivables

31/12/2025

01/01/2025

- Long-term deposits and guarantees

-

-

- Entrusted funds

-

-

- Interest-free loans

-

-

- Other long-term receivables

-

-

Total

-

-

12. Long-term work in progress assets

31/12/2025

01/01/2025

Cost

Recoverable amount

Cost

Recoverable amount

a) Long-term operating expenses in progress

Total

...

b) Construction in progress:	31/12/2025		01/01/2025	
	Cost	Recoverable amount	Cost	Recoverable amount
- Purchases;	-	-	-	-
Hoc Mon project	689.749.251	-	689.749.251	-
Repairs and expansion of Clinker production p	-	-	-	-
Construction of cement grinding plant	2.242.146.091	-	2.365.786.415	-
Other constructions	-	-	-	-
Total	2.931.895.342	-	3.055.535.666	-

13 - Increases and decreases in tangible fixed assets:

Item	Buildings and structures	Machinery, equipment	Transportation means	Management tools and equipment	Other fixed assets	Total
I- Cost	108.848.811.357	156.676.392.753	7.665.686.869	397.579.666	293.144.324	273.881.614.969
Beginning balance of the	108.848.811.358	157.376.392.753	7.665.686.869	397.579.666	293.144.324	274.581.614.970
Purchases during the quarter						-
Completed capital construction investments						-
Other increases (reclassifications)						-
Transfers to investment property						-
Liquidation and sale		(700.000.000)				(700.000.000)
Other decreases (reclassifications)	(1)					(1)
Ending balance of the quarter	108.848.811.357	156.676.392.753	7.665.686.869	397.579.666	293.144.324	273.881.614.969
II- Accumulated depreciation	69.048.251.558	125.799.985.152	7.651.882.336	392.185.265	153.561.528	203.045.865.839
Beginning balance of the quarter	68.897.707.433	124.115.030.016	7.629.762.909	392.185.265	153.561.528	201.188.247.151
Depreciation + wear and tear	150.544.125	1.981.806.191	22.119.427			2.154.469.743
Other increases (reclassifications)						-
Transfers to investment property						-
Liquidation and sale					-	-
Other decreases (reclassifications)		(296.851.055)			-	(296.851.055)
Ending balance of the quarter	69.048.251.558	125.799.985.152	7.651.882.336	392.185.265	153.561.528	203.045.865.839
III- Net book value	150.544.125	1.684.955.136	22.119.427	-	-	-
- At the beginning of the quarter	39.951.103.925	33.261.362.737	35.923.960	5.394.401	139.582.796	73.393.367.819
- At the end of the quarter	39.800.559.799	30.876.407.601	13.804.533	5.394.401	139.582.796	70.835.749.130

* Remaining value at the end of the period of tangible fixed assets used as collateral or pledge for loans

* Original cost at the end of the period of fully depreciated tangible fixed assets that are still in use VND

* Original cost at the end of the period of tangible fixed assets pending liquidation

* Commitments for the purchase or sale of tangible fixed assets of significant value in the future

* Other changes in tangible fixed assets

14- Increase, decrease of finance lease fixed assets:

Items	Buildings and structures	Machinery, equipment	Transportation means	Management tools and equipment	Total
I- Cost		-	-	-	-
Beginning balance of the quarter					-
Purchases during the quarter					-
Liquidation and sale					-
Ending balance of the quarter	-	-	-	-	-
II- Accumulated depreciation		-	-	-	-
Beginning balance of the quarter					-

Depreciation + wear and tear					-
Liquidation and sale					-
Ending balance of th	-	-	-	-	-
III- Net book value					
- At the beginning of t	-	-	-	-	-
- At the end of the qua	-	-	-	-	-

* Additional rental expenses incurred are recognized as expenses for the year;

* Basis for determining additional rental expenses incurred;

* Lease renewal terms or option to purchase the asset;

15 - Increase, decrease of intangible fixed assets:

Items	Land use rights	Issuing rights	Copyrights, patents	Licenses and franchising rights	Total
I- Cost					
Beginning balance of	-	-	-	-	-
Purchases during the c	-	-	-	-	-
Created internally by t	-	-	-	-	-
Increase due to busine	-	-	-	-	-
Other increases	-	-	-	-	-
Liquidation and sale	-	-	-	-	-
Ending balance of the	-	-	-	-	-
Accumulated deprecia	-	-	-	-	-
Beginning balance of	-	-	-	-	-
Depreciation	-	-	-	-	-
Other increases	-	-	-	-	-
Other decreases	-	-	-	-	-
Ending balance of the	-	-	-	-	-
III- Net book value	-	-	-	-	-
- At the beginning of t	-	-	-	-	-
- At the end of the qua	-	-	-	-	-

16 - Increase, decrease of investment properties:

Items	Beginning balance	Increase during the year	Decrease during the year	Ending balance
Cost of investment properties		-	-	-
- Land use rights		-	-	-
- House		-	-	-
- House and land use rights		-	-	-
- Infrastructure		-	-	-
Accumulated depreciation		-	-	-
- Land use rights		-	-	-
- House		-	-	-



- House and land use rights	-	-	-
- Infrastructure	-	-	-
Net book value	-	-	-
- Land use rights	-	-	-
- House	-	-	-
- House and land use rights	-	-	-
- Infrastructure	-	-	-
b) Investment properties held for price appreciation			
Cost			
- Land use rights			
- House			
- House and land use rights			
- Infrastructure			
Loss due to impairment			
- Land use rights			
- House			
- House and land use rights			
- Infrastructure			
Net book value			
- Land use rights			
- House			
- House and land use rights			
- Infrastructure			

- Remaining value of investment properties used as collateral to secure loans;
- Cost of fully depreciated investment properties that are still rented out or held for price appreciation;
- Explanation of figures and other clarifications.

17. Prepaid expenses 31/12/2025 01/01/2025

a) Short-term

- Prepaid expenses for operating leases of tangible fixed assets		
- Tools and instruments issued for use	-	
- Borrowing costs	-	
- Other items (service costs awaiting allocation)	4.449.340.447	3.901.150.239
Total	4.449.340.447	3.901.150.239

b) Long-term

- Business establishment costs		
- Insurance purchase costs		
- Other items	12.044.364.318	12.985.650.479
(Repair of production machinery, office repairs, others)		
Total	12.044.364.318	12.985.650.479

18. Other assets 31/12/2025 01/01/2025

a) Short-term (details for each item)

b) Long-term (details for each item)

Ending balance

Beginning

	Value		Value
19. Financial leasehold loans and debts	599.328.169.598		612.011.298.563
a-Short-term loans:	599.328.169.598		612.011.298.563
Current portion of long-term loans	25.641.025.592		25.641.025.592
-An Binh Bank - Saigon Branch			-
BIDV Bank - Ho Chi Minh City Branch	25.641.025.592		25.641.025.592
- Loan from Eximbank	-		-
HD Bank - Nguyen Dinh Chieu Branch			-
-Short-term foreign currency loans	-		-
An Binh Bank - Saigon Branch	-		-
Bank for Investment and Development of Cam	-		-
BIDV Bank - Saigon Branch	-		-
HD Bank - Nguyen Dinh Chieu Branch	-		-
-Short-term VND loans	573.687.144.006		586.370.272.971
	-		-
BIDC Bank - Cambodia Branch	72.002.968.688		77.342.606.743
BIDV Bank - Saigon Branch	467.303.595.113		472.847.086.023
Mr. Nguyen Vu Thinh	6.462.125.000		6.462.125.000
Vietnam-Russia Joint Venture Bank - Ho Chi Minh	27.918.455.205		29.718.455.205
	-		-
b- Long-term loans	-		-
An Binh Bank - Saigon Branch	-		-
Loans from BIDV Bank	-		-
Loans from Vietnam Export-Import Commercial Bank	-		-
HD Bank - Nguyen Dinh Chieu Branch	-		-
c) Finance lease liabilities	-		-
VCB Bank	-		-
BIDV-SUMITRUST Financial Leasing Company Limited	-		-
CHAILEASE International Finance Leasing Co., Ltd	-		-
d) Overdue loans and unpaid financial lease debts	31/12/2025		01/01/2025
	Principal amount	Interest	Principal amount
			Interest
- Loan;			
- Financial lease debt;			
- Reason for non-payment			
Total			
d) Detailed explanation of borrowings and finance leases with related parties			
20. Trade payables	31/12/2025		01/01/2025
	Amount	Repayable amount	Amount
			Repayable amount
a) Short-term payables			
Short-term payables to suppliers			
Payables to other entities			

b) Long-term payables to suppliers (details similar to short-term)

Total

c) Overdue debts not yet paid

Details of each entity accounting for 10% or more of the total overdue amount

Other entities

Total

c) Payables to related parties (details for each entity)

21- Taxes and other payables to the State **31/12/2025** **01/01/2025**

a) Payable

Input VAT (Value-Added Tax)	-	0
VAT on imported goods	-	-
Import and export taxes	-	-
Corporate income tax	322.090.466	461.953.806
Capital gains tax	-	-
Resource tax	-	-
Land and housing tax, land lease fees	1.420.798.515	-
Personal income tax	1.600.000	1.037.603.306
Other types of taxes	2.702.201.419	5.793.770.994
Various fees, charges, and other items	53.557.818	3.101.818
Total	4.500.248.218	7.296.429.924

b) Receivable

Output VAT (Value-Added Tax)	-	
VAT on imported goods	-	
Import and export taxes	-	
Other types of taxes	-	
Total	-	

22- Accrued expenses **31/12/2025** **01/01/2025**

a) Short-term

- Accrued expenses for vacation wages;
- Expenses during business suspension;
- Accrued estimated cost of goods sold and real estate products sold;
- Interest payable

- Accrued expenses (production electricity, interest, transportation, others...)	379.413.458.580	372.735.329.999
Total	379.413.458.580	372.735.329.999

b) Long-term

- Interest payable
- Other items (detailed for each)

Total

23- Other payables	31/12/2025	01/01/2025
a) Short-term		
Excess assets awaiting resolution	426.857.011	-
Union funds	233.603.907	377.295.969
Social insurance, health insurance, unemployment	-	2.305.270.268
Payables related to equitization; dividends pay:	-	-
Short-term deposits and guarantees received	9.129.592.000	-
Dividends and profits payable	658.526	9.129.592.000
Other payables and obligations	314.404.841	41.745.947.440
Total	10.105.116.285	53.558.105.677

b) Long-term

Long-term deposits and guarantees received
Other payables and obligations

c) Overdue debts not yet paid:

24. Unrealized revenues	31/12/2025	01/01/2025
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a) Short-term

Revenue received in advance
Revenue from customer loyalty programs
Other unearned revenue

Total

b) Long-term (details for each item as in short-term)

c) Inability to fulfill contracts with customers (detailed for each item, reasons for inability to fulfill)

25. Issued bonds

26.1. Ordinary bonds:	Ending balance			Beginning balance		
	Value	Interest rate	Term	Value	Interest rate	rate

a) Issued bonds

- Issued at face value;
- Issued at a discount;
- Issued at a premium.

Total

b) Detailed explanation of bonds held by related parties (by type of bonds)

Total

26.2. Convertible bonds:

a. Convertible bonds at the beginning of the period:

Issuance date, original term, and remaining term of each type of convertible bond;
Quantity of each type of convertible bond;
Par value, interest rate of each type of convertible bond;
Conversion rate to shares of each type of convertible bond;
Discount rate used to determine the principal value of each type of convertible bond;
Principal value and stock option value of each type of convertible bond.

b. Convertible bonds issued additionally during the period:

Issuance date, original term, and remaining term of each type of convertible bond;
Quantity of each type of convertible bond;
Par value, interest rate of each type of convertible bond;
Conversion rate to shares of each type of convertible bond;
Discount rate used to determine the principal value of each type of convertible bond;
Principal value and stock option value of each type of convertible bond.

c. Convertible bonds converted into shares during the period:

Quantity of each type of bond converted into shares during the period; Quantity of additional shares issued during the period to convert bonds;
Quantity of each type of bond converted into shares during the period; Quantity of additional shares issued during the period to convert bonds;
Principal value of convertible bonds recorded as an increase in equity.

d. Convertible bonds that have matured and were not converted into shares during the period:

Quantity of each type of bond that matured and was not converted into shares during the period;
Principal value of convertible bonds repaid to investors.

e. Convertible bonds at the end of the period:

Issuance date, original term, and remaining term of each type of convertible bond;
Quantity of each type of convertible bond;
Par value, interest rate of each type of convertible bond;
Conversion rate to shares of each type of convertible bond;
Discount rate used to determine the principal value of each type of convertible bond;
Principal value and stock option value of each type of convertible bond.

g) Detailed explanation of bonds held by related parties (by type of bonds)

27. Preferred shares classified as liabilities

Par value;
Recipients of issuance (executives, officers, employees, others);
Buyback terms (time, buyback price, other basic terms in the issuance contract);
Value repurchased during the period;
Other explanations.

28. Provisions for liabilities

Ending balance

Beginning balance

a) Short-term

Provisions for product warranty;
Provisions for construction warranty;
Provisions for restructuring;
Other provisions (periodic repair costs of fixed assets, environmental restoration costs, etc.)
Total

b) Long-term :

... ..

29- Deferred income tax assets and deferred income tax liabilities

a- Deferred income tax assets

31/12/2025

01/01/2025

Corporate income tax rate used to determine the value of deferred income tax assets
Deferred income tax assets related to deductible temporary differences
Deferred income tax assets related to unused tax losses
Deferred income tax assets related to unused tax credits
Offsetting amount with deferred income tax liabilities

b- Deferred income tax liabilities

31/12/2025

01/01/2025

Corporate income tax rate used to determine
Deferred income tax liabilities arising from
Offsetting amount with deferred income tax assets

30- Owner's equity

a. Reconciliation table of changes in owners' equity

	Equity items				
	Owner's contributed capital	Share premiums	Treasury shares	Development Investment Fund	Undistributed after-tax profit
A	1	2		4	5
		-	-	-	-
Beginning balance of	265.858.400.000	1.397.230.362	(3.694.761.833)	4.377.229.506	(333.254.906.039)
- Capital increase during the year					
- Profit during the year					1.603.865.383
- Other increases					
- Capital decrease during the year					
- Dividends distributed from profit					
- Loss during the year					
- Other increases and decreases			(4.058.932.000)		287.879.234
Ending balance of this	265.858.400.000	1.397.230.362	(7.753.693.833)	4.377.229.506	(331.363.161.422)

b. Details of owners' capital

	31/12/2025	01/01/2025
- Capital contribution of Development Investment Construction Joint Stock Company	25.313.770.000	25.313.770.000
- Capital contribution of other entities	240.544.630.000	240.544.630.000
Total	265.858.400.000	265.858.400.000

* Value of bonds converted into shares during the year

* Number of treasury shares:

c. Capital transactions with owners and distribution of dividends and profits

	31/12/2025	01/01/2025
- Owner's investment	265.858.400.000	265.858.400.000
+ Beginning contribution of the year	265.858.400.000	265.858.400.000
+ Increase in contribution during		
+ Decrease in contribution during		
+ End of quarter contribution		
- Dividends and profits distributed		

d. Share

	31/12/2025	01/01/2025
- Number of shares registered for issuance	26.585.840	26.585.840
- Number of shares sold to the public		
+ Common shares	26.084.560	26.585.840
+ Preferred shares	501.280	
- Number of repurchased shares		
+ Common shares		
+ Preferred shares		

- Number of outstanding shares		
+ Common shares	26.585.840	26.585.840
+ Preferred shares		

* Par value of outstanding shares: **10.000 VND/Share**

d) Dividends

Dividends declared after the end of the fiscal year:

Dividends declared on common shares:

Dividends declared on preferred shares:

Cumulative dividends on preferred shares not yet recognized:

e. Enterprise funds	31/12/2025	01/01/2025
Development investment fund	4.377.229.506	4.377.229.506

Corporate restructuring support fund

Other funds under equity

g. Income and expenses, gains or losses recognized directly into equity as per specific accounting standards

31. Revaluation surplus of assets	31/12/2025	01/01/2025
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32. Exchange rate differences

Exchange rate differences due to the conversion of financial statements prepared in foreign currency to VND

Exchange rate differences arising from other causes

33- Funding sources	31/12/2025	01/01/2025
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Funding sources allocated during the year - -

Operational expenses - -

Remaining funding sources at the end of the ye - -

34. Off-balance sheet items	31/12/2025	01/01/2025
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a) Leased assets:

Up to 1 year;

Over 1 year to 5 years;

Over 5 years;

b) Custodial assets:

Materials and goods held in custody, processed, entrusted:

Goods held for resale, consignment, pledge, mortgage:

c) Various foreign

currencies:

d) Precious metals,

gemstones:

đ) Bad debts written

off:

e) Other information about off-balance sheet items

VI- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

(Unit : VND)

	Current quarter	Previous quarter
1- Total revenue from sales of goods and provision of services (code 01)	11.150.339.500	52.505.191.950
Among which:		-
Revenue from sales	11.150.339.500	52.505.191.950

Revenue from provision of services

Revenue from construction contracts (for enterprises engaged in construction activities)

Revenue from construction contracts recognized during the period

+Cumulative revenue from construction contracts recognized up to the financial statement date

b) Revenue from related parties:

c) Revenue from
asset leasing is the
total amount
received in advance:

2- Deductions from revenue (code 02)	Current quarter	Previous quarter
Among which:		0
Trade discounts	-	-
Sales allowances		
Sales returns		
Special consumption		-
Export tax		-
3- Net revenue from sales and provision of services (code 10)		
	11.150.339.500	52.505.191.950
Among which:	-	-
Net revenue from the exchange of products	-	-
Net revenue from the exchange of services	-	-

4- Cost of goods sold (code 11)	Current quarter	Previous quarter
Cost of sold goods	-	
Cost of sold finished products		
Itemized pre-allocated costs		
Amount allocated to costs for each item		
Expected time of cost incurrence		
Cost of services provided		
Remaining value, selling cost, liquidation cost of investment properties		
Operating cost of investment properties		
Value of lost inventory during the period		
Value of various types of inventory shortages beyond standard limits during the period		
Other abnormal costs directly accounted into cost		
Provisions for inventory devaluation		
Recorded Cost reductions		
Total	-	

5- Revenue from financial activities (code 21)	Current quarter	Previous quarter
Interest from deposits and loans	-	-
Interest from bond investments, promissory notes, treasury bills	-	-
Dividends and profit shares received	-	-
Profit from foreign currency sales	-	-
Realized foreign exchange gain	-	-
Unrealized foreign exchange gain	-	-
Profit from installment sales	-	-
Other financial activities revenue	190.106	57.171
Total	190.106	57.171

6- Financial expenses (code 22)	Current quarter	Previous quarter
Interest on loans	7.337.319.969	16.073.769.885
Discounts on payments, interest on installment sales	-	-
Loss on disposal of short-term and long-term investments	-	-
Loss on foreign currency sales	-	-
Realized foreign exchange loss	-	-
Unrealized foreign exchange loss	-	-
Provisions for devaluation of short-term and long-term investments	-	-
Other financial expenses	-	-
Total	7.337.319.969	16.073.769.885

7. Other income:	Current quarter	Previous quarter
Disposal and sale of fixed assets	-	-
Profit from revaluation of assets	-	-
Fines collected	-	-
Tax reductions	-	-
Other items	0	1.821.532.527
Total	-	1.821.532.527

8. Other expenses	Current year	Previous year
Remaining value of fixed assets and disposal costs, sale of fixed assets	-	-
Loss from revaluation of assets	-	-
Penalties	-	-
Other items	327.369.804	73.017.484
Total	327.369.804	73.017.484

9. Selling expenses and administrative expenses	Current quarter	Previous quarter
a) Administrative expenses incurred during the period		
Administrative expenses:	4.440.653.904	10.149.604.374
b) Selling expenses incurred during the period		
Selling expenses:	7.700.000	142.125.243
c) Recorded reductions in selling expenses and general administrative expenses		
Reversals of product and goods warranty provisions		
Reversals of restructuring provisions, other provisions		
Other recorded reductions		

10. Cost by factor	Current quarter	Previous quarter
Cost of raw materials, materials		

Labor costs	405.581.765	4.707.194.799
Fixed asset depreciation expense	6.414.106.122	669.822.216
Cost of hired services	112.360.451	6.527.424.570
Other costs	-	2.230.612.261
Total	6.932.048.338	14.135.053.846

11- Current corporate income tax expense (Code 51)

Corporate income tax expense calculated on current year's taxable income

Adjustment of corporate income tax expense from previous years to current year's income tax expense

Total current corporate income tax expense

Current quarter

Previous quarter

- -

- -

- -

12- Deferred corporate income tax expense (Code 52)

Deferred corporate income tax expense arising

Deferred corporate income tax expense arising

Deferred corporate income tax income arising

Deferred corporate income tax income arising

Deferred corporate income tax income arising

Total deferred corporate income tax expense

- -

VII- Additional information for items presented in the Cash Flow Statement

1. Non-cash transactions affecting future cash flow statements

Current year

Previous year

Purchase of assets by assuming directly related debts or through finance lease transactions;

Acquisition of enterprises through issuance of shares;

Conversion of debt into equity;

Other non-cash transactions;

2. Funds held by the

3. Actual amount

Proceeds from borrowing under ordinary contracts;

Proceeds from issuing regular bonds;

Proceeds from issuing convertible bonds;

Proceeds from issuing preferred shares classified as liabilities;

Proceeds from repurchase transactions of government bonds and REPO securities;

Proceeds from borrowing in other forms;

4. Actual amount of principal repaid during the period:

Principal repayment under ordinary contracts;

Principal repayment of regular bonds;

Principal repayment of convertible bonds;

Principal repayment of preferred shares classified as liabilities;

Payments for repurchase transactions of government bonds and REPO securities;

Principal repayment of preferred shares classified as liabilities;
Payments for repurchase transactions of government bonds and REPO securities;
Principal repayment in other forms

VIII- Other information:

- 1- Ontingent liabilities, commitments, and other financial information:
- 2- Events occurring after the end of the fiscal year:
- 3- Information about related parties
- 4- Presentation of assets, revenue, and business results by segment:
- 5- Comparative information (Changes in information in the financial statements of previous accounting periods)
- 6- Information on continuous operations
- 7- Other information

Prepared by

Chief Accountant

29 January 2026

General Director



BUI PHAN QUYNH BAO

NGUYEN ANH KIET

NGUYEN ĐUC HAI



