

FINANCIAL STATEMENT QUARTER 3/2026

CÔNG TY CỔ
PHẦN ĐẦU TƯ XÂY
DỰNG VÀ VẬT
LIỆU ĐỒNG NAI

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY
DỰNG VÀ VẬT LIỆU ĐỒNG NAI
DN: C=VN, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY
DỰNG VÀ VẬT LIỆU ĐỒNG NAI, L=138, KP 1, đường
Nguyễn Ái Quốc (Quốc Lộ 1K cũ), Phường Trảng Dài,
Thành phố Biên Hoà, Tỉnh Đồng Nai, Việt Nam, O=CÔNG
TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG
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BALANCE SHEET
As of September 30, 2026

Unit: VND

ASSETS	Code	Notes	End of Period	Beginning of Year
A. CURRENT ASSETS	100		108,957,571,185	25,264,386,519
I. Cash and cash equivalents	110		216,031,401	1,814,779,006
1. Cash	111		216,031,401	1,814,779,006
2. Cash equivalents	112		0	0
II. Short-term financial investment	120		215,973,021	209,331,775
1. Trading securities	121		0	0
2. Provision for decline in value of trading securities (*)	122		0	0
3. Investments held to maturity	123		215,973,021	209,331,775
III. Short-term receivables	130		17,384,438,109	5,111,569,216
1. Short-term receivables from customers	131		18,290,158,240	9,968,366,523
2. Advances to suppliers	132		2,580,307,238	2,024,672,444
3. Short-term internal receivables	133		0	0
4. Receivables according to the progress of construction contracts	134		0	0
5. Other short-term receivables	135		4,750,501,170	1,356,848,844
6. Provision for doubtful short-term receivables	136		(8,238,318,595)	(8,238,318,595)
7. Missing assets awaiting resolution	137		1,790,056	0
IV. Inventory	140		25,421,455,876	12,809,164,888
1. Inventory	141		25,421,455,876	12,809,164,888
2. Provision for inventory write-down (*)	142		0	0
V. Other current assets	160		65,719,672,778	5,319,541,634
1. Short-term prepaid expenses	161		6,065,711,380	4,248,777,730
2. Deductible VAT	162		1,142,877,666	474,917,847
3. Tax and other receivables from the State	163		58,511,083,732	595,846,057
4. Government bond buyback transaction	164		0	0
5. Other short-term assets	165		0	0
B. NON-CURRENT ASSETS	200		109,241,306,541	160,921,702,093
I. Long-term receivables	210		15,839,083,324	15,483,483,407
1. Long-term receivables from customers	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Investment in subsidiaries and affiliates	213		0	0
4. Other long-term internal receivables	214		0	0
5. Other long-term receivables	215		15,839,083,324	15,483,483,407
6. Provision for doubtful long-term receivables (*)	216		0	0

ASSETS	Code	Notes	End of Period	Beginning of Year
II. Fixed assets	220		11,053,031,295	13,033,055,443
1. Tangible fixed assets	221		11,020,531,276	12,993,055,427
- Original cost	222		71,327,587,006	71,009,187,006
- Accumulated Depreciation	223		(60,307,055,730)	(58,016,131,579)
2. Financial leased fixed assets	224		0	0
- Original cost	225		0	0
- Accumulated Depreciation	226		0	0
3. Intangible fixed assets	227		32,500,019	40,000,016
- Original cost	228		296,586,100	296,586,100
- Accumulated Amortization	229		(264,086,081)	(256,586,084)
III Investment Properties	240		0	0
- Original cost	241		0	0
- Accumulated Amortization	242		0	0
IV. Work-in-Progress Assets	250		26,471,212,565	25,029,366,318
1. Long-term construction-in-progress	251		-	-
2. Basic construction-in-progress costs	252		26,471,212,565	25,029,366,318
V. Long-term financial investments	260		0	0
1. Investment in subsidiaries	261		0	0
2. Investments in associates and joint-ventures	262		0	0
3. Equity investments in other entities	263		0	0
4. Provisions for long-term financial investments (*)	264		0	0
5. Investments held to maturity	265		0	0
6. Provision for long-term held-to-maturity investments (*)	266		0	0
VI. Other long-term assets	270		55,877,979,357	107,375,796,925
1. Long-term prepaid expenses	271		55,877,979,357	107,375,796,925
2. Deferred income tax assets	272		0	0
3. Long term equipment, supplies and spare parts	273		0	0
4. Other long-term assets	274		0	0
TOTAL ASSETS (280=100+200)	280		218,198,877,726	186,186,088,612

BALANCE SHEET (CONTINUED)

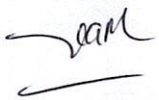
As of September 30, 2026

Unit: VND

TOTAL LIABILITIES AND OWNER'S EQUITY	Code	Notes	End of Period	Beginning of Year
C. LIABILITIES	300		84,472,466,567	48,343,928,060
I. Current liabilities	310		71,507,851,753	35,402,157,080
1. Short-term payables to suppliers	311		22,699,814,019	9,621,058,813
2. Advance payment from customers	312		2,412,304,491	1,551,795,751
3. Dividends and profits payable	313		718,782,448	
4. Taxes and other payables to the State	314		9,709,831,380	20,499,716,359
5. Payables to employees	315		832,699,057	1,345,640,410
6. Short-term accrued expenses	316		3,396,579,118	158,545,455
7. Short-term internal payables	317		0	0
8. Payables according to the progress of construction contracts	318		0	0
9. Short-term unearned revenue	319		0	0
10. Other short-term payables	320		1,492,772,260	1,432,507,447
11. Short-term borrowings and finance lease liabilities	321		29,900,000,000	437,823,865
12. Provision for short term payables	322		0	0
13. Reward and welfare fund	323		345,068,980	355,068,980
14. Price stabilization fund	324		0	0
15. Government bond buyback transactions	325		0	0
II. Long-term liabilities	330		12,964,614,814	12,941,770,980
1. Long-term payables to suppliers	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term taxes and other payables to the State	333		0	0
4. Long-term accrued expenses	334		0	0
5. Payables for capital contributions	335		0	0
6. Long-term internal payables	336		0	0
7. Long-term deferred revenue	337		0	0
8. Other long-term payables	338		9,716,776,985	9,716,776,985
9. Long-term borrowings and finance lease liabilities	339		0	0
10. Convertible bonds	340		0	0
11. Preferred shares	341		0	0
12. Deferred income tax liabilities	342		0	0
13. Provision for long term payables	343		3,247,837,829	3,224,993,995
14. Scientific and technology development fund	344		0	0
D. OWNER'S EQUITY	400		133,726,411,159	137,842,160,552
1. Owner's contributed capital	411		128,340,000,000	128,340,000,000
- Common shares with voting rights	411A		128,340,000,000	128,340,000,000

TOTAL LIABILITIES AND OWNER'S EQUITY	Code	Notes	End of Period	Beginning of Year
- Preferred shares	411B		0	0
2. Share premium	412		32,380,000,000	32,380,000,000
3. Convertible bond options	413		0	0
4. Other owner's capital	414		0	0
5. Treasury shares (*)	415		0	0
6. Revaluation surplus	416		0	0
7. Foreign exchange differences	417		0	0
8. Development Investment Fund	418		18,205,427,084	18,205,427,084
9. Other funds under owner's equity	419		0	0
10. Retained Earnings	420		(45,199,015,925)	(41,083,266,532)
- Retained Earnings Cumulative to End of Prior Period	420A		(41,083,266,532)	(14,613,482,486)
- Retained Earnings of the Current Period	420B		(4,115,749,393)	(26,469,784,046)
TOTAL LIABILITIES AND OWNER'S EQUITY (440=300+400)	440		218,198,877,726	186,186,088,612

Prepared by


Phan Thi Thuy Trang

Chief Accountant


Le Thi Hong

16, 10, 2026
General Director

Tran Anh Dien

INCOME STATEMENT

From July 01, 2026 to September 30, 2026

Unit: VND

	Items	Code	Note	Q3		Cumulative year to date	
				This year	Previous year	This year	Previous year
1.	Revenue from sales of goods and rendering of services	01		14,920,305,961	15,193,298,474	20,727,987,821	28,316,123,214
2.	Revenue deductions	02		0	0	0	0
3.	Net revenue from sales of goods and rendering of services (10=01- 02)	10		14,920,305,961	15,193,298,474	20,727,987,821	28,316,123,214
4.	Cost of goods sold	11		16,304,844,038	21,183,003,037	24,680,528,224	30,080,890,196
5.	Gross profit from sales of goods and rendering of (20=10-11)	20		(1,384,538,077)	(5,989,704,563)	(3,952,540,403)	(1,764,766,982)
6.	Gain/(Loss) on the sale and disposal of investment	21		0	0	0	0
7.	Financial income	22		3,724,780	3,167,836	7,391,463	18,670,275
8.	Finance costs	23		554,564,383	15,271,602	885,723,934	133,208,285
	- Including: Interest expense	24		554,564,383	15,271,602	885,723,934	133,208,285
9.	Selling expenses	25		13,758,000	80,902,452	55,155,180	212,422,746
10.	General and administrative expenses	26		3,167,061,094	3,845,231,480	8,742,774,366	9,358,702,957
11.	Operating profit (30=20+21+22-(23+25+26))	30		(5,116,196,774)	(9,927,942,261)	(13,628,802,420)	(11,450,430,695)
12.	Other income	31		668,088,097	1,945,776,712	11,138,446,207	3,980,227,307
13.	Other expenses	32		1,581,151,262	989,713,432	1,625,393,180	13,369,895,299
14.	Other profit (40=31-32)	40		(913,063,165)	956,063,280	9,513,053,027	(9,389,667,992)
15.	Accounting profit before tax (50=30+40)	50		(6,029,259,939)	(8,971,878,981)	(4,115,749,393)	(20,840,098,687)
16.	Current corporate income tax expense	51		0	0	0	0
17.	Deferred corporate income tax expense	52		0	0	0	0
18.	Profit after corporate income tax (60=50-51-52)	60		(6,029,259,939)	(8,971,878,981)	(4,115,749,393)	(20,840,098,687)
19.	Basic earnings per share (*)	70		0	0	0	0
20.	Diluted earnings per share	71		0	0	0	0

Prepared by

Tran Thi Thuy Trang

Chief Accountant

Le Thi Hong

Le Thi Hong

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16/10/2026

General Director



Tran Anh Dien

CASH FLOW STATEMENT

(Using the Direct Method)

From July 01, 2026 to September 30, 2026

Unit: VND

Items	Codes	Note	Q3	
			This year	Previous year
I. Cash flow from operating activities				
1. Cash received from sales, service provision and other revenue	01		7,664,696,000	20,615,065,318
2. Cash paid to suppliers for goods and services	02		(6,549,993,244)	(13,769,871,268)
3. Cash paid to employees	03		(2,125,588,000)	(2,459,701,401)
4. Interest paid	04		(613,830,137)	(15,271,602)
5. Corporate income tax paid	05		-	-
6. Other cash receipts from operating activities	06		961,720,467	1,036,818,605
7. Other cash payment for operating activities	07		(14,293,230,597)	(5,523,900,917)
Net cash flow from operating activities	20		(14,956,225,511)	(116,861,265)
II. Cash flows from investing activities				
1. Cash paid for purchase, construction of fixed assets and other long-term assets	21		-	-
2. Cash received from disposal and sale of fixed assets other long-term assets	22		-	-
3. Cash paid for loans, purchase of debt instruments of other entities	23		-	-
4. Cash received from loan collections and resale of debt instruments	24		-	-
5. Cash paid for equity investments in other entities	25		-	-
6. Cash received from equity investments in other entities	26		-	-
7. Interest, dividends, and profit received	27		-	-
Net cash flow from investing activities	30		-	-
III. Cash flow from financial activities				
1. Cash received from issuing shares, owner's capital contributions	31		-	-
2. Cash paid for owner's capital withdrawals, repurchase of issued shares	32		-	-
3. Cash received from loans	33		14,800,000,000	-
4. Cash paid for loan principal repayment	34		-	-
5. Cash paid for financial lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flow from financial activities	40		14,800,000,000	-
Net cash flow during the period (50=20+30+40)	50		(156,225,511)	(116,861,265)
Cash and cash equivalents at the beginning of the period	60		372,256,912	388,829,610
Effect of exchange rate changes on foreign currency conversion	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		216,031,401	271,968,345

Prepared by


Phan Thi Thuy Trang

Chief Accountant


Le Thi Hong

2026
General Director

Tran Anh Dien

ACCOUNT MOVEMENT BALANCE SHEET

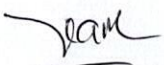
From July 01, 2026 to September 30, 2026

Unit: VND

Codes	Items	BEGINNING BALANCE		TRANSACTIONS DURING THE PERIOD		ENDING BALANCE	
		Debit	Credit	Debit	Credit	Debit	Credit
A	B	1	2	3	4	5	6
111	Cash	9,322,463		399,827,174	385,654,094	23,495,543	
112	Demand deposits	362,934,449		23,800,541,467	23,970,940,058	192,535,858	
128	Other short-term investment	212,392,033		3,580,988		215,973,021	
131	Receivables from customers	10,289,088,090	2,963,699,191	16,237,160,850	7,684,696,000	18,290,158,240	2,412,304,491
133	Deductibles VAT	1,902,606,954		568,948,135	1,328,677,423	1,142,877,666	
136	Internal receivables	13,443,257,244		20,000,000	40,117,093	13,423,140,151	
138	Other receivables	4,289,771,673	9,116,776,985	177,677,682	251,960,829	4,215,488,526	9,116,776,985
141	Advances (detailed by receivers)	933,297,673	3,663,304	396,782,383	790,614,052	535,802,700	
152	Raw materials	18,910,969,245		1,409,500,030	2,506,105,324	17,814,363,951	
153	Instrument & tool	2,100,000		38,790,000	38,790,000	2,100,000	
154	Cost for work-in-process	1,733,323,558		13,924,869,483	13,938,584,814	1,719,608,227	
155	Finished products	10,423,878,616		13,455,877,306	17,994,372,224	5,885,383,698	
211	Tangible fixed assets	71,327,587,006				71,327,587,006	
213	Intangible fixed assets	296,586,100				296,586,100	
214	Depreciation of fixed assets		59,856,961,764	0	714,180,047		60,571,141,811
229	Provision for long term investment devaluation		8,238,318,595				8,238,318,595
241	Capital construction-in-process	26,471,212,565				26,471,212,565	
242	Long-term prepaid expenses	90,958,895,694		830,040,281	29,845,245,238	61,943,690,737	
244	Long term collateral & deposit	15,840,083,324				15,840,083,324	
331	Trade payables	2,400,430,938	21,470,580,650	6,216,183,314	7,265,540,383	2,580,307,238	22,699,814,019
332	Dividends and profits payable			0	718,782,448		718,782,448
333	Taxes and payables to the State	29,152,724,448	21,081,606,449	37,783,983,915	(2,946,150,438)	58,511,083,732	9,709,831,380
334	Payables to employees		653,287,258	2,060,326,570	2,239,738,369		832,699,057
335	Accruals		906,596,954	289,483,000	2,779,465,164		3,396,579,118
336	Internal payables		13,443,257,244	40,117,093	20,000,000		13,423,140,151
338	Other payables		1,892,869,442	2,571,626,125	1,876,628,943		1,197,872,260
341	Long-term borrowings		15,100,000,000	0	14,800,000,000		29,900,000,000

Codes	Items	BEGINNING BALANCE		TRANSACTIONS DURING THE PERIOD		ENDING BALANCE	
		Debit	Credit	Debit	Credit	Debit	Credit
344	Long-term deposits received		894,900,000				894,900,000
352	Provisions for payables		3,235,204,159	0	12,633,670		3,247,837,829
353	Bonus and welfare funds		347,068,980	2,000,000			345,068,980
411	Owner's Equity Investment		160,720,000,000				160,720,000,000
414	Investment & development funds		18,205,427,084				18,205,427,084
421	Undistributed earnings	41,083,266,532	1,913,510,546	6,046,800,209	17,540,270	45,199,015,925	
511	Sales			14,920,305,961	14,920,305,961		
515	Financial activities income			3,724,780	3,724,780		
621	Direct raw materials cost			6,850,218,755	6,850,218,755		
622	Direct labor cost			1,298,835,015	1,298,835,015		
627	General operation cost			7,221,547,114	7,221,547,114		
632	Cost of goods sold			16,304,844,038	16,304,844,038		
635	Financial activities expenses			554,564,383	554,564,383		
641	Selling expenses			13,758,000	13,758,000		
642	General & administration expenses			3,307,769,126	3,307,769,126		
711	Other income			668,088,097	668,088,097		
811	Other expenses			1,581,310,129	1,581,310,129		
911	Evaluation of business results			21,638,919,047	21,638,919,047		
	Total	340,043,728,605	340,043,728,605	200,638,000,450	200,638,000,450	345,630,494,208	345,630,494,208

Prepared by


Pham Thi Thuy Trang

Chief Accountant


Le Thi Hong

 2026
General Director

Tran Anh Dien

STATUS OF FULFILLMENT OF OBLIGATIONS TO THE GOVERNMENT

From July 01, 2026 to September 30, 2026

Unit: VND

Items	Codes	Opening balance amount	Transactions during the period		Year-to-date (YTD) cumulative balance		Closing balance amount
			Payable amount	Amount paid	Payable amount	Amount paid	
I. Taxes	10	(20,941,366,104)	(4,274,827,861)	25,285,249,805	13,903,968,634	62,352,593,450	(50,501,443,770)
1. Value - Added Tax (VAT) on domestic sales	11	0					0
2. Value - Added Tax (VAT) on imported goods	12	0					0
3. Special consumption tax	13	0					0
4. Export / Import tax	14	0					0
5. Corporate income tax	15	(595,846,057)					(595,846,057)
6. Personal income tax	16	23,282,000	38,128,900	23,282,000	137,950,150	121,153,000	38,128,900
7. Natural resources tax	17	0	9,988,559	6,565,288	787,215,015	1,315,586,046	3,423,271
8. Land & housing tax	18						0
9. Land rental charges	19	8,188,076,344		219,988,553	4,332,912,829	3,000,616,729	7,968,087,791
10. Other taxes	20	(28,556,878,391)	(4,322,945,320)	25,035,413,964	8,645,890,640	57,915,237,675	(57,915,237,675)
II. Other payables to the State	30	12,870,248,105	0	11,170,056,687	0	11,610,607,198	1,700,191,418
1. Surcharges	31	0					0
2. Fees, charges	32	1,703,138,764		2,947,346		443,497,857	1,700,191,418
3. Others	33	11,167,109,341		11,167,109,341		11,167,109,341	0
Total	40	(8,071,117,999)	(4,274,827,861)	36,455,306,492	13,903,968,634	73,963,200,648	(48,801,252,352)

Prepared by

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Phạm Thị Thùy Trang

Chief Accountant

LD
Le Thi Hong

36002593526/2026
General Director
CÔNG TY CỔ PHẦN
ĐẦU TƯ XÂY DỰNG
VÀ VẬT LIỆU
ĐỒNG NAI
THÀNH PHỐ ĐỒNG NAI
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Tran Anh Dien

NOTES TO THE FINANCIAL STATEMENTS

Previous period: from July 1, 2025 to September 30, 2025

Current period: from July 1, 2026 to September 30, 2026

I. Characteristics of business operations

1. Form of capital ownership: Joint-stock company

Head office: 138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province

2. Business fields: Sand and stone extraction; construction material manufacturing; land leveling; real estate business.

3. Business activities: Sand and stone extraction; construction materials manufacturing; construction works.

4. Normal operating cycle: 12 months.

5. Characteristics of business activities during the fiscal year affecting the financial statements.

6. Corporate structure: Subordinate units without legal status:

- Dong Nai Concrete Enterprise: Includes 01 concrete station
Ho Nai Concrete Station: Lots E and F, Ho Nai 3 Industrial Cluster, Ho Nai 3 Commune, Trang Bom District, Dong Nai Province
- Tuynel Brick Factory: Phuoc Tan Commune, Bien Hoa City, Dong Nai Province
- Mineral Mining Enterprise:
Tan Cang 5 Quarry: Tan Cang Hamlet, Phuoc Tan Commune, Bien Hoa City, Dong Nai Province
Thien Tan 5 Quarry: Thien Tan Commune, Vinh Cuu District, Dong Nai Province

7. Average number of employees during the fiscal year: 61 employees.

8. Statement on the comparability of information in the financial statements:

The figures presented in the financial statements for this period have been prepared and presented consistently with those of the previous period, ensuring comparability between periods. The comparative information is presented in the Notes to the Company's financial statements.

9. Disclosure of other information in the financial statements in accordance with relevant laws and regulations, such as enterprise law, securities law, etc.

II. Accounting Period and Currency used in Accounting

1. Accounting period: Begins on January 1 and ends on December 31

2. Currency used in accounting: Vietnamese Dong (VND)

III. Accounting Standards and Practices Applied

1. Accounting practices applied: The Company applies the accounting regime prescribed in Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

2. Statement of compliance with accounting standards and practices:

The company complies with Vietnamese Accounting Standards and Practices for preparing and presenting financial statements. During the reporting period, the company implemented new accounting standards and guidelines from the Ministry of Finance.

IV. Applicable accounting policies, accounting estimates, and relevant legal regulations

1. Principles for converting financial statements prepared in foreign currencies to Vietnamese Dong

2. Types of exchange rates applied in accounting:

- Exchange rates used in accounting: Exchange rates from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV).
- Exchange rates for recording and re-evaluating assets: Buying exchange rates
- Exchange rates for recording and re-evaluating liabilities: Selling exchange rates
- Exchange rates for other transactions: Buying exchange rates

3. Principles for determining the effective interest rate for discounting cash flows

4. Principles for recognizing cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, savings deposits, deposits for collateral and margin accounts, and short-term investments that are recoverable within three months from the date of investment or investments that have high liquidity.

Highly liquid investments are investments that can be easily converted into specific amounts of cash with minimal risk at the reporting date.

Cash equivalents are determined in accordance with the Vietnamese Accounting Standard "Cash Flow Statements."

5. Principles for accounting financial investments

- Other investments:

Investments classified as "other investments" include those not in subsidiaries, joint ventures, or associates.

Other investments are recorded at cost, which includes the purchase price plus any directly related investment costs (if any).

Dividends and profits distributed for periods after the investment date are recognized as financial income at their fair value on the date the entitlement arises.

- Methods for provisioning financial investment impairment:

Provision for long-term financial investment losses is made in accordance with the guidance provided in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2016.

Accordingly, the Company is required to make provisions if the economic entity in which the Company has invested incurs losses (except for planned losses according to the business plan established prior to the investment), with the maximum provision for each investment being equal to the amount of capital invested.

6. Principles of accounting for receivables

- Recognition principles

Receivables are classified as trade receivables, internal receivables, and other receivables based on the following principles: Trade receivables are commercial receivables arising from sales transactions;

Internal receivables are amounts receivable between a parent company and its subordinate units without independent legal status and operating under dependent accounting. Other receivables are classified as miscellaneous receivables.

Receivables are monitored based on their original term, remaining term as of the reporting date, original currency, and individual counterparties.

Receivables that meet the definition of monetary items denominated in foreign currencies are measured at the actual exchange rate at the end of the period.

Receivables are recorded at the recoverable amount.

- Principles for Provisions for Doubtful Debts:

Provisions are made for overdue receivables or those with clear evidence of non-collection.

Increases or decreases in the balance of the provision for doubtful debts are recorded as administrative expenses in the income statement.

7. Principles of accounting for inventories

- Recognition principle: Inventories are recognized under Vietnamese Accounting Standard No. 02.

- Measurement method: Weighted average method

- Accounting method: Perpetual inventory system

- Method for Provisioning for Inventory Devaluation

At the end of the fiscal year, a provision for inventory devaluation must be made if the net realizable value of the inventory is lower than its cost.

The amount of the inventory devaluation provision is determined as the excess of the inventory's cost over its net realizable value.

Increases or decreases in the provision for inventory devaluation are recorded in the cost of goods sold on the income statement.

The provision for inventory devaluation is made on an item-by-item basis. For unfinished services in progress, the provision is calculated for each type of service with a distinct pricing structure.

8. Principles for recognition and depreciation of fixed assets, finance-leased assets, and investment properties

- Principles for Recognition of Fixed Assets (Tangible, Intangible, Finance-Leased): In accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013.

- Principles for Recognition of Investment Properties: Recognized at cost.

- Depreciation Method for Fixed Assets and Investment Properties: Using the straight-line method over the estimated useful life of the asset.

9. Principles of accounting for prepaid expenses:

Prepaid expenses are classified as short-term prepaid expenses and long-term prepaid expenses based on their original term, primarily including expenses related to the cost of tools and expenses incurred at factories.

These expenses are allocated over the prepaid period or the duration in which the economic benefits are expected to be generated.

10. Principles of accounting for liabilities

Liabilities are classified as payables to suppliers, internal payables, and other payables based on the following principle: Payables to suppliers are trade payables arising from transactions involving the purchase of goods, services, or assets, where the buyer and seller are independent parties.

Internal payables are amounts owed between the parent unit and its subordinate units without legal entity status and dependent accounting. Remaining payables are classified as other payables.

Liabilities are monitored based on their original term, remaining term at the reporting date, original currency, and by each counterparty.

Liabilities that meet the definition of monetary items denominated in foreign currencies are revalued at the exchange rates prevailing at the end of the period.

Liabilities are recognized at no less than the amount of the obligation to be settled.

11. Principles of recognition and capitalization of borrowing costs

Capitalization of Borrowing Costs

Borrowing costs that are directly attributable to the acquisition, construction, or production of qualifying assets that take a substantial period of time to be ready for use or sale are capitalized as part of the cost of those assets.

Any income generated from the temporary investment of borrowed funds is deducted from the carrying amount of the related asset.

All other borrowing costs are expensed in the income statement when incurred.

12. Principles of recognition of accrued expenses

Accrued expenses are liabilities for goods or services that have been received from suppliers or provided to customers but have not yet been recorded, based on information available at the year-end and estimates derived from historical experience.

When such expenses arise, if there is a discrepancy compared to the previously accrued amount, the accounting records are adjusted to reflect the additional or reduced expense corresponding to the discrepancy.

13. Principles of recognition of equity:

Owner's equity is recognized based on the actual capital contributed by the owner.

Dividends are recognized as a liability on the date they are declared.

Profit Distribution:

Profit after corporate income tax can be distributed to shareholders after being approved by the General Meeting of Shareholders and after setting aside statutory reserves in accordance with the Company's Charter and the regulations of Vietnamese law.

14. Principles and Methods of Revenue Recognition

- Revenue from sales of goods:
Revenue from sales of goods is determined at the fair value of the amounts received or receivable. In most cases, revenue is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer.
- Revenue from provision of services:
Revenue is recognized when the outcome of the transaction can be reliably measured. In cases where the provision of services spans multiple periods, revenue is recognized in each period based on the proportion of work completed as of the balance sheet date for that period.
- Disposal and sale of fixed assets and investment properties:
Income from the liquidation and sale of fixed assets and investment properties is the excess of proceeds from the liquidation and sale over the remaining value of the fixed assets or investment properties including the disposal costs.
- Revenue from Construction Contracts:
When the outcome of a construction contract can be reliably estimated, revenue and expenses associated with the contract are recognized in proportion to the work completed as of the end of the accounting period.
When the outcome of a construction contract cannot be reliably estimated, no profit is recognized, even if the total costs incurred for the contract may exceed the total contract revenue.

15. Principles of accounting for cost of goods sold

Cost of goods sold is recognized based on the matching principle with revenue. Expenses exceeding the normal levels of inventory costs are immediately recognized in the cost of goods sold.

16. Principles of accounting for financial expenses:

Interest expenses, including accrued amounts and exchange rate difference losses during the reporting period, are fully recognized in the financial statements.

17. Principles of Accounting for Selling Expenses and General and Administrative Expenses

Selling expenses and general and administrative expenses are fully recognized for all costs incurred during the period.

18. Principles and methods for recognizing current corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate applicable for the current year.

19. Other Accounting Principles and Methods.

V. Additional information for the items presented in the Balance Sheet

Units: VND

1. Cash and equivalents

	30/09/2026	01/01/2026
- Cash	23,495,543	14,983,226
- Demand deposits at banks	192,535,858	1,799,795,780
- Cash equivalents	-	-
TOTAL	216,031,401	1,814,779,006

2. Financial investments

	Fair value	30/09/2026 Book value	Fair value	01/01/2026 Book value
b) Held-to-maturity				
b1) Short-term				
- Term deposits	215,973,021	215,973,021	209,331,775	209,331,775
TOTAL	215,973,021	215,973,021	209,331,775	209,331,775

3. Accounts receivable from customers

	30/09/2026	01/01/2026
a) Short-term account receivables	18,290,158,240	9,968,366,523
- Details of receivables from customers accounting for 10% or more of total customer receivables	9,906,543,648	1,004,514,498
BAO GIA NGOC ONE MEMBER CO., LTD	1,003,289,998	1,003,289,998
THE GIOI NHA CONSTRUCTION MATERIAL JOINT STOCK COMPANY	8,903,253,650	1,224,500
- Other receivables from customers	8,383,614,592	8,963,852,025
b) Long-term account receivables		
- Details of receivables from customers accounting for 10% or more of total customer receivables		
- Other receivables from customers		
c) Receivables from related parties (detailed by each entity)		

4. Advanced payments to suppliers

	30/09/2026	01/01/2026
a) Short-term	2,580,307,238	2,024,672,444
- Details of advances to suppliers accounting for 10% or more of total advances to suppliers	1,522,053,625	968,828,697
NAM KHANG CONSULTING JOINT STOCK COMPANY	196,128,000	196,128,000
SOUTHERN GEOLOGICAL PRODUCTION SCIENTIFIC UNION	174,700,697	174,700,697
SONACONS CONSTRUCTION JOINT	198,000,000	198,000,000

STOCK COMPANY		
DUC THANH INVESTMENT & TECHNOLOGY JOINT STOCK COMPANY	400,000,000	400,000,000
KIEN ANH PHAT CONSTRUCTION DESIGN CONSULTING LIMITED LIABILITY COMPANY	553,224,928	0

- Other advances 1,058,253,613 1,055,843,747

5. Other receivables

	Value	30/09/2026 Provision	Value	01/01/2026 Provision
a) Short-term				
- Receivable from employees				
- Deposit, collateral	1,000,000		1,000,000	
- Other receivables	4,749,501,170		1,355,848,844	
TOTAL	4,750,501,170		1,356,848,844	

b) Long-term
- Receivables from dividends and distributed profits

- Deposit, collateral	15,839,083,324	15,483,483,407
TOTAL	15,839,083,324	15,483,483,407

6. Bad Debts

	Principal value	30/09/2026 Revocable debt value	Principal value	01/01/2026 Revocable debt value
- Total value of receivables and loans that are overdue or not yet overdue but considered difficult to recover	8,692,889,392	454,570,796	8,692,889,392	454,570,796

7. Inventories

	30/09/2026	01/01/2026
- Goods in transit		
- Raw materials	17,814,363,951	9,762,799,585
- Tools and Instrument	2,100,000	2,100,000
- Cost for work in process	1,719,608,227	2,235,885,520
- Finished products	5,885,383,698	808,379,783
- Goods		
- Entrusted goods for sale		
TOTAL	25,421,455,876	12,809,164,888

8. Increase and decrease in tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Other tangible fixed assets	Total
Original Cost of Tangible Fixed Assets						
Year-beginning balance	24,162,734,680	24,861,905,078	9,166,250,089	3,838,334,141	8,979,963,018	71,009,187,006
- Purchases during the year	-	318,400,000	-	-	-	318,400,000
- Completed construction investments	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
- Transferred to investment properties	-	-	-	-	-	-
- Liquidation and sale of fixed assets	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Year-ending balance	24,162,734,680	25,180,305,078	9,166,250,089	3,838,334,141	8,979,963,018	71,327,587,006
Accumulated depreciation						
Year-beginning balance	19,520,127,727	20,643,452,739	7,380,373,680	3,445,034,144	7,027,143,289	58,016,131,579
- Depreciation for the year	794,583,204	755,370,137	452,605,905	55,012,500	233,352,405	2,290,924,151
- Other increases	-	-	-	-	-	-
- Transferred to investment properties	-	-	-	-	-	-
- Liquidation and sale of fixed assets	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Year-ending balance	20,314,710,931	21,398,822,876	7,832,979,585	3,500,046,644	7,260,495,694	60,307,055,730
Net book value						
- Year-beginning balance	4,642,606,953	4,218,452,339	1,785,876,409	393,299,997	1,952,819,729	12,993,055,427
- Year-ending balance	3,848,023,749	3,781,482,202	1,333,270,504	338,287,497	1,719,467,324	11,020,531,276

9. Increase, decrease of intangible fixed assets

Items	Computer software	Other intangible fixed assets	Total
Original Cost			
Year-beginning balance	116,586,100	180,000,000	296,586,100
- Purchases during the year	-	0	-
- Internally generated	-	0	-
- Increases from business combinations	-	0	-
- Other increases	-	0	-
- Disposals	-	0	-
- Other decreases	-	0	-
Year-ending balance	116,586,100	180,000,000	296,586,100
Accumulated Amortization	-	0	-
Year-beginning balance	76,586,084	180,000,000	256,586,084
- Amortization for the year	7,499,997	0	7,499,997
- Other increases	-	0	-
- Disposals	-	0	-
- Other decreases	-	0	-
Year-ending balance	84,086,081	180,000,000	264,086,081
Net book value	-	0	-
- Year-beginning balance	40,000,016	0	40,000,016
- Year-ending balance	32,500,019	0	32,500,019

10. Long-term Work in Progress

	30/9/2026	01/01/2026
a) Long-term production and business work in progress.	0	0
b) Construction in progress		
- Purchases	0	0
- Construction	26,471,212,565	25,029,366,318
- Repairs	-	-
TOTAL	26,471,212,565	25,029,366,318
- Detailed projects accounting for ≥10% of total construction-in-progress value	26,471,212,565	25,029,366,318
Tan Cang 5 Quarry	16,225,842,473	15,719,245,833
Tuynel Brick Factory	318,387,520	318,387,520
Concrete batching plant of the Brick Factory Dong nai New Materials	921,338,345	0
	9,005,644,227	8,991,732,965

11. Prepaid expenses

	30/9/2026	01/01/2026
a) Short-term	0	0
- Other expenses	6,065,711,380	4,248,777,730
TOTAL	6,065,711,380	4,248,777,730
b) Long-term		
- Enterprise foundation expenses	0	0
- Expenses incurred from insurance purchase	0	0
- Other expenses	55,877,979,357	107,375,796,925
TOTAL	55,877,979,357	107,375,796,925
- Details for each unit	55,877,979,357	107,375,796,925
Tuynel brick factories	95,306,826	287,297,391
Tan Cang 5 Quarry	41,780,655,759	74,927,652,227
Thien Tan 5 Quarry	13,737,255,957	31,820,440,548
05 tank trucks for lease	264,760,815	340,406,759

12. Payables to Suppliers

	Value	30/9/2026 Payable value	Value	01/01/2026 Payable value
a) Short-term	22,699,814,019	22,699,814,019	9,621,058,813	9,621,058,813
- Detailed Breakdown of Parties Accounting for 10% or More of Total Payables	19,860,891,708	19,860,891,708	5,566,283,871	5,566,283,871
HOANG YEN TRADING LIMITED LIABILITY COMPANY	892,411,179	892,411,179	2,948,982,846	2,948,982,846
THE GIOI NHA CONSTRUCTION MATERIAL SUPERMARKET JOINT STOCK COMPANY	14,091,755,629	14,091,755,629	2,127,975,345	2,127,975,345
THE GIOI NHA CONSTRUCTION MATERIAL JOINT STOCK COMPANY	4,876,724,900	4,876,724,900	489,325,680	489,325,680

- Other payables	2,838,922,311	2,838,922,311	4,054,774,942	4,054,774,942
b) Long-term	-	-	-	-
- Other payables				
TOTAL	22,699,814,019	22,699,814,019	9,621,058,813	9,621,058,813

13. Taxes and payables to the State

	01/01/2026	Amount payable during the period	Amounts actually paid or offset during the period	30/9/2026
Taxes payables				
- VAT	0	-	-	-
- Corporate income tax	0			-
- Personal income tax	21,331,750	137,950,150	121,153,000	38,128,900
- Natural resource tax	531,794,302	787,215,015	1,315,586,046	3,423,271
- Land tax and land lease fees	6,635,791,691	4,332,912,829	3,000,616,729	7,968,087,791
- Other taxes (mineral extraction right fee)	0	4,322,945,320	4,322,945,320	-
- Fees, charges	2,143,689,275		443,497,857	1,700,191,418
- Others	11,167,109,341	-	11,167,109,341	-
TOTAL	20,499,716,359	9,581,023,314	20,370,908,293	9,709,831,380

	01/01/2026	Amounts receivable during the period	Amounts offset or actually paid	30/9/2026
Taxes receivables				
- Corporate income tax	595,846,057	-	-	595,846,057
- Other taxes (mineral extraction rights fee)	-	57,915,237,675		57,915,237,675
TOTAL	595,846,057	57,915,237,675		58,511,083,732

Note: Refund of back-charged licensing fees for the 2014–2021 period pursuant to Judgment No. 08/2026/HC-ST dated February 5, 2026 (amount: 32,879,823,711 VND); adjustment of overpaid licensing fees based on the final settlement notice (amount: 25,035,413,964 VND).

14. Other payables

	30/9/2026	01/01/2026
a) Short-term		
- Surplus of assets awaiting resolution	0	0
	11,598,640	
- Trade union funds		0
	253,161,170	
- Social insurance		0
- Health insurance	44,529,030	0

	19,790,680	
- Unemployment insurance		0
- Payables related to equitization	0	0
- Short-term deposits and guarantees	294,900,000	294,900,000
- Dividends. profits payable	718,782,448	730,122,448
- Other payables	150,010,292	407,484,999
TOTAL	1,492,772,260	1,432,507,447
b) Long-term		
- Long-term deposits and guarantees	600,000,000	600,000,000
- Other payables	9,116,776,985	9,116,776,985
TOTAL	9,716,776,985	9,716,776,985

15. Loans and Financial Lease Obligations

	01/01/2026		During the period		30/09/2026	
	Value	Payable value	Increase	Decrease	Value	Payable value
Short-term loans	437,823,865	437,823,865	29,900,000,000	437,823,865	29,900,000,000	29,900,000,000
Bank loans	437,823,865	437,823,865	-	437,823,865	-	-
Loans from other organizations	-	-	29,900,000,000	-	29,900,000,000	29,900,000,000
Long-term loans	-	-	-	-	-	-
Bank loans	-	-	-	-	-	-
Less: Current portion of long-term debt	-	-	-	-	-	-
TOTAL	437,823,865	437,823,865	29,900,000,000	437,823,865	29,900,000,000	29,900,000,000

16. Provisions for payables

	30/09/2026	01/01/2026
a) Short-term		
-Provision for product warranty		
-Other provisions		
TOTAL		
b) Long-term		
-Provision for product warranty		
-Other provisions (e.g., environmental restoration costs)	3,247,837,829	3,224,993,995
TOTAL	3,247,837,829	3,224,993,995

17. Owner's equity

a. Statement of changes in owner's equity

	Owner's contributed capital	Capital surplus	Development investment fund	Undistributed Profit/Loss	TOTAL
Beginning balance of the year	128,340,000,000	32,380,000,000	18,205,427,084	(14,613,482,486)	164,311,944,598
Profit from the previous year	0	0	0	(26,469,784,046)	(26,469,784,046)
Dividend distribution	0	0	0	0	0
Fund appropriation	0	0	0	0	0
Fund utilization	0	0	0	0	0
Beginning balance of the current year	<u>128,340,000,000</u>	<u>32,380,000,000</u>	<u>18,205,427,084</u>	<u>(41,083,266,532)</u>	<u>137,842,160,552</u>
Profit for the current year	0	0	0	(4,115,749,393)	(4,115,749,393)
Dividend distribution	0	0	0	0	0
Capital increase	0	0	0	0	0
Other increase	0	0	0	0	0
Fund appropriation	0	0	0	0	0
Ending balance of the current year	128,340,000,000	32,380,000,000	18,205,427,084	(45,199,015,925)	133,726,411,159

b. Details of owner's contributed capital

	30/09/2026	01/01/2026
SONADEZI CORPORATION		
	46,193,400,000	46,193,400,000
DONG NAI NO. 2 CONSTRUCTION	31,347,370,000	31,347,370,000
NHON TRACH 2 REINFORCED CONCRETE CORPORATION	30,200,000,000	30,200,000,000
DAI VIET SECURITIES INCORPORATION	10,095,000,000	10,095,000,000
Other shareholders	10,504,230,000	10,504,230,000
TOTAL	128,340,000,000	128,340,000,000

c. Shares

	30/09/2026	01/01/2026
Number of shares registered for issuance	12,834,000	12,834,000
Number of common shares issued to the public	12,834,000	12,834,000
Number of common shares outstanding	12,834,000	12,834,000

Par value of outstanding shares VND 10,000/ share

18. Funds of the enterprise

	Development Investment Fund
Beginning balance of the year	25 18,205,427,084
Appropriated during the year	0

Spent during the year	0
Ending balance of the year	18,205,427,084

19. Items outside the Balance Sheet

	End of year	Beginning of year
Foreign currencies		
USD	0	0
EUR	0	0
	30/09/2026	01/01/2026
Uncollectible debts already resolved	1,660,175,032	1,660,175,032

VI. Supplementary information for the items presented in the Income Statement

(Unit: VND)

	Current period	Previous period
1. Total revenue from sales of goods and services		
a) Revenue		
- Revenue from sales	14,189,805,961	14,540,830,414
- Reduction in internal sales revenue	-	12,615,273
- Revenue from services.	730,500,000	665,083,333
TOTAL	14,920,305,961	15,193,298,474
2. Cost of Goods Sold	Current period	Previous period
- Finished goods and merchandise sold	15,835,851,861	20,741,573,660
- Reduction for the cost of finished goods sold internally;	-	12,615,273
- Cost of services provided	468,992,177	454,044,650
TOTAL	16,304,844,038	21,183,003,037
3. Financial income	Current period	Previous period
- Interest income from deposits and loans;	3,724,780	2,847,291
TOTAL	3,724,780	2,847,291
4. Financial expenses	Current period	Previous period
- Interest expenses;	554,564,383	15,271,602
TOTAL	554,564,383	15,271,602
5. Selling & Administrative Expenses	Current period	Previous period
a) Administrative Expenses	3,307,769,126	3,845,231,480
- Details of expenses accounting for 10% or more of the total general & administrative expenses	2,852,836,722	3,664,945,132
Management staff expenses;	1,292,506,344	1,287,329,000
Taxes. fees. charges	788,926,879	614,613,226
Other cash expenses.	771,403,499	1,763,002,906
- Other administrative expenses	454,932,404	180,286,348
b) Selling Expenses	13,758,000	80,902,452
- Details of expenses accounting for 10% or more of the total selling expenses	13,758,000	80,902,452
Other cash selling expenses of the Tuynel Brick Factory	-	46,852,000
Selling expenses of the Mineral Center	13,758,000	34,050,452

- Other selling expenses

6. Other income

- Gain from disposals of fixed assets
- Other items

TOTAL

Current period

Previous period

-
136,750,842
668,088,097
668,088,097
136,750,842

7. Other expenses

- Residual value of fixed assets and expenses
related to the disposal or transfer of fixed
assets;
- Penalties incurred;
- Other expenses

TOTAL

Current period

Previous period

-
127,893,750
364,619,859
692,016,523
1,216,690,270
169,803,159
1,581,310,129
989,713,432

*Penalties incurred

8. Production and operating costs by element

- Raw materials expenses
- Labor expenses
- Depreciation expenses of fixed assets
- Outsourced service expenses;
- *Outsourced service expenses: Concrete
Enterprise;*
- *Outsourced service expenses: Mineral Center;*
- *Outsourced service expenses: Tuynel Brick
Factory;*
- Other cash expenses.
- *Other cash expenses: Concrete Enterprise;*
- *Other cash expenses: Mineral Center;*
- *Other cash expenses: Tuynel Brick Factory;*
- *Other cash expenses: Company Office.*

TOTAL

Current period

Previous period

3,152,214,710
2,364,661,448
1,298,835,015
1,067,821,842
389,973,423
691,897,075
474,411,540
320,212,957
-
-
196,305,301
27,089,919
278,106,239
293,123,038
6,213,153,110
4,836,017,938
-
51,867,622
4,916,917,604
3,502,545,087
991,827,295
1,258,524,939
304,408,211
23,080,290
11,528,587,798
9,280,611,260

9. Corporate income tax

Corporate income tax expenses are calculated
based on the taxable income of the current
year.

Current period

Previous period

-
-

VII. Additional information on remuneration of the Board of Directors, Board of Management, Key Management Personnel, and Board of Supervisors:

1. Remuneration and income received by the Board of Directors during the year are as follows:

<u>Full name</u>	<u>Position</u>	<u>2026 (VND)</u>
Mr. Truong Viet Hoang Son	Chairman	15,000,000
Mr. Tran Anh Dien	Member	15,000,000
Mr. Huynh Trung Hieu	Member	15,000,000
Mr. Vu Trong Dung	Member	15,000,000
Total		60.000.000

2. Remuneration and income received by the Board of Management and other Key Management Personnel during the year are as follows:

<u>Full name</u>	<u>Position</u>	<u>2026 (VND)</u>
Mr. Tran Anh Dien	General Director	105.000.000
Mr. Huynh Trung Hieu	Deputy General Director	96.000.000
Ms. Le Thi Hong	Chief Accountant	90.000.000
Total		291.000.000

Mr. Huynh Trung Hieu	Deputy General Director	96.000.000
Ms. Le Thi Hong	Chief Accountant	90.000.000
Total		291.000.000

3. Remuneration and income received by the Board of Supervisors during the year are as follows:

<u>Full name</u>	<u>Position</u>	<u>2026 (VND)</u>
Ms. Ho Thi Minh Tam	Head of the Board	90.000.000
Ms. Nguyen Thi Lien	Member	12.000.000
Ms. Dinh Thi Nhi Uyen	Member	12.000.000
Total		114.000.000

VIII. Supplementary Information on Items Presented in the Cash Flow Statement

1. Non-cash transactions that affect future cash flow statements

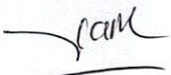
- Acquisition of assets through directly related liabilities or financial leasing transactions;
- Acquisition of businesses through the issuance of shares;
- Conversion of debt into owner's equity;
- Other non-cash transactions;

2. Cash amounts held by the enterprise that cannot be used.

IX. Other Information

1. Contingent liabilities, commitments, and other financial information;
2. Events occurring after the end of the accounting period;
3. Information on related parties (beyond what has been disclosed in the sections above);
4. Presentation of assets, revenues, and business results by segment (by business area or geographical region) in accordance with Accounting Standard No. 28 "Segment Reporting"(1);
5. Comparative information (any changes in information in financial statements from prior accounting periods);
6. Information on going concern
7. Other relevant information.

Prepared by


Phan Thi Thuong

Chief Accountant


Le Thi Hong

16/10/2026
General Director

Tran Anh Dien