

DIC – DONG TIEN JOINT STOCK COMPANY

Số/No.: 307 /2026/BCTC

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Dong Nai, Date 20 October 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: HaNoi Stock Exchange

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidelines for information disclosure in the securities market, DIC - Dong Tien Joint Stock Company hereby discloses its financial statements (F/S) for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name: DIC – DONG TIEN JOINT STOCK COMPANY

- Securities symbol: DID
- Address: 17 Lot, Nhon Trach 2 IZ, Provincial Road 25B, Nhon Trach Ward, Dong Nai City.
- Tel: 0779032162
- Email: thuy.ltt@tgnngroup.vn

Fax:

Website: dicdongtien.vn

2. Content of information disclosure:

- Financial Statements for the third quarter of 2026
 - ☒ Separate Financial Statements (for listed organizations without subsidiaries and superior accounting units with affiliated units);
 - ☐ Consolidated Financial Statements (For listed organizations with subsidiaries);
 - ☐ Aggregated Financial Statements (For listed organizations with accounting units directly under their separate accounting system).

- Cases that must explain the reasons:

+ The auditing organization issues an opinion that is not an unqualified opinion regarding the financial statements (for financial statements that have been reviewed/audited):

☐ Yes☐ No

The explanatory document in cases of say yes:

☐ Yes☐ No

+ The after-tax profit in the reporting period has a discrepancy of 5% or more before and after the audit, changing from a loss to a profit or vice versa (for the audited financial statements of 2024):

☐ Yes☐ No

The explanatory document in cases of say yes:

☐ Yes☐ No

+ The after-tax profit from corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period in the previous year:

☒ Yes☐ No

The explanatory document in cases of say yes:

☒ Yes☐ No

+ The after-tax profit in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in this period, or vice versa:

☐ Yes

☒ No

The explanatory document in cases of say yes :

☐ Yes

☐ No

This information has been disclosed on the company's website on the date: 20/10/2026 at the following link: <http://dicdongtien.vn/qhcd>

DIC – DONG TIEN JOINT STOCK COMPANY

General Director



Huỳnh Trung Hiếu

Attached documents:

- Financial statements for the third quarter of 2026
- Explanations Relating To the financial statements

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

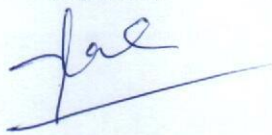
Unit: VND

Item	Code	Description	Closing balance	Opening balance
1	2	3	4	5
A. CURRENT ASSETS	100		154,196,084,447	83,738,970,752
I. Cash and cash equivalent	110		94,713,474	32,719,028
1. Cash	111		94,713,474	32,719,028
2. Cash equivalents	112		-	-
II. Short-term investments	120		-	-
III. Short - term receivables	130		99,920,401,637	40,970,952,244
1. Trade receivables	131		109,974,504,322	49,936,651,464
2. Advance to suppliers	132		180,052,621	740,896,953
3. Other short-term receivables	136		65,590,551	162,422,037
4. Provision for doubtful debts (*)	137		(10,299,745,857)	(9,869,018,210)
5. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140		53,691,086,507	42,735,299,480
1. Inventories	141		53,691,086,507	42,735,299,480
2. Provision for decline in inventory (*)	142		-	-
VI. Current assets	160		489,882,829	-
1. Short-term prepaid expenses	161		489,882,829	-
2. VAT deducted	162		-	-
3. Taxes and payable to state budget	163		-	-
B. FIXED ASSETS & LONG-TERM INVESTMENTS	200		117,295,868,439	196,613,269,569
II. Fixed assets	220		75,541,334,126	154,761,047,632
1. Tangible fixed assets	221		75,541,334,126	154,761,047,632
- Original cost	222		194,597,713,349	326,688,145,892
- Accumulated depreciation (*)	223		(119,056,379,223)	(171,927,098,260)
3. Intangible fixed assets	227		-	-
- Original cost	228		36,337,500	36,337,500
- Accumulated depreciation (*)	229		(36,337,500)	(36,337,500)
V. Long-term asset in progress	250		41,283,055,171	41,369,068,511
1. Long-term business costs in progress	251		41,283,055,171	41,277,483,511
2. Long-term construction costs in progress	252		-	91,585,000
VI. Long- term financial Investments	260		68,987,143	65,816,155
1. Cash for long-term stock	263		151,500,000	151,500,000
2. Long-term allowance for financial investment(*)	264		(82,512,857)	(85,683,845)
VII. Other long-term assets	270		402,491,999	417,337,271
1. Long-term Prepaid expense	271		402,491,999	417,337,271
TOTAL ASSETS (280 = 100 + 200)	280		271,491,952,886	280,352,240,321



C. PAYABLE DEBTS	300		82,805,607,421	93,682,331,112
I. Short-term liability	310		82,405,607,421	74,723,837,311
1. Short-term payable to supplier	311		16,945,225,366	7,566,958,268
2. Short-term advances from customers	312		137,780,960	400,896,000
3. Dividends and profit distribution payable and payable to state budget	313		25,830,000	25,830,000
4. Taxes and payable to state budget	314		2,512,578,645	2,382,431,488
5. Payable to employees	315		511,446,234	250,741,933
10. Other short-term payable items	320		1,817,376,561	1,807,271,482
11. Short-term borrowings and finance lease liabilities	321		60,400,000,000	62,234,338,485
13. Bonus & welfare funds	323		55,369,655	55,369,655
II. Long-term liability	330		400,000,000	18,958,493,801
1. Trade payables	331		-	-
2. Intercompany long-term payables	332		-	-
3. Other long-term payables	334		-	-
4. Intra-company payables for operating capital received	335		-	-
5. Intra-company long-term payables	336		-	-
6. Long-term unearned revenue	337		-	-
8. Other long-term payables	338		-	18,558,493,801
9. Long-term Financial loan and leasing liabilities	339		400,000,000	400,000,000
D. CAPITAL	400		188,686,345,465	186,669,909,209
1. Contributed legal capital	411		156,225,520,000	156,225,520,000
- Ordinary shares with voting rights	411a		156,225,520,000	156,225,520,000
2. Share premium	412		7,176,000,000	7,176,000,000
8. Investment & development funds	418		1,126,570,906	1,126,570,906
4. Undistributed earnings	420		24,158,254,559	22,141,818,303
- Undistributed earnings at the end of the previous period	420a		22,141,818,303	20,045,282,608
- This period undistributed earnings	420b		2,016,436,256	2,096,535,695
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		271,491,952,886	280,352,240,321

Prepared by



Tran Thi Truc Lan

Chief Accountant



Tran Thi Truc Lan

Noted and approved, date 30 September 2026



General Director

Huỳnh Trung Hieu

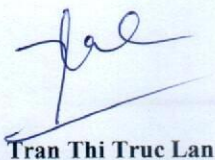
INCOME STATEMENT

The third quarter of 2026

Unit: VND

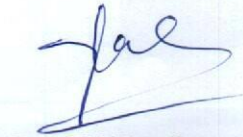
Item	Code	Description	Quarter 3		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1. Gross Sales	01		79,521,479,731	108,282,585,253	234,072,895,868	339,513,049,133
2. Less deductions	02			-		-
3. Net sales (10 = 01 - 02)	10		79,521,479,731	108,282,585,253	234,072,895,868	339,513,049,133
4. Cost of sales	11		78,727,111,359	105,628,385,538	227,632,398,459	332,502,597,415
5. Gross profit/ (loss) (20 = 10 - 11)	20		794,368,372	2,654,199,715	6,440,497,409	7,010,451,718
6. Gain/(loss) on disposal of investment property	21		-	-	-	-
7. Financial activities income	22		898,580	404,084	2,193,990	1,170,463
8. Financial activities expenses	23		1,239,323,634	1,036,724,094	3,781,219,618	3,214,557,353
- In which: Loan interest expenses	24		1,239,323,634	1,021,802,170	3,784,390,606	3,199,635,429
9. Selling expenses	25		458,760,215	-	1,233,683,034	27,709,225
10. General & administration expenses	26		760,744,086	830,254,532	2,204,138,861	3,349,260,775
11. Operating profit/(loss) {30 = 20 + (21 - 22) - (25 + 26)}	30		(1,663,560,983)	787,625,173	(776,350,114)	420,094,828
12. Other income	31		2,682,298,249	60,462,920	68,392,533,843	647,025,509
13. Other expenses	32		60,705,236	-	64,734,122,133	-
14. Other profit/(loss) (40 = 31 - 32)	40		2,621,593,013	60,462,920	3,658,411,710	647,025,509
15. Profit/(loss) before tax (50 = 30 + 40)	50		958,032,030	848,088,093	2,882,061,596	1,067,120,337
16. Current business income tax charge	51		338,631,064	-	865,625,340	-
18. Profit/(loss) after tax (60 = 50 - 51)	60		619,400,966	848,088,093	2,016,436,256	1,067,120,337
19. Earning per share (*)	70		40	54	129	68
20. Diluted Earnings per Share	71					

Prepared by



Tran Thi Truc Lan

Chief Accountant



Tran Thi Truc Lan

Nhon Trach, date 30 September 2026

General Director



Huynh Trung Hieu

CASH FLOW STATEMENT

(Direct Method) (*)
The third quarter of 2026

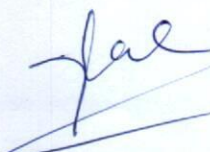
Unit: VND

Item	Code	Description	Cumulative from the beginning of the year to the end of this quarter (2026)	Cumulative from the beginning of the year to the end of this quarter (2025)
A	B	C	1	2
I. Cash flows from operating activities				
1. Gains from sales of goods and service provisions and other gains	01		221,117,479,579	399,009,106,830
2. Payments to suppliers	02		(235,784,356,504)	(389,740,358,459)
3. Payments to employees	03		(1,822,591,684)	(1,339,141,829)
4. Loan interests already paid	04		(3,784,390,606)	(3,199,635,429)
5. Payments for corporate income tax	05		(406,078,478)	(499,807,887)
6. Other gains	06		1,490,956,432	892,852,420
7. Other disbursements	07		(26,224,842,790)	(1,189,583,314)
Net cash flows from operating activities	20		(45,413,824,051)	3,933,432,332
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21		(634,417,464)	(50,925,926)
2. Gains from disposal and liquidation of fixed assets and other long-term assets	22		47,942,380,456	
3. Loans given and purchases of debt instruments of other entities	23		-	
7. Receipts of loans given, dividends and profit shared	27		2,193,990	1,170,463
Net cash flows from investing activities	30		47,310,156,982	(49,755,463)
III. Cash flows from financing activities				
1. Gains from stock issuance and capital contributions from shareholders	31		-	
2. Repayments of capital contributions to owners and repurchases of stocks already issued	32		-	
3. Short-term and long-term loans received	33		95,081,740,691	119,632,957,852
4. Loan principal amounts repaid	34		(96,916,079,176)	(123,440,430,037)
5. Dividends and profit shared to the owners	36		-	
Net cash flows from financing activities	40		(1,834,338,485)	(3,807,472,185)
Net cash flows during the period (50 = 20 + 30 + 40)	50		61,994,446	76,204,684
Beginning cash and cash equivalents	60		32,719,028	180,645,368
Effects of fluctuations in foreign exchange rates	61			
Ending cash and cash equivalents (70 = 50 + 60 + 61)	70	V.11	94,713,474	256,850,052

Prepared by


Tran Thi Truc Lan

Chief Accountant


Tran Thi Truc Lan

Nhon Trach, date 30 September 2026



Huynh Trung Hieu

NOTES TO THE FINANCIAL STATEMENTS

I. ENTERPRISE INFORMATION

Form of ownership

DIC – Dong Tien Joint Stock Company was established under Business Registration Certificate No. 4703000145 issued by the Department of Planning and Investment of Dong Nai Province on August 3, 2004, with the 11th amendment on January 12, 2023, under the enterprise code 3600692809.

The Company's headquarters is located at 17 Lot, Nhon Trach 2 IZ, Provincial Road 25B, Nhon Trach Ward, Dong Nai City.

The Company's current charter capital is 156.225.520,000 VND, divided into 15.622.552 equal shares, with a par value of 10,000 VND per share.

Total employees of the Company as at September 30, 2026, were 13 people

The Company has listed all of its shares on the Hanoi Stock Exchange under the ticker symbol DID.

Principal activities

- Land leveling;
- Construction of civil, industrial, transportation, irrigation, and water supply and drainage works;
- Installation of equipment for construction projects;
- Production of concrete and other products from cement and mortar;
- Trading in construction materials, indoor water supply equipment, heating equipment and spare parts, electrical system equipment and tools, air conditioning equipment, sanitary equipment, steel structures, construction iron and steel, metal pipes, sheets and steel plates, metal wires, aluminum frames, copper frames, wood (from legal sources), hardware, and construction machinery and equipment;
- Real estate business;
- Real estate brokerage and auction;
- Investment in the construction of urban areas and industrial zones;
- Buying, selling, leasing, and repairing specialized vehicles and construction machinery and equipment.

II. ACCOUNTING PERIOD AND CURRENCY

1. Fiscal year

The company's fiscal year is from 1 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnam Dong (VND)

III. ACCOUNTING STANDARDS AND SYSTEM

1. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

Applicable accounting system

The financial statements have been prepared in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance, providing guidance on the Corporate Accounting System

Compliance to Vietnamese accounting system and standards

The financial statements have been prepared in accordance with Vietnamese Accounting Standard, the Vietnamese Accounting system and comply relevant statutory requirements.

Accounting system and form of records

The company uses the General journal method to records its transactions.

2. ACCOUNTING POLICIES

Cash and equivalents

Cash include cash on hand, cash in bank (demand and term), cash in transit and monetary gold. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

Receivables and provision for doubtful debts

The provision for doubtful debts is made for receivables overdue by three months or more, or for receivables where the debtor is unlikely to pay due to liquidation, bankruptcy, or similar financial difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and, if applicable, overhead costs necessary to bring the inventories to their current location and condition. The cost of inventories is determined using the weighted average method. Net realizable value is estimated as the selling price less the costs of completion, as well as marketing, selling, and distribution expenses incurred.

The Company's provision for inventory devaluation is made in accordance with current accounting regulations. Accordingly, the Company is allowed to set up a provision for obsolete, damaged, or substandard inventories if the actual value of the inventories exceeds their net realizable value at the end of the accounting period.

Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible fixed assets includes the purchase price and all other direct costs related to bringing the asset to a condition ready for use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	Years
Buildings and structures	10 - 25
Machinery and equipment	6 - 10
Transport vehicles	10 - 14
Management equipment and tools	6 - 10
Others	6 - 10

Construction in progress

Assets under construction for the purpose of production, leasing, management, or any other purposes are recognized at cost. This cost includes related service costs and borrowing costs in accordance with the Company's accounting policies. Depreciation of these assets is calculated in the same way as for other assets, starting when the asset is ready for use.

Long-term prepaid expenses

Long-term prepaid expenses include tools, equipment, major repair costs of fixed assets, and mechanical components used in construction that have a high value and provide benefits over a long period

Revenue recognition

Revenue is recognized when the outcome of the transaction can be reliably measured, and the Company is likely to receive the economic benefits from the transaction. Sales revenue is recognized when goods are delivered and the ownership rights are transferred to the buyer.

Construction contracts and service contracts

The revenue from the Company's construction contracts is recognized in accordance with the Company's accounting policy for construction contracts, as follows:

When the outcome of a construction contract can be reliably estimated, revenue and costs related to the contract are recognized in proportion to the work completed at the end of the accounting period. This is calculated based on the percentage of costs incurred for the completed work at the end of the accounting period compared to the total estimated costs of the contract, except when these costs do not correspond to the portion of construction completed. This cost may include additional expenses, compensation, and performance bonuses as agreed with the customer.

When the outcome of a construction contract cannot be reliably estimated, revenue is recognized only to the extent of the costs incurred for the contract that are expected to be recoverable.

Revenue from service contracts is recognized when there is evidence of the proportion of the service provided that has been completed at the end of the accounting period.

Financial revenue mainly includes interest income from term deposits and bank deposits, which is recognized based on the monthly interest notifications from the bank.

Loan interest expenses

Loan interest expenses directly attributable to the acquisition, construction, or production of assets that take a relatively long time to complete and become ready for use or operation are capitalized as part of the cost of the asset until the asset is ready for use or operation. Any income earned from temporarily investing borrowed funds is deducted from the cost of the related asset.

All other loan interest expenses are recognized in the Income Statement as they are incurred.

Provisions

Provisions are recognized when the Company has a present obligation arising from a past event, and it is probable that the Company will have to settle the obligation. Provisions are determined based on the management's estimate of the costs necessary to settle the obligation at the end of the accounting period.

Taxes

DIC - Dong Tien Joint Stock Company is a newly established company located in Nhon Trach 2 Industrial Park. According to Clause 13, Item b, Article 36 of Decree 152/2004/ND-CP dated August 6, 2004, which amends and supplements some provisions of Decree 164/2003/ND-CP dated December 22, 2003, of the Government detailing the implementation of the Corporate Income Tax Law, DIC - Dong Tien Joint Stock Company is exempt from corporate income tax for 3 years from

the year it starts earning taxable income (from 2006) and is entitled to a 50% tax reduction for the following 7 years (from 2009).

The determination of the Company's income tax is based on the current tax regulations. However, these regulations change over time, and the final determination of corporate income tax depends on the results of the inspection by the competent tax authorities.

Other taxes are applied in accordance with the current tax laws in Vietnam.

DIC - DONG TIEN JOINT STOCK COMPANY17 Lot, Nhon Trach 2 IZ, Provincial Road 25B, Nhon Trach
Ward, Dong Nai City**Form no: B09-DN**Issued together with Circular No. 99/2025/TT-BTC dated 27/10/2025
of the Ministry of Finance**V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET****1. Cash and cash equivalents**

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	67,189,278	14,930,804
Cash in bank	27,524,196	17,788,224
Total	94,713,474	32,719,028

2. Accounts receivable

	30/09/2026	01/01/2026
	VND	VND
a) Short - term trade receivables	109,974,504,322	49,936,651,464
- Nhon Trach 2 Reinforced Concrete Corporation	95,442,288,703	22,926,813,512
- The Gioi Nha Construction Material Supermarket Joint Stock Company	2,840,018,431	3,161,214,290
- Dong Nam Construction Company Limited	9,760,037	1,291,667,652
- Others	11,682,437,151	22,556,956,010
Total	49,936,651,464	126,161,399,180

b) Trade receivables of Related party

	30/09/2026	01/01/2026
	VND	VND
- Nhon Trach 2 Reinforced Concrete Corporation	95,442,288,703	22,926,813,512
- The Gioi Nha Construction Material Supermarket Joint Stock Company	2,840,018,431	3,161,214,290

3. Other receivables

	30/09/2026	01/01/2026
	VND	VND
a) Other short-term receivables	65,590,551	162,422,037
- Advances for employees		162,422,037
- Others	65,590,551	
b) Other long - term receivables		
Total	65,590,551	162,422,037

DIC - DONG TIEN JOINT STOCK COMPANY

17 Lot, Nhon Trach 2 IZ, Provincial Road 25B, Nhon Trach Ward, Dong Nai City

Form no: B09-DN

Issued together with Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance

	30/09/2026		01/01/2026	
	VND		VND	
4. Inventories				
- Goods in transit		53,691,086,507		42,735,299,480
Total		53,691,086,507		42,735,299,480

5. Tangible fixed assets

Item	Building and structures VND	Equipment & machines VND	Transportation vehicles VND	Office equipments VND	Others VND	Total VND
I. History cost						
1. Beginning balance:	182,316,337,754	51,277,395,311	81,921,907,958	87,369,890	4,051,581,205	319,654,592,118
- Additions						
- Transfers from CIP						
- Liquidation or transfer of assets						
- Other reductions	88,791,516,517	18,126,273,054	15,078,259,922	87,369,890	2,973,459,386	125,056,878,769
2. Ending balance:	93,524,821,237	33,151,122,257	66,843,648,036		1,078,121,819	194,597,713,349
II. Accumulated depreciation						
1. Beginning balance:	61,617,877,982	40,982,416,352	71,824,849,703	87,369,890	3,063,716,838	177,576,230,765
- Charge for the quarter	1,997,203,002	552,707,904	1,768,053,621		35,680,765	4,353,645,292
- Other increase						
- Liquidation or transfer of assets	28,716,887,346	16,809,364,888	15,078,259,922	87,369,890	2,181,614,788	62,873,496,834
- Other reductions						
2. Ending balance:	34,898,193,638	24,725,759,368	58,514,643,402		917,782,815	119,056,379,223
III. Net book value						
1. Beginning balance:	120,698,459,772	10,294,978,959	10,097,058,255		987,864,367	142,078,361,353
2. Ending balance:	58,626,627,599	8,425,362,889	8,329,004,634		160,339,004	75,541,334,126

Item	Land use rights VND	Patents and inventions VND	Trademarks and trade names VND	Computer software VND	Others VND	Total VND
I. History cost						
1. Beginning balance:				36,337,500		36,337,500
- Additions						
2. Ending balance:				36,337,500		36,337,500
II. Accumulated depreciation						
1. Beginning balance:				36,337,500		36,337,500
- Charge for the quarter						
2. Ending balance:				36,337,500		36,337,500
III. Net book value						
1. Beginning balance:						
2. Ending balance:						
7. Long-term asset in progress						
a) Long-term construction costs in progress (*)						
New urban area project						
DIC - Dong Tien Housing Project						
b) Construction in progress						
Renovation of DIC DT office building						
Total						

(*) This is the incurred expense of the new urban area project and the DIC - Dong Tien Project in Nhon Trach Commune, Dong Nai province.

DIC - DONG TIEN JOINT STOCK COMPANY

17 Lot, Nhon Trach 2 IZ, Provincial Road 25B, Nhon Trach Ward, Dong Nai City

Form no: B09-DN

Issued together with Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance

8. Prepaid expenses

	30/09/2026	01/01/2026
	VND	VND
a) Short - term prepaid expenses	489,882,829.00	
- <i>Others expenses</i>	489,882,829	
b) Long - term prepaid expenses	402,491,999	417,337,271
- <i>Tool and equipments</i>	470,250	1,316,700
- <i>Construction and repair expenses</i>	402,021,749	416,020,571
Total	892,374,828	417,337,271

9. Supplier payables

	30/09/2026	01/01/2026
	VND	VND
a) Short-term	16,945,225,366	7,566,958,268
<i>The Gioi Nha Construction Material Supermarket JSC</i>	15,806,964,302	799,805,000
<i>The Gioi Nha Construction Material JSC</i>	453,070,900	5,711,678,691
<i>Other suppliers</i>	685,190,164	1,055,474,577
b) Long-term		
c) Payables of Related party		
<i>The Gioi Nha Construction Material Supermarket JSC</i>	15,806,964,302	799,805,000

DIC - DONG TIEN JOINT STOCK COMPANY

17 Lot, Nhon Trach 2 IZ, Provincial Road 25B, Nhon Trach Ward, Dong Nai
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10. Financial loan and leasing liabilities

	30/09/2026 VND	01/01/2026 VND
a) Short-term financial loan	60,400,000,000	62,234,338,485
- Agribank	20,400,000,000	23,100,000,000
- Vietinbank	40,000,000,000	39,134,338,485
b) Long-term financial loan	400,000,000	400,000,000
- Vietinbank	400,000,000	400,000,000
- Agribank		
Total	60,800,000,000	62,634,338,485

11. Taxes and payable to state budget

	30/09/2026 VND	01/01/2026 VND
Value Added Tax	1,816,812,975	2,170,211,741
Business income tax	651,704,894	192,158,032
Personal income tax	44,060,776	20,061,715
Other taxes		
Total	2,512,578,645	2,382,431,488

12. Other payables

	30/09/2026 VND	01/01/2026 VND
a) Other short-term payable	1,817,376,561	1,807,271,482
- Trade Union fees	1,008,373,784	988,091,584
- Social insurance	20,855,650	
- Health insurance	3,661,200	
- Unemployment insurance	1,627,200	
- Others	782,858,727	819,179,898
b) Other long-term payable	18,558,493,801	18,558,493,801
Long-term deposits received	18,558,493,801	
Total	1,817,376,561	20,365,765,283

13 Owner's equity

Item	Paid in capital	Share premium	Investment & development funds	Others	Undistributed earnings	Total
A	1	4	7	8	6	9
Current quarter's beginning:	156,225,520,000	7,176,000,000	1,126,570,906		23,538,853,593	188,066,944,499
Current quarter's capital received						-
Current quarter's profit/loss					619,400,966	619,400,966
Other reductions					-	-
Current quarter's ending:	156,225,520,000	7,176,000,000	1,126,570,906		24,158,254,559	188,686,345,465

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue

	Quarter III/2026 VND	Quarter III/2025 VND
a) Gross sale		
Including:		
<i>Sales of goods</i>	74,587,002,499	99,855,909,485
<i>Sales of services</i>	4,934,477,232	8,426,675,768
<i>Sales from selling Nova Phan Thiet apartments</i>	-	
Sale discount		
Total	79,521,479,731	108,282,585,253
b) Revenues of Related party		
Nhon Trach 2 Reinforced Concrete Corporation	76,215,606,327	94,521,496,123
The Gioi Nha Construction Material Supermarket JSC	698,630,388	2,086,734,032
Total		

3. Cost of goods sold

	Quarter III/2026 VND	Quarter III/2025 VND
Cost of goods sold for finished products and merchandise sold	73,615,497,713	98,348,481,396
Cost of services provided	5,111,613,646	7,279,904,142
Cost from selling Nova Phan Thiet apartments		
Total	78,727,111,359	105,628,385,538

4. Financial income

	Quarter III/2026 VND	Quarter III/2025 VND
Bank interest	898,580	404,084
Total	898,580	404,084

5. Financial expenses

	Quarter III/2026 VND	Quarter III/2025 VND
Make (return) provision for impairment of financial investments		14,921,924
Loan interest	1,239,323,634	1,021,802,170
Total	1,239,323,634	1,036,724,094

DIC - DONG TIEN JOINT STOCK COMPANY17 Lot, Nhon Trach 2 IZ, Provincial Road 25B, Nhon Trach Ward,
Dong Nai City**Form no: B09-DN**Issued together with Circular No. 99/2025/TT-BTC dated 27/10/2025
of the Ministry of Finance**6. Selling expenses and General & administration expenses**

	Quarter III/2026 VND	Quarter III/2025 VND
a) Selling expenses	458,760,215	
- Cost of Salary	458,760,215	
- Other cost of cash		
b) General & administration expenses	760,744,086	830,254,532
- Employees cost	539,290,958	739,044,004
- Adjusting salary costs from account 642 to account 641		15,983,022
- Fixed asset depreciation	15,983,022	
- Provision for doubtful debts cost		
- Other cost of cash	205,470,106	75,227,506

7. Production and business costs by factor**8. Current business income tax charge**

	Quarter III/2026 VND	Quarter III/2025 VND
Current business income tax charge	338,631,064	
Total	338,631,064	

VII. OTHER INFORMATION**1. Related party disclosures****1.1 List of related parties**

Related parties	Relation
Nhon Trach 2 Reinforced Concrete Corporation	Major shareholder
The Gioi Nha Construction Material Supermarket JSC	Major shareholder

1.2 Related Party Transactions

During the period, there are a number of transactions (excluding VAT) between the company with related parties as follows:

Related parties	Relation	Transaction	Value of transaction (VND)
Nhon Trach 2 Reinforced Concrete Corporation	Major shareholder	Revenue from sale of goods	72,072,483,723
		Revenue from rendering of services	4,143,122,604
		Disposal of fixed assets	1,418,181,818
The Gioi Nha Construction Material Supermarket JSC	Major shareholder	Revenue from rendering of services	698,630,388
		Disposal of fixed assets	44,855,000,000
		Buy raw materials	80,278,079,018

Up to 30/09/2026, payments which have not been made with related parties are as follows:

Related parties	Relation	Transaction	Value of receivables/ (payables) (VND)
Nhon Trach 2 Reinforced Concrete Corporation	Major shareholder	Trade receivables	95,442,288,703
The Gioi Nha Construction Material Supermarket JSC	Major shareholder	Trade receivables	2,840,018,431
		Trade payables	(15,806,964,302)

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VII. OTHER INFORMATION (continued)

2. Subsequent events after the end of the accounting period

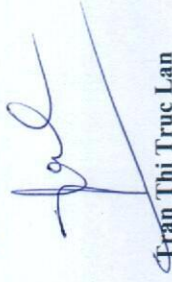
No significant events occurred at the end of the accounting period.

3. comparative data

The comparative data consists of the financial statements for the year ending December 31, 2025 and the financial statements for the period from January 1, 2026, to June 30, 2026, which audited by NVA Auditing Company Limited.

Nhon Trach date 30 September 2026

Chief Accountant


Tran Thi Truc Lan

General Director



Huỳnh Trung Hiếu

