

DUC TRUNG INVESTMENT JOINT STOCK COMPANY
213 Nam Ky Khoi Nghia Street, Xuan Hoa Ward, Ho Chi Minh City

DUC TRUNG INVESTMENT JOINT STOCK COMPANY
(Incorporated in the Socialist Republic of Viet Nam)

FINANCIAL STATEMENTS
QUARTER III/2026

October 2026

TABLE OF CONTENTS

<u>CONTENTS</u>	<u>PAGE</u>
STATEMENT OF FINANCIAL POSITION	3-4
STATEMENT OF INCOME	5
STATEMENT OF CASHFLOW	6
NOTES TO THE FINANCIAL STATEMENTS	7-18

STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

FORM B 01-DN
Unit: VND

Items	Code	Note	30/09/2026	01/01/2026
Current assets	100		245,585,931,182	416,694,314,511
Cash and cash equivalents	110		1,839,772,535	1,730,064,652
Cash	111	V.1	1,839,772,535	1,730,064,652
Short-term investments	120		193,432,222,200	381,718,000,000
Short-term held-to-maturity investments	123	V.2	54,682,222,200	227,468,000,000
Other short-term investments	125		138,750,000,000	154,250,000,000
Short-term receivables	130		49,739,841,047	32,654,491,090
Short-term trade receivable	131	V.3	6,697,810,347	8,703,979,779
Short-term advances to suppliers	132		10,373,838,755	11,490,688,355
Other short-term receivables	135		32,668,191,945	12,459,822,956
Inventories	140		573,069,442	573,069,442
Inventories	141		573,069,442	573,069,442
Other current assets	160		1,025,958	18,689,327
Value added tax deductibles	162		1,025,958	18,689,327
Non-current assets	200		88,440,184,157	63,942,027,523
Fixed assets	220		453,139,658	558,582,500
Tangible fixed assets	221	V.4	453,139,658	558,582,500
- Cost	222		1,124,723,637	1,124,723,637
- Accumulated depreciation	223		(671,583,979)	(566,141,137)
Long-term financial investments	260		87,700,000,000	62,700,000,000
Investments in associates, joint ventures	262	V.6	52,500,000,000	52,500,000,000
Equity investments in other entities	263		35,200,000,000	10,200,000,000
Other long-term assets	270		287,044,499	683,445,023
Long-term awaiting allocation costs	271		287,044,499	683,445,023
TOTAL ASSETS	280		334,026,115,339	480,636,342,034

STATEMENT OF FINANCIAL POSITION (Continued)
As at 30 September 2026

FORM B 01-DN
Unit: VND

Items	Code	Note	30/09/2026	01/01/2026
Liabilities	300		197,928,022,688	344,692,134,795
Current liabilities	310		196,510,654,688	343,274,766,795
Short-term trade payables	311	V.5	26,946,862,896	11,595,962,809
Short-term advances from customers	312		208,608,447	208,608,447
Short-term taxes and amounts payable to the State budget	314		118,437,046	135,201,784
Payables to employees	315		61,420,000	33,138,000
Short-term accrued expenses	316		30,491,850,182	17,303,586,457
Other short-term payables	320		248,036,098	164,269,282
Short-term borrowings and finance lease liabilities	321	V.7	138,435,440,019	313,834,000,016
Long-term liabilities	330		1,417,368,000	1,417,368,000
Long-term borrowings and finance lease liabilities	339	V.7	1,417,368,000	1,417,368,000
Equity	400		136,098,092,651	135,944,207,239
Owner's contributed capital	411		134,888,000,000	134,888,000,000
- Common stock with voting power	411a		134,888,000,000	134,888,000,000
Retained earnings	420		1,210,092,651	1,056,207,239
- Accumulated retained earnings of previous year	420a		1,056,207,239	837,967,551
- Retained earnings of current year	420b		153,885,412	218,239,688
TOTAL RESOURCES	440		334,026,115,339	480,636,342,034



Tran Dang Quan
Chairman of the Board of Directors
20 October 2026

Doan Thi Quynh Trang
Chief Accountant

Le Thi Van Anh
Prepared by

INCOME STATEMENT

For the period from 1 January 2026 to 30 September 2026

FORM B 02-DN

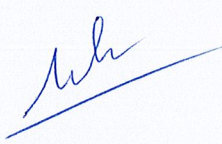
Unit: VND

Items	Code	Note	Quarter III/ 2026	Quarter III/ 2025	Period from 01/01/2026 to 30/09/2026	Period from 01/01/2025 to 30/09/2025
Revenue from sales of goods and services rendered	01	VI.1	72,156,827,360	102,417,382,319	357,727,829,155	449,009,226,289
Deductions	02		-	-	-	-
Net revenue from sales of goods and services rendered	10		72,156,827,360	102,417,382,319	357,727,829,155	449,009,226,289
Cost of goods sold	11	VI.2	72,070,092,382	102,309,886,141	357,249,592,496	448,652,468,802
Gross profits from sales of goods and services rendered	20		86,734,978	107,496,178	478,236,659	356,757,487
Profit/loss from sale and liquidation of investment real property	21		-	-	-	-
Financial income	22	VI.3	6,119,610,197	4,614,114,896	19,759,709,249	12,026,373,567
Financial expenses	23		5,828,384,491	4,450,047,531	19,192,862,479	11,482,182,087
<i>In which: Interest expenses</i>	24		5,828,384,491	4,400,047,531	19,192,862,479	11,332,182,087
Selling expenses	25		-	-	-	-
General and administration expenses	26		363,092,818	231,812,666	846,815,766	652,616,524
Net operating profits	30		14,867,866	39,750,877	198,267,663	248,332,443
Other income	31		-	-	-	-
Other expenses	32		(23,643,594)	2,030,541	-	26,279,248
Other profit	40		23,643,594	(2,030,541)	-	(26,279,248)
Total accounting profit before tax	50		38,511,460	37,720,336	198,267,663	222,053,195
Current corporate income tax expense	51	VI.4	7,702,292	7,950,176	44,382,251	49,666,489
Net profits after corporate income tax	60		30,809,168	29,770,160	153,885,412	172,386,706



Trần Đăng Quan
Chairman of the Board of Directors
20 October 2026


Doan Thi Quynh Trang
Chief Accountant


Le Thi Van Anh
Prepared by

CASH FLOW STATEMENT

(Indirect method)

For the period from 1 January 2026 to 30 September 2026

FORM B 03-DN

Unit: VND

Items	Code	Period from 01/01/2026 to 30/09/2026	Period from 01/01/2025 to 30/09/2025
Cash flows from operating activities			
Profit before tax	01	198,267,663	222,053,195
<i>Adjustments for:</i>			
Depreciation and amortisation	02	105,442,842	105,442,842
(Profits)/Losses from investing activities	05	(19,759,709,249)	(12,026,373,567)
Interest expense	06	19,192,862,479	11,332,182,087
Operating income before changes in working capital	08	(263,136,265)	(366,695,443)
(Increase) decrease in receivable	09	(11,550,356,659)	(31,384,443,831)
(Increase) decrease in accounts payable	11	9,315,510,142	(3,127,778,085)
(Increase) decrease in prepaid expenses	12	396,400,524	541,302,009
Interest paid	14	(5,940,926,809)	(359,930,798)
Corporate income tax paid	15	(61,146,989)	(62,096,068)
Net cash flow from operating activities	20	(8,103,656,056)	(34,759,642,216)
Cash flows from investing activities			
Payments for loan, purchase of debt instruments	23	(57,208,222,200)	(123,430,000,000)
Proceeds from loans, sale of debt instrument	24	216,025,618,453	22,158,121,455
Investments in other entities	25	(61,146,989)	-
Proceeds from investment in other entities	26	15,500,000,000	-
Interest and dividends received	27	9,355,674,672	14,242,379,320
Net cash flows from investing activities	30	183,611,923,936	(87,029,499,225)
Cash flows from financing activities			
Proceeds from borrowings	33	36,719,940,000	113,517,500,005
Repayment of borrowings	34	(212,118,499,997)	9,787,999,998
Net cash flow from financing activities	40	(175,398,559,997)	123,305,500,003
Net increase/decrease in cash	50	109,707,883	1,516,358,562
Cash and cash equivalents at beginning of the period	60	1,730,064,652	783,941,924
Cash and cash equivalents at end of the period	70	1,839,772,535	2,300,300,486



Trần Đăng Quan
Chairman of the Board of Directors
20 October 2026

Doan Thi Quynh Trang
Chief Accountant

Le Thi Van Anh
Prepared by

NOTES TO FINANCIAL STATEMENT

FORM B09-DN

1. GENERAL INFORMATION

1.1 Ownership

Duc Trung Investment Joint Stock Company is a joint stock company established under the Certificate of business registration of Joint Stock Company - No. 0301466299 by Ho Chi Minh Department of Finance dated 22/06/1994, changed the 27th time on 08/09/2025.

The head office is located at No. 213 Nam Ky Khoi Nghia, Xuan Hoa Ward, Ho Chi Minh City, Viet Nam.

The charter capital of the Company under the Certificate of business registration of Joint Stock Company 134,888,000,000 VND, equivalent to 13,488,800 shares, with a par value of 10,000 VND/share.

Duc Trung Investment Joint Stock Company has been listed on UPCOM with stock code DTI.

1.2 Business field

The company operates in the field of office leasing and real estate brokerage.

1.3 Line of business

The Company's business lines are:

- Trading in real estate, land use rights owned by the owner, user or lessee; Renting houses and construction works for sublease; For land leased by the State, it is allowed to invest in building houses for rent, investing in building houses and construction works other than houses for sale, lease, or lease-purchase; Receiving the transfer of all or part of the real estate project of the investor to build houses and construction works for sale, lease, or lease-purchase; For land allocated by the State, it is allowed to invest in building houses for sale, lease, or lease-purchase; For land leased in industrial parks, industrial clusters, export processing zones, high-tech zones, and economic zones, it is allowed to invest in building houses and construction works for business in accordance with the purpose of land use.
- Wholesale of metals and metal ores
- Wholesale of metal ores; wholesale of iron and steel; Wholesale of other metals; Goods inspection and weighing services;
- Wholesale of other construction materials and installation equipment
- Details: Buying and selling interior decoration products. Wholesale of bamboo, rattan, wood and processed wood. Wholesale of cement. Wholesale of tiles and sanitary equipment. Wholesale of hardware (not operating at the headquarters); Air, sea and road freight forwarding services;
- Other specialized wholesale not elsewhere classified
- Wholesale of plastics in primary forms (granules, powders, pastes, plastic beads, etc.); Wholesale of silk, fibers, textile yarns. Wholesale of garment and footwear accessories; Wholesale of scrap, metal and non-metal waste, Customs clearance agents.

1.4 Business cycle

Business cycle of the Company is not exceeding 12 months.

1.5 Structure of the Company

Associate company

<i>Company</i>	<i>Head office</i>	<i>Main business activity</i>	<i>The proportion of contributions</i>	<i>The proportion of voting rights</i>	<i>The proportion of benefits</i>
An Binh Long Xuyen Investment Cooperation Co., Ltd.	10/4B Dong Thanh A Street, My Thoi Ward, An Giang Province, Viet Nam	Construction	35%	35%	35%

1.6 Employee

As at 30 June 2026, total employee of the Company is 07 employees.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

2.1 Fiscal year

The financial year of the Company is from January 01 to December 31 annually.

2.2 Accounting currency

The Company maintains its accounting records in Vietnamese Dong (VND) due to the revenues and expenditures are made primarily by currency VND.

3. APPLICABLE ACCOUNTING STANDARDS AND REGIMES

3.1 Applicable accounting standards and regimes

The Company applies the accounting regime issued under Circular No. 99/2025/TT-BTC on guiding the Enterprise Accounting Regime dated 27 October 2025 of the Minister of Finance guiding the enterprise accounting regime.

3.2 Comply with Vietnamese Accounting Standard and Accounting Regime

The Board of Directors is ensure that complied with the Vietnamese Accounting Standards and Vietnamese Accounting Regime and the current legal regulations relating to the Circular No. 99/2025/TT-BTC dated 27 October 2025 and as well as the guiding implementation of Vietnamese Accounting Standards issued by the Ministry of Finance in relating to the preparation and presentation of financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of preparation the financial statement

The financial statements are prepared on the accrual basis (except for information relating to cash flows).

4.2 Cash and cash equivalents

Cash comprises cash on hand, cash at banks (demand deposits), and cash in transit. Cash equivalents are short-term highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

4.3 Investment

Held to maturity investments

Investments are classified as held to maturity when the Company has the intent and to be ability to hold to maturity. Held to maturity investments include term deposits (including treasury bills, promissory notes), bonds, preference shares which the issuer is required to re-buy them in a certain time in the future and held to maturity loans to earn profits periodically and other held to maturity investments.

Held to maturity investments are initially recognized at cost including purchase price and the expenses related to the purchase of the investments. After initial recognition, these investments are recorded at their recoverable value. Interest income from held to maturity investments after the acquisition date is recognized in income statement on an estimates basis. Income before Company owns is deducted into the cost at acquisition.

When there is evidence surely about a part or all of the investment may be not recoverable and having damage can be measured reliably, the loss is recognized in financial expenses in the year and reduced direct investment values.

Investments in Associates

Associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee enterprise but not control or joint control over those policies.

Investments in subsidiaries, joint-ventures and associates are initially recognized at initial cost, including purchase price or capital contributions plus costs directly attributable to the acquisition. In case of investment in non-monetary assets, the cost of the investment is recognized at the fair value of non-monetary assets at arise.

Dividends and profits from previous periods of the investments before purchase are accounted for the decrease in value of the investments. Dividends and profits of the following period are after purchase is recognized in revenue. Dividends received by shares are only followed up by the number of shares increases without recognizing the value of shares/and recorded at par value.

Provision for diminution in value of long-term investments in subsidiaries, joint-ventures and associates are made when a subsidiary, joint venture, associate get loss at the level of appropriation equivalent to the difference between on subsidiaries, joint ventures, associates actual investment capital at economic organization and actual equity capital of economic organization multiplying the capital contribution rate of the Company in comparison with in subsidiaries, joint ventures, associates' actual investment capital at economic organization. If the subsidiaries, joint ventures and associates are the object up to present the consolidated financial statements, the basis for determining loss is the consolidated financial statements.

Increase or decrease in provision for diminution in value of investments in subsidiaries, joint ventures, and associates have recorded at the closing day, and is recognized in the financial cost.

Investments in equity of other companies

Investments in equity of other companies include investments which the Company have no control, co-control or significant influence on the investee.

Investments in equity of other companies are initially recorded at cost, including purchase price or capital contributions plus the costs directly related to investment. Dividends and profits from previous periods of the investments before being purchased are accounted for the decrease in value of the investments. Dividends and profits of the following period are after being purchased is recognized in revenue. Dividends which received by shares are only followed up by the number of shares increases without recognizing the value of shares/and recorded at par value.

Provision for diminution in value of long-term investments in equity of other companies is appropriated as follows:

For investments in listed shares or the fair value of the investments is determined reliably, the provision is based on the market value of shares.

For investments have not determined the fair value at the time of reporting, the provision are made based on the loss of the investment at the rate equal to the difference between actual capital companies in other company and the equity ratio multiplied with the Company's capital contribution to the total actual capital contributions of all parties in other investee enterprise.

Increase or decrease in provision for diminution in value of long-term investments have recorded at the closing day, and is recognized in the financial expenses.

4.4 Receivables

Trade and other receivables are stated at cost less provision for doubtful debts.

The classification of receivables is trade receivables, internal receivables and other receivables, which is complied with the following principles:

- Having withdraw or settlement less than 1 year or in a business cycle is classified as short-term assets.

- Having withdraw or settlement more than 1 year or per business cycle is classified as long-term assets.

Provision for doubtful debts

The provision for doubtful debts represents the estimated loss from receivables that are unlikely to be paid by the customer for receivables at the balance sheet date.

Provision for doubtful debts is required to be made in accordance with Circular 48/2019/TT-BTC dated 08/08/2019 and Circular 89/2013/TT-BTC dated 28/06/2013 of the Ministry of Finance guiding the regime of setting up and use of provisions for decline inventories, loss of financial investment, doubtful debt and warranty for products, goods and construction works at the enterprise. Provision for doubtful debts is made for receivables which are overdue for six months or more, or for receivables which is unlikely to be liquidated due to liquidation, bankruptcy or similar difficulties by debtors.

4.5 Inventories

Inventories are presented at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Materials and goods: comprising all costs of purchase and related expenses directly incurred in bringing the inventories to their present location and condition.
- Cost of production and business in progress: Including raw material costs, labor costs and other directly related costs.

Net realizable value represents the estimated selling price of inventories during the normal production and business minus the estimated costs to completion and the estimated costs necessary to consume them.

Cost is determined on monthly a weighted average method identification method and the perpetual method is used to record inventories.

Provision for decline inventories is made for each inventory with the cost greater than the net value realizable. For service in progress, the provision for impairment is calculated for each type of service has a separate price. Increase or decrease in the balance of provision for decline inventories should be set aside at the fiscal year end and is recognized in cost of goods sold.

4.6 Prepaid expenses

Prepaid expenses is used to record expenses actually incurred but they are related to operation output of many accounting period. Prepaid expenses include:

Tools and supplies

The tools and supplies have been put into use and are amortized to expense under the straight-line method to time allocation not more than 03 years.

Other expenses

Other expenses are expenses for car insurance and accident insurance for employees. These expenses are amortized on a straight-line basis over the period of time corresponding to each expense.

4.7 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures for additions, improvements and renewals are capitalised on fixed assets accounts, expenditures for maintenance and repairs are charged to the income statement.

When assets are sold or retired, their cost and accumulated depreciation are removed from the balance sheet and any gain or loss resulting from their disposal is included in the income statement.

Depreciation of tangible fixed assets is calculated on a straight-line basis over the estimated useful life of these assets, which are as follows:

<u>Fixed assets</u>	<u>Years</u>
Vehicles	07-10

4.8 Account payables and accrued expenses

Payables to suppliers, internal payables, other payables, loans at the time of reporting if:

- Having maturity less than 1 year or in a business cycle is classified as short-term debt.
- Having maturity more than one year or per business cycle is classified as long-term debt.

Accrued expenses include actual expenses not yet incurred but accrued to production and business expenses in the period so as to ensure that actual expenses do not cause a surge in production and business expenses. The basis for ensuring the principle of consistency between revenue and costs. When those expenses arise, if there is any difference with the deducted amount, the accountants shall record the addition or reduction of expenses corresponding to the difference.

4.9 Bond

The carrying value of the bonds is reflected on a net basis in the value of bonds at par value plus minus bond issuance cost.

Bond issuance costs are distributed evenly over the term of the bond.

4.10 Owner's equity

Owner's equity

Equity is recorded according to the amount actually invested.

Retained earnings

Retained earning reflects the accumulated after-tax business results of the Company after distributing profits at the time of reporting.

4.11 Distribution of net profit

Profit after tax is distributed to shareholders after funds have been appropriated according to the Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items in undistributed after-tax profits that may affect cash flow and the ability to pay dividends such as interest due to profits from revaluation of capital contributed assets, and profits due to revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities at the shareholder's rights date.

4.12 Revenue

Revenue from sales of goods

Sales of merchandise shall be recognized if it simultaneously meets the following five conditions:

- The enterprise has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The enterprise no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover has been determined with relative certainty;
- The enterprise has gained or will gain economic benefits from the good sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from sales of service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. In case that a transaction involves the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the interim balance sheet date of that period. The outcome of a transaction can be measured reliably when all four following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the company;
- The percentage of completion of the transaction at the year-end balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

Other income

Reflects other incomes outside the production and business activities of the enterprise, including:

- Income from the sale and liquidation of fixed assets;
- Income from the sale and leaseback of assets;
- Taxes payable when selling goods and providing services but then reduced or refunded (export tax refunded, VAT, special consumption tax, environmental protection tax payable but then reduced);
- Compensation collected from third parties to compensate for lost assets (for example, insurance compensation, compensation for relocation of business premises and similar amounts);
- Fines collected from customers for breach of contract;
- Other incomes other than those mentioned above.

4.13 Cost of goods sold

Reflects the cost of products, goods and services sold during the period.

The provision for inventory price reduction is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value being less than the original price of inventory.

For the value of inventory loss or damage, the accountant immediately includes it in the cost of goods sold (after deducting compensation, if any).

For the cost of direct materials consumed in excess of the normal level, labor costs, and fixed general production costs not allocated to the value of products in stock, the accountant immediately includes it in the cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed.

Cost of goods sold expenses are not considered as expenses for calculating corporate income tax according to the provisions of the Tax Law but have full invoices and documents and have been accounted for correctly according to the Company's accounting regime. Accounting expenses are not recorded as a reduction but only adjusted in the corporate income tax settlement to increase the amount of corporate income tax payable.

4.14 Financial expenses

Reflects financial operating expenses including expenses or losses related to financial investment activities, lending and borrowing costs, costs of contributing capital to joint ventures and associations, short-term securities transfer losses, securities transaction costs; Provision for devaluation of trading securities, provision for investment losses in other entities, losses arising from selling foreign currencies, exchange rate losses, etc.

Financial expenses are not considered expenses for calculating corporate income tax according to the provisions of the Tax Law but have full invoices and documents and have been accounted for correctly according to the Company's accounting regime. The Company does not reduce accounting expenses but only adjusts them in the corporate income tax finalization to increase the amount of corporate income tax payable.

4.15 Corporate income tax

Current income tax

Current income tax is the tax amount is calculated on taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between accounting and tax, non-deductible expenses as well as non taxable income and losses are transferred.

Tax settlement of the Company will be assessed by the Tax Department. Due to the application of laws and regulations on taxes for different incurred transactions which can be explained in many different ways, tax payable presented in the financial statements can be immediately changed according to the decision of the tax authorities.

4.16 Related parties

Parties are considered as a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions as well as operations of the Company. Parties are also considered to be related if they are jointly controlled or have significant influence.

V. NOTE STATEMENT OF FINANCIAL POSITION ITEMS

(Unit: VND)

1. Cash and cash equivalents

	30/09/2026	01/01/2026
Cash on hand	1,684,549,351	1,653,200,593
Demand deposit	155,223,184	76,864,059
Total	1,839,772,535	1,730,064,652

2. Short-term held-to-maturity investments

	30/09/2026	01/01/2026
Term deposit at BIDV with a term of 12 months	33.879.000.000	157.309.000.000
Term deposit at MB with a term of 6 months	-	56.359.000.000
Loan Agreement - Mars Joint Stock Company	20.503.222.220	
Short-term loans receivable	300.000.000	13.800.000.000
Tổng cộng	54.682.222.220	227.468.000.000

3. Short-term trade accounts receivable

	30/09/2026	01/01/2026
Do Thanh Real Estate Development Investment Joint Stock Company	1,632,280,947	8,632,280,947
Marina Holding Group Joint Stock Company	-	71,698,832
Stavian Chemical Joint Stock Company	5,065,529,400	-
Total	6,697,810,347	8,703,979,779

4. Increases, Decreases in Tangible fixed assets

	Machinery and equipment	Means of transportation	Others	Total
Original costs				
01/01/2026	-	1,124,723,637	-	1,124,723,637
Additions	-	-	-	-
Disposals	-	-	-	-
30/09/2026	-	1,124,723,637	-	1,124,723,637
Accumulated depreciation				
01/01/2026	-	(566,141,137)	-	(566,141,137)
Depreciation in the period	-	(105,442,842)	-	(105,442,842)
Disposals	-	-	-	-
30/09/2026	-	(671,583,979)	-	(671,583,979)
Net book value				
01/01/2026	-	558,582,500	-	558,582,500
30/09/2026	-	453,139,658	-	453,139,658

5. Short-term trade accounts payable

	30/09/2026	01/01/2026
DPH Investment and Development Joint Stock Company	356,345,239	3,421,934,400
Stavian Industrial Metal Joint Stock Company	-	2,563,851,818
Thuan Duc Joint Stock Company	5,043,847,520	-
Thuan Duc Eco Joint Stock Company	10,392,383,430	-
Thuan Duc Hung Yen Company Limited	5,595,898,770	-
Vina2 Investment and Construction JSC	4,545,772,060	4,608,272,060
Other parties	1,012,692,877	1,001,904,531
Total	26,946,939,896	11,595,962,809

6. Financial investments

Investments in associates

	30/09/2026		01/01/2026	
	Cost	Fair Value	Cost	Fair Value
An Binh Long Xuyen Investment Cooperation Company Limited	52,500,000,000	-	-	-
Total	52,500,000,000	-	52,500,000,000	-

The Company has not determined fair value of investments in associates because there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises,

Detailed information of investments in associates as at 30 September 2026:

Company	Place of establishment and operation	Proportion of ownership interest	Proportion of voting power held	Principal activities
An Binh Long Xuyen Investment Cooperation Company Limited	An Giang	35%	35%	Building houses of all types and civil engineering works

DUC TRUNG INVESTMENT JOINT STOCK COMPANY

213 Nam Ky Khoi Nghia Street, Xuan Hoa Ward, Ho Chi Minh City

Financial Statements
Quarter III – 2026

7. Borrowings and finance lease obligations

	Closing balance		During the period		Open balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
Short- term borrowings						
- BIDV - Thai Ha Branch	33.879.000.000	33.879.000.000	32.205.000.000	155.635.000.000	157.309.000.000	157.309.000.000
- MB - My Dinh Branch	-	-	-	56.359.000.000	56.359.000.000	56.359.000.000
- VPBank - Kinh Do Branch	4.514.940.000	-	4.514.940.000	-	-	-
Bonds						
- Bonds Value	100.000.000.000	100.000.000.000	-	-	100.000.000.000	100.000.000.000
Long- term borrowings payable within 12 months						
- TPBank - Bac Tu Liem Branch	41.500.019	41.500.019	-	124.499.997	166.000.016	166.000.016
Total short- term borrowings	138.435.440.019	133.920.500.019	36.719.940.000	212.118.499.997	313.834.000.016	313.834.000.016
Long- term borrowings						
- Ms Nguyen Thi Tuyet	1.417.368.000	1.417.368.000	-	-	1.417.368.000	1.417.368.000
Total long- term borrowings	1.417.368.000	1.417.368.000	-	-	1.417.368.000	1.417.368.000
Total	139.852.808.019	135.337.868.019	36.719.940.000	212.118.499.997	315.251.368.016	315.251.368.016

8. Owner's equity

8,1 Changes in owner's equity

	Owner's contributed capital	Retained earnings	Total
01/01/2026	134,888,000,000	1,056,207,239	135,944,207,239
Current year contributed capital	-	-	-
Prior years retained earnings	-	-	-
Current year retained earnings	-	153,885,412	153,885,412
30/09/2026	134,888,000,000	1,210,092,651	136,098,092,651

8,2 Shares

	30/09/2026 Shares	01/01/2026 Shares
Number of shares authorised	13,488,800	13,488,800
Number of shares issued to the public	13,488,800	13,488,800
Ordinary shares	13,488,800	13,488,800
Preferred shares	-	-
Treasury shares	-	-
Ordinary shares	-	-
Preferred shares	-	-
Number of outstanding shares in circulation	13,488,800	13,488,800
Ordinary shares	13,488,800	13,488,800
Preferred shares	-	-

* A ordinary shares has par value of VND 10,000 per share,

VI, NOTE INCOME STATEMENT ITEMS

(Unit: VND)

1. Gross sales

	Quarter III/2026	Quarter III/2025
Gross sales	72,156,827,360	102,417,382,319
Total	72,156,827,360	102,417,382,319

2. Cost of sales

	Quarter III/2026	Quarter III/2025
Cost of sales	72,070,092,382	102,309,886,141
Total	72,070,092,382	102,309,886,141

3. Financial income

	Quarter III/2026	Quarter III/2025
Interest income	6,119,610,197	4,614,114,896
Total	6,119,610,197	4,614,114,896

4. Current corporate income tax expenses

	Quarter III/2026	Quarter III/2025
Accounting profit before tax	38,511,460	37,720,336
Increasing	-	2,030,541
Decreasing	-	-
Assessable income	38,511,460	39,750,877
Standard CIT rate	20%	20%
Current corporate income tax expenses	7,702,292	7,950,176

5. Transactions with key management members

Key management members include members of The Board of Management, the Board of Supervisors, members of The Board of General Directors and the Chief Accountant,

Income of key management members:

Name	Position	Current period	Previous period
		VND	VND
Doan Thi Quynh Trang	Chief Accountant	28,40,000	25,200,000

6. Transactions with other related parties

Related parties	Nature of transactions	Amount
MST Investment Joint Stock Company	Sales	66,000,000



Trần Đăng Quan
Chairman of the Board of Directors
20 October 2026

Doan Thi Quynh Trang
Chief Accountant

Le Thi Van Anh
Prepared by