

FINANCIAL STATEMENTS

Quarter 4 in 2024

For the accounting period from October 1, 2024 to December 31, 2024

**DONA TRANSPORTATION CONSTRUCTION JOINT
STOCK COMPANY**

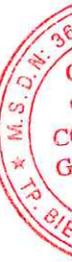


TABLE OF CONTENTS

----- 000 -----

	Page
1. REPORT OF THE GENERAL MANAGEMENT	01 - 02
2. BALANCE SHEET	03 - 04
3. INCOME STATEMENT	05
4. CASH FLOW STATEMENT	06 - 07
5. NOTES TO THE FINANCIAL STATEMENTS	08 - 35

025
ĐNG
PH
NG T
AO T
ĐÔNG
HÒA

DONA TRANSPORTATION CONSTRUCTION JOINT STOCK COMPANY

REPORT OF THE GENERAL MANAGEMENT

For the accounting period from October 1, 2024 to December 31, 2024

Members of the General Management of Dona Transportation Construction Joint Stock Company respectfully submit this Report and the Company's Financial Statements for the accounting period ending December 31, 2024.

1. General information

Dona Transportation Construction Joint Stock Company (hereinafter referred to as "the Company") operates under Business Registration Certificate No. 3600259916 issued by the Department of Planning and Investment of Dong Nai Province on December 30, 2005 and registered for the 18th change on July 07, 2023.

Form of capital ownership: Joint stock company.

English name: Dona Transportation Construction Joint Stock Company. **Abbreviation:** DOTRANCO.

Stock symbol: DGT - traded on Upcom stock exchange.

Head office: 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province.

2. Financial position and results of operations

The Company's financial position and results of operations during the period are presented in the attached financial statements.

3. Members of Board of Directors, Board of Supervisors, General Management and Chief Accountant

Members of the Board of Directors, Board of Supervisors, General Management and Chief Accountant during the period and up to the date of the financial statements include:

Board of Directors

- Mr.	Phuong Thua Vu	Chairman	Appointed on May 30, 2024
- Mr.	Banh Quang Phuc	Chairman	Removed on May 30, 2024
- Mr.	Nguyen Thanh Phong	Member	
- Mr.	Nguyen Quoc Thanh	Independent Member	
- Mr.	Tran Quang Tuan	Member	
- Mr.	Tran Huu Luu	Member	Removed on May 30, 2024
- Mr.	Ton Duc Tung	Member	Appointed on May 30, 2024
- Mr.	Nguyen Khoa	Member	Appointed on May 30, 2024

Board of Supervisors

Mr.	Vu Tien Manh	Head of Board of Supervisors	
Mr.	Nguyen Hiep	Member	Appointed on May 30, 2024
Mr.	Doan Van Binh	Member	Appointed on May 30, 2024
Mr.	Ton Duc Tung	Member	Removed on May 30, 2024
Mr.	Pham Van Hung	Member	Removed on May 30, 2024

General Management and Chief Accountant

Mr.	Nguyen Thanh Phong	General Director	
Mr.	Nguyen Khoa	Deputy General Director	
Mr.	Ton Duc Tung	Deputy General Director	Appointed on June 20, 2024
Mr.	Nguyen Xuan Khanh	Deputy General Director	Appointed on December 4, 2024
Mr.	Nguyen Huy Hoang	Deputy General Director	Removed on May 30, 2024
Ms.	Nguyen Thi Mai	Chief Accountant	Removed on May 30, 2024

DONA TRANSPORTATION CONSTRUCTION JOINT STOCK COMPANY
REPORT OF THE GENERAL MANAGEMENT

For the accounting period from October 1, 2024 to December 31, 2024

Ms.	Nguyen Thi Thu Thao	Chief Accountant	Appointed on May 30, 2024
Ms.	Nguyen Thi Thu Thao	Chief Accountant	Removed on June 20, 2024
Ms.	Hoang Thi Mai	Chief Accountant	Appointed on June 20, 2024

The legal representative of the Company during the period and up to the date of the financial statements is as follows:

Mr.	Nguyen Thanh Phong	General Director	
-----	--------------------	------------------	--

4. Commitment of the General Management

The General Management is responsible for the preparation of the financial statements which give a true and fair view of the financial position of the Company as at December 31, 2024, comprising the balance sheet, the income statement and the cash flow statement for the year ended on the same day. In preparing these financial statements, the Board of General Management has taken into account and complied with the following matters:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- The financial statements are prepared on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The General Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and which enable financial statements to be prepared which comply with the basis of accounting set out in the Notes to the Financial Statements. The General Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the General Management



Ton Duc Tung

Dong Nai, January 24, 2025

BALANCE SHEET

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

ASSETS	Code	Note	31/12/2024	01/01/2024
A. CURRENT ASSETS	100		860.845.453.144	889.620.418.447
I. Cash and cash equivalents	110	V.1	2.229.479.940	3.913.657.211
1. Cash	111		2.229.479.940	3.913.657.211
III. Current receivables	130		665.228.445.675	644.170.797.290
1. Current receivables from customers	131	V.3	214.798.184.826	156.507.613.454
2. Current prepayment to seller	132	V.4	52.063.190.929	55.860.942.389
5. Current loan receivables	135		-	2.299.160.000
6. Other current receivables	136	V.5a	462.109.790.546	484.826.595.965
7. Provision for doubtful short-term receivables	137	V.3,4,5	(63.742.720.626)	(55.323.514.518)
IV. Inventories	140	V.7	191.964.930.883	240.558.780.893
1. Inventories	141		191.964.930.883	240.558.780.893
V. Other current assets	150		1.422.596.646	977.183.053
1. Current prepaid expenses	151	V.11b	442.937.269	719.817.582
2. Deducted VAT	152		799.275.383	76.981.477
3. Taxes and other amounts receivable from the Sta	153	V.14b	180.383.994	180.383.994
ASSETS	Code	Note	31/12/2024	01/01/2024
B. NON-CURRENT ASSETS	200		878.659.214.217	854.678.719.819
I. Non-current receivables	210		4.807.067.754	4.278.227.557
6. Other non-current receivables	216	V.5b	4.807.067.754	4.278.227.557
II. Fix assets	220		75.264.546.261	54.055.217.832
1. Tangible fixed assets	221	V.8	74.769.538.761	53.103.280.332
- Original cost	222		116.299.347.974	87.316.218.675
- Accumulated depreciation	223		(41.529.809.213)	(34.212.938.343)
2. Fixed asset under finance lease	224	V.9	495.007.500	951.937.500
- Original cost	225		1.827.720.000	1.827.720.000
- Accumulated depreciation	226		(1.332.712.500)	(875.782.500)
IV. Non-current assets in progress	240		4.019.445.980	5.870.353.510
2. Unfinished basic construction expenses	242	V.10	4.019.445.980	5.870.353.510
V. Non-current financial investments	250	V.2	702.338.119.419	702.338.119.419
1. Investments in subsidiaries	251		715.381.000.000	715.381.000.000
4. Provision for non-current financial investments	254		(13.042.880.581)	(13.042.880.581)
VI. Other non-current assets	260		92.230.034.803	88.136.801.501
1. Non-current prepaid expenses	261	V.11b	92.230.034.803	88.136.801.501
TOTAL ASSETS	270		1.739.504.667.361	1.744.299.138.266

BALANCE SHEET

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

CAPITAL	Code	Note	31/12/2024	01/01/2024
C. LIABILITIES	300		831.989.127.318	840.032.439.098
I. Current liabilities	310		587.952.664.191	595.972.526.595
1. Current payables to sellers	311	V.12	81.252.643.607	116.871.273.885
2. Current prepayment from buyers	312	V.13	5.715.323.899	9.163.082.073
3. Taxes and payables to the State	313	V.14a	73.520.728.472	48.831.770.826
4. Payables to employees	314	V.15	943.309.140	2.856.765.639
5. Current payable expenses	315	V.16	69.363.934.091	66.854.327.548
9. Other current payables	319	V.17a	10.435.079.149	3.324.556.628
10. Current loans and finance lease liabilities	320	V.18a	346.721.645.833	348.070.749.996
II. Non-current liabilities	330		244.036.463.127	244.059.912.503
7. Other non-current payables	337	V.17b	2.696.883.950	3.887.000.000
8. Non-current loans and finance lease liabilities	338	V.18b	241.339.579.177	240.172.912.503
CAPITAL	Code	Note	31/12/2024	01/01/2024
D. EQUITY	400		907.515.540.043	904.266.699.168
I. Equity	410	V.19	907.515.540.043	904.266.699.168
1. Owner's equity	411		790.000.000.000	790.000.000.000
- Ordinary shares with voting rights	411a		790.000.000.000	790.000.000.000
2. Share capital surplus	412		152.195.272.727	152.195.272.727
8. Development investment fund	418		21.282.835.714	21.282.835.714
11. Undistributed after-tax profit	421		(55.962.568.398)	(59.211.409.273)
- Undistributed after-tax profit accumulated to the end of previous period	421a		(59.143.085.273)	(54.034.467.986)
- Undistributed after-tax profit of this period	421b		3.180.516.875	(5.176.941.287)
TOTAL CAPITAL	440		1.739.504.667.361	1.740.799.138.266



Pham Thi Tra Giang
Prepared by

Dong Nai, January 24, 2025



Hoang Thi Mai
Chief Accountant



Ton Duc Tung
Deputy General Director

DONA TRANSPORTATION CONSTRUCTION JOINT STOCK COMPANY
INCOME STATEMENT

Form No. B 02 - DN

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

ITEM	Codw	Note	Quarter 4		Accumulation	
			From October 10, 2024 to December 31, 2024	From October 01, 2023 to December 31, 2023	From January 01, 2024 to December 31, 2024	From January 01, 2023 to December 31, 2023
1. Revenue of goods and services	01		37.171.409.607	46.825.209.375	203.495.789.783	159.621.925.974
2. Deductions	02					
3. Net revenue of goods and services	10	VI.1	37.171.409.607	46.825.209.375	203.495.789.783	159.621.925.974
4. Original cost of goods sold	11	VI.2	33.889.410.455	39.511.713.357	173.043.745.596	117.530.477.497
5. Gross profit on sale of goods and rendering of services (20 = 10 - 11)	20		3.281.999.152	7.313.496.018	30.452.044.187	42.091.448.477
6. Revenue from financial activities	21	VI.3	83.422.434	56.947.564.809	83.888.972	58.843.919.781
7. Financial expenses	22	VI.4	5.474.674.178	11.770.385.854	23.744.890.004	56.212.085.118
<i>In which: Interest expenses</i>	23		5.474.665.751	9.488.920.501	22.578.108.407	35.799.785.766
8. Selling expenses	25	VI.5a	4.068.885.804	3.498.299.280	17.172.194.415	7.490.046.127
9. Enterprise management expenses	26	VI.5b	14.985.733.454	22.083.599.457	25.001.230.990	42.585.624.952
10. Net profit from business activities / (loss) (30 = 20 + (21 - 22) - (25 + 26))	30		(21.163.871.850)	26.908.776.236	(35.382.382.250)	(5.352.387.939)
11. Other income	31	VI.6	19.567.542.913	3.632.676.948	41.521.148.777	359.245.274
12. Other expenses	32	VI.7	(2.581.420.276)	18.228.798	1.730.548.826	115.474.622
13. Other profit / (loss) (40 = 31 - 32)	40		22.148.963.189	3.614.448.150	39.790.599.951	243.770.652
14. Total accounting profit before tax/ (loss) (50 = 30 + 40)	50		985.091.339	30.523.224.386	4.408.217.701	(5.108.617.287)
15. Applicable corporate income tax expense	51	VI.8	1.227.700.826	-	1.227.700.826	68.324.000
16. Deferred corporate income tax expense	52					
17. Profit after corporate income tax / (loss) (60 = 50 - 51 - 52)	60		(242.609.487)	30.523.224.386	3.180.516.875	(5.176.941.287)



Handwritten signature in blue ink.

Pham Thi Tra Giang
Prepared by

Dong Nai, January 24, 2025

Hoang Thi Mai
Chief Accountant

Ton Duc Tung
Deputy General Director

CASH FLOW STATEMENT

(By indirect method)

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

ITEM	Code	Note	From January 1, 2024 to December 31, 2024	From January 1, 2023 to December 31, 2023
I. CASH FLOW FROM BUSINESS ACTIVITIES				
1. Profit before tax	01		4.408.217.701	(5.108.617.287)
2. Adjustments for amounts				
- Depreciation of fixed assets and investment properties	02	V.8-9	7.773.800.870	7.911.903.502
- Provisions	03	VI.4,5b	8.419.206.108	3.032.181.240
- Exchange rate gains and losses due to revaluation of foreign currency items	04			-
- Investment gains and losses	05		(83.888.972)	(33.891.783.637)
- Interest expense	06	VI.4	22.578.108.407	42.799.785.762
- Other adjustments	07			-
3. Profit from business activities before changing working capital	08		43.095.444.114	14.743.469.580
- Increase (-), decrease (+) in receivables	09		(30.727.988.596)	(197.085.662.029)
- Increase (-), decrease (+) in inventories	10		48.593.850.010	(31.501.352.596)
- Increase (+), decrease (-) in payables (excluding interest payable, income tax payable)	11		(25.354.562.420)	(20.560.385.037)
- Increase (-), decrease (+) in prepaid expenses	12		(3.816.352.989)	12.419.718.075
- Increase (-), decrease (+) in trading securities	13		-	-
- Interest paid	14		(276.558.905)	(16.429.363.455)
- Corporate income tax paid	15		(125.171.720)	(406.907.431)
- Other cash receipts from operating activities	16		-	-
- Other cash payments from operating activities	17		-	-
Net cash flow from business activities	20		31.388.659.494	(238.820.482.893)
II. CASH FLOW FROM INVESTMENT ACTIVITIES				
1. Payment for purchase, construction of fixed assets and other non-current assets	21		(29.311.526.874)	(5.570.353.510)
2. Proceeds from liquidation, transfer of fixed assets and other non-current assets	22		-	554.545.455
3. Payables for lending, purchasing debt instruments of other entities	23		(3.999.999.992)	(2.294.160.000)
4. Cash recovered from lending, reselling debt instruments of other entities	24		6.299.159.992	1.541.300.400
5. Payables for investing in capital contributions of other entities	25		(6.196.407.821)	(49.997.000.000)
6. Cash recovered from investing in capital contributions of other entities	26		1.418.499.999	123.780.900.000
7. Cash received from loan interest, dividends and distributed profits	27		542.094	32.838.969.781
Net cash flow from investment activities	30		(31.789.732.602)	100.854.202.126

CASH FLOW STATEMENT

(By indirect method)

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

ITEM	Code	Note	From January 1, 2024 to December 31, 2024	From January 1, 2023 to December 31, 2023
III. CASH FLOW FROM FINANCIAL ACTIVITIES				
Proceeds from issuing shares, receiving capital				
1. contributions from owners	31	V.19	-	-
2. repurchasing shares of the enterprise that have been issued	32		-	-
3. Proceeds from borrowing	33	VII.1	-	19.553.699.356
4. Repayment of loan principal	34	VII.2	(1.085.104.163)	(131.295.849.352)
5. Repayment of finance lease principal	35		(198.000.000)	(396.000.000)
6. Dividends, profits paid to owners	36		-	-
Net cash flow from financial activities	40		(1.283.104.163)	(112.138.149.996)
Net cash flow during the period (50 = 20+ 30 + 40)	50		(1.684.177.271)	(250.104.430.763)
Cash and cash equivalents at the beginning of the period	60		3.913.657.211	254.018.087.974
Effect of changes in foreign exchange rates	61			-
Cash and cash equivalents at the end of the period (70	70	V.1	2.229.479.940	3.913.657.211



Pham Thi Tra Giang

Prepared by

Dong Nai, January 24, 2025



Hoang Thi Mai

Chief Accountant



Ton Duc Tung

Deputy General Director

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

I. OPERATIONAL CHARACTERISTICS OF THE ENTERPRISE**1. Form of capital ownership**

DONA TRANSPORTATION CONSTRUCTION JOINT_STOCK COMPANY (hereinafter referred to as the "Company") operates under Business Registration Certificate No. 3600259916 issued by the Department of Planning and Investment of Dong Nai province on December 30, 2005 and registered for the 18th change on July 7, 2023.

Headquarters: 200 Nguyen Ai Quoc, Trang Dai ward, Bien Hoa city, Dong Nai province.

2. Field of business

Production - Trade - Service - Construction.

3. Business lines

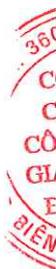
- Trade in real estate, land use rights owned, used or leased. Details: Investment in trading technical infrastructure of industrial zones; Housing business; Build - Operate - Transfer (BOT) contracts; Factory and warehouse leasing;
- Cutting for shaping and finishing stones. Details: Stone processing;
- Other mining not classified elsewhere. Details: Dredging of canals and ditches;
- Finishing construction works; Short-term accommodation services: Warehousing and storage of goods;
- Demolition; installation of other construction systems; Other specialized construction activities;
- Restaurants and mobile catering services;
- Manufacture of construction materials from clay. Details: Manufacture of bricks and tiles by tunnel kiln;

- Operation of amusement and entertainment parks and theme parks. Details: Trade in amusement and entertainment areas;
- Inland waterway freight transport; road freight transport;

- Wholesale of construction materials, other installation equipment in construction. Details: Wholesale of construction materials;
- Exploitation and collection of peat; Installation of electrical systems; Management consulting activities;
- Exploitation of stone, sand, gravel, clay. Details: Exploitation of construction materials;
- Renting and leasing of other machinery, equipment and tangible goods without operators;
- Manufacture of concrete and products of concrete, cement and plaster;
- Direct support services for railway transport; Construction of residential buildings;
- Pollution treatment and other waste management activities;
- Architectural activities and related technical consultancy;
- Construction of non-residential buildings; Construction of railways; Construction of roads;
- Direct support serviced for waterway transport. Details: Direct support services for inland waterway transport;
- Construction of water supply and drainage works. Handling of goods;
- Construction of telecommunications and information works; Construction of other public works;
- Construction of mining works; Construction of fabrication and manufacture works; Construction of other civil engineering works;
- Installation of water supply and drainage systems, stream and air conditioning systems;
- Wholesale of automobiles and other motor vehicles; Retail of passenger cars (with 9 seats or less);
- Dealer of automobiles and other motor vehicles; Maintenance and repair of automobiles and other motor vehicles;
- Sale of spare parts and accessories of automobiles and other motor vehicles.

4. Normal production and business cycle

The Company's production and business cycle lasts for 12 months according to the normal financial year starting from January 1 to December 31.



NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

5. Operational characteristics of the enterprise during the accounting period that affect financial statements: None

6. Total number of employees as of December 31, 2024: 14 employees (December 31, 2023: 39 employees)

7. Corporate structure

7.1. List of Subsidiaries, Affiliates

As of December 31, 2024, the Company consists of six (06) Subsidiaries and Affiliated Companies under direct ownership as follows:

Company name and address	Main operations	Capital contribution ratio %	Holding ratio %	Voting rights ratio %
DGT - Nghe An One Member Company Limited	Manufacture, Trade, Services and Construction	100%	100%	100%
DGT - Vung Tau One Member Company Limited	Manufacture, Trade, Services and Construction	100%	100%	100%
DGT - Dong Thap One Member Company Limited	Manufacture, Trade, Services and Construction	100%	100%	100%
DGT Investment Member Limited	Manufacture, Trade, Services and Construction	100%	100%	100%
DGT Construction Materials Manufacture and Trade Company Limited	Manufacture, Trade, Services and Construction	60%	60%	60%
Dong Loi Company Limited	Manufacture, Trade, Services and Construction	99,80%	99,80%	99,80%

The voting rights ratio is determined based on the stake holding ratio of the subsidiaries under the form of limited liability ownership.

7.2. List of affiliated entities without legal status

Name of entities	Address
Dak Lua Sand Mining Enterprise	200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province
Hot Mix Asphalt Enterprise	Village 8, Nhan Co commune, Dak Rlap district, Dak Nong province
Construction Materials Store No. 1	Village 1, Quang Ngai commune, Cat Tien district, Lam Dong province
Construction Materials Store No. 2	Village 5, Thong Nhat Commune, Bu Dang District, Binh Phuoc Province

8. Statement on Comparability of Information in Financial Statements

The selection of data and information to be presented in the financial statements is made on the principle of comparability between corresponding accounting periods.

II. ACCOUNTING YEAR, CURRENCY USED IN ACCOUNTING

1. Accounting year

The Company's financial year begins on January 1 and ends on December 31 of each year.

2. Currency used in accounting

Vietnamese Dong (VND) is used as the currency for accounting records.

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES**1. Applicable accounting regime**

The Company applies the Vietnamese Accounting Regime for Enterprises as guided in Circular No. 200/2014/TT-BTC issued by the Ministry of Finance of Vietnam on December 22, 2014 and its amended and supplemented circulars.

2. Statement on compliance with accounting standards and accounting regimes.

We have conducted the accounting work to prepare and present the financial statements in accordance with Vietnamese accounting standards, Vietnamese accounting regime for enterprises and relevant legal regulations. The financial statements have been presented in a true and fair manner on the financial situation, business performance and cash flows of the enterprise.

The selection of data and information required to be presented in the Notes to financial statements is carried out according to the materiality principles prescribed in Vietnamese Accounting Standard No. 21 "Presentation of financial statements".

IV. APPLICABLE ACCOUNTING POLICIES**1. Types of exchange rates applied in accounting**

The company translates foreign currencies into Vietnamese Dong based on actual transaction exchange rates.

Determination of the actual transaction rate

All foreign currency transactions generated during the period are accounted for at the actual exchange rate at the time of transaction.

The closing balance of monetary items dominated in foreign currency is revalued at the actual transaction exchange rate announced at the time of preparing the financial statements.

- Actual transaction exchange rate when revaluing monetary items dominated in foreign currency classified as assets: applied according to the Bank's foreign currency buying rate.
- Actual transaction exchange rate when revaluing monetary items dominated in foreign currency classified as liabilities: applied according to the Bank's foreign currency selling rate.

Exchange rate differences generated during the period from foreign currency transactions are recognized in the income statement. Exchange rate differences generated from revaluation of monetary items dominated in foreign currency at the end of the financial period after offsetting the increase or decrease difference are recognized in the income statement.

2. Cash

Cash includes cash in hand and demand bank deposits.

3. Financial investments**Held to maturity investments**

Held-to-maturity investments consist of: term bank deposits and held to maturity loans for the purpose of earning periodic interest and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at historical cost, which includes the purchase price and any costs associated with the purchase of the investments. After initial recognition, if no provision for bad debts has been made in accordance with the law, these investments are evaluated at their recoverable value. When obtaining strong evidence that part or all of the investment may not be recovered, the loss is recognized as financial expenses in the period and as decrease in the investment value.

Investments in Subsidiaries and Affiliated Companies

Investment in a Subsidiary is recognized when the Company holds more than 50% of the voting rights and has the right to control the financial and operating policies so as to obtain economic benefits from its operations. When the Company no longer holds control over the Subsidiary, the investment in the Subsidiary is recognized as decrease.

Investment in an Associate is recognized when the Company holds from 20% to less than 50% of the voting rights of the investees, has significant influence in making decisions on financial and operating policies at these companies.

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

Investments in Subsidiaries and Affiliated Companies (continued)

Investments in Subsidiaries and Affiliated Companies are initially recognized at historical cost and are not adjusted thereafter for changes in the investors' share of the investee's net assets. The historical cost includes the purchase price and any costs directly attributable to the investment. In the case of investments in non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of generation.

Provision for losses of investment in Subsidiaries and Affiliated Companies is made when the enterprise receiving the contributed capital suffers a loss, resulted in the Company's possibility to loss capital or when the value of investments in Subsidiaries and Affiliated Companies impairs in value. The basis for making a provision for investment losses is the financial statements of the investee.

Investments in other entities

Investments in other entities mean an investment by the Company in the equity instruments of another entity but having no control or joint control, and no significant influence over the investee.

Investments are recognized at historical cost, including purchase price and costs directly attributable to the investment. In the case of investments in non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of generation.

For investments that the Company holds for a long term (not classified as trading securities) and has no significant influence over the investee, the provision for losses is made as follows:

+ Investment in listed shares or the fair value of the investment is reliably determined, the making for a provision is based on the market value of shares.

The fair value of an investment cannot be determined at the time of reporting, the provision is made based on the loss of the investee. The basis for making a provision for loss of investment in other entities is the consolidated financial statements of the investee (if this company is the Parent company), the financial statements of the investee (if this company is an independent enterprise with no Subsidiaries).

4. Trade and other receivables

Receivables: at historical cost less provision for bad debts.

The classification of receivables as trade receivables, internal receivables and other receivables depends on the nature of transaction or the relationship between the company and the receivable subject.

Method of making a provision for bad debts: provision for doubtful debts is estimated for the lost value of receivables and other held to maturity investments with a similar nature to receivables that are difficult to collect and are overdue, not overdue but may not be collected because the debtor is unable to pay due to its bankruptcy, undergoing dissolution procedures, missing, escape...

5. Construction in progress

Construction in progress is stated at historical cost. This cost includes all costs necessary to acquire new fixed assets.

This cost is transferred to increase assets when the project is completed, the overall acceptance is completed, the assets are handed over and put into ready-to-use state.

6. Inventories

Principles for recognition of inventories: Inventories are stated at historical cost (-) minus provisions for devaluation and provisions for obsolete and impaired inventories.

The historical cost of inventories is measured as follows:

- Raw materials, materials, goods: include purchase price, transportation costs and other directly related costs incurred in bringing the inventories to their present location and condition.
- Work in progress: includes costs of main raw materials, direct labor and general production costs incurred during the production process.

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

6. Inventories (continued)**Inventory valuation method:** weighted average.**Inventory accounting:** Perpetual inventory method.

Method of making a provision for inventories: Provision for inventories is made when the net realizable value of inventories is less than the historical cost. Net realizable value is the estimated selling price less the estimated cost of completion and estimated selling expenses. The amount of a provision for devaluation of inventories is the difference between the historical cost of inventories and their net realizable value. A provision for devaluation of inventories is made for each inventory item whose historical cost is greater than its net realizable value.

7. Prepaid expenses

Prepaid expenses at the Company consist of actual expenses that have been incurred but are related to the business performance during various accounting periods. The Company's prepaid expenses include the following: costs of tools and instruments; costs of quarry exploitation; compensation costs; other prepaid expenses.

Prepaid expense amortization method: The calculation and amortization of prepaid expenses into business operating expenses for each period use the straight-line method. Based on the nature and level of each expense, the amortization period is as follows: short-term prepaid expenses amortized within 12 months; long-term prepaid expenses amortized from 12 months to 36 months. In addition,

+ Exploitation costs at Tan Cang Quarry: amortized based on actual mining output.

+ Exploitation costs at Dak Lua Sand Mine: amortized based on the permitted mining period.

8. Fixed assets**8.1 Tangible fixed assets**

Tangible fixed assets are stated at their original cost minus (-) accumulated depreciation. Original cost is all costs incurred by the enterprise to acquire the fixed asset up to the time the asset is ready for use as expected. Expenses incurred after initial recognition are only stated as an increase in the original cost of fixed assets if these expenses certainly increase future economic benefits from the use of the asset. Expenses that fail to satisfy the above conditions are stated as expenses in the period.

When fixed assets are sold or disposed of, their original cost and accumulated depreciation are written off and any gain or loss arising from their disposal is included in income or expense for the period.

8.2 Financial lease fixed assets

Principles for recognition of financial lease fixed assets: Financial lease fixed assets are stated at original cost less accumulated depreciation. The original cost of financial lease fixed assets is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments plus initial direct costs incurred in connection to the financial lease. All other leases that are not financial leases are considered operating leases.

8.3 Method of depreciation of fixed assets

Fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful life means the period over which the asset is useful for production and business.

The estimated useful life of the fixed assets is as follows:

<i>Buildings and structures</i>	<i>04 - 32 years</i>
<i>Plant and equipment</i>	<i>03 - 09 years</i>
<i>Transportation and transmission vehicles</i>	<i>06 - 11 years</i>
<i>Management equipment and tools</i>	<i>06 years</i>
<i>Financial lease fixed assets</i>	<i>06 years</i>

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

9. Liabilities

Liabilities are stated at original cost and not less than the payment obligation.

The Company classifies liabilities as trade payables, internal payables, and other payables depending on the nature of the transaction or the relationship between the Company and the payable subject.

Liabilities are tracked in detail by payment term, payable entity, original currency payable (including revaluation of liabilities that satisfy the definition of monetary items dominated in foreign currency) and other factors according to the Company's management needs.

At the time of preparing financial statements, the Company immediately records a payable when obtaining evidence that a loss is likely to occur in accordance with the principle of prudence.

10. Loans and financial lease liabilities

The value of loans is recognized as the aggregate sum borrowed from banks, financial institutions, financial companies and other entities (excluding loans in the form of bond issuance or preferred share issuance with terms requiring the issuer to repurchase at a certain time in the future).

Financial lease liabilities are recognised as the aggregate sum payable, calculated at either the present value of the minimum lease payments or the fair value of the leased asset.

Loans and financial lease liabilities are tracked in detail for each creditor, each debt agreement and each type of borrowed asset.

11. Borrowing costs

Principles for recognition of borrowing costs: interest costs and other costs incurred directly related to the enterprise's loans are recognized as production and business expenses in the period, except when these costs generate from loans directly related to investment in construction or production of unfinished assets and are included in the value of such asset (capitalized) when the conditions specified in accounting standard No. 16 "Borrowing costs" are satisfied.

12. Payable expenses

Payable expenses include loan interest expenses; salary and bonus expenses; transportation expenses; ... incurred in the reporting period but not actually paid. Salary and bonus expenses payable to employees are recognized in production and business expenses in the period according to the principle of matching between revenue and expenses.

13. Bond issuance costs

Transaction costs in connection to the issuance of bonds are amortized to the income statement over the bond term using the straight-line method. At the time of initial recognition, bond issuance costs are written down against the principal of the bond.

14. Wages and compulsory insurances

Wages are calculated and included into expenses during the period according to the Employment Contract and the Company's Salary Regulations. Accordingly, social insurance, health insurance and unemployment insurance are also made at the rates of 25.5%, 4.5% and 2% respectively of the employee's wages. The rate of 21.5% will be included in the cost of social insurance, health insurance and unemployment insurance during the period; and 10.5% will be deducted from the employee's base salary.

15. Business Cooperation Contract (BCC)

The Company recognizes the amounts contributed to the initial BCC at historical cost and states them as other receivables.

The Company recognizes the amounts received for BCC at historical cost and states them as other liabilities, does not include them in equity.

BCC profit sharing***In case the Company carries out BCC profit sharing***

If the BCC stipulates that other parties to the BCC may receive a fixed profit, the Company recognizes all revenue, expenses and after-tax profit of the BCC on the Income Statement; Recognizes all after-tax profit of the BCC in the "Undistributed after-tax profit" item of the Balance Sheet.

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

In case the Company carries out BCC profit sharing (continued)

If the BCC stipulates that other parties to the BCC may share profits only if the BCC's operations are profitable, and must bear losses, the Company applies the BCC revenue sharing accounting method to recognize revenue, expenses and business performance corresponding to the share as agreed in the BCC.

In case the Company receives profits shared from BCC

If the BCC stipulates that other parties to the BCC may receive a fixed share of profits, the Company recognizes asset rental income for the amount shared from the BCC.

If the BCC stipulates that other parties to the BCC may receive share profits only if the BCC's operations are profitable, and must bear losses, the Company recognizes the revenue and expenses corresponding to its share from the BCC.

16. Equity

Principles for recognition of owner's contributed capital: Owner's contributed capital is formed from the initially contributed capital and additionally contributed capital from shareholders. Owner's contributed capital is recognized according to the capital actually contributed in cash or assets calculated according to the par value of shares issued when the Company was first incorporated, or additionally mobilized to expand the Company's scale of operations.

Capital surplus: States the increase in the difference between the share issuance price compared to the par value when first issuance or additional issuance of shares and the increase or decrease in the difference between the actual proceeds compared to the repurchase price when reissuing treasury shares. In case of repurchasing shares for cancellation on the date of purchase, the value of shares recognized as a reduction in the business capital on the date of purchase is the actual repurchase price and the detailed business capital must also be recorded as a reduction according to the par value and the capital surplus of the repurchased shares.

Undistributed profits

Undistributed after-tax profit is recognized as the profit (or loss) from the Company's business performance after deducting (-) corporate income tax expenses of the current period and adjustments due to retroactive application of changes in accounting policies, retroactive adjustment of material errors of previous years.

Profit distribution is based on the Company's charter and approved by the annual General Meeting of Shareholders.

17. Cost of goods sold

Cost of goods sold states the cost of products, goods, and services delivered during the period and other expenses recognized in cost of goods or recognized as decrease in cost of goods during the reporting period. Cost of goods is recognized at the time of transaction or when it is relatively certain that it will occur in the future, regardless of whether money has been spent or not. Cost of goods sold and revenue are recognized simultaneously according to the principle of matching.

18. Revenue and Other Income**Sales Revenue**

Sales revenue is recognized when the following 5 conditions are simultaneously met: 1. The enterprise has transferred most of the risks and benefits associated with ownership of the products or goods to the buyer; 2. The enterprise no longer retains management rights over the goods as the owner of the goods or control over the goods; 3. Revenue is determined with reasonable certainty. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, the enterprise can only recognize revenue when those specific conditions no longer exist and the buyer does not have the right to return the products or goods (except for returns in the form of exchanges for other goods or services); 4. The enterprise has received or will receive economic benefits from the sales transaction; 5. The costs related to the sales transaction can be determined.



NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

Revenue from Service Provision

Revenue from transactions on service provision is recognized when the outcome of that transaction can be reliably determined. In cases where transactions on service provision relate to multiple periods, revenue is recognized in the period based on the portion of work completed as of the Balance Sheet date for that period. Revenue from service provision is recognized when all four (4) conditions are simultaneously met: 1. Revenue is determined with reasonable certainty. When the contract stipulates that the buyer has the right to return services purchased under specific conditions, the enterprise can only recognize revenue when those specific conditions no longer exist and the buyer does not have the right to return the services provided; 2. The enterprise has received or will receive economic benefits from that transaction on service provision; 3. The portion of work completed can be determined at the Balance Sheet date; 4. The costs incurred for the transaction and the costs to complete the transaction on service provision can be determined.

If the outcome of the contract cannot be reliably determined, revenue will only be recognized to the extent of the recoverable amount of costs that have been recognized.

Revenue from Financial Activities

Revenue from financial activities reflects revenue from interest, dividends, shared profits, and other financial activities of the enterprise (investments in securities trading, liquidation of investment capital contributions in affiliated companies, subsidiaries, other capital investments; foreign exchange gains; capital transfer gains) etc.

Revenue arising from interest, dividends, and shared profits of the enterprise is recognized when simultaneously satisfying 2 conditions: 1. It is possible to obtain economic benefits from that transaction; 2. Revenue can be determined with reasonable certainty.

- Interest is recognized on a time basis and actual interest rate for each period.

- Dividends and shared profits are recognized when shareholders have the right to receive dividends or capital contributing parties have the right to receive profits from capital contribution.

When it is not possible to recover an amount that was previously recorded as revenue, the potentially unrecoverable or uncertainly recoverable amount must be recorded as an expense incurred in the period, not as a reduction in revenue.

19. Financial Expenses

Financial expenses include: Expenses or losses related to financial investment activities, lending and borrowing costs, capital contributions to affiliated companies; provisions for financial investment devaluation, losses from foreign currency sales, foreign exchange losses, and other financial expenses.

Financial expenses are recorded in detail for each expense item when actually incurred during the period and are reliably determined when there is sufficient evidence of these expenses.

20. Selling Expenses and General & Administrative Expenses**a. Selling Expenses**

Reflects actual costs incurred in the process of selling products, goods, providing services, including sales promotion, product introduction, advertising, sales commissions, product warranty costs (except for construction and installation activities), storage, packaging, transportation costs, etc.

b. General & Administrative Expenses

Reflects the general and administrative expenses of the enterprise including salaries of administrative staff; social insurance, health insurance, trade union fees, unemployment insurance for administrative staff; office supplies, work tools, depreciation of fixed assets used for business administration; business license taxes; provisions for doubtful debts; outsourced services; other monetary expenses.

21. Corporate Income Tax Expenses

Corporate income tax expenses include current corporate income tax expenses and deferred corporate income tax expenses incurred during the year, which serve as the basis for determining the company's after-tax business results for the current financial year.

Current corporate income tax expense is the amount of corporate income tax payable, calculated based on taxable income during the year and the current corporate income tax rate.

21. Corporate Income Tax Expenses (continued)

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

Deferred corporate income tax expense is the amount of corporate income tax that will be payable in the future arising from the recognition of deferred tax liabilities during the year and the reversal of deferred tax assets recognized in previous years. The company does not reflect in this account deferred tax assets or deferred tax liabilities arising from transactions that are recognized directly in owners' equity.

Deferred corporate income tax income is the reduction in deferred corporate income tax expense arising from the recognition of deferred tax assets during the year and the reversal of deferred tax liabilities that were recognized in previous years.

The Company only offsets deferred tax assets and deferred tax liabilities when the Company has a legal right to offset current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to corporate income taxes managed by the same tax authority on the same taxable entity, and the Company intends to settle its current tax liabilities and assets on a net basis.

Tax amounts payable to the State budget will be finalized specifically with the tax authorities. Any differences between the tax amounts payable according to the books and the inspection figures will be adjusted when there is an official settlement with the tax authorities.

Due to uncertainty about future taxable profits, the Company has not recognized deferred tax assets for unused tax losses.

The corporate income tax rate applicable to the company for the current year is 20%.

22. Stakeholders

Stakeholders are enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company. Associates and individuals owning, directly or indirectly, an interest in the voting right of the Company that gives them significant influence over the Company, key management personnel, including Board of General Directors and Board of Directors of the Company, close members of the family of these individuals or associates or affiliated companies with these individuals also constitute stakeholders. In considering each possible stakeholder relationship, attention is directed to the substance of the relationship, not merely the legal form.

23. Financial instruments

Initial recognition

Financial assets

According to Circular No. 210/2009/TT-BTC dated November 06, 2009 ("Circular 210"), financial assets are classified appropriately, for purposes of the Notes to the financial statements, into financial assets recorded at fair value through the Income Statement, loans and receivables, investments held to maturity and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

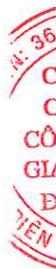
At the time of initial recognition, financial assets are measured at original cost plus directly attributable transaction costs. The Company's financial assets include cash and deposits, trade receivables, loan receivables and other receivables.

Financial liabilities

Financial liabilities within the scope of Circular 210, for purposes of the Notes to the financial statements, are classified appropriately into financial liabilities recognized through the Income Statement, financial liabilities determined at amortised cost. The Company determines the classification of financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at original cost plus directly attributable transaction costs.

The Company's financial liabilities include trade payables, other payables, debts and borrowings.



NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

Value after initial recognition

There are currently no requirements for remeasurement of financial instruments subsequent to initial recognition.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the Net Realizable Value is reported in the financial statements if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

	31/12/2024	01/01/2024
1. Cash and cash equivalents		
Cash	262.799	4.191.207
Bank deposits	2.229.217.141	3.909.466.004
Total	2.229.479.940	3.913.657.211

2. Financial investments (page 28)**3. Short-term receivables from customers**

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
Hung Phat Construction Company Ltd	40.446.163.353	(11.294.609.612)	26.094.926.513	(8.690.063.915)
Hiep An Construction Corporation	11.391.320.000	(11.391.320.000)	11.391.320.000	(7.973.924.000)
Cienco4 Group Joint Stock Company	3.896.420.772		4.896.420.772	(1.468.926.232)
Construction Corporation No 1 Joint Stock Company	3.215.338.122	(3.215.338.122)	3.215.338.122	(3.215.338.122)
Cuu Long Construction Materials Engineering Company Limited	48.738.384.404	-	48.738.384.404	-
An Khang Phu Construction Services Company Limited	6.852.998.924	-	4.224.978.945	-
Stakeholders	79.364.936.996		36.088.744.104	(9.240.000)
Other entities	20.892.622.255	(11.479.080.484)	21.857.500.594	(10.695.396.714)
Total	214.798.184.826	(37.380.348.218)	156.507.613.454	(32.052.888.983)

4. Short-term advances to suppliers

	31/12/2024		01/01/2024	
	Giá trị	Dự phòng	Giá trị	Dự phòng
Bien Hoa City Land Fund Development Center	8.392.049.000	-	8.698.611.086	-
Mr. Vo Cong Vinh	9.743.675.747	(9.743.675.747)	9.743.675.747	(9.743.675.747)
Cat Tuong Home Architecture Design Construction Co., Ltd.	21.086.522.933	(6.325.956.880)	21.280.000.000	
Stakeholders	1.980.247.089		1.980.247.089	
Other entities	10.860.696.160	(9.242.518.503)	14.158.408.467	(11.688.766.600)
Total	52.063.190.929	(25.312.151.130)	55.860.942.389	(21.432.442.347)

5. Other receivables

.1 Short-term	31/12/2024		01/01/2024	
	Giá trị	Dự phòng	Giá trị	Dự phòng
- Advances	45.900.000	(16.000.000)	14.523.970.651	(1.087.762.700)

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

- Mortgages, collateral, deposits, consignments	1.687.290.000	-	1.687.290.000	-
Department of Planning and Investment of Dong Nai Province	1.687.290.000	-	1.687.290.000	-
- Other receivables from stakeholders	161.318.067.822	-	154.291.100.000	-
DGT Construction Materials Business and Production Company Limited	154.241.000.000	-	154.241.000.000	-
Dong Loi Company Limited	4.877.253.940	-	18.900.000	-
DGT-Vung Tau One Member Limited Company			5.400.000	-
DGT-Nghe An One Member Limited Company	2.199.813.882		16.200.000	-
DGT Investment One Member Limited Company			9.600.000	-
- Receivables from other organizations and individuals	299.058.532.724	(1.034.221.278)	314.324.235.314	(750.420.488)
Mr. Truong Hien Vu	234.733.986.666	-	244.406.827.055	-
Southeast Investment Consulting Joint Stock Company	863.587.770	-	863.587.770	-
Viet Hung Thinh Construction Investment Company Limited	61.428.000.009	-		-
Giang Nguyen Construction Investment Company Limited			66.300.000.000	
Tan Dai Tien Binh Thuan Company Limited (Tuy Phong Industrial Park security fee)	775.000.000	-	825.000.000	-
Receivables from other entities	1.257.958.279	(1.034.221.278)	1.928.820.489	(750.420.488)
Total	462.109.790.546	(1.050.221.278)	484.826.595.965	(1.838.183.188)
- Long-term deposits, consignments	4.374.195.754	-	3.928.701.557	-
- Other long-term receivables	432.872.000	-	349.526.000	-
Total	4.807.067.754	-	4.278.227.557	-

6. Non-performing loans (page 29)



NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

7. Inventories	31/12/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
Raw materials	188.435.032	-	320.710.956	-
(*) Work in progress	123.805.515.338	-	114.530.626.199	-
Finished goods	41.318.583.156	-	37.481.304.155	-
Goods	26.652.397.357	-	88.226.139.583	-
Total	191.964.930.883	-	240.558.780.893	-
(*) Including:			31/12/2024	01/01/2024
- Construction cost of the project "Lac Viet high-class marine eco-tourism area"			122.971.428.597	114.224.810.433
- Construction cost of the project "Muong Mieu residential route"				-
- Work in progress			834.086.741	305.815.766
Total			123.805.515.338	114.530.626.199
8. Tangible fixed assets (page 30)				
9. Leased fixed assets (Machinery and equipment)				
	Opening balance	Increase	Decrease	Closing balance
Original cost	1.827.720.000		-	1.827.720.000
Accumulated depreciation	(875.782.500)		(456.930.000)	(1.332.712.500)
Remaining value	951.937.500	-	456.930.000	495.007.500
10. Construction in progress			31/12/2024	01/01/2024
Company Office Repair Cost				2.042.567.346
Quang Tri Mixing Station Project			4.019.445.980	
Concrete Station Repair Cost				3.827.786.164
Total			4.019.445.980	5.870.353.510
11. Prepaid Expenses			31/12/2024	01/01/2024
a. Short-term			442.937.269	719.817.582
Short-term Prepaid Expenses (TC Quarry)			67.307.871	5.234.255
Short-term Prepaid Expenses (BTND)			37.037.037	-
Short-term Prepaid Expenses (Company Office)			338.592.361	714.583.327
b. Long-term			92.230.034.803	88.136.801.501
Sand Factory, CH1, CH2			461.905.470	2.302.286.187
Long-term Prepaid Expenses (TC Quarry)			83.004.600.888	85.603.843.595
Long-term Prepaid Expenses (BTNN)			102.269.943	41.031.280
Long-term Prepaid Expenses (Company Office)			8.661.258.502	189.640.439
Total			92.672.972.072	88.856.619.083

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

12. Short-term trade payables

	31/12/2024		01/01/2024	
	Value	Amount of debt repayment capacity	Value	Amount of debt repayment capacity
Cuu Long Construction Materials Engineering Company Limited	-	-	29.174.462.808	29.174.462.808
Xuan Phuong Phat Construction One Member Company Limited	1.000.000.000	1.000.000.000	5.772.881.921	5.772.881.921
Nguyen Thanh Dan Construction Investment Company Limited	2.176.832.402	2.176.832.402	2.176.832.402	2.176.832.402
Dung Phat VNMCG Company Limited	2.783.214.061	2.783.214.061	21.083.214.026	21.083.214.026
Hoang Minh Phat Minerals Company Limited	6.000.000.000	6.000.000.000	16.148.559.011	16.148.559.011
Other suppliers	69.292.597.144	69.292.597.144	42.515.323.717	42.515.323.717
Total	81.252.643.607	81.252.643.607	116.871.273.885	116.871.273.885

13. Advances from customers

	31/12/2024	01/01/2024
Project Management and Land Fund Development Board of Hong Ngu District	-	2.290.547.612
Chuc Phuong Company Limited	3.000.000.000	3.000.000.000
Other customers	2.715.323.899	3.872.534.461
Total	5.715.323.899	9.163.082.073

14. Taxes and amounts payable to the State

	01/01/2024	Amount payable during the period	Amount actually paid during the period	31/12/2024
Value added tax	1.770.025.252	7.359.817.997	3.592.150.757	5.537.692.492
Corporate income tax	1.910.116.554	557.244.008	125.171.720	1.227.700.826
Personal income tax	170.051.703	176.750.423	294.856.876	51.945.250
Natural resource tax	4.151.001.527	10.362.578.517	1.550.000.000	12.963.580.044
Land tax, land rent	7.847.939.118	4.805.935.950	124.219.850	12.529.655.218
Environmental protection fee	3.016.031.910	5.174.189.979	800.000.000	7.390.221.889
Payables for granting exploitation rights	29.966.604.762	3.853.327.991	-	33.819.932.753
Other taxes	-	7.000.000	7.000.000	-
Total	48.831.770.826	31.182.356.849	6.493.399.203	73.520.728.472

14.1 Taxes and amounts payable to the State (continued)

	01/01/2024	Amount payable during the period	Amount actually paid during the period	31/12/2024
b. Receivables				
Other taxes	180.383.994	-	-	180.383.994
Total	180.383.994	-	-	180.383.994

15. Payables to employees

	31/12/2024	01/01/2024
Salary payable to employees	843.109.140	1.156.690.639
Remuneration of Board of Directors and Board of Supervisors	100.200.000	1.700.075.000
Total	943.309.140	2.856.765.639

16. Short-term payable expenses

	31/12/2024	01/01/2024
Compensation for site clearance at Tan Cang Quarry	8.392.049.000	8.698.611.086

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

Interest expenses, overdue penalties incurred at BIDV - Dong Nai Branch		24.161.276.052
Interest expenses on bonds payable	45.863.166.793	23.602.636.009
Land lease expenses	2.038.241.978	2.038.241.978
Resource tax expenses, environmental protection fees payable	4.085.141.833	6.083.187.793
Stone excavation expenses at Tan Cang Quarry	159.905.757	1.932.630.470
Remediation expenses according to Decision No. 934/QD-XPFC	7.487.874.111	
Other prepaid expenses	1.337.554.619	337.744.160
Total	69.363.934.091	66.854.327.548
17. Other payables	31/12/2024	01/01/2024
a. Short-term		
Deposits received for the implementation of business cooperation contracts	400.000.000	400.000.000
Union funds	138.363.708	135.163.926
Compulsory insurance	33.846.363	167.985.508
Dividends payable	686.092.770	686.092.770
Severance allowances payable	1.077.583.294	1.429.968.794
Other payables to stakeholders	69.187.800	-
Other payables	8.030.005.214	505.345.630
Total	10.435.079.149	3.324.556.628
b. Long-term		
Deposits received for the implementation of business cooperation contracts	634.106.250	670.000.000
Other deposits and consignments		1.087.000.000
Amount received for capital contribution to business coop (*)	2.062.777.700	2.130.000.000
Total	2.696.883.950	3.887.000.000
18. Loans and financial leases (page 31)		
19. Owner's equity		
a. Reconciliation table of changes in Owner's equity: (page 32)		
b. Details of contributed capital of owners	Proportion of contributed c	
Shareholders contributed capital	100,00%	790.000.000.000
Total	100%	790.000.000.000
c. Capital transactions with owners and dividend distribution, profit sharing	31/12/2024	01/01/2024
Owner's investment capital		
<i>Opening contributed capital</i>	790.000.000.000	790.000.000.000
<i>Increased contributed capital during the period</i>		
<i>Closing contributed capital</i>	790.000.000.000	790.000.000.000
Dividends, profits distributed	-	-
d. Shares	31/12/2024	01/01/2024
Number of shares sold to the public	79.000.000	79.000.000
<i>Ordinary shares</i>	79.000.000	79.000.000
Number of shares repurchased	-	-

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

Ordinary shares	-	-
Number of outstanding shares	79.000.000	79.000.000
Ordinary shares	79.000.000	79.000.000
Par value of outstanding shares: VND/share.	10.000	10.000
e. Corporate funds	31/12/2024	01/01/2024
Development investment fund	21.282.835.714	21.282.835.714

The Development investment fund is set aside from profits after corporate income tax and is used to invest in expanding the scale of production, business or in-depth investment of the enterprise.

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023
1. Net revenue from sales and services		
Revenue from stone sales	16.502.537.875	20.115.595.510
Revenue from construction materials sales	11.881.955.379	16.461.845.667
Revenue from construction and installation activities	6.666.125.734	-
Revenue from leasing premises	390.909.091	6.960.000.000
Other revenues	1.729.881.528	1.808.387.457
Total	37.171.409.607	46.825.209.375
2. Cost of goods sold		
Cost of stone sales	10.231.133.511	18.869.561.579
Cost of construction materials	14.863.903.621	15.716.032.954
Cost of construction and installation activities	6.750.054.312	-
Cost of leasing premises	273.843.629	2.081.613.328
Other costs	1.770.475.382	1.155.773.018
Total	33.889.410.455	39.511.713.357
3. Revenue from financial activities		
Interest from bank deposits, margin interest	83.422.434	78.754.677
Interest from loans		56.868.810.132
Interest from liquidation of short-term and long-term investments		
Total	83.422.434	56.947.564.809
4. Financial expenses		
Interest expenses on loans and financial leases	41.134.661	106.071.476
Bond interest expenses	5.433.531.090	9.699.470.634
Losses from liquidation of short-term and long-term investments	-	
Financial investment provision (reversal) expenses	-	
Bond issuance consulting expenses	-	1.749.999.999
Other financial expenses	8.427	214.843.745
Total	5.474.674.178	11.770.385.854
5. Selling Expenses and General & Administrative Expenses		
	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

a. Selling Expenses		
Employee expenses		-
Outsourced service expenses	4.068.885.804	3.498.299.280
Total	4.068.885.804	3.498.299.280
b. General & Administrative Expenses		
Employee expenses	973.158.801	1.615.341.998
Management material expenses, office supplies	45.704.587	1.193.184
Depreciation of fixed assets	963.563.164	161.335.428
Taxes, fees, and charges	3.284.934.677	2.988.000
Allowance (reversal) for doubtful debts	7.776.662.996	14.635.984.957
Outsourced service expenses	863.806.368	1.665.597.051
Other cash expenses	1.077.902.861	4.001.158.839
Total	14.985.733.454	22.083.599.457
b. Deductions from Selling Expenses and General & Administrative Expenses		
Reversal of provision for product and goods warranty		
Reversal of restructuring provision and other provisions		
Other deductions		
Total	-	-
6. Other Income		
Other Income	19.567.542.913	3.632.676.948
Income from disposal and transfer of fixed assets		
Total	19.567.542.913	3.632.676.948
7. Other Expenses		
Other Expenses	(966.708.796)	
Expenses from disposal and transfer of fixed assets		
Late payment penalties	(1.614.711.480)	18.228.798
Total	(2.581.420.276)	18.228.798
8. Current Corporate Income Tax Expenses		
(*) Including:		
Total accounting profit before tax	985.091.339	30.523.224.386
Adjustments to Accounting Profit to Determine Taxable Income for Corporate Income Tax Purposes:	-	-
Taxable income	985.091.339	30.523.224.386
Tax rate		
Current corporate income tax expenses	1.227.700.826	
9. Production and Business Expenses by Element		
Raw material and supplies expenses	37.505.991.722	1.363.086.359
Labor costs	972.589.000	1.716.861.073
Depreciation of fixed assets	1.949.116.239	1.763.156.394

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

Outsourced service expenses	7.137.446.391	7.932.815.143
Other cash expenses	1.077.902.861	14.908.406.648
Total	48.643.046.213	42.320.310.574

10. Financial Risk Management Objectives and Policies

The primary risks arising from financial instruments include market risk, credit risk, and liquidity risk.

The General Management reviews and applies risk management policies for the aforementioned risks as follows:

Market risk refers to the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes three main types: interest rate risk, currency risk, and other price risks, such as equity price risk. Financial instruments affected by market risk include cash, trade receivables, other receivables, trade payables, loans, and other liabilities.

These sensitivity analyses have been prepared based on the net debt value, the ratio of fixed-interest-rate liabilities to floating-interest-rate liabilities, and the assumption that the correlation between foreign currency-denominated financial instruments remains unchanged.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's exposure to market risk arising from interest rate fluctuations primarily relates to its borrowings, liabilities, cash, loans, and short-term deposits.

The Company manages interest rate risk by analyzing the competitive landscape in the market to secure favorable interest rates that align with its objectives while remaining within its risk management limits.

Foreign Exchange Risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates. The Company is exposed to risks arising from exchange rate fluctuations, which directly impact its business operations conducted in currencies other than the Vietnamese Dong.

The Company manages foreign exchange risk by assessing current and anticipated market conditions when planning future foreign currency transactions. The Company does not utilize any derivative financial instruments to hedge against foreign exchange risks.

Foreign Currency Sensitivity

The Company does not perform a foreign currency sensitivity analysis as the impact of exchange rate fluctuations on the financial statements at the reporting date is considered insignificant.

Equity Price Risk

Both listed and unlisted shares held by the Company are subject to market risks arising from the uncertainty of future investment values. The Company manages equity price risk by establishing investment limits. Additionally, the Company's General Management reviews and approves investment decisions related to equity securities.

As of the financial statement date, the fair value of the Company's investments in listed shares and shares traded on the Upcom exchange is VND 140,580,000,000 (as of December 31, 2021: VND 158,400,000,000). If the prices of these shares decrease by 10%, the Company's pre-tax profit would decrease by approximately VND 14,058,000,000. Conversely, if the prices of these shares increase by 10%, the Company's pre-tax profit would increase by approximately VND 14,058,000,000.

10.2 Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

Almost all of the Company's operating capital is mainly focused on investment cooperation, especially individual investment cooperation. The Company recognizes that there are risks, but because the General Meeting of Shareholders and the Board of Directors of the Company have approved them in Resolutions, Decisions..., the Company recognizes that this investment cooperation can bring benefits to the Company, and the Company believes in the ability to recover these investment cooperations.

Accounts receivable from customers

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

The Company minimizes credit risk by only dealing with financially sound entities. The Company regularly monitors receivables closely to urge collection. On this basis, and the Company's receivables are related to many different customers, so credit risk is not concentrated on a certain customer.

Loan receivables

The Company minimizes credit risk by only dealing with entities and individuals who are related parties with good financial capacity with the loan limit, term and purpose specified in the Financial Regulations and each specific contract. The Company finds that the credit risk for loan receivables is low.

Bank deposit

The Company mainly maintains deposits with reputable large banks in Vietnam. The Company considers that the concentration of credit risk from bank deposits is low.

The Company's General Management assesses that most of the financial assets are current and not impaired because these financial assets are related to reputable and solvent customers except for overdue receivables.

10.3 Liquidity risk

Liquidity risk is the risk that the Company will have difficulty in fulfilling its financial obligations due to lack of capital. The Company's liquidity risk arises mainly from the fact that financial assets and financial liabilities have different maturities.

The Company monitors liquidity risk by maintaining a level of cash and cash equivalents and bank borrowings deemed adequate by the General Management to finance the Company's operations and to mitigate the effects of fluctuations in cash flows.

The table below summarizes the maturity of the Company's financial liabilities based on contractually expected payments on an undiscounted basis:

	Under 1 year	From 1 - 5 years	Over 5 years	Total
December 31, 2024				
Loans and debts	346.721.645.833	241.339.579.177	-	588.061.225.010
Payables to suppliers	81.252.643.607	-	-	81.252.643.607
Other payables and accrued expenses	79.799.013.240	2.696.883.950	-	82.495.897.190
Total	507.773.302.680	244.036.463.127	-	751.809.765.807
December 31, 2023				
Loans and debts	346.638.000.000	241.605.662.499	-	588.243.662.499
Payables to suppliers	125.404.869.522	-	-	125.404.869.522
Other payables and accrued expenses	69.848.884.177	3.887.000.000	-	73.735.884.177
Total	541.891.753.699	245.492.662.499	-	787.384.416.198

Liquidity risk is high. The Company believes it has access to sufficient funding when needed, and borrowings maturing within 12 months can be renewed with existing lenders.

Collateral

The Company has used fixed assets as collateral to secure short-term and long-term loans from banks (Note 18 - Borrowings and financial lease liabilities).

The Company used third-party assets as collateral as of January 31, 2022 (Note 18 - Borrowings and finance lease liabilities).

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

Unit: Vietnamese Dong

11. Financial assets and financial liabilities (page 33)

The fair value of financial assets and financial liabilities is reflected at the amount at which the financial instrument could be exchanged in a current transaction between participating parties, other than in a forced sale or liquidation.

The Company uses the following methods and assumptions to estimate fair value:

The fair value of cash and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the carrying amount of these items because these instruments have short maturities.

The fair value of listed securities and financial debt instruments is determined at market value.

For unlisted securities investments that are frequently traded, fair value is determined as the average price provided by three independent securities companies at the end of the financial year.

The fair value of securities and financial investments whose fair value cannot be determined with certainty due to the lack of a highly liquid market for these securities and financial investments is presented at carrying amount.

Except for the items mentioned above, the fair value of long-term financial assets and financial liabilities has not been formally assessed and determined as at December 31, 2024 and December 31, 2023. However, the General Management of the Company assesses that the fair value of these financial assets and financial liabilities is not materially different from the carrying amount at the end of the accounting period.

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT**1. Actual loan amount collected during the period**

- Proceeds from borrowing under conventional agreements	-	-
- Proceeds from issuance of ordinary bonds	-	-
	<u>-</u>	<u>-</u>

2. Amount actually paid to the principal during the period

-Principal repayment of loan under conventional agreements	1.003.749.996	1.003.749.996
- Principal repayment of ordinary bonds	-	-
	<u>1.003.749.996</u>	<u>1.003.749.996</u>

VIII. OTHER INFORMATION**a. During the period, the Company had the following major transactions with related parties:**

	Từ 01/10/2024 đến 31/12/2024	Từ 01/10/2023 đến 31/12/2023
Sale of goods and provision of services		
DGT Construction Materials Production and Trading Company Limited	12.591.149.000	22.715.595.510
DGT - Nghe An One Member Company Limited	-	-
Dong Loi Company Limited		360.000.000
Total	<u>12.591.149.000</u>	<u>23.075.595.510</u>
	Từ 01/10/2024 đến 31/12/2024	Từ 01/10/2023 đến 31/12/2023
Purchasing goods and receiving service provision		
DGT Construction Materials Production and Trading Company Limited	846.250.000	4.019.807.048
Total	<u>846.250.000</u>	<u>4.019.807.048</u>

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 1, 2024 to December 31, 2024

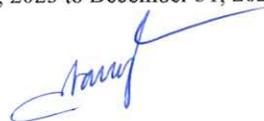
Unit: Vietnamese Dong

b. As at December 31, 2024, the Company had the following balances with related parties:

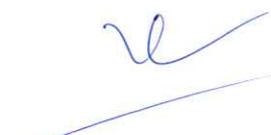
	31/12/2024	01/01/2024	
Receivables from short-term loans			
DGT - Nghe An One Member Company Limited	2.199.813.882	2.075.000.000	
Dong Loi Company Limited	4.877.253.940	224.160.000	
Total	7.077.067.822	2.299.160.000	
Trade receivables			
DGT Construction Materials Production and Trading Company Limited	77.566.536.996	33.525.944.104	
DGT - Nghe An One Member Company Limited	1.798.400.000	1.442.000.000	
Dong Loi Company Limited	1.168.080.000	1.107.600.000	
DGT - Vung Tau One Member Company Limited		13.200.000	
Total	80.533.016.996	36.088.744.104	
Advances to suppliers			
DGT - Nghe An One Member Company Limited	1.980.247.089	1.980.247.089	
Total	1.980.247.089	1.980.247.089	
Other short-term receivables			
DGT - Nghe An One Member Company Limited		16.200.000	
DGT - Vung Tau One Member Company Limited		5.400.000	
DGT Investment One Member Company Limited		9.600.000	
DGT Construction Materials Production and Trading Company Limited	154.241.000.000	154.241.000.000	
Dong Loi Company Limited		18.900.000	
Total	154.241.000.000	154.291.100.000	
Short-term borrowings and finance lease liabilities			
DGT Investment One Member Company Limited	343.638.000.000	343.638.000.000	
Total	343.638.000.000	343.638.000.000	
	Từ 01/10/2024	Từ 01/10/2023	
	đến 31/12/2024	đến 31/12/2023	
c. Income of the Board of Directors, Board of Supervisors and Executive committee			
Board of Directors	bonus	60.000.000	51.000.000
Board of Supervisors	bonus	30.000.000	30.000.000
General Management	Salary and bonus	210.000.000	151.000.000
Total		300.000.000	232.000.000

2. Comparison information

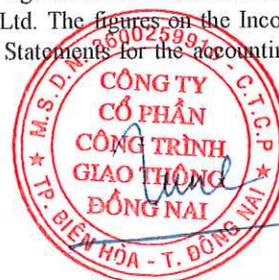
The comparative figures on the Balance Sheet and the corresponding notes are the figures of the Financial Statements for the fiscal year ended December 31, 2023 audited by AFC Audit Viet Nam Company Ltd. The figures on the Income Statement, Cash Flow Statement and the corresponding notes are the figures of the Financial Statements for the accounting period from October 1, 2023 to December 31, 2023 that have been disclosed by the Company.



Pham Thi Tra Giang
Prepared by



Hoang Thi Mai
Chief accountant



Ton Duc Tung
Deputy General Director

Dong Nai, January 24, 2025

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

	31/12/2024		10/01/2024	
	Historical cost	Provision	Fair value	Historical cost
V.2. Non-current financial investments				
a. Investment in subsidiaries				
DGT Construction Materials Business and Production Company Limited	3.000.000.000	(3.000.000.000)	(*)	3.000.000.000
DGT Investment Company Limited Nghe An	100.000.000.000	(3.659.915.627)	(*)	100.000.000.000
DGT Investment Company Limited - Dong Thap	345.000.000.000	(2.272.256.866)	(*)	345.000.000.000
DGT Investment Company Limited - Vung Tau	67.581.000.000	(1.839.031.521)	(*)	67.581.000.000
Dong Loi Company Limited	-	-	(*)	-
	199.800.000.000	(2.271.676.567)	(*)	199.800.000.000
Total	715.381.000.000	(13.042.880.581)	-	715.381.000.000
				(13.042.880.581)

As at the statement date, the Company has not determined the fair value of these investments for disclosure in the financial statements because there is no quoted price on the market and the Vietnamese Accounting Standards and Vietnamese Enterprise Accounting Regime currently do not provide guidance on how to calculate fair value using valuation techniques. The fair value of this investment may differ from its carrying value.

DGT Investment Company Limited - Dong Thap temporarily suspended from November 15, 2023 to November 14, 2024

DGT Investment Company Limited temporarily suspended from January 1, 2024 to December 31, 2024

DGT Investment Company Limited - Vung Tau temporarily suspended from March 1, 2024 to December 31, 2024

DGT Investment Company Limited - Nghe An temporarily suspended from May 10, 2024 to May 9, 2025

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

	December 31, 2024			October 01, 2024		
	Historical cost	Recoverable value	Debt subject	Historical cost	Recoverable value	Debt subject
V.6. Non-performing loans						
Total value of receivables, advances to suppliers overdue or not yet overdue but difficult to recover	95.311.871.292	(63.742.720.626)		82.389.463.320	(55.323.514.518)	
<i>Receivables from customers</i>						
DGT Company Limited - Vung Tau				13.200.000	(9.240.000)	From 2 to under 3 years
Hung Phat Construction Company Ltd	26.094.926.513	(11.294.609.612)	From 1 month to 2 years	26.094.926.513	(8.690.063.915)	From 1 month to 2 years
Hiep An Construction Corporation	11.391.320.000	(11.391.320.000)	From 2 to under 3 years	11.391.320.000	(7.973.924.000)	From 2 to under 3 years
Duc Long Daknong BOT and BT Joint- Stock Company	3.817.956.751	(3.817.956.751)	Over 3 years	3.817.956.751	(3.817.956.751)	Over 3 years
Construction Corporation No 1 Joint Stock Company	3.215.338.122	(3.215.338.122)	Over 3 years	3.215.338.122	(3.215.338.122)	Over 3 years
Other Subjects	8.463.143.627	(7.661.123.733)		13.119.677.746	(8.346.366.195)	
<i>Advances to Suppliers</i>						
Mr. Vo Cong Vinh	9.743.675.747	(9.743.675.747)	Over 3 years	9.743.675.747	(9.743.675.747)	Over 3 years
Mr. Nguyen Van Huy	1.101.836.761	(1.101.836.761)	Over 3 years	4.194.680.853	(4.194.680.853)	Over 3 years
Mr. Nguyen Quoc Toan	3.995.165.719	(3.995.165.719)	Over 3 years	3.995.165.719	(3.995.165.719)	Over 3 years
Other Subjects	25.963.677.774	(10.471.472.903)	Over 3 years	4.552.838.681	(3.498.920.028)	Over 3 years
<i>Other Receivables from Organizations and Individuals</i>						
Other Subjects	1.524.830.278	(1.050.221.278)	From 2 to under 3 years	2.250.683.188	(1.838.183.188)	From 2 to under 3 years



DONA TRANSPORTATION CONSTRUCTION JOINT STOCK COMPANY

Form No. B 09 - DN

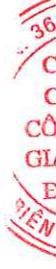
NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

V.8. Tangible Fixed Assets

Items	Buildings and Structures	Machinery and Equipment	Transportation and Transmission Vehicles	Management Tools and Equipment	Other Fixed Assets	Total
Original Cost						
Beginning balance	55.078.958.307	17.039.677.973	14.834.168.570	83.913.825	279.500.000	87.316.218.675
<i>Additions during the period</i>		20.250.000.000		-		20.250.000.000
<i>Increases from basic construction</i>	8.733.129.299					8.733.129.299
<i>Liquidation, transfer and sale</i>						-
Ending balance	63.812.087.606	37.289.677.973	14.834.168.570	83.913.825	279.500.000	116.299.347.974
Accumulated depreciation						
Beginning balance	8.649.216.156	15.585.197.403	9.759.541.501	83.913.825	135.069.458	34.212.938.343
<i>Depreciation for the period</i>	5.984.395.617	241.967.016	1.043.924.897	-	46.583.340	7.316.870.870
<i>Liquidation, transfer and sale</i>						-
Ending balance	14.633.611.773	15.827.164.419	10.803.466.398	83.913.825	181.652.798	41.529.809.213
Remaining value						
Beginning balance	46.429.742.151	1.454.480.570	5.074.627.069	-	144.430.542	53.103.280.332
Ending balance	49.178.475.833	21.462.513.554	4.030.702.172	-	97.847.202	74.769.538.761



DONA TRANSPORTATION CONSTRUCTION JOINT STOCK COMPANY

Form No. B 09 - DN

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

	October 01, 2024		Change during the period		December 31, 2024		
	Value	Amount capable of repaying debt	Increase	Decrease	Classification of long-term loans due	Value	Amount capable of repaying debt
a. Short-term							
Tan Cang Joint Stock Company	348.070.749.996	348.070.749.996	-	1.349.104.163	-	346.721.645.833	346.721.645.833
Loans from Related Parties - 0% Interest	3.000.000.000	3.000.000.000	-	-		3.000.000.000	3.000.000.000
Vietnam Prosperity Joint - Stock Commercial Bank, Dong Nai Branch	343.638.000.000	343.638.000.000				343.638.000.000	343.638.000.000
Chailease International Financial Leasing Company Limited	1.003.749.996	1.003.749.996		920.104.163		83.645.833	83.645.833
	429.000.000	429.000.000		429.000.000		-	-
b. Long-term							
Vietnam Prosperity Joint - Stock Commercial Bank	240.172.912.503	240.172.912.503	-	(1.166.666.674)		241.339.579.177	241.339.579.177
Less: Long-term loans due	2.425.729.173	2.425.729.173				2.425.729.173	2.425.729.173
Chailease International Financial Leasing Company Limited	(1.003.749.996)	(1.003.749.996)				(1.003.749.996)	(1.003.749.996)
Less: Long-term loans due	825.000.000	825.000.000				825.000.000	825.000.000
Bonds Issued (at face value):	(429.000.000)	(429.000.000)				(429.000.000)	(429.000.000)
+ Capital Securities Joint Stock Company	239.521.600.000	239.521.600.000				239.521.600.000	239.521.600.000
+ Bond issuance costs	(1.166.666.674)	(1.166.666.674)		(1.166.666.674)		-	-
TOTAL	588.243.662.499	588.243.662.499	-	182.437.489		588.061.225.010	588.061.225.010

DONA TRANSPORTATION CONSTRUCTION JOINT STOCK COMPANY

Form No. B 09 - DN

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

V.19. Equity

a. Reconciliation table of changes in Equity

Items	Owner's contributed capital	Share premium	Development investment fund	Undistributed after- tax profit	Total
Year 2023					
Balance as of January 01, 2023	790.000.000.000	152.195.272.727	21.282.835.714	(54.034.467.986)	909.443.640.455
Profit/Loss for the period	-	-	-	(5.176.941.287)	(5.176.941.287)
Increase in equity	-	-	-	-	-
Other decreases	-	-	-	-	-
Balance as of December 31, 2023	790.000.000.000	152.195.272.727	21.282.835.714	(59.211.409.273)	904.266.699.168
Year 2024					
Balance as of January 01, 2024	790.000.000.000	152.195.272.727	21.282.835.714	(59.211.409.273)	904.266.699.168
Profit/Loss for the period	-	-	-	3.180.516.875	3.180.516.875
Other increases	-	-	-	68.324.000	68.324.000
Other decreases	-	-	-	-	-
Balance as of December 31, 2024	790.000.000.000	152.195.272.727	21.282.835.714	(55.962.568.398)	907.515.540.043

NOTES TO FINANCIAL STATEMENTS

For the accounting period from October 01, 2024 to December 31, 2024

Unit: Vietnamese Dong

VI.11. Financial Assets and Financial Liabilities

The table below presents the carrying amounts and fair values of financial instruments reported in the Company's financial statements.

	Carrying Amount				Fair Value	
	December 31, 2024		January 01, 2024		December 31, 2024	January 01, 2024
	Value	Provision	Value	Provision		
Financial Assets						
Receivables from customers	214.798.184.826	(37.380.348.218)	156.507.613.454	(32.052.888.983)	177.417.836.608	124.454.724.471
Other Receivables	466.916.858.300	(1.034.221.278)	489.104.823.522	(1.838.183.188)	465.882.637.022	487.266.640.334
Cash and Cash Equivalents	2.229.479.940	-	3.913.657.211	-	2.229.479.940	3.913.657.211
TOTAL	683.944.523.066	(38.414.569.496)	649.526.094.187	(33.891.072.171)	645.529.953.570	615.635.022.016
Financial Liabilities						
Financial Loans and Leases	588.061.225.010	-	588.243.662.499	-	588.061.225.010	588.243.662.499
Accounts payable to suppliers	81.252.643.607	-	116.871.273.885	-	81.252.643.607	116.871.273.885
Other Payables and Accrued Expenses	82.495.897.190	-	74.065.884.176	-	82.495.897.190	74.065.884.176
TOTAL	751.809.765.807	-	779.180.820.560	-	751.809.765.807	779.180.820.560