

Industrial Park Development Joint Stock Corporation  
Dong Nai Paint Corporation

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Dong Nai, date 20 month 4 year 2026.

## FINANCIAL STATEMENT INFORMATION DISCLOSURE

To: Ha Noi Stock Exchange.

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Dong Nai Paint Corporation shall disclose information on the financial statements for the first quarter of 2026 as follow:

1. Name: Dong Nai Paint Corporation

- Stock symbol: SDN
- Address: Road 6, Hồ Nai Industrial Park, Hồ Nai Ward, Dong Nai Province.
- Telephone:: 02513. 931.366 Fax: 02513.836.091.
- Email: linh.nguyen@dongnaipaint.com.vn Website: dongnaipaint.com.vn

2. Announcement content:

- The financial statements for the first quarter of 2026 .

☒ Separate financial statements (The listed organization has no subsidiaries and the superior accounting unit has no affiliated units).

☐ Consolidated report (listed organization with subsidiaries)

☐ Consolidated financial statements (listed organizations with accounting units under their own accounting apparatus).

- Cases that must be resolved.

+ The audit organization issued an opinion other than an unqualified opinion on the financial statements (for the audited financial statements of 2026):

☐ Yes

☐ No

Explanatory text:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2026):

☐ Yes

☐ No

Explanatory text:

☐ Yes

☐ No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period last year:

☒ Yes

☐ No

Explanatory text:

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☒ No

Explanatory text:

☐ Yes

☒ No

This information was published on the company's website on: April 20, 2026 at the link: <https://dongnaipaint.com.vn>.

3. Report on transactions worth 35% or more of total assets in 2026: No

- In case of transaction, please report the following contents in full
- Transaction content:.....
- Ratio of transaction value/total assets of the enterprise (%) (based on the most recent year's financial report)
- Completion date:.....

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

**Attached documents:**

-The financial statements for the first quarter of 2026



General Direct  
(Signature, full name)

*Nguyễn Đức Nhiên*

## SUMMARY FINANCIAL STATEMENT

QUARTER 1 OF 2026

### A. BALANCE SHEET

No.	Indicator	Code	Beginning balance (01/01/2026)	Ending balance (31/03/2026)
<b>I</b>	<b>CURRENT ASSETS</b>	<b>100</b>	<b>51.075.213.910</b>	<b>54.723.537.100</b>
1	Cash and cash equivalents	110	5.715.712.022	3.455.693.482
2	Short-term investments	120	-	-
3	Short-term account receivable	130	21.777.727.918	25.151.068.387
4	Inventories	140	23.270.897.262	26.099.729.068
5	Other current assets	160	310.876.708	17.046.163
<b>II</b>	<b>NON-CURRENT ASSETS</b>	<b>200</b>	<b>55.072.893.228</b>	<b>58.732.034.334</b>
1	Long-term account receivable	210	857.200.000	860.403.890
2	Fixed assets	220	772.164.535	772.211.590
	- Tangible fixed assets	221	772.164.535	772.211.590
	- Intangible fixed assets	224	-	-
	- Finance lease fixed assets	227	-	-
	- Cost of construction in progress	230	-	-
3	Long-term work in progress	240	-	-
4	Long-term financial investment	260	701.177.112	701.177.112
5	Other non-current assets	270	52.742.351.581	56.398.241.742
<b>III</b>	<b>TOTAL ASSETS</b>		<b>106.148.107.138</b>	<b>113.455.571.434</b>
<b>IV</b>	<b>LIABILITIES</b>	<b>300</b>	<b>39.328.766.212</b>	<b>42.003.304.106</b>
1	Current liabilities	310	39.098.766.212	41.773.304.106
2	Non-current liabilities	330	230.000.000	230.000.000
<b>V</b>	<b>OWNER'S EQUITY</b>	<b>400</b>	<b>66.819.340.926</b>	<b>71.452.267.328</b>
1	Owner's Equity	410	66.819.340.926	71.452.267.328
	- Contributed charter capital	411	30.364.360.000	30.364.360.000
	- Share premium	412	-	-
	- Treasury shares (*)	414	-	-
	- Asset revaluation differences	415	-	-
	- Foreign exchange differences	416	-	-
	- Funds	417, 418, 419	24.460.319.888	24.460.319.888
	- Undistributed profit after tax	420	11.994.661.038	16.627.587.440
	+ Undistributed profit after tax of previous year	420a	8.317.058.541	11.994.661.038
	+ Undistributed profit after tax of current year	420b	3.677.602.497	4.632.926.402
	- Capital investment construction fund	422	-	-
2	Other sources of funding and funds	430	-	-
	- Sourced funds	431	-	-
	- Non-business funds used for fixed asset acquisitions	432	-	-
<b>VI</b>	<b>TOTAL RESOURCES</b>		<b>106.148.107.138</b>	<b>113.455.571.434</b>



## B. INCOME STATEMENT

No.	Indicator	Code	Reporting period Q1/2026	Accumulated 31/03/2026
1	Revenues from sales and service provisions	01	28.171.540.108	28.171.540.108
2	Revenue deductions	02	1.088.496.376	1.088.496.376
3	Net revenues from sales and service provisions	10	27.083.043.732	27.083.043.732
4	Cost of goods sold	11	20.437.269.402	20.437.269.402
5	Gross profit from sales and service provisions	20	6.645.774.330	6.645.774.330
6	Financial income	21	-	-
7	Financial expenses	22	4.390.485	4.390.485
8	Selling expenses	25	1.404.346.374	1.404.346.374
9	General and administrative expenses	26	3.165.577.693	3.165.577.693
10	Net profit from operations	30	1.372.232.868	1.372.232.868
11	Other income	31	4.418.925.134	4.418.925.134
12	Other expenses	32	-	-
13	Net other income	40	4.418.925.134	4.418.925.134
14	Total profit before tax	50	5.791.158.002	5.791.158.002
15	Current corporate income tax expense	51	1.158.231.600	1.158.231.600
16	Deferred corporate income tax expense	52	-	-
17	Profits after enterprise income tax	60	4.632.926.402	4.632.926.402
18	Basic earnings per share (*)	70	1.251	1.251

## C. KEY FINANCIAL INDICATORS

No.	Indicator	Unit	Beginning period	Ending period
1	Asset structure and capital structure ratios			
1.1	Asset structure ratios			
	- Non-current assets/ Total assets	%	52%	52%
	- Current assets/ Total assets	%	48%	48%
1.2	Capital structure ratios			
	- Liabilities/total resources	%	37%	37%
	- Owner's equity/total resources	%	63%	63%
2	Liquidity ratios			
2.1	Current ratio	Time	2,70	2,70
2.2	Short-term liquidity ratio	Time	1,31	1,31
2.3	Quick ratio	Time	0,70	0,68
2.4	Solvency ratio	Time	239,45	255,36
3	Profitability ratios			
3.1	Profit/Revenue			
	- Profit before tax / Revenue	%	11%	21%
	- Profit after tax / Revenue	%	9%	17%
3.2	Profit / Total assets			
	- Profit before tax / Total assets	%	3%	5%
	- Profit after tax / Total assets	%	2%	4%
3.3	Profit after tax / Owner's equity	%	4%	6%

April 14, 2026

Prepared by

(Sign, Full name)



Nguyen Thi Viet Ha

Chief Accountant

(Sign, Full name)



Huynh Thi Thanh Huong

General Director

(Sign, Full name, Official seal)



Nguyen Duc Nien

**INTERIM STATEMENT OF FINANCIAL POSITION QUARTER 1 OF 2026**

As March 31, 2026

Unit: VND

ASSETS	Code	Note	Ending balance (31/03/2026)	Beginning balance (01/01/2026)
1	2	3	4	5
<b>A.SHORT-TERM ASSETS(100=110+120+130+140+150+160)</b>	<b>100</b>		<b>54.723.537.100</b>	<b>51.075.213.910</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>3.455.693.482</b>	<b>5.715.712.022</b>
1. Cash	111	VI.01	3.455.693.482	5.715.712.022
2. Cash equivalents	112		-	-
<b>II. Short-term financial investment</b>	<b>120</b>		<b>-</b>	<b>-</b>
1. Trading securities	121		-	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>25.151.068.387</b>	<b>21.777.727.918</b>
1. Short-term trade receivables	131		25.303.245.563	22.271.554.596
2. Short-term prepayments to suppliers	132		582.920.945	1.259.025.609
3. Short-term internal receivables	133		-	-
5. Other short-term receivables	135		1.545.141.073	527.386.907
6. Provision for short-term bad debts (*)	136	VI.03	(2.280.239.194)	(2.280.239.194)
7. Shortage of assets awaiting resolution	137		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>26.099.729.068</b>	<b>23.270.897.262</b>
1. Inventories	141	VI.04	26.156.735.272	23.329.516.338
2. Provision for decline in value of inventories (*)	142		(57.006.204)	(58.619.076)
<b>V. Short-Term Biological Assets</b>	<b>150</b>			
<b>VI. Other short-term assets</b>	<b>160</b>		<b>17.046.163</b>	<b>310.876.708</b>
1. Short-term prepaid expenses	161		-	-
2. Deductible VAT	162		17.046.163	52.118.820
3. Taxes and other amounts receivable by the State	163		-	258.757.888
<b>B. LONG-TERM ASSETS(200=210+220+230+240+250+260+270)</b>	<b>200</b>		<b>58.732.034.334</b>	<b>55.072.893.228</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>860.403.890</b>	<b>857.200.000</b>
3. Business capital in affiliated units	213		-	-
5. Other long-term receivables	215		860.403.890	857.200.000
6. Provision for long-term bad debts (*)	216		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>772.211.590</b>	<b>772.164.535</b>
1. Tangible fixed assets	221	VI.06	772.211.590	772.164.535
- Historical cost	222		21.636.098.368	31.414.078.079
- Cumulative wear value (*)	223		(20.863.886.778)	(30.641.913.544)
<b>III. Long-term biological assets</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV. Investment properties</b>	<b>240</b>		<b>-</b>	<b>-</b>
<b>V. Long-term unfinished assets</b>	<b>250</b>	VI.05	<b>-</b>	<b>-</b>
<b>VI. Long-term financial investment</b>	<b>260</b>		<b>701.177.112</b>	<b>701.177.112</b>
1. Invest in subsidiaries	261		-	-
2. Investment in joint venture or associate companies	262		-	-
3. Capital Contribution Investment in Other Entities	263	VI.02	819.000.000	819.000.000
4. Provision for long-term investment losses in other units (*)	264		(117.822.888)	(117.822.888)
<b>VII. Other long-term assets</b>	<b>270</b>		<b>56.398.241.742</b>	<b>52.742.351.581</b>
1. Long-term allocation waiting costs	271		56.309.241.742	52.653.351.581
2. Deferred income tax assets	272		89.000.000	89.000.000
3. Long-term equipment, supplies, spare parts	273		-	-
<b>TOTAL ASSETS (280=100+200)</b>	<b>280</b>		<b>113.455.571.434</b>	<b>106.148.107.138</b>

INTERIM STATEMENT OF FINANCIAL POSITION QUARTER 1 OF 2026

As March 31, 2026

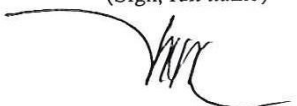
Unit: VND

LIABILITIES	Code	Note	Ending balance (31/03/2026)	Beginning balance (01/01/2026)
<b>C. LIABILITIES(300=310+320)</b>	<b>300</b>		<b>42.003.304.106</b>	<b>39.328.766.212</b>
<b>I. Short-term Liabilities</b>	<b>310</b>		<b>41.773.304.106</b>	<b>39.098.766.212</b>
1. Short-term Trade Payables	311		21.756.952.924	21.396.514.732
2. Short-term Advances from Customers	312		25.907.925	512.505.547
3. Payables to Shareholders and Profit Distributions	313			
4. Short-term Taxes and Payables to the State Budget	314	VI.11	983.840.421	127.865.941
5. Payables to Employees	315		2.028.525.993	2.757.898.187
6. Short-term Accrued Expenses	316	VI.12	1.547.423.076	738.771.301
10. Other Short-term Payables	320	VI.14	418.500.000	18.500.000
11. Short-term Borrowings and Finance Lease Liabilities	321		12.729.409.136	10.364.465.873
12. Short-term Provisions	322		-	-
13. Reward and Welfare Fund	323		2.282.744.631	3.182.244.631
14. Price Stabilization Fund	324		-	-
15. Government Bond Repurchase Transactions	325		-	-
<b>II. Long-term Liabilities</b>	<b>330</b>		<b>230.000.000</b>	<b>230.000.000</b>
3. Long-term Taxes and Payables to the State Budget	333			
4. Long-term Accrued Expenses	334	VI.13	-	-
7. Long-term Unearned Revenue	337		-	-
8. Other Long-term Payables	338		230.000.000	230.000.000
14. Science and Technology Development Fund	344		-	-
<b>D. EQUITY(400=410+430)</b>	<b>400</b>		<b>71.452.267.328</b>	<b>66.819.340.926</b>
<b>I.Equity</b>	<b>410</b>	VI.15	<b>71.452.267.328</b>	<b>66.819.340.926</b>
1. Owner's contributed capital	411		<b>30.364.360.000</b>	<b>30.364.360.000</b>
- Ordinary shares with voting rights	411a		30.364.360.000	30.364.360.000
- Preference shares	411b		-	-
8. Investment and Development Fund	418		22.942.119.888	22.942.119.888
9. Other Equity Funds	419		1.518.200.000	1.518.200.000
10. Undistributed Profit After Tax	420		<b>16.627.587.440</b>	<b>11.994.661.038</b>
- Cumulative undistributed profit after tax to the end of previous period	420a		11.994.661.038	8.317.058.541
- Undistributed profit after tax for the current period	420b		4.632.926.402	3.677.602.497
12. Sources of capital investment for basic construction	422		-	-
<b>II. Funding sources and other provisions</b>	<b>430</b>		<b>-</b>	<b>-</b>
1. Funding sources	431		-	-
2. Funding sources that have been converted into fixed assets	432		-	-
<b>TOTAL CAPITAL(440=300+400)</b>	<b>440</b>		<b>113.455.571.434</b>	<b>106.148.107.138</b>

Preparer  
(Sign, full name)

  
Nguyen Thi Viet Ha

Chief Accountant  
(Sign, full name)

  
Huynh Thi Thanh Huong

April 14, 2026

General Director  
(Sign, Full name)



  
Nguyen Duc Nien



## STATEMENT OF INCOME FOR QUARTER 1 OF 2026

Unit: VND

	Code	Notes	Quarter 1		Accumulated from the beginning of the year to the end of the period	
			Current year	Previous year	Current year	Previous year
a	1	2	3	4	5	6
1. Revenues from sales and service provisions	01	VII.01	28.171.540.108	26.837.076.900	28.171.540.108	26.837.076.900
2. Revenue deductions	02		1.088.496.376	1.238.261.110	1.088.496.376	1.238.261.110
- Trade discounts	02.01		1.021.388.698	1.168.936.100	1.021.388.698	1.168.936.100
- Sales return	02.02		67.107.678	69.325.010	67.107.678	69.325.010
3. Net revenues from sales and services rendered (10=01-02)	10		27.083.043.732	25.598.815.790	27.083.043.732	25.598.815.790
4. Costs of goods sold	11	VII.02	20.437.269.402	17.728.637.417	20.437.269.402	17.728.637.417
5. Gross revenues from sales and services rendered (20=10-11)	20		6.645.774.330	7.870.178.373	6.645.774.330	7.870.178.373
6. Gain/(loss) from disposal of investment property	21					
7. Financial income	22	VII.03	4.390.485	2.399.675	4.390.485	2.399.675
8. Financial expenses	23	VII.04	708.007.880	798.194.004	708.007.880	798.194.004
Financial expenses	24		205.492.494	257.001.325	205.492.494	257.001.325
9. Selling expenses	25	VII.07	1.404.346.374	1.511.075.532	1.404.346.374	1.511.075.532
10. Administrative expenses	26	VII.07	3.165.577.693	3.497.928.832	3.165.577.693	3.497.928.832
11. Net profit from operations [30=20+(21-22)-(25+26)]	30		1.372.232.868	2.065.379.680	1.372.232.868	2.065.379.680
12. Other income	31	VII.05	4.418.925.134	865.882.406	4.418.925.134	865.882.406
13. Other expenses	32	VII.06	-	-	-	-
14. Net other income (40=31-32)	40		4.418.925.134	865.882.406	4.418.925.134	865.882.406
15. Total profit before tax (50=30+40)	50		5.791.158.002	2.931.262.086	5.791.158.002	2.931.262.086
16. Current corporate income tax expense	51	VII.08	1.158.231.600	586.252.417	1.158.231.600	586.252.417
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profits after enterprise income tax (60=50-51-52)	60		4.632.926.402	2.345.009.669	4.632.926.402	2.345.009.669
19. Earnings per share (*)	70		1.251	633	1.251	633
20. Impairment loss on shares (*)	71					

Dong Nai, April 14, 2026

Preparer  
(Sign, full name)

Nguyen Thi Viet Ha

Chief Accountant  
(Sign, full name)

Huynh Thi Thanh Huong

General Director  
(Sign, Full name)



Nguyen Duc Nien

## CASH FLOW STATEMENT

(Direct Method)

For Quarter 1 of 2026

Unit: VND

Indicator	Code	Notes	from 01/01/26 to 31/03/26	from 01/01/25 to 31/03/25
1	2	3	4	5
<b>I. Cash flows from operating activities</b>				
1. Receipt from sales, supplying services and other revenue	01		26.322.891.419	31.473.227.082
2. Payment for suppliers	02		(24.552.479.034)	(17.741.568.976)
3. Payment for employees	03		(4.533.234.834)	(5.424.202.157)
4. Payment for loan interest	04		(1.091.243.637)	(257.001.325)
5. Payment for income tax	05		(33.991.778)	(394.559.668)
6. Other receipt from operating activities	06		2.364.786.667	1.005.370.637
7. Other payment from operating activities	07		(7.389.367.736)	(8.297.671.688)
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>(8.912.638.933)</b>	<b>363.593.905</b>
<b>II. Cash flow from investment activities</b>				
1. Payment for buying, building fixed assets and other assets	21		(64.260.000)	(82.823.000)
2. Receipt from liquidating, selling fixed assets and others	22		4.350.000.000	
3. Payment for loaning, buying securities from other entities	23		(2.000.000.000)	
4. Receipt from loaning, selling securities	24		2.000.000.000	
5. Payment for investing in the other entities	25			
6. Receipt from investment in other entities	26			
7. Receipt from loan interest, dividend, divided profits	27		1.937.130	1.971.571
<b>Net cash flow from investment activities</b>	<b>30</b>		<b>4.287.677.130</b>	<b>(80.851.429)</b>
<b>III. Cash flow from financial activities</b>				
1. Receipt from issuing stocks, receiving owner's equity	31			
2. Payment for owners' equities, buying back issued stocks	32			
3. Receipt from loans	33		8.446.020.531	8.915.950.923
4. Payment for original debt	34		(6.081.077.268)	(8.367.096.869)
5. Payment for debt (financial leasing)	35			
6. Paid dividends, profits	36			(1.518.218.000)
<b>Net cash flow from financial activities</b>	<b>40</b>		<b>2.364.943.263</b>	<b>(969.363.946)</b>
<b>Net cash flow in the period (50 = 20 + 30 + 40)</b>	<b>50</b>		<b>(2.260.018.540)</b>	<b>(686.621.470)</b>
<b>Cash on hand and beginning amount</b>	<b>60</b>		<b>5.715.712.022</b>	<b>4.588.484.559</b>
<b>The effect of changes in exchange rate</b>	<b>61</b>			
<b>Cash on hand and closing amount (70=50+60+61)</b>	<b>70</b>		<b>3.455.693.482</b>	<b>3.901.863.089</b>

Dong Nai, April 14, 2026

Prepared by  
(Sign, Full name)



Nguyen Thi Viet Ha

Chief Accountant  
(Sign, Full name)



Huynh Thi Thanh Huong

General Director  
(Sign, Full name, Official seal)



Nguyen Duc Nhen



## NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER 1, 2026

## VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

	VND 31/03/2026	VND 01/01/2026
<b>1. Cash and Cash Equivalents</b>		
Cash	535.773.722	350.197.854
Cash at bank	2.919.919.760	5.365.514.168
Cash equivalents (One-month term deposits)	-	-
	<b>3.455.693.482</b>	<b>5.715.712.022</b>
<b>2. Financial Investments</b>		
Capital contributions to other entities (*)	819.000.000	819.000.000
Total cost of long-term investments	819.000.000	819.000.000
Provision for impairment of long-term investments	(117.822.888)	(117.822.888)
Net value of long-term investments	701.177.112	701.177.112
(*) Other long-term investments include:		
- Long-term investment securities:	819.000.000	819.000.000
+ Shares of Nhon Trach Investment Joint Stock Company (81,900 shares)	819.000.000	819.000.000
<b>3. Short-term Receivables</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
Receivables from customer	25.303.245.563	22.271.554.596
Prepayments to suppliers	582.920.945	1.259.025.609
Other receivables (*)	1.545.141.073	527.386.907
<b>Total short-term receivables</b>	<b>27.431.307.581</b>	<b>24.057.967.112</b>
Provision for doubtful debts	(2.280.239.194)	(2.280.239.194)
<b>Net short-term receivables</b>	<b>25.151.068.387</b>	<b>21.777.727.918</b>
Other receivables (*) include:		
- Advances	485.843.000	405.500.000
- Other receivables	202.098.073	121.886.907
- Deposits, escrow, and betting deposits	857.200.000	
	<b>1.545.141.073</b>	<b>527.386.907</b>
<b>4. Inventories</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
Raw materials and supplies	8.055.047.036	7.640.492.533
Tools and equipments	626.460.614	704.943.113
Finished goods	16.793.992.038	14.314.422.568
Semi-finished goods	619.170.972	594.722.824
Merchandise	62.064.612	74.935.300
<b>Total cost of inventories</b>	<b>26.156.735.272</b>	<b>23.329.516.338</b>
Provision for decline in inventory value	(57.006.204)	(58.619.076)
<b>Net realizable value of inventories</b>	<b>26.099.729.068</b>	<b>23.270.897.262</b>
inventories pledged or mortgaged as collateral for liabilities as at the end of the period		

## NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER 1, 2026 (Cont.)

	VND	VND
	31/03/2026	01/01/2026
<b>6. Long-term Prepaid Expenses</b>		
It is the fee for using infrastructure at the Hố Nai Industrial Park, Hố Nai 3 Commune, Trảng Bom District, Đồng Nai Province - lease term from 06/06/2022 to 31/05/2065, Contract No. 02/2022/HĐTLĐ/HN-SDN dated 06/06/2022	56.106.674.242	52.653.351.581
It is the fee for renting the fire protection system for the BH2 factory in the Ho Nai Industrial Park - lease term from 15/12/2025 to 14/10/2027, according to Contract No. 02/2025/HĐTPCCC/BH2	202.567.500	
<b>7. Other Long-term Assets</b>	31/03/2026	01/01/2026
<i>Long-term escrow and betting deposits</i>		
- Deposit for warehouse lease at Long Binh Industrial Park - Contract No. 02/2025/HĐ/LS-TK dated 10/10/2025	110.000.000	
- Deposit for leasing the factory at BH2 Industrial Park - Contract No. 01/2025/HĐTX/BH2 dated 15/10/2025	750.403.890	
<b>Total</b>	<b>860.403.890</b>	<b>-</b>
<b>8. Borrowings and Finance Leases</b>	31/03/2026	01/01/2026
Short-term borrowings (*)	12.729.409.136	10.364.465.873
Current portion of long-term borrowings		
<b>Total</b>	<b>12.729.409.136</b>	<b>10.364.465.873</b>
<b>(*) Details of short-term borrowings:</b>	31/03/2026	01/01/2026
+ Short-term loan from Vietnam Joint Stock Commercial Bank For Industry And Trade under Credit Agreement No. 73/2025-HĐCVHM/NHCT682-SONDN dated 29/09/2025, with a loan term not exceeding 6 months, credit limit of VND 30 billion, and interest rate based on each disbursement note, average 7.3%/year. The purpose of the loan is to supplement working capital and support business operations.	12.729.409.136	10.364.465.873
<b>9. Payables to Suppliers</b>	31/03/2026	01/01/2026
Trade payables	21.756.952.924	21.396.514.732
Advances from customers	25.907.925	512.505.547
<b>Total</b>	<b>21.782.860.849</b>	<b>21.909.020.279</b>
<b>10. Taxes and Amounts Payable to the State Budget</b>	31/03/2026	01/01/2026
Output value-added tax	-	-
Value-added tax on imported goods	-	-
Corporate income tax	865.481.934	
Personal income tax	118.358.487	127.865.941
<b>Total</b>	<b>983.840.421</b>	<b>127.865.941</b>
<b>11. Accrued Expenses</b>	31/03/2026	01/01/2026
Provision for electricity payment Amata November 2025		165.135.261
Provision for electricity payment Amata December 2025		165.331.129
Provision for electricity payment December 2025 - SDN		55.806.176



**DONGNAI PAINT CORPORATION**

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**INTERIM FINANCIAL STATEMENT**  
For the financial period ended 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER 1, 2026 (Cont.)**

**5. Changes in Tangible Fixed Assets**

Unit: VND

Indicator	Houses and architectures	Machinery	Means of transport	Managing tools	Total
<b>Historical cost of tangible fixed assets</b>					
Opening balance	7.953.820.577	15.666.941.403	7.620.555.554	172.760.545	31.414.078.079
Increases during the period	-	107.100.000	-	-	107.100.000
- <i>Purchases during the period</i>		107.100.000			107.100.000
- <i>Completed construction investment</i>					-
- <i>Reclassification adjustments</i>					-
Decreases during the period	7.757.439.213	-	2.127.640.498	-	9.885.079.711
- <i>Disposals and sales</i>	7.757.439.213		2.127.640.498		9.885.079.711
- <i>Transferred to tools &amp; instruments to be amortized over 3 years under Circular No. 45/2013/TT-BTC, 25/4/2013</i>					-
- <i>Reclassification adjustments</i>					-
<b>Closing balance</b>	<b>196.381.364</b>	<b>15.774.041.403</b>	<b>5.492.915.056</b>	<b>172.760.545</b>	<b>21.636.098.368</b>
<b>Accumulated depreciation</b>					
Opening balance	-	-	-	-	-
Increases during the period	7.953.820.577	15.164.080.325	7.362.539.597	161.473.045	30.641.913.544
- <i>Depreciation expense</i>	-	60.981.354	42.696.591	3.375.000	107.052.945
Decreases during the period		60.981.354	42.696.591	3.375.000	
- <i>Disposals</i>	7.757.439.213	-	2.127.640.498	-	9.885.079.711
- <i>Transfers</i>	7.757.439.213	-	2.127.640.498		9.885.079.711
<b>Closing balance</b>	<b>196.381.364</b>	<b>15.225.061.679</b>	<b>5.277.595.690</b>	<b>164.848.045</b>	<b>20.863.886.778</b>
<b>Net book value of tangible fixed assets</b>					
As at the beginning of the year	-	502.861.078	258.015.957	11.287.500	772.164.535
As at the end of the period	-	548.979.724	215.319.366	7.912.500	772.211.590
Net book value of tangible fixed assets pledged or mortgaged as collateral for borrowings					(0)
- Historical cost of fully depreciated assets still in use as at the end of the period:		19.154.534.871			



## NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER 1, 2026 (Cont.)

Provision for clothing allowance 4th time 2025	62.500.000	
Provision for clothing allowance 5th time 2025	124.000.000	
Provision for salary (VSCN - SDN) December 2025	11.611.431	
Provision for salary (VSCN - PPG) December 2025	6.678.256	
Provision for overtime salary December 2025	11.204.000	
Provision for salary (VSCN - PPG warehouse area payable) December 2025	41.603.048	
Provision for promotional program (CTKM) December 2025	94.902.000	
Provision for sales discount based on revenue in 2026	586.000.000	
Provision for electricity payment Amata February 2026	106.472.618	
Provision for electricity payment Amata March 2026	220.463.458	
Provision for clothing allowance 1st time 2026	65.000.000	
Provision for clothing allowance 2nd time 2026	125.000.000	
Provision for clothing allowance 3rd time 2026	125.000.000	
Provision for promotional program March 2026	319.487.000	
<b>Total</b>	<b>1.547.423.076</b>	<b>738.771.301</b>

<b>12. Other Long-term Payables</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
Mr. Nghi - Deposit for scrap drum purchase	10.000.000	10.000.000
Kim Quang Co. - Deposit for color mixing machine	20.000.000	20.000.000
Loi Hoa Co. - Deposit for color mixing machine	50.000.000	50.000.000
Truong Phat Co. - Deposit for color mixing machine	50.000.000	50.000.000
Dai Nhan Phong Co., Ltd. - Deposit for color mixing machine	50.000.000	50.000.000
Thanh Giao Investment & Consultant Co., Ltd.	50.000.000	50.000.000
<b>Total</b>	<b>230.000.000</b>	<b>230.000.000</b>

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**INTERIM FINANCIAL STATEMENT**

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**NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER 1, 2026 (Cont.)**

**14. Equity**

**14.1 Change in Equity**

VND

	Capital contribution of owner	Development and Investment fund	Financial provision fund	Charter capital reserve fund	Undistributed profit
Beginning balance	411	414	415	418	421
Profit for the period	30.364.360.000	22.942.119.888	-	1.518.200.000	11.994.661.038
Closing balance	30.364.360.000	22.942.119.888	-	1.518.200.000	16.627.587.440

**14.2 Details of Owners' Capital Contributions**

Capital contributed by the State

Capital contributed by other parties

	31/03/2026	Tỷ lệ	01/01/2026	Tỷ lệ
	9.110.880.000	30%	9.110.880.000	30%
	21.253.480.000	70%	21.253.480.000	70%
<b>Total</b>	<b>30.364.360.000</b>	<b>100 %</b>	<b>30.364.360.000</b>	<b>100 %</b>

**14.3 Shares**

Number of registered shares for issuance

Number of shares issued:

- Common shares

Number of outstanding shares:

- Common shares

\* Par value per share: VND 10,000

**15. Off-Balance Sheet Items**

Bad debts already written off

- Written off according to the Resolution of the Board of Directors dated 31/7/2012

- Written off according to the Resolution of the Board of Directors dated 23/7/2013

- Written off according to the Resolution of the Board of Directors dated 31/7/2015

## NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER 1, 2026 (Cont.)

## VII. ADDITIONAL INFORMATION TO ITEMS PRESENTED IN THE STATEMENT OF INCOME

	VND From 01/01/26 to 31/03/26	VND From 01/01/25 to 31/03/25
<b>1. Revenue from sale of goods and services</b>		
Sales revenue	28.171.540.108	26.837.076.900
Sales deductions - Trade discounts	1.021.388.698	1.168.936.100
Sales deductions - Sales return	67.107.678	69.325.010
<b>Net Revenue</b>	<b>27.083.043.732</b>	<b>25.598.815.790</b>
– Net sales revenue	27.083.043.732	25.598.815.790
<b>2. Cost of Goods Sold</b>		
Cost of finished goods and merchandise sold	20.437.269.402	17.728.637.417
<b>Total</b>	<b>20.437.269.402</b>	<b>17.728.637.417</b>
<b>3. Financial Income</b>		
Interest income from deposits and loans	1.937.130	1.971.571
Realized foreign exchange gains	2.453.355	428.104
Other financial income		-
<b>Total</b>	<b>4.390.485</b>	<b>2.399.675</b>
<b>4. Financial Expenses</b>		
Interest expenses	205.492.494	257.001.325
Realized foreign exchange losses		5.402.369
Payment discounts (offset against payables)	502.515.386	535.790.310
<b>Total</b>	<b>708.007.880</b>	<b>798.194.004</b>
<b>5. Other Income</b>		
Liquidation of tools and equipment		
Liquidation of Fixed Assets at Bien Hoa 1 Industrial Park	4.350.000.000	
Income from warehouse rental and management		808.480.074
Other income	68.925.134	57.402.332
<b>Total</b>	<b>4.418.925.134</b>	<b>865.882.406</b>
<b>6. Other Expenses</b>		
Shortages from inventory count		
Penalties and fines for contract violations		-
Other expenses		
<b>Total</b>	<b>-</b>	<b>-</b>
<b>7. Selling and General &amp; Administrative Expenses</b>		
General and administrative expenses incurred during the period	3.165.577.693	3.497.928.832
Selling expenses incurred during the period	1.404.346.374	1.511.075.532



**DONGNAI PAINT CORPORATION**

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**INTERIM FINANCIAL STATEMENT**

For the financial period ended 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER 1, 2026 (Cont.)**

Total

4.569.924.067

5.009.004.364

**8. Current Corporate Income Tax Expense**

The Company's tax finalization will be subject to inspection by the tax authorities. Since the application of tax laws and regulations to various types of transactions may be interpreted in different ways, the amount of tax presented in the Financial Statements subject to change based on the decisions of the tax authorities.

The estimated amount of current corporate income tax is presented in the table below:

	From 01/01/26 to 31/03/26	From 01/01/25 to 31/03/25
Accounting profit before tax	5.791.158.002	2.931.262.086
- Adjustments increasing profit	-	-
Taxable profit	5.791.158.002	2.931.262.086
Of which:		
- Profit subject to 20% tax rate	5.791.158.002	2.931.262.086
Current corporate income tax expense: 20%		
- Corporate income tax expense (at 20% tax rate)	1.158.231.600	586.252.417
Corporate Income Tax payable for the year	1.158.231.600	586.252.417

**9. Basic Earnings Per Share**

Profit after corporate income tax

Net profit attributable to shareholders of the Company (after deduction of 18% for reward and welfare fund

Weighted average number of ordinary shares outstanding during the period

Basic earnings per share (EPS)

**VIII. OTHER INFORMATION**

Dong Nai, April 14, 2026

Prepared by

Chief Accountant

General Director



Nguyen Thi Viet Ha



Huynh Thi Thanh Huong



Nguyen Duc Nien