

## **PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS**

To: Hanoi Stock Exchange.

Pursuant to the provisions in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding information disclosure on the stock market, Dong Thap Building Materials & Construction Joint Stock Company hereby discloses the Financial Statements of Quarter I - 2026 to Hanoi Stock Exchange as follows:

1. Name of Organization: **Dong Thap Building Materials & Construction Joint Stock Company**

- Stock code: **BDT**
- Address: No. 03, Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province
- Contact phone: (0277).3852998 – 3855397      Fax: (0277).3852751
- Email: quanhecodong.bdt@gmail.com      Website: www.dongthapbmc.vn

2. Content of information disclosure:

– Financial Statements of Quarter I - 2026

☐ Separate Financial Statements (Listed Company without subsidiaries and superior accounting units with subordinate units);

☒ Consolidated Financial Statements (Listed Company with subsidiaries);

☐ Combined Financial Statements (Listed Company whose subordinate accounting units organize separate accounting systems).

– Cases requiring explanation of reasons:

+ The audit firm issues an opinion other than an qualified opinion on the Financial Statements:

☐ Yes

☒ No

Explanation document in case of ticking “Yes”:

☐ Yes

☒ No

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

☐ Yes

☒ No

Explanation document in case of ticking “Yes”:

☐ Yes

☒ No

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

☒ Yes

☐ No

Explanation document in case of ticking “Yes”:

☒ Yes

☐ No

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

☐ Yes

☒ No

Explanation document in case of ticking “Yes”:

☐ Yes

☒ No

This information was disclosed on the website of the Company on April 28, 2026, at the link: [www.dongthapbmc.vn](http://www.dongthapbmc.vn) (Investor Relations section – Information for Shareholders part).

***Attached documents:***

- Separate and Consolidated Financial Statements of Quarter I - 2026;
- Explanation for the difference in profit after tax.

**REPRESENTATIVE OF THE ORGANIZATION**

**Legal Representative  
GENERAL DIRECTOR**



**Nguyen Hoang Anh**



**DONGTHAP BUILDING MATERIALS & CONSTRUCTION  
JOINT STOCK COMPANY**

**FINANCIAL STATEMENT**

**QUARTER I – 2026**

**(From 01/01/2026 to 31/03/2026)**

**To: .....**



**DONG THAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY**

Address: No. 03, Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province

Form No. B 01a - DN

**BALANCE SHEET**

As of March 31, 2026

Unit: VND


ASSETS	Code	As of March 31, 2026	As of January 01, 2026
<b>A. CURRENT ASSETS</b>	<b>100</b>	<b>135.404.137.170</b>	<b>142.789.850.073</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4.044.369.365</b>	<b>7.754.931.290</b>
1. Cash	111	3.252.530.819	6.551.720.378
2. Cash equivalents	112	791.838.546	1.203.210.912
<b>II. Short-term financial investments</b>	<b>120</b>	<b>28.858.820.073</b>	<b>30.110.820.073</b>
1. Held-to-maturity investments	123	28.858.820.073	30.110.820.073
<b>III. Short-term receivables</b>	<b>130</b>	<b>51.350.437.288</b>	<b>60.442.049.704</b>
1. Current trade receivables	131	24.748.363.612	29.656.376.649
2. Current advances to suppliers	132	28.919.066.431	29.386.205.263
5. Other current receivables	135	1.390.985.911	5.107.446.458
6. Provision for current doubtful debts	136	(3.707.978.666)	(3.707.978.666)
<b>IV. Inventories</b>	<b>140</b>	<b>50.594.915.631</b>	<b>42.934.152.830</b>
1. Inventories	141	50.618.498.382	42.957.735.581
2. Provision for decline in value of inventory	142	(23.582.751)	(23.582.751)
<b>V. Other current assets</b>	<b>160</b>	<b>555.594.813</b>	<b>1.547.896.176</b>
1. Current prepaid expenses	161	555.594.813	555.476.988
2. Taxes and other receivables from the State	163	-	992.419.188
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>	<b>921.845.814.576</b>	<b>922.539.282.603</b>
<b>I. Non-current receivables</b>	<b>210</b>	<b>252.991.851</b>	<b>252.991.851</b>
1. Other non-current receivables	215	252.991.851	252.991.851
<b>II. Fixed Assets</b>	<b>220</b>	<b>66.224.627.374</b>	<b>69.199.413.290</b>
1. Tangible fixed assets	221	45.812.683.088	48.647.925.446
Historical cost	222	287.953.950.807	287.953.950.807
Accumulated depreciation	223	(242.141.267.719)	(239.306.025.361)
2. Finance lease fixed assets	224	18.014.327.561	18.153.871.119
Historical cost	225	25.959.244.055	25.959.244.055
Accumulated depreciation	226	(7.944.916.494)	(7.805.372.936)
3. Intangible fixed assets	227	2.397.616.725	2.397.616.725
Historical cost	228	4.986.604.330	4.986.604.330
Accumulated amortization	229	(2.588.987.605)	(2.588.987.605)
<b>III. Investment properties</b>	<b>240</b>	<b>73.133.034.270</b>	<b>73.996.810.266</b>
1. Historical cost	241	86.377.599.542	86.377.599.542
2. Accumulated depreciation	242	(13.244.565.272)	(12.380.789.276)
<b>IV. Non-current assets in progress</b>	<b>250</b>	<b>447.153.240.268</b>	<b>443.601.381.777</b>
1. Construction in progress	252	447.153.240.268	443.601.381.777
<b>V. Long-term financial investments</b>	<b>260</b>	<b>11.664.838.971</b>	<b>11.664.838.971</b>
1. Investment in subsidiaries	261	11.664.838.971	11.664.838.971
2. Capital contribution to other entities	263	1.192.413.670	1.192.413.670

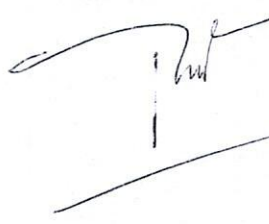


3. Provision for impairment of long-term investments in other entities	264	(1.192.413.670)	(1.192.413.670)
4. Long-term held-to-maturity investments	265	-	-
<b>VI. Other non-current assets</b>	<b>270</b>	<b>323.417.081.842</b>	<b>323.823.846.448</b>
1. Non-current prepaid expenses	271	322.907.418.330	323.314.182.936
2. Deferred income tax assets	272	509.663.512	509.663.512
<b>TOTAL ASSETS</b>	<b>280</b>	<b>1.057.249.951.746</b>	<b>1.065.329.132.676</b>
<b>LIABILITIES AND EQUITY</b>	<b>Code</b>	<b>As of March 31, 2026</b>	<b>As of January 01, 2026</b>
<b>C. LIABILITIES</b>	<b>300</b>	<b>518.896.274.845</b>	<b>530.026.107.549</b>
<b>I. Current liabilities</b>	<b>310</b>	<b>157.089.640.525</b>	<b>166.080.390.025</b>
1. Current trade payables	311	10.521.697.489	9.381.429.679
2. Current advances from customers	312	4.394.763.029	4.632.282.563
3. Taxes and payables to the State	313	49.100.929.527	49.100.929.527
4. Current taxes and other payables to the State	314	7.984.036.534	7.437.856.767
5. Payables to employees	315	1.484.333.918	3.350.719.706
6. Current accrued expenses	316	3.017.809.457	3.126.861.235
7. Current unearned revenue	319	8.563.259.606	8.563.259.606
8. Other current payables	320	379.907.388	431.532.993
9. Current borrowings and finance lease liabilities	321	69.197.590.384	75.892.431.756
10. Current provisions	322	544.566.280	544.566.280
11. Bonus and welfare fund	323	1.900.746.913	3.618.519.913
<b>II. Non-current liabilities</b>	<b>330</b>	<b>361.806.634.320</b>	<b>363.945.717.524</b>
1. Non-current unearned revenue	337	342.337.201.286	344.476.284.490
2. Non-current borrowings and finance lease liabilities	339	19.469.433.034	19.469.433.034
<b>D. EQUITY</b>	<b>400</b>	<b>538.353.676.901</b>	<b>535.303.025.127</b>
<b>I. Equity</b>	<b>410</b>	<b>538.353.676.901</b>	<b>535.303.025.127</b>
1. Owner's contributed capital	411	386.000.000.000	386.000.000.000
Ordinary shares with voting rights	411a	386.000.000.000	386.000.000.000
2. Treasury shares	415	(46.460.000)	(46.460.000)
3. Investment and development fund	418	157.069.947.101	157.069.947.101
4. Undistributed profit after tax	420	(4.669.810.200)	(7.720.461.974)
Undistributed profit after tax brought forward	420a	(7.720.461.974)	(14.438.375.755)
Undistributed profit after tax for the current period	420b	3.050.651.774	6.717.913.781
<b>TOTAL SOURCES</b>	<b>440</b>	<b>1.057.249.951.746</b>	<b>1.065.329.132.676</b>



**Nguyen Hoang Anh**  
 Legal representative  
 Approved, April 24, 2026

  
**Le Ngoc Qui**  
 Person in charge of accounting

  
**Pham Thi Thu Hien**  
 Prepared by



**DONG THAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY**

Address: No. 03, Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province

Form No. B 02a - DN

**INCOME STATEMENT***Accounting period from January 01, 2026 to March 31, 2026*

Unit: VND

Items	Code	Quarter I		Accumulated from the beginning of the year to this quarter	
		This year	Previous year	This year	Previous year
1.Revenue from sales and service rendered	01	50.725.933.857	30.097.309.660	50.725.933.857	30.097.309.660
2.Revenue deductions	02	-	-	-	-
<b>3.Net revenue from sales &amp; service rendered</b>	<b>10</b>	<b>50.725.933.857</b>	<b>30.097.309.660</b>	<b>50.725.933.857</b>	<b>30.097.309.660</b>
4.Costs of goods sold	11	36.647.726.378	23.163.385.135	36.647.726.378	23.163.385.135
<b>5.Gross profit from sales and service rendered</b>	<b>20</b>	<b>14.078.207.479</b>	<b>6.933.924.525</b>	<b>14.078.207.479</b>	<b>6.933.924.525</b>
6. Gain/loss from sale and liquidation of investment property	21	-	-	-	-
7. Financial income	22	3.372.111	5.425.271	3.372.111	5.425.271
8. Financial expenses	23	923.010.525	2.354.857.257	923.010.525	2.354.857.257
- In which: Interest expenses	24	923.010.525	2.354.857.257	923.010.525	2.354.857.257
9. Selling expenses	25	4.364.559.303	4.452.235.575	4.364.559.303	4.452.235.575
10. General and administrative expenses	26	5.749.918.016	8.776.967.378	5.749.918.016	8.776.967.378
<b>11. Net profit from operating activities</b>	<b>30</b>	<b>3.044.091.746</b>	<b>(8.644.710.414)</b>	<b>3.044.091.746</b>	<b>(8.644.710.414)</b>
<b>12. Other income</b>	<b>31</b>	<b>203.560.028</b>	<b>273.305.539</b>	<b>203.560.028</b>	<b>273.305.539</b>
13. Other expenses	32	197.000.000	95.199	197.000.000	95.199
<b>14. Other profit</b>	<b>40</b>	<b>6.560.028</b>	<b>273.210.340</b>	<b>6.560.028</b>	<b>273.210.340</b>
<b>15. Total profit before tax</b>	<b>50</b>	<b>3.050.651.774</b>	<b>(8.371.500.074)</b>	<b>3.050.651.774</b>	<b>(8.371.500.074)</b>
16. Current corporate income tax expense	51	-	-	-	-
17. Deferred corporate income tax expense	52	-	-	-	-
<b>18. Profit after tax</b>	<b>60</b>	<b>3.050.651.774</b>	<b>(8.371.500.074)</b>	<b>3.050.651.774</b>	<b>(8.371.500.074)</b>
19. Basic earnings per share(*)	70				
20. Diluted earnings per share(*)	71				



Nguyen Hoang Anh  
Legal representative

Approved, April 24, 2026

Le Ngoc Qui  
Person in charge of accounting

Pham Thi Thu Hien  
Prepared by



**DONG THAP CONSTRUCTION AND BUILDING MATERIALS JOINT STOCK COMPANY**

Address: No. 03, Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province

Form No. B 03a - DN

**CASH FLOW STATEMENT****Accounting period from January 01, 2026 to March 31, 2026**

Unit: VND

Items	Code	Accumulated from the beginning of the year to this quarter	
		This year	Previous year
<b>I. Cash flows from operating activities</b>		-	-
1. Income from sales, services rendered and other income	01	78.005.425.455	195.847.999.532
2. Payments to suppliers of merchandise and services	02	(33.871.981.915)	(23.788.918.246)
3. Payments to employees	03	(4.798.362.258)	(5.293.218.880)
4. Interest payment	04	(1.004.697.495)	(1.369.048.399)
5. Corporate income tax payment	05	-	-
6. Other income from operating activities	06	7.809.673.263	9.221.475.170
7. Other payments for operating activities	07	(40.747.900.930)	(2.354.009.349)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>5.392.156.120</b>	<b>172.264.279.828</b>
<b>II. Cash flows from investing activities</b>		-	-
1. Purchase or construction of fixed assets and other non-current assets	21	(3.659.876.673)	(5.275.950.729)
2. Proceeds from disposal of fixed assets and other non-current assets	22	-	-
3. Loans and purchase of debt instruments from other entities	23	-	(10.000.000.000)
4. Proceeds from loan recovery and sale of debt instruments of other entities	24	1.252.000.000	25.000.000.000
5. Equity investments in other entities	25	-	(21.967.154)
6. Proceeds from equity investments in other entities	26	-	4.311.895.030
7. Proceeds from interest on loans, dividends, and shared profits	27	-	-
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>(2.407.876.673)</b>	<b>14.013.977.147</b>
<b>III. Cash flows from financing activities</b>		-	-



1. Proceeds from issuance of shares and receipt of contributed capital	31	-	-
2. Payments of contributed capital and repurchase of stock issued	32	-	-
3. Proceeds from borrowings	33	37.199.588.433	13.500.000.000
4. Payments of settle loan principal	34	(43.894.429.805)	(199.088.302.037)
5. Payments of finance leases principal	35	-	-
6. Dividends or profits paid to owners	36	-	-
<b>Net cash flows from financing activities</b>	<b>40</b>	<b>(6.694.841.372)</b>	<b>(185.588.302.037)</b>
<b>Net cash flows during the period (50 = 20+30+40)</b>	<b>50</b>	<b>(3.710.561.925)</b>	<b>689.954.938</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>	<b>7.754.931.290</b>	<b>10.179.574.671</b>
Effect of exchange rate fluctuations	61	-	-
<b>Cash and cash equivalents at the end of the period (70 = 50+60+61)</b>	<b>70</b>	<b>4.044.369.365</b>	<b>10.869.529.609</b>



**Nguyen Hoang Anh**  
**Legal representative**  
*Approved, April 24, 2026*

**Le Ngoc Qui**  
**Person in charge of accounting**

**Pham Thi Thu Hien**  
**Prepared by**



**DONGTHAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY**

Address: No. 03, Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province

---

Form B 09a - DN

**NOTES TO THE FINANCIAL STATEMENTS**

Accounting period from January 01, 2026 to March 31, 2026

**1. OPERATION CHARACTERISTICS OF THE COMPANY****1.1 Ownership structure**

Dong Thap Building Materials & Construction Joint Stock Company (hereinafter referred to as the "Company") was formerly Dong Building Materials & Construction One Member Limited Liability Company, established under business registration certificate number 1400101396, initially issued on July 9, 2010 by Dong Thap Provincial Department of Planning and Investment.

The Company was converted into a joint-stock company under Decision No. 997/QD-UBND-HC dated September 25, 2015, of the People's Committee of Dong Thap Province regarding the conversion of Dong Building Materials & Construction One Member Limited Liability Company into a joint-stock company.

On November 10, 2016, Dong Thap Building Materials & Construction Joint Stock Company received capital and assets from Dong Building Materials & Construction One Member Limited Liability Company according to the Handover Minutes of "Capital and Assets from State-owned Enterprise to Dong Thap Building Materials & Construction Joint Stock Company." The Company has operated as a joint-stock company since November 11, 2016, under business registration certificate number 1400101396, amended for the 10th time on 05 August, 2025, issued by the Dong Thap Provincial Department of Planning and Investment.

The charter capital according to the business registration certificate is 386,000,000,000 VND.

The Company's head office is at No. 03, Ton Duc Thang Street, Ward 01, Cao Lanh City, Dong Thap Province.

The total number of employees as of March 31, 2026 is 251 (as of January 01, 2025 is: 242).

**1.2 Business sectors**

- Construction, installation and sand exploitation;
- Industrial Production;
- Trade and services;



- Construction of transportation works and civil works;
- Investment and trading of Real estate;
- Investment and trading of industrial park.

### 1.3 Business activities

According to the Business Registration Certificate, the Company's main business lines are:

- River sand exploitation - Site leveling;
- Production and trading of all kinds of building materials: Ready-mixed concrete - Centrifugal concrete - Hot asphalt concrete;
- Investment in construction, trading of industrial park infrastructure and real estate;
- Construction of transportation works, industrial works, civil works, residential housing and interior decoration;
- Survey, design of civil, industrial, traffic works and construction consulting services;
- Mechanical and physical testing of building materials, construction quality inspection, structural safety inspection.

### 1.4 Normal operating cycle

The Company's normal business and production cycle is 12 months.

### 1.5 Enterprise structure

As of March 31, 2026, the Company has the subsidiaries and associates as follows:

Name	Address	Voting rights ratio	Capital contribution ratio	Profit ratio
<b>Subsidiaries:</b>				
Dong Thap BMC Transport Joint Stock Company	Cao Lanh, Dong Thap	51,0%	51,0%	51,0%
Dong Thap BMC Construction Design Consulting Joint Stock Company	Cao Lanh, Dong Thap	67,9%	67,9%	67,9%



Associates as of March 31, 2026, include:

<b>Name</b>	<b>Address</b>
Investment and Construction Enterprise Branch	Cao Lanh, Dong Thap
Dong Thap BMC Construction Quality Testing and Inspection Center Branch	Cao Lanh, Dong Thap
Concrete Factory Branch	Cao Lanh, Dong Thap
Cao Lanh Construction Materials Store	Cao Lanh, Dong Thap
Xeo Vat Construction Materials Store	Chau Thanh, Dong Thap

### **1.6 Significant events affecting the company's business operations during the reporting period**

In June 2025, the Company was granted licenses by the competent authority to exploit 02 sand mines for a period of 3 years from 2025-2027. According to the plan, the exploitation output in 2026 is estimated at approximately 2.1 million m<sup>3</sup>, corresponding to an expected revenue of approximately 150 billion VND. At the same time, during the year, the Company restructured its operations and transferred a number of land plots to restructure capital sources and improve asset utilization efficiency.

## **2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**

### **2.1 Annual accounting period**

The annual accounting period of the Company begins on 01 January and ends on 31 December.

### **2.2 Accounting currency**

The accounting currency is VND.

## **3. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**

The Company applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance.

The accompanying separate financial statements are presented in Vietnamese Dong ("VND"), on the historical cost basis and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and other current accounting regulations in Vietnam.

The accompanying separate financial statements are not intended to present the financial position, results of operations, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.



## **4. APPLIED ACCOUNTING POLICIES**

### **4.1 Foreign currencies**

- The exchange rate applied when recognizing and revaluing assets is the buying rate of the commercial bank where the Company regularly transacts;
- The exchange rate applied when recognizing and revaluing liabilities is the selling rate of the commercial bank where the Company regularly transacts.

Transactions in foreign currencies are recorded at the actual transaction exchange rate on the transaction date. Differences in exchange rates arising during settlement are recognized in the income statement for the period. Balances of monetary items, receivables, and payables denominated in foreign currencies, except for prepayments to suppliers, prepaid expenses, and deferred revenue in foreign currencies, are exchanged into the reporting currency at the actual transaction exchange rate on the balance sheet date. The net difference in exchange rates arising from the revaluation of foreign currency balances at the end of the period are recognized in profit or loss for the period.

### **4.2 Cash and cash equivalents**

Cash and Cash equivalents include Cash on hand and Cash in banks.

### **4.3 Financial investments**

#### *Held-to-maturity investments*

Held-to-maturity investments include items such as term deposits.

#### *Investments in equity of other entities*

#### *Investments in subsidiary*

An investment is classified as an investment in a subsidiary when the Company has control over the policies and operations, usually demonstrated by holding more than 50% of the voting rights.

Investments in subsidiaries are reported at cost, including the purchase price and any directly related costs of investment (if any). In the case of investments using non-monetary assets, the cost of the investments is recorded at the fair value of the non-monetary assets at the time of the transaction.

Dividends and profits distributed in the period after the investment date are recognized as financial income at fair value on the receivable date.



### *Investments in Associates*

An investment is classified as an investment in associates when the Company holds directly or indirectly from 20% to less than 50% of the voting rights of the investee without any other agreement.

Investments in associates are reflected at cost, including the purchase price and any costs directly related to the investment (If any). In the case of investments in non-monetary assets, the cost of the investments is recorded at the fair value of the non-monetary assets at the Date of occurrence.

Dividends and profits distributed for the period after the Date of investment are recognized as revenue from financial activities at fair value on the Date the right to receive arises.

### *Other investments*

Investments classified as other investments are investments other than investments in subsidiary, joint venture, and associate.

Other investments are reported at cost, including the purchase price and any directly related costs. If the investment is made with non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the transaction date.

### *Method for provisioning for devaluation in financial investment*

#### *For long-term financial investments*

At the time of preparing financial statements, for other investments that are not listed securities or registered for trading on the domestic stock market and are not freely traded securities on the market, a loss allowance for other investments is made when there is a basis indicating a decrease in value compared to the enterprise's investment value, with the level of provision in accordance with the provisions of Circular No. 48/2019/TT-BTC dated August 08, 2019 of the Ministry of Finance, but not exceeding the actual investment value being recorded in the accounting books.

## **4.4 Receivables**

### *Recognition principle*

Receivables, including trade and other receivables, are presented at their book value after deducting allowances for doubtful debts.



### ***Principle for provisioning for doubtful debts***

At the reporting date, a provision for doubtful debts is established for overdue receivables and receivables not yet due but likely to be uncollectible on time. The provision is made in accordance with Circular No. 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance and the assessment of the Board of Directors to ensure that the value of receivables does not exceed the recoverable amount.

Increases or decreases in the allowance account balance are recognized in general administrative expenses on the income statement.

## **4.5 Inventories**

### ***Recognition principle for Inventory***

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

The cost of inventories includes all purchase costs, conversion costs and other costs incurred in bringing the inventories to their present location and condition. For manufactured products, the cost includes all direct material costs, direct labor costs and general production costs based on usual operation.

The purchase cost of inventories includes the purchase price, non-refundable taxes, transportation costs, handling charges, storage costs during the purchasing process and other costs directly related to the acquisition of inventories. Trade discounts and provision for devaluation of inventories due to non-conforming or substandard goods are deducted from the purchase cost.

Net realizable value is the estimated selling price less the estimated costs of completion and the estimated costs of marketing, selling and distribution.

### ***Valuation method of Inventory***

The cost of inventories is determined by the FIFO method.

### ***Accounting method of Inventory***

Inventories are accounted for using the perpetual inventory method.

### ***Accounting method of provision for devaluation in inventories***

At the reporting date, provision for devaluation of inventories is made for damaged, deteriorated, obsolete, slow-moving inventories and inventories with a book value higher than the net realizable



value with the provision made in accordance with the guidance in Circular No. 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance to ensure that the value of inventories does not exceed market value.

Increases or decreases in the allowance for inventory obsolescence are recognized in the cost of goods sold on the income statement.

The provision for devaluation of inventories is determined on an item-by-item basis.

Raw materials, supplies and tools reserved for production purposes are not provided for if the products they contribute to will be sold at or above their production cost.

#### **4.6 Tangible fixed assets**

Tangible fixed assets are presented at cost less accumulated depreciation.

##### ***Initial recognition and measurement principle***

The cost of tangible fixed assets includes the purchase price and all costs directly related to bringing the assets to a ready-to-use condition.

##### ***Depreciation method***

The cost of tangible fixed ASSETS is depreciated using the straight-line method over the ASSETS' estimated useful life.

The estimated useful lives for certain asset categories are as follows:

- |   |               |
|---|---------------|
| • Buildings and architectural structures    | 10 – 20 years |
| • Machinery and equipment                   | 06 – 30 years |
| • Transportation and transmission equipment | 06 – 10 years |
| • Office equipment                          | 04 – 07 years |
| • Other assets                              | 10 – 20 years |

#### **4.7 Intangible fixed assets**

Intangible fixed assets are reported at cost less accumulated amortization.

##### ***Initial recognition and measurement principle***

Cost represents all expenditures incurred by the company to acquire the intangible fixed asset up to the point it is ready for its intended use.



### *Accounting principles for intangible fixed assets*

#### *Land use rights*

Land use rights with indefinite useful lives are not amortized.

#### *Computer software*

Computer software that is not an integral part of the related hardware is recognized as an intangible asset and amortized over its useful life.

## **4.8 Leases**

### *Classification of leases*

A financial lease is a lease that transfers significant risks and rewards incidental to ownership of an asset to the lessee. All other leases are classified as operating leases.

#### *Finance leases*

Leased assets under financial leases are recognized as assets and liabilities on the balance sheet at the same amounts equal to the fair value of the leased asset at the starting date of the lease.

If the fair value of the leased asset exceeds the present value of the minimum lease payments, the latter is used for recognition.

Lease payments under finance leases are apportioned between finance charges and reduction of the lease principal. Finance charges are allocated to each accounting period during the lease term at a constant periodic rate of interest on the remaining balance of the liability for each period.

Assets acquired under finance leases are depreciated using the straight-line method over their estimated useful lives, similar to owned assets, in case of the lease term is shorter, specifically as follows:

Tran Quoc Toan Industrial Park Infrastructure

40 years

#### *Operating leases*

Lease payments under operating leases are recognized as operating expenses on a straight-line basis over the lease term.



## **4.9 Lease of assets**

### **Operating leases**

Assets under operating leases are recognized on the balance sheet according to the asset classification of the Company.

Initial direct costs incurred in generating revenue from operating leases are recognized immediately as expenses in the period or allocated gradually as expenses over the lease term according to the lease contract. Operating lease revenue is recorded in the income statement for the period on a straight-line basis over the lease term, regardless of the payment method.

Depreciation of assets under operating leases is performed consistently with the depreciation policy of the lessor for similar assets.

## **4.10 Investment properties**

Investment properties are stated at cost less accumulated depreciation.

### **Recognition principles for investment properties**

The cost of an investment property is the total cash or cash equivalents paid or the fair value of the consideration given to acquire the investment property up to the time of purchase or construction. The cost of an investment property includes directly attributable transaction costs.

### **Depreciation method for investment properties**

Investment properties are depreciated using the straight-line method.

The estimated depreciation period for land use rights is 25 years.

Transfers from owner-occupied property to investment property (IP) or from IP to owner-occupied property or inventory only occur when there is a change in use, such as when inventory is transferred to IP because the owner begins to lease it out under an operating lease.

Changes in the purpose of use between IP and owner-occupied property or inventory do not change the carrying amount of the transferred asset and do not change the cost of the property for valuation or financial reporting purposes.



#### **4.11 Construction in progress**

Assets under construction for production, rental, administrative or other purposes are recorded at cost. This cost includes related service charges and borrowing costs, recognized in accordance with accounting policy of the Company. Depreciation of these assets, similar to other assets, commences when the asset is available for use.

#### **4.12 Prepaid expenses**

Prepaid expenses are classified as current and non-current based on their original terms and primarily relate to the cost of tools, equipment, and prepaid land lease payments. These expenses are depreciation over the prepayment period or during the period which economic benefits are expected to be realized.

#### **4.13 Liabilities**

Liabilities are classified as payables to sellers and other payables according to the principle: Payables to sellers are payables of a commercial nature arising from transactions of buying and selling goods, services, assets, and the seller is an entity independent of the buyer; The remaining payables are classified as other payables.

Liabilities are tracked by original term, remaining term at the reporting Date, by original currency, and by counterparty.

Liabilities are recognized at no less than the obligation to pay.

#### **4.14 Borrowing costs**

All other interest expenses are recognized in the income statement as incurred.

#### **4.15 Accrued expenses**

Accrued expenses represent future payment obligations related to goods and services received from vendors during the reporting period but not yet paid due to missing invoices or incomplete accounting documentation. These are recognized in the cost of production or sales during the reporting period.

#### **4.16 Provisions**

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions are not recognized for future operating losses.

Provisions are recognized based on the estimated costs required to settle the obligation. If the effect of the time value of money is material, the provision is measured at its present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognized as borrowing costs.

#### **4.17 Unearned revenue**

Unearned revenue includes prepayments received from customers for one or more accounting periods for the lease of assets.

Unearned revenue is calculated, determined, and transferred to revenue for the period in accordance with the asset lease term.

#### **4.18 Equity**

##### ***Contributed capital***

Contributed capital is recorded based on the actual capital contributed of the shareholders.

##### ***Profit distribution***

Net profit after corporate income tax may be distributed to shareholders after approval by the General Meeting of Shareholders and after allocations in compliance with Vietnamese law.

#### **4.19 Revenue and other income**

##### ***Revenue from sales***

Revenue from sales is determined based on the fair value of amounts received or to be received receivable. In most cases, revenue is recognized when the significant risks and rewards of ownership are transferred to the buyer.

##### ***Revenue from service rendered***

Revenue from service rendered is recognized when the outcome of the transaction can be reliably estimated. For service transactions spanning multiple periods, revenue is recognized in each period based on the completed portion at the balance sheet date.

##### ***Interest income***



Interest income is recognized on an accrual basis, determined by the outstanding balance of deposit accounts and the applicable interest rate.

#### **4.21 Revenue deductions**

Revenue deductions include returned goods.

Revenue deductions occurring in the same period as the sale are offset against revenue in that period. Deductions occurring after the sales period but before the financial statement release date are offset against revenue in the reporting period. Deductions occurring after the sales period and after the financial statement release date are offset against revenue in the period the deduction occurred.

#### **4.22 Cost of goods sold**

Cost of goods sold and services rendered represents the total cost incurred for finished goods, merchandise, services, and investment properties sold during the period, in accordance with revenue recognition principles.

#### **4.23 Financial expenses**

Financial expenses reflect costs incurred during the period, mainly including borrowing costs.

#### **4.24 Selling and General & Administrative expenses**

Selling expenses reflect actual costs incurred during the process of selling products, goods, and providing services, including labor costs, fuel, depreciation of fixed assets, advertising, transportation, etc.

General and administrative expenses reflect the general management costs of the enterprise, including salaries for administrative staff (wages, salaries, allowances, etc.); social insurance, health insurance, trade union fees, and unemployment insurance for administrative staff; office material costs, labor tools, depreciation of fixed assets used for management; land rent, license tax; provision for doubtful debts; outsourced services (electricity, water, telephone, fax, etc.); and other cash expenses (hospitality, etc.).

#### **4.25 Taxes**

##### ***Current corporate income tax (CIT) expense***

Current CIT expense is determined based on taxable income and the current year's CIT rate of 20%.

### ***Value added tax***

Value added tax of goods and services provided by the Company is calculated at a tax rate of 10%.  
Land use rights transfer: Not subject to tax.

According to Resolution No. 204/2025/QH15 passed by the National Assembly Standing Committee June 17, 2025, the Company is entitled to apply the VAT tax rate of 8% to finished products sold during the year as prescribed from January 01, 2025 to the end of December 31, 2026.

### ***Other taxes***

Applied in accordance with current tax laws in Vietnam.

The Company's tax reports will be subject to inspection by the tax authorities. As the application of tax laws and regulations to many different types of transactions can be interpreted in many different ways, the amount of tax presented on the financial statements may be changed according to the final decision of the tax authorities.

## **4.26 Related parties**

Related parties are enterprises or individuals who, directly or indirectly through one or more intermediaries, control, are controlled by, or are under common control with the Company. Affiliated companies, individuals directly or indirectly holding voting rights in the Company leading to significant influence over the Company, key management personnel including directors and executive officers of the Company, close family members of these individuals, or companies affiliated with these individuals are also considered related parties.

## **5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET**

### **5.1 Cash and cash equivalents**

	<b>As of March 31, 2026 VND</b>	<b>As of January 01, 2026 VND</b>
Cash	1.923.636.790	1.480.337.650
Demand deposits	1.328.894.029	5.071.382.728
Cash equivalents	791.838.546	1.203.210.912
<b>Total</b>	<b>4.044.369.365</b>	<b>7.754.931.290</b>



## 5.2 Financial investments

<u>Held-to-maturity investments</u>	As of March 31, 2026	As of January 01, 2026
Joint Stock Commercial Bank for Investment and Development of Viet Nam - Dong Thap Branch	5.000.000.000	5.000.000.000
Vietnam Bank for Agriculture and Rural Development - Cao Lanh Branch	23.024.000.000	23.024.000.000
Prosperity and Growth Commercial Joint Stock Bank	834.820.073	834.820.073
An Binh Commercial Joint Stock Bank – Dong Thap Branch	-	1.252.000.000
<u>Total</u>	<u>28.858.820.073</u>	<u>30.110.820.073</u>

Investments in equity of other entities are detailed as follows:

	As of March 31, 2026			As of January 01, 2026		
	VND			VND		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
Investment in subsidiaries:						
Dong Thap BMC Transport JSC	11.100.017.122	-	-	11.100.017.122	-	-
Dong Thap Construction Consulting JSC	564.821.849	-	-	564.821.849	-	-
<b>Total</b>	<b>11.664.838.971</b>	<b>-</b>	<b>-</b>	<b>11.664.838.971</b>	<b>-</b>	<b>-</b>

Investment in other entities:						
Docimexco JSC	1.192.413.670	-	(1.192.413.670)	1.192.413.670	-	(1.192.413.670)

As of the reporting date, the Company has not determined the fair value of investments in Dong Thap BMC Transport Joint Stock Company, Dong Thap BMC Construction Design Consulting Joint Stock Company and Docimexco Joint Stock Company for presentation in separate financial statements because there is no listed price on the market and Vietnam Accounting Standards, Vietnam Enterprise Accounting Regime currently has no guidance on how to calculate fair value using valuation techniques. The fair value of these investments may differ from the carrying amount.

Investments in subsidiary are recognized at the revalued value according to the enterprise valuation record as of December 31, 2015 for handover to the joint stock company on November 10, 2016 as follows:



	Investment value	Revalued amount	Difference
Dong Thap BMC Transport JSC	9.180.500.000	11.100.017.122	1.919.517.122
Dong Thap BMC Construction Design Consulting JSC	2.717.000.000	564.821.849	(2.152.178.151)
<b>Total</b>	<b>11.897.500.000</b>	<b>11.664.838.971</b>	<b>(232.661.029)</b>

### 5.3 Trade receivables

	As of March 31, 2026 VND	As of January 01, 2026 VND
Current trade receivables:		
Branch of Construction Corporation No 1 Joint Stock Company in Dong Thap Province	4.379.689.011	5.379.689.011
Branch of Hai Dang Joint Stock Company in Dong Thap	3.776.492.000	3.776.492.000
Other customers	16.592.182.601	20.500.195.638
<b>Total</b>	<b>24.748.363.612</b>	<b>29.656.376.649</b>

### 5.4 Current prepayments to suppliers

	As of March 31, 2026 VND	As of January 01, 2026 VND
Prepayments to suppliers:		
Dong Thap Province Land Fund Development Center	26.513.835.000	26.513.835.000
Other suppliers	2.405.231.431	2.872.370.263
<b>Total</b>	<b>28.919.066.431</b>	<b>29.386.205.263</b>



## 5.5 Other receivables

	As of March 31, 2026		As of January 01, 2026	
	VND		VND	
	Value	Allowance	Value	Allowance
<b>Current:</b>				
Deposits, collateral	-	-	3.937.500.000	-
Advances	1.041.933.000	-	815.933.000	-
Accrued interest from deposit account at bank	349.052.911	-	354.013.458	-
Other current receivables	-	-	-	-
<b>Total</b>	<b>1.390.985.911</b>	<b>-</b>	<b>5.107.446.458</b>	<b>-</b>
<b>Non-current:</b>				
Deposits, guarantees	252.991.851	-	252.991.851	-

## 5.6 Bad debts

	As of March 31, 2026		As of January 01, 2026	
	VND		VND	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
Total value of receivables and loans that are overdue or not yet due but difficult to recover	3.707.978.666	-	3.707.978.666	-

## 5.7 Inventories

	As of March 31, 2026		As of January 01, 2026	
	VND		VND	
	Historical cost	Allowance	Historical cost	Allowance
Raw materials	13.406.637.184	-	8.925.670.173	-
Work in progress	-	-	-	-
Finished goods	3.542.378.836	(23.582.751)	2.300.723.792	(23.582.751)
Goods	33.669.482.362	-	31.731.341.616	-
<b>Total</b>	<b>50.618.498.382</b>	<b>(23.582.751)</b>	<b>42.957.735.581</b>	<b>(23.582.751)</b>

## 5.8 Non-current construction in progress

	As of March 31, 2026		As of January 01, 2026	
	VND		VND	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
<b>Construction in progress:</b>				
Tan Kieu Thap Muoi Industrial Park	440.399.403.207	440.399.403.207	440.399.403.207	440.399.403.207
Prestressed Centrifugal Concrete Pile Production Line	4.115.499.407	4.115.499.407	563.640.916	563.640.916
Wastewater Treatment Plant, 2-Module Wastewater Treatment Plant Project, Tan Lap Industrial Cluster	116.429.519	116.429.519	116.429.519	116.429.519
Tran Quoc Toan Industrial Park Technical Infrastructure: Items: landscaping, 2 auxiliary gates and cargo loading dock	39.469.953	39.469.953	39.469.953	39.469.953
<b>Procurement:</b>	2.482.438.182	2.482.438.182	2.482.438.182	2.482.438.182
<b>Total</b>	<b>447.153.240.268</b>	<b>447.153.240.268</b>	<b>443.601.381.777</b>	<b>443.601.381.777</b>



Tan Kieu Thap Muoi Industrial Park has adjusted its total investment value twice. The first time, from VND 800 billion to VND 1,266 billion, and the second time from VND 1.266 billion to VND 1.410 billion (of which, the investment expense of the Company is VND 926 billion). The proposal for adjustment of investment policy was approved by the Dong Thap Provincial People's Council on June 23, 2025.

## 5.9 Prepaid expenses

	As of March 31, 2026 VND	As of January 01, 2026 VND
Current:		
Insurance expenses	151.253.398	234.953.755
Appraisal expenses	68.777.778	61.777.778
Other expenses	335.563.637	258.745.455
<b>Total</b>	<b>555.594.813</b>	<b>555.476.988</b>
Non-current:		
Land lease of Tran Quoc Toan Industrial Park	67.145.774.571	67.662.530.943
Land lease cost at Tan Lap Industrial Cluster	232.304.583.300	232.832.762.873
Land lease cost at Cao Lanh Store	412.160.000	549.680.000
Mineral exploitation rights	21.504.693.177	20.687.597.513
Other expenses	1.540.207.282	1.581.611.607
<b>Total</b>	<b>322.907.418.330</b>	<b>323.314.182.936</b>

### 5.10 Increase and decrease in tangible fixed assets

Item	Buildings and structures VND	Machinery and equipment VND	Transportation and transmission equipment VND	Management equipment and tools VND	Other tangible fixed assets VND	Total VND
<b>Historical cost:</b>						
As of January 01, 2025	35.413.111.424	203.913.719.896	40.006.924.560	571.350.270	8.048.844.657	287.953.950.807
Purchased during the year	-	-	-	-	-	-
Investment in finished construction	-	-	-	-	-	-
Liquidation, sales and transfer	-	-	-	-	-	-
<b>As of March 31, 2026</b>	<b>35.413.111.424</b>	<b>203.913.719.896</b>	<b>40.006.924.560</b>	<b>571.350.270</b>	<b>8.048.844.657</b>	<b>287.953.950.807</b>
<b>Accumulated depreciation:</b>						
As of January 01, 2025	24.372.145.824	175.678.581.274	33.941.388.549	571.350.270	4.742.559.444	239.306.025.361
Depreciation during the year	385.758.844	1.845.757.814	404.874.930	-	198.850.770	2.835.242.358
Liquidation, sales and transfer	-	-	-	-	-	-
<b>As of March 31, 2026</b>	<b>24.757.904.668</b>	<b>177.524.339.088</b>	<b>34.346.263.479</b>	<b>571.350.270</b>	<b>4.941.410.214</b>	<b>242.141.267.719</b>
<b>Net book value:</b>						
As of January 01, 2026	11.040.965.600	28.235.138.622	6.065.536.011	-	3.306.285.213	48.647.925.446
<b>As of March 31, 2026</b>	<b>10.655.206.756</b>	<b>26.389.380.808</b>	<b>5.660.661.081</b>	<b>-</b>	<b>3.107.434.443</b>	<b>45.812.683.088</b>



### 5.11 Increase and decrease in intangible fixed assets

Item	Land use rights VND	Computer software VND	Other intangible fixed assets VND	Total VND
Historical cost:				
As of January 01, 2026	2.397.616.725	76.000.000	2.512.987.605	4.986.604.330
<b>As of March 31, 2026</b>	<b>2.397.616.725</b>	<b>76.000.000</b>	<b>2.512.987.605</b>	<b>4.986.604.330</b>
Accumulated depreciation:				
As of January 01, 2026	-	76.000.000	2.512.987.605	2.588.987.605
Amortization during the year	-	-	-	-
<b>As of March 31, 2026</b>	<b>-</b>	<b>76.000.000</b>	<b>2.512.987.605</b>	<b>2.588.987.605</b>
Net book value:				
As of January 01, 2026	2.397.616.725	-	-	2.397.616.725
<b>As of March 31, 2026</b>	<b>2.397.616.725</b>	<b>-</b>	<b>-</b>	<b>2.397.616.725</b>

The historical cost of fully-depreciated-but-still-in-use intangible fixed assets is VND 2.588.987.605.

### 5.12 Increase and decrease in finance lease fixed assets

This refers to the Tran Quoc Toan Industrial Park infrastructure leased by the Company from the Dong Thap Provincial Department of Finance with the lease payment based on the total state budget investment value for the Tran Quoc Toan Industrial Park infrastructure, which is 25.959.244.055 VND over 40 years, starting from January 01, 2017.

### 5.13 Increase and decrease in investment properties

	<b>Infrastructure – Industrial Cluster VND</b>
<u>Investment property for lease:</u>	
Historical cost:	
As of January 01, 2026	
Infrastructure-Industrial Cluster	86.377.599.542
<b>As of March 31, 2026</b>	<b><u>86.377.599.542</u></b>
Accumulated depreciation:	
As of January 01, 2026	12.380.789.276
Depreciation for the period	863.775.996
<b>As of March 31, 2026</b>	<b><u>13.244.565.272</u></b>
Net book value:	
As of January 01, 2026	<u>73.996.810.266</u>
<b>As of March 31, 2026</b>	<b><u>73.133.034.270</u></b>

As of the reporting date, the Company has not yet determined the fair value of the investment property held for lease for disclosure in the separate financial statements because Vietnamese Accounting Standards and the Vietnamese corporate accounting regime currently do not provide guidance on calculating fair value using valuation techniques. The fair value of these investment properties may differ from their book value.



#### 5.14 Current trade payables

	As of March 31, 2026 VND		As of January 01, 2026 VND	
	Value	Amount within repayment capacity	Value	Amount within repayment capacity
Dong Thap BMC Construction Design Consulting Joint Stock Company	4.402.600	4.402.600	4.402.600	4.402.600
Dong Thap BMC Transport Joint Stock Company	863.528.189	863.528.189	672.867.391	672.867.391
Dai Thanh Limited Liability Company	1.996.837.699	1.996.837.699	946.325.201	946.325.201
Quang Vinh Production Trading Limited Liability Company	1.666.737.200	1.666.737.200	1.987.337.300	1.987.337.300
Other payables	5.990.191.801	5.990.191.801	5.770.497.187	5.770.497.187
<b>Total</b>	<b>10.521.697.489</b>	<b>10.521.697.489</b>	<b>9.381.429.679</b>	<b>9.381.429.679</b>

#### 5.15 Dividends and profits payable

	As of March 31, 2026 VND	As of January 01, 2026 VND
Dividends and profits payable	49.100.929.527	49.100.929.527

#### 5.16 Current prepayments from customers

	As of March 31, 2026 VND	As of January 01, 2026 VND
Thai Son Construction and Trading Joint Stock Company	132.229.629	623.957.566
Restaurant services businesss at Tan Lap Industrial Cluster	500.000.000	500.000.000
Other customers	3.762.533.400	3.508.324.997
<b>Total</b>	<b>4.394.763.029</b>	<b>4.632.282.563</b>



### 5.17 Taxes and payables to the State budget

	As of March 31, 2026		During the period		As of January 01, 2026	
	Receivables	Payables	Payables	Paid	Receivables	Payables
	VND		VND		VND	
Value Added Tax	-	1.118.921.068	1.519.933.313	2.689.316.205	-	2.288.303.960
Corporate Income Tax	-	-	-	280.266.655	-	280.266.655
Personal Income Tax	-	6.226.562	11.925.062	11.498.595	-	5.800.095
Natural resource consumption tax	-	2.961.288.000	7.716.130.200	8.132.272.200	-	3.377.430.000
Environmental fees	-	984.632.033	2.607.534.600	3.108.958.624	-	1.486.056.057
Land rental fees	-	744.555.245	1.033.765.371	-	289.210.126	-
Other taxes payable	-	2.168.413.626	2.871.622.688	-	703.209.062	-
<b>Total</b>	-	<b>7.984.036.534</b>	<b>15.760.911.234</b>	<b>14.222.312.279</b>	<b>992.419.188</b>	<b>7.437.856.767</b>

## 5.18 Accrued expenses

	As of March 31, 2026 VND	As of January 01, 2026 VND
<b>Current:</b>		
Provision for water surface rental fee related to sand mining activities	1.257.771.494	1.257.771.494
Provision for non-agricultural land use tax related to sand mining activities	1.664.063.550	1.664.063.550
Interest expense	-	81.686.970
Other	95.974.413	123.339.221
<b>Total</b>	<b>3.017.809.457</b>	<b>3.126.861.235</b>

## 5.19 Other current payables

Item	As of March 31, 2026 VND	As of January 01, 2026 VND
<b>Current</b>		
Current deposits and collaterals received	250.000.000	250.000.000
Funds of Trade Union	37.921.600	36.981.800
Other payables	91.985.788	144.551.193
<b>Total</b>	<b>379.907.388</b>	<b>431.532.993</b>



## 5.20 Unearned revenue

	As of March 31, 2026 VND	As of January 01, 2026 VND
Current		
Unearned Revenue from Industrial Park Land Lease	8.563.259.606	8.563.259.606
Non-current		
Unearned Revenue from Industrial Park Land Lease	342.337.201.286	344.476.284.490
Inability to fulfill contracts with customers	-	-
<b>Total</b>		

Non-current unearned revenue represents a one-time prepayment from customers for the entire 50-year land lease term at the Tran Quoc Toan Industrial Park, ending on February 13, 2058, and a one-time prepayment from customers for the entire 48-year land lease term at the Tan Lap Industrial Cluster, ending on August 17, 2070.

## 5.21 Borrowings and finance liabilities

Loans are detailed as follows:

	As of March 31, 2026		During the year		As of January 01, 2026	
	Value	Amount within repayment capacity	Increase	Decrease	Value	Amount within repayment capacity
VND						
<b>Short-term:</b>						
Joint Stock Commercial Bank for Investment and Development of Viet Nam - Sa Dec Branch	5.000.000.000	5.000.000.000	-	-	5.000.000.000	5.000.000.000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Sa Dec Branch	42.721.803.188	42.721.803.188	25.061.803.188	29.566.304.082	47.226.304.082	47.226.304.082
Vietnam Bank for Agriculture and Rural Development - Cai Lay District Branch	20.826.806.094	20.826.806.094	12.137.785.245	14.328.125.723	23.017.146.572	23.017.146.572
Non-current loans due to date	648.981.102	648.981.102	-	-	648.981.102	648.981.102
<b>Total</b>	<b>69.197.590.384</b>	<b>69.197.590.384</b>	<b>37.199.588.433</b>	<b>43.894.429.805</b>	<b>75.892.431.756</b>	<b>75.892.431.756</b>



	As of March 31, 2026		During the year		As of January 01, 2026	
	VND		VND		VND	
	Value	Amount capable of repayment	Increase	Decrease	Value	Amount capable of repayment
<b>Non-current:</b>						
Finance lease liabilities	20.118.414.136	20.118.414.136	-	-	20.118.414.136	20.118.414.136
Less: Current portion of long-term loans	(648.981.102)	(648.981.102)	-	-	(648.981.102)	(648.981.102)
<b>Total</b>	<b>19.469.433.034</b>	<b>19.469.433.034</b>	<b>-</b>	<b>-</b>	<b>19.469.433.034</b>	<b>19.469.433.034</b>
<b>Total</b>	<b>88.667.023.418</b>	<b>88.667.023.418</b>	<b>37.199.588.433</b>	<b>43.894.429.805</b>	<b>95.361.864.790</b>	<b>95.361.864.790</b>

**5.22 Owner's equity**

**5.22.01 Changes in owner's equity**

	Items under Owner's equity				Total VND
	Contributed capital VND	Treasury shares VND	Development and investment fund VND	Undistributed profit after tax VND	
As of January 01, 2026	386.000.000.000	(46.460.000)	157.069.947.101	(7.720.461.974)	535.303.025.127
Profit from operating activities from January 01, 2026 to March 31, 2026	-	-	-	3.050.651.774	3.050.651.774
Fund appropriation	-	-	-	-	-
<b>As of March 31, 2026</b>	<b>386.000.000.000</b>	<b>(46.460.000)</b>	<b>157.069.947.101</b>	<b>(4.669.810.200)</b>	<b>538.353.676.901</b>



### 5.22.02 Details of owner's contributed capital

	As of March 31, 2026 VND	As of January 01, 2026 VND
Dong Thap Provincial People's Committee	196.860.000.000	196.860.000.000
Mr. Ngo Thanh Nguyen	29.041.000.000	29.041.000.000
Capital contributions from other entities	160.099.000.000	160.099.000.000
<b>Total</b>	<b>386.000.000.000</b>	<b>386.000.000.000</b>

According to Decision No. 997/QĐ-UBND-HC dated September 25, 2015 of the People's Committee of Dong Thap Province, Dong Thap Construction and Building Materials One Member Limited Liability Company was converted into a joint stock company. On November 10, 2016, the Company received capital and assets from Dong Thap Construction and Building Materials One Member Limited Liability Company.

### 5.22.03 Shares

	As of March 31, 2026	As of January 01, 2026
Number of common shares registered for issuance:	38.600.000	38.600.000
Number of common shares sold to the public:	38.600.000	38.600.000
Number of shares repurchased (treasury shares):	(4.600)	(4.600)
Number of common shares outstanding:	38.595.400	38.595.400

Par value of outstanding shares: 10,000 VND/share.

### 5.22.04 Funds of the Company

	Development investment fund VND
As of January 01, 2026	157.069.947.101
Appropriation during the year	-
<b>As of March 31, 2026</b>	<b>157.069.947.101</b>

## 6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

### 6.1 Revenue from sales and service rendered

	Current period VND	Comparative period VND
Revenue from sales of goods and finished products	21.926.074.653	20.236.777.792
Revenue from sand mining	25.143.440.104	7.280.357.577
Revenue from services rendered	3.656.419.100	2.580.174.291
Revenue from construction contracts	-	-
Revenue from real estate business	-	-
<b>Total</b>	<b>50.725.933.857</b>	<b>30.097.309.660</b>
In which, revenue from sales and service rendered to related parties	-	-

### 6.2 Cost of goods sold

	Current period VND	Comparative period VND
Cost of goods sold and finished products	18.109.267.552	15.960.170.558
Cost of sand mining	15.655.539.311	4.600.789.502
Cost of other services	2.882.919.515	2.602.425.075
Cost of real estate	-	-
Cost of construction contracts	-	-
<b>Total</b>	<b>36.647.726.378</b>	<b>23.163.385.135</b>

### 6.3 Financial expenses

	Current period VND	Comparative period VND
Loan interest expense	923.010.525	2.354.857.257
Other expenses	-	-
<b>Total</b>	<b>923.010.525</b>	<b>2.354.857.257</b>



#### 6.4 Selling expenses

	Current period VND	Comparative period VND
Staff costs	1.341.898.737	1.210.019.119
Fuel costs	1.454.696.062	1.438.823.270
Depreciation of tangible fixed assets	911.623.042	1.216.971.444
Outsourced service costs	158.555.283	181.145.061
Other cash expenses	497.786.179	405.276.681
<b>Total</b>	<b>4.364.559.303</b>	<b>4.452.235.575</b>

#### 6.5 General and administrative expenses

	Current period VND	Comparative period VND
Administrative staff costs	2.510.701.208	2.682.882.010
Administrative material costs	77.705.637	72.293.814
Office supplies costs	30.392.568	14.065.206
Depreciation of tangible fixed assets	494.877.677	736.755.646
Taxes, fees and charges	975.051.310	114.027.912
Provision for doubtful debts	-	-
Outsourced service costs	288.470.223	304.686.425
Other cash expenses	1.372.719.393	4.852.256.365
<b>Total</b>	<b>5.749.918.016</b>	<b>8.776.967.378</b>

## 6.6 Other income

	Current period VND	Comparative period VND
Surplus discovered during inventory taking	202.364.525	268.326.518
Other income	1.195.503	4.979.021
<b>Total</b>	<b>203.560.028</b>	<b>273.305.539</b>

## 6.7 Current corporate income tax expense

Corporate income tax expense calculated on taxable income for the current year is determined as follows:

	Current period VND
Accounting profit before tax for the year	3.050.651.774
Add: Increases	206.044.546
Less: Decreases	(1.404.823.515)
Taxable income from business activities	1.851.872.805
Carried-forward losses	(1.851.872.805)
Taxable income after deduction of carried-forward losses and non-taxable income	-
Current corporate income tax rate	20%
Corporate income tax expense from business activities	-
<b>Corporate income tax expense calculated on taxable income</b>	<b>-</b>

Adjustments to increase or decrease taxable income are primarily items that, according to the Law on Corporate Income Tax, are not considered expenses/income when calculating corporate income tax.



## 7. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

### 7.1 Proceeds from borrowings during the year

	<u>Current period VND</u>	<u>Previous period VND</u>
Proceeds from borrowings under ordinary contracts	37.199.588.433	13.500.000.000

### 7.2 Payments of settle loan principal during the year

	<u>Current period VND</u>	<u>Previous period VND</u>
Repayment of principal under ordinary contracts	(43.894.429.805)	(199.088.302.037)

## 8. INFORMATION ON RELATED PARTIES

### List of related parties

### Relationship

1 Dong Thap BMC Transport JSC	Subsidiary
2 Dong Thap BMC Construction Design Consulting JSC	Subsidiary
Board of Directors, Board of Supervisors and Board of	
3 Executives	Key management personnel

As of the balance sheet date, the outstanding payables to related parties were as follows:

	<u>As of March 31, 2026 VND</u>	<u>As of January 01, 2026 VND</u>
Current trade payables:		
Dong Thap BMC Transport JSC	(863.528.189)	(672.867.391)
Dong Thap BMC Construction Design Consulting JSC	(1.141.600)	(1.141.600)
<b>Total</b>	<u><b>(864.669.789)</b></u>	<u><b>(674.008.991)</b></u>

	As of March 31, 2026 VND	As of January 01, 2026 VND
Other payables regarding construction warranty retention:		
Dong Thap BMC Construction Design Consulting JSC	(3.261.000)	(3.261.000)

## 9. PLANS FOR FUTURE ACQUISITION OF MAJOR TANGIBLE ASSETS

Plans for capital expenditure on fixed assets As of the balance sheet date but not yet recorded in the separate financial statements are as follows:

	As of March 31, 2026 VND	As of January 01, 2026 VND
Tan Kieu Thap Muoi Industrial Cluster (*)	926.000.000.000	926.000.000.000

(\*) The Company adjusted the total investment amount; the dossier requesting adjustment to the investment policy was approved by the People's Council of Dong Thap Province on June 23, 2025.



**Nguyen Hoang Anh**  
Legal representative

*Approved, April 24, 2026*

**Le Ngoc Qui**  
Person in charge of  
Accounting

**Pham Thi Thu Hien**  
Prepared by



