

**DIN CAPITAL INVESTMENT GROUP  
JOINT STOCK COMPANY AND ITS SUBSIDIARIES**

**CONSOLIDATED FINANCIAL STATEMENTS**

For the first quarter accounting period from 01/01/2026 to 31/03/2026



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## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31/03/2026

Unit: VND

ASSETS	Code	Notes	As at 31 Mar.2026	As at 01 Jan.2026
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>210,076,466,187</b>	<b>222,008,668,129</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	5.1	<b>32,529,895,789</b>	<b>13,218,446,532</b>
1. Cash	111		16,529,895,789	8,218,446,532
2. Cash equivalents	112		16,000,000,000	5,000,000,000
<b>II. Current financial investments</b>	<b>120</b>	5.3	<b>35,912,383,000</b>	<b>58,910,108,000</b>
1. Trading securities	121		20,530,730	20,530,730
2. Provision for trading securities	122		(8,147,730)	(10,422,730)
3. Held to maturity investments	123		35,900,000,000	58,900,000,000
<b>III. Current account receivables</b>	<b>130</b>		<b>127,382,828,679</b>	<b>142,337,430,433</b>
1. Trade receivables	131	5.2	142,007,268,834	156,933,883,328
2. Advances to suppliers	132	5.4	1,711,098,585	1,357,772,763
4. Other current receivables	135	5.5	893,007,198	1,291,224,230
5. Provision for doubtful debts	136	5.6	(17,228,545,938)	(17,245,449,888)
<b>IV. Inventories</b>	<b>140</b>	5.7	<b>11,688,524,010</b>	<b>6,986,647,701</b>
1. Inventories	141		11,688,524,010	6,986,647,701
2. Provision for decline in value of inventories	142		-	-
<b>V. Short-term biological assets</b>	<b>150</b>		<b>-</b>	<b>-</b>
<b>VI. Other current assets</b>	<b>160</b>		<b>2,562,834,709</b>	<b>556,035,463</b>
1. Short-term prepaid expenses	161	5.8	2,459,727,141	536,976,222
2. Value added tax deductible	162		85,278,128	1,969,421
3. Tax and other receivables from the state budget	163	5.9	17,829,440	17,089,820
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>26,306,035,383</b>	<b>28,829,453,925</b>
<b>I. Non-current account receivables</b>	<b>210</b>		<b>-</b>	<b>-</b>
<b>II. Fixed assets</b>	<b>220</b>		<b>20,387,485,237</b>	<b>22,779,798,288</b>
1. Tangible fixed assets	221	5.10	19,868,189,558	22,242,216,166
Cost	222		201,418,081,448	203,774,215,393
Accumulated depreciation	223		(181,549,891,890)	(181,531,999,227)
2. Intangible fixed assets	227	5.11	519,295,679	537,582,122
Cost	228		585,166,199	585,166,199
Accumulated amortisation	229		(65,870,520)	(47,584,077)
<b>III. Long-term biological assets</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV. Investment property</b>	<b>240</b>		<b>-</b>	<b>-</b>
<b>V. Non-current assets in progress</b>	<b>250</b>		<b>-</b>	<b>-</b>
<b>VI. Non-current financial investments</b>	<b>260</b>		<b>-</b>	<b>-</b>
<b>VII. Other non-current assets</b>	<b>270</b>		<b>5,918,550,146</b>	<b>6,049,655,637</b>
1. Long-term prepaid expenses	271	5.8	5,133,669,339	5,225,661,471
2. Deferred income tax assets	272	5.12	784,880,807	823,994,166
<b>TOTAL ASSETS</b>	<b>280</b>		<b>236,382,501,570</b>	<b>250,838,122,054</b>



## CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31/03/2026

Unit: VND

RESOURCES	Code	Notes	As at 31 Mar.2026	As at 01 Jan.2026
<b>C. LIABILITIES</b>	<b>300</b>		<b>53,760,638,049</b>	<b>79,813,516,381</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>53,760,638,049</b>	<b>79,813,516,381</b>
1. Trade payables	311	5.13	42,077,718,103	49,273,573,326
2. Advances from customers	312	5.14	1,333,033,300	375,837,850
3. Taxes and amounts payable to the state budget	314	5.9	3,957,677,745	14,671,859,572
4. Payables to employees	315	5.15	4,180,882,581	12,487,864,519
5. Accrued expenses	316	5.16	290,705,041	593,178,618
6. Other current payables	320	5.17	320,513,619	797,094,836
7. Bonus and welfare fund	323		1,600,107,660	1,614,107,660
<b>II. Non-current liabilities</b>	<b>330</b>		<b>-</b>	<b>-</b>
<b>D. OWNER'S EQUITY</b>	<b>400</b>	5.18	<b>182,621,863,521</b>	<b>171,024,605,673</b>
1. Owner's contributed capital	411		89,099,810,000	89,099,810,000
Ordinary shares carrying voting rights	411a		89,099,810,000	89,099,810,000
Preference shares	411b		-	-
2. Share premiums	412		49,416,000	49,416,000
3. Other contributed capital	414		228,800,000	228,800,000
4. Investment and development fund	418		7,752,997,505	7,752,997,505
5. Retained earnings	420		85,332,531,363	73,734,313,616
Beginning accumulated retained earnings	420a		73,734,313,616	21,695,398,673
Retained earnings of the current year	420b		11,598,217,747	52,038,914,943
6. Non-controlling interest	429		158,308,653	159,268,552
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>236,382,501,570</b>	<b>250,838,122,054</b>



General Director

Dang Tien Duc

Danang City, 25 April 2026

Chief Accountant

Nguyen Thi Thao

Preparer

Dao Thi Thanh Mai

**INCOME STATEMENT**

For the first quarter accounting period from 01/01/2026 to 31/03/2026

Unit: VND

ITEMS	Code	Notes	Q1-2026	Q1-2025	The first three months of 2026	The first three months of 2025
1. Revenue	01	6.1	89,239,213,300	72,205,506,635	89,239,213,300	72,205,506,635
2. Deductions	02		-	-	-	-
3. Net revenue	10		89,239,213,300	72,205,506,635	89,239,213,300	72,205,506,635
4. Cost of sales	11	6.2	71,797,863,056	63,225,703,283	71,797,863,056	63,225,703,283
5. Gross profit	20		17,441,350,244	8,979,803,352	17,441,350,244	8,979,803,352
Gains/(losses) from sale and disposal of investment properties	21		-	-	-	-
7. Finance income	22	6.3	785,843,186	274,836,269	785,843,186	274,836,269
8. Finance expense	23	6.4	(2,275,000)	211,829,066	(2,275,000)	211,829,066
Of which, interest expense	24		-	211,191,966	-	211,191,966
9. Selling expense	25	6.5	552,611,928	535,456,230	552,611,928	535,456,230
10. General and administrative expense	26	6.6	3,241,662,236	2,143,900,478	3,241,662,236	2,143,900,478
12. Operating profit	30		14,435,194,266	6,363,453,847	14,435,194,266	6,363,453,847
13. Other income	31	6.7	581,498,905	23,337,506	581,498,905	23,337,506
14. Other expense	32	6.8	311,541,372	146,038,384	311,541,372	146,038,384
15. Net other loss	40		269,957,533	(122,700,878)	269,957,533	(122,700,878)
16. Accounting profit before taxation	50		14,705,151,799	6,240,752,969	14,705,151,799	6,240,752,969
17. Current corporate income tax expense	51	6.10	3,068,780,592	2,033,942,648	3,068,780,592	2,033,942,648
18. Deferred corporate income tax expense	52		39,113,359	(666,784,927)	39,113,359	(666,784,927)
19. Net profit after taxation	60		11,597,257,848	4,873,595,248	11,597,257,848	4,873,595,248
20. Owners of the parent company	61		11,598,217,747	4,880,819,561	11,598,217,747	4,880,819,561
21. Non-controlling interests	62		(959,899)	(7,224,313)	(959,899)	(7,224,313)
22. Basic earnings per share	70	5.18.5	1,276	548	1,276	548
23. Diluted earnings per share	71	5.18.6	1,276	548	1,276	548



**Dang Tien Duc**  
**General Director**  
Da Nang, 25 April, 2026

**Nguyen Thi Thao**  
**Chief Accountant**

**Dao Thi Thanh Mai**  
**Preparer**



**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES**

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

Form B 03 – DN/HN

**CONSOLIDATED CASH-FLOW STATEMENT**

(Indirect method)

For the first quarter accounting period from 01/01/2026 to 31/03/2026

Unit: VND

ITEMS	Code	Notes	The first three months of 2026	The first three months of 2025
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Net profit before taxation	01		14,705,151,799	6,240,752,969
2. Adjustment for:				
Depreciation and amortisation	02		2,467,813,051	3,091,968,260
Provisions	03		(19,178,950)	(161,326,605)
Gains/(losses) from investing and financing activities	05		(1,279,945,668)	(284,836,269)
Interest expense	06		-	211,191,966
3. Operating profit /(loss) before adjustments to working capital	08		15,873,840,232	9,097,750,321
Increase or decrease in accounts receivable	09		14,498,653,114	(4,787,262,698)
Increase or decrease in inventories	10		(4,701,876,309)	(582,916,806)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		(15,782,853,365)	(2,791,216,135)
Increase or decrease in prepaid expenses	12		(1,830,758,787)	(319,612,414)
Interest paid	14		-	(224,703,903)
Corporate income tax paid	15		(13,324,494,123)	(3,175,664,506)
Other cash outflows from operating activities	17		(14,000,000)	-
Net cash from operating activities	20		(5,281,489,238)	(2,783,626,141)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Acquisition and construction of fixed assets and other long-term assets	21		(75,500,000)	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		581,481,482	10,000,000
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(6,000,000,000)	(8,500,000,000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		29,000,000,000	8,000,000,000
5. Proceeds from sales of investments in other entities	26		-	-
6. Interest and dividends received	27		1,086,957,013	414,671,886
Net cash from investing activities	30		24,592,938,495	(75,328,114)
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Proceeds from borrowings	33		-	12,217,766,254
2. Repayment of borrowings	34		-	(12,679,000,000)
3. Dividends paid	36		-	-
Net cash from financing activities	40		-	(461,233,746)
<b>NET INCREASE/(DECREASE) IN CASH</b>	50		19,311,449,257	(3,675,332,184)
Cash and cash equivalents at beginning of the period	60		13,218,446,532	16,310,248,936
Impact of exchange rate fluctuation	61		-	-
<b>CASH AND CASH EQUIVALENTS AT END OF THE PERIOD</b>	70		32,529,895,789	12,634,916,752



**Dang Tien Duc**  
General Director

Danang City, 25 April 2026

**Nguyen Thi Thao**  
Chief Accountant

**Dao Thi Thanh Mai**  
Preparer

The accompanying notes are an integral part of these consolidated financial statements



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 1. CORPORATE INFORMATION

#### 1.1. Structure of ownership

Din Capital Investment Group Joint Stock Company (hereinafter referred to as "the Company") formerly known as Pacific Dinco Joint Stock Company, has been incorporated in accordance with the Business Registration Certificate No. 321032000105 dated 05 January 2010 and other amended certificates thereafter with the latest one dated 31 July 2025 granted by People's Committee Danang City. On 15 May 2021, the Company changed its name to Din Capital Investment Group Joint Stock Company according to Business Registration Certificate No. 0401333013 granted by Danang City's Department of Planning and Investment.

On 14 May 2015, the Company was formally licensed to trade securities on Hanoi Securities Trading Centre under Decision No. 27/2015/GCNCP-VSD dated 14 May 2015 by Vietnam Securities Depository. On 02 July 2015, the Company was formally listed to trade securities on Hanoi City Securities Trading Centre under Decision No. 407/QD-SGDHN dated 02 July 2015 by General Director of Hanoi Stock Exchange.

The charter capital as stipulated in the Business Registration Certificate is VND 89,099,810,000.

The Company's registered head office is at 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam.

The Company has three subsidiaries as represented in Note 1.5 below (together with the Company hereinafter referred to as "the Group").

The number of employees as at 31 March 2026 was 169 (31 December 2025: 182).

#### 1.2. Business field

Manufacturing of commercial concrete.

#### 1.3. Operating industry and principal activities

Under the Business Registration Certificate, the Group is principally engaged in:

- Manufacture of concrete and articles of concrete, cement and plaster. Details: Producing commercial concrete, pre-cast elements;
- Freight transport by road. Details: Land freight transport by cars;
- Wholesale of construction materials and other installation supplies. Details: Wholesale of construction materials;
- Wholesale of machinery, equipment and supplies. Details: Wholesale of machinery and equipment for construction;
- Other specialized wholesale n.e.c. Details: Wholesale of chemicals and additives in the industrial and construction sectors (excluding chemicals prohibited by the State);
- Renting and leasing of other machinery, equipment and tangible goods. Details: Renting and leasing of constructive machinery and equipments;
- Wholesale of metals and metal ores. Details: Wholesale of shaped steel and fiber-reinforced steel;
- Trading of own or rented property and land use rights;
- Real estate consultancy and brokerage and auctioning, land use right auctioning. Details: Real estate brokerage services, real estate trading platforms, real estate consultancy, and real estate management services;
- Warehousing and storage of goods.

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES**Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****1.4. Normal operating cycle**

The Group's normal operating cycle is carried out for a time period of 12 months.

**1.5. The Group's structure**

Direct subsidiaries:

STT	Name	Address	Parent company's voting rights	Percent interest of parent company
1.	Dufago Chu Lai Concrete Joint Stock Company	Tam Hiep Port Industrial and Logistics Park, Nui Thanh Commune, Da Nang City	98,04%	98,04%
2.	Rofadi One Member Limited Liability Company	Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Da Nang City	100,00%	100,00%
3.	Dufago Concrete One Member Limited Liability Company	Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Da Nang City	100,00%	100,00%

The Group's dependent units as at 31 March 2026 were as follows:

Name	Address
Branch of Din Capital Investment Group Joint Stock Company in Quang Ngai.	Lot CN 08 – Tinh Phong Industrial Park, Tho Phong Commune, Quang Ngai Province.

**2. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING****2.1. Financial year**

The Group's financial year is from 01 January to 31 December.

**2.2. Reporting and functional currency**

The Group maintains its accounting records in VND.

**3. ACCOUNTING STANDARDS AND ACCOUNTING FRAMEWORK APPLIED****3.1. Accounting framework applied**

The consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System.

**3.2. Basis of consolidated**

The consolidated financial statements are the financial statements of a group in which the assets, liabilities, equity, income, expenses and cash flows of the parent and subsidiaries are presented as those of a single economic entity regardless of the legal structure of the entities. The financial statements of the subsidiaries have been prepared for the same financial year using uniform accounting policies to those used by the parent company. Adjustments were made for any different accounting policies to ensure consistency between the subsidiaries and the parent company.

A subsidiary is fully consolidated from the acquisition date on which the Group obtains control over the subsidiary until the date on which the parent ceases to control the subsidiary, unless control is intended to be temporary because the subsidiary is acquired and held exclusively with the intention of selling or disposing of it within twelve months.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

***Non-controlling interest recognition***

Non-controlling interests in the net assets and net results of consolidated subsidiaries are shown separately in the consolidated statement of financial position and in the consolidated income statement.

The loss of a subsidiary is attributed to the non-controlling interests in proportion to their relative interests in the subsidiary even if this results in the non-controlling interests having a deficit balance.

***Profit or loss recognition in changes in ownership interests in subsidiaries***

Changes in the Group's ownership interest in a subsidiary that do not result in the Group losing control are accounted for as equity transactions. The carrying amounts of the Group's and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity in the consolidated statement of financial position.

Upon loss of control of a subsidiary, the Group's profit or loss is calculated as the difference between the fair value of the consideration received and the respective carrying amount of the net asset of the subsidiary plus the remaining balance of goodwill at the date when control is lost.

***Intra-group transactions elimination***

All intra-group transactions, balances, income and expenses - including unrealised intra-group profits or losses - are eliminated in full on consolidation. Unrealised losses resulting from intra-group transactions that are deducted in arriving at the carrying amount of assets are also eliminated unless the cost cannot be recovered.

***Goodwill or gains from a bargain purchase recognition***

On the acquisition date, goodwill or a gain from a bargain purchase is measured as the difference between of the consideration transferred and the net of the acquisition-date fair value of the identifiable assets acquired, and the liabilities assumed by the parent company. Goodwill is shown separately in the consolidated statement of financial position and amortised under the straight-line method over a 10 – year period. A gain from a bargain purchase is recognised immediately in the consolidated income statement.

**3.3 Statement of compliance with Vietnamese Accounting Standards and accounting framework**

The consolidated financial statements are prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations governing the preparation and presentation of the consolidated financial statements

**4. SIGNIFICANT ACCOUNTING POLICIES**

**4.1. Use of estimates**

The preparation of the consolidated financial statements requires Chairman of the Board of Directors and management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses for the financial year ended 31 March 2026. Although these estimates are based on Chairman of the Board of Directors and management's best knowledge of all relevant information available at the date when the separate financial statements are prepared, this does not prevent actual figures differing from estimates.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.2. Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**4.3. Financial investments**

***Trading securities***

Trading securities are securities and other financial instruments held for business purposes (held for the purpose of profit-taking by selling when prices have increased) at the time of reporting.

Trading securities are accounted for under the cost method. The cost of trading securities comprises the purchase price plus (+) purchase related costs (if any) such as brokerage, transaction, information provision, taxes, bank's fees and charges. The cost of trading securities is measured at fair value of considerations at the transaction date.

***Held to maturity investment***

Held to maturity investments comprise held to maturity investments to earn periodical profits and other held to maturity investments.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current year.

***Loans***

Loans are measured at cost less provision for bad loans. Provision for bad loans is made for each bad loan based on the overdue time to repay the principal according to the original commitment (not taking into account the debt extension between the parties), or based on the expected loss.

***Equity investments in other entities***

***Other investments***

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

***Recognition principles of provision for investment impairment loss***

Provision for investment impairment loss is made when there is any certain evidence that there will be an impairment in the value of these investments at the reporting date.

The difference between the required balance and the existing balance of provision for investment impairment loss is recognised as financial expenses in the consolidated income statement.

**4.4. Account receivables**

***Recognition method***

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

***Provision for doubtful debts***

As of the date of preparing the consolidated financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the principal repayment period according to the original sale contract, excluding the debt extension between the parties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the consolidated income statement.

**4.5. Inventories**

***Inventory measurement***

Inventories are measured at the lower of cost and net realisable value.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

***Method of accounting for inventories***

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

***Provision for decline in value of inventories***

As of the date of preparing the consolidated financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the consolidated income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a consolidated selling price is charged.

Raw materials, materials, and tools reserved for use in the production of goods shall not be provided for impairment if the products they constitute will be sold at or above the cost of production of the product.

**4.6. Tangible fixed assets**

Tangible fixed assets are measured at cost less accumulated depreciation.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

***Tangible fixed asset recognition***

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised consolidatedly at their fair values and deducted from the historical cost of the respective tangible fixed assets.

***Depreciation and amortisation***

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	<u><b>Year 2026</b></u>
▪ Buildings, structures	05 – 10 years
▪ Machinery and equipment	06 – 10 years
▪ Motor vehicles	05 – 10 years
▪ Office equipment	04 – 05 years
▪ Other	03 years

**4.7. Intangible fixed assets**

Intangible fixed assets are measured at cost less accumulated amortisation.

***Intangible fixed asset recognition***

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

***Accounting principles for intangible fixed assets***

***Computer software***

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life.

	<u><b>Year 2026</b></u>
Computer software	8years

**4.8. Prepaid expenses**

Prepaid expenses are classified as current and non-current based on their original term. Prepaid expenses mainly comprise costs of tools and supplies, prepaid land rentals, etc., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the consolidated income statement:

- Prepaid land is amortised over the period of lease;
- Tools and supplies are amortised to the consolidated income statement over 1 to 3 years;
- Insurance expenses (fire and explosion insurance, vehicle owner's civil liability insurance, motor hull insurance, assets insurance, etc.) are amortised over the period written in the contracts;
- Major repair expenses are amortised for no more than 3 years



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

- Other prepaid expenses are amortised on a straight-line method over the period which economic benefits are generated in relation to that expense.

**4.9. Liabilities**

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

**4.10. Borrowing costs**

***Capitalisation of borrowing costs***

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the consolidated income statement when incurred.

**4.11. Accrued expenses**

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year.

**4.12. Owners' equity**

***The owners' contributed equity***

The owners' contributed equity is recognised when contributed.

***Share premiums***

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

***Dividends***

Dividends are recognised as a liability at the date of declaring dividends by Vietnam Securities Depository.

***Reserves***

Reserves are created at certain percentages of profit after tax as prescribed in the charter of the companies in the Group.

***Retained earnings***

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

Net profit after income tax can be distributed to shareholders after the distribution is approved the General annual meeting of shareholders and reserves are created in accordance with the Group's Charter and legal regulations in Vietnam.

**4.13. Revenue and other income**

***Revenue from selling goods***

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

***Revenue involving the rendering of services***

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

***Interest income***

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

**4.14. Cost of sales**

Cost of sales and services provided represents total costs of finished products, goods, services which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

**4.15. Finance expense**

Finance expenses represent all expenses incurred in the reporting year which mainly include lending and borrowing costs, provision for impairment of trading securities and provisions for losses on investments in other entities

**4.16. Selling expense and general and administrative expense**

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include expenses relating to product exhibition, advertisement, sales commissions, product warranty (except for construction activities), storage, packaging and shipping etc.

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

**4.17. Taxation**

***Corporate income tax***

***Current corporate income tax expense***

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

***Value added tax***

The goods sold and services rendered by the Group are subject to value added tax at the following rates:

- Commercial concrete, stone, concrete pumping and transportation services: 10% (The company is entitled to apply the VAT rate of 8% from 01/07/2025 to 31/12/2026 according to the provisions of Decree No. 174/2025/ND-CP dated 30 June 2025 of the Government);
- Other services: in accordance with prevailing regulations.

***Other taxes***

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the companies in the Group will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the consolidated financial statements can be amended in accordance with the Tax Department's final assessment for the companies.

**4.18. Earnings per share**

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Group and held as treasury shares.

**4.19. Diluted earnings per share**

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Group and held as treasury shares.

**4.20. Segment reporting**

A segment is a distinguishable component of the Group that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

**4.21. Related parties**

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Group or are controlled by, or are subject to common control with the Group. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including directors and officers of the Group and close family members or associates of such individuals are also considered to be related parties.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED BALANCE SHEET

## 5.1. Cash and cash equivalents

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	2,148,139,721	922,124,763
Cash at banks	14,381,756,068	7,296,321,769
Cash equivalents	16,000,000,000	5,000,000,000
<b>Total</b>	<b>32,529,895,789</b>	<b>13,218,446,532</b>

Cash equivalents represented time deposits from 01 months to 03 months at an interest rate 4.75%.

## 5.2. Current trade receivables

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Dinco Construction Engineering Joint Stock Company	38,363,864,506	28,235,007,000
Newtecons Construction Investment Joint Stock Company	8,031,688,705	7,369,614,821
Coteccons Construction Joint Stock Company	10,735,601,096	15,668,467,823
FDSG Joint Stock Company	51,602,127,152	65,262,592,370
Others	33,273,987,375	40,398,201,314
<b>Total</b>	<b>142,007,268,834</b>	<b>156,933,883,328</b>
In which: Trade receivables from related parties	89,965,991,658	93,497,599,370



# DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### 5.3. Financial investments

Trading securities are analysed as follows:

	As at 31 March 2026			As at 01 Jan.2026		
	VND			VND		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Share investments:						
Shares of Cotecons Construction Joint Stock Company	20,530,730	12,383,000	8,147,730	20,530,730	10,108,000	10,422,730
<b>Total</b>	<b>20,530,730</b>	<b>12,383,000</b>	<b>8,147,730</b>	<b>20,530,730</b>	<b>10,108,000</b>	<b>10,422,730</b>

The Group has determined the fair values of investments in Cotecons Construction Joint Stock Company on the basis of prices quoted on the Stock Exchange and the number of shares.

Held to maturity investments are analysed as follows:

	As at 31 March 2026		As at 01 Jan.2026	
	VND		VND	
	Cost	Carrying amount	Cost	Carrying amount
Current:				
Term deposits	35,900,000,000	35,900,000,000	58,900,000,000	58,900,000,000
<b>Total</b>	<b>35,900,000,000</b>	<b>35,900,000,000</b>	<b>58,900,000,000</b>	<b>58,900,000,000</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.4. Current advances to suppliers

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
HD Construction Equipment and Transportation Co., Ltd	146,135,100	434,063,000
Bravo Software Joint Stock Company	399,000,000	399,000,000
Others	1,165,963,485	524,709,763
<b>Total</b>	<b>1,711,098,585</b>	<b>1,357,772,763</b>

## 5.5. Other receivables

	As at 31 Mar. 2026 VND		As at 01 Jan.2026 VND	
	Value	Provision	Value	Provision
Advances	226,873,611	-	315,429,495	-
Social insurance	445,915	-	-	-
Deposits	77,245,226	-	77,245,226	-
Accrued interest	501,124,979	-	861,828,765	-
Other receivables	87,317,467	-	36,720,744	-
<b>Total</b>	<b>893,007,198</b>	<b>-</b>	<b>1,291,224,230</b>	<b>-</b>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 5.6. Doubtful debts

	As at 31 Mar 2026 VND		As at 01 Jan.2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables or overdue amounts loaned and other receivables not yet due but uncollectible	18,747,116,532	1,518,570,594	18,803,463,032	1,558,013,144
<b>Total</b>	<b>18,747,116,532</b>	<b>1,518,570,594</b>	<b>18,803,463,032</b>	<b>1,558,013,144</b>

Chairman of the Board of Directors and management assessed the ability to recover the overdue receivables is low. The Group is taking appropriate measures to recover the outstanding debts.

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES**

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

	As at 31 March 2026				As at 01 Jan.2026			
	VND		VND		VND		VND	
	Cost	Recoverable amount	Overdue days		Cost	Recoverable amount	Overdue days	
Thursday Architecture Company Limited - Guangxi Architecture Group (Da Nang)	4,217,102,500	-	Over 3 years		4,217,102,500	-	Over 3 years	
SAMIL Construction Company Limited	2,487,421,228	-	Over 3 years		2,487,421,228	-	Over 3 years	
LB Viet Nam Construction Joint Stock Company	1,648,997,091	-	Over 3 years		1,648,997,091	-	Over 3 years	
Hung Thinh Tai Construction & Trading Company Limited	649,950,000	-	Over 3 years		649,950,000	-	Over 3 years	
Dana-UC Steel Joint Stock Company	498,911,000	-	Over 3 years		498,911,000	-	Over 3 years	
Constrexim Construction Investment Design Consultant Joint Stock Company	439,274,772	-	Over 3 years		439,274,772	-	Over 3 years	
Manh Cuong An Landscape Architecture Joint Stock Company	358,566,898	-	Over 3 years		358,566,898	-	Over 3 years	
APIC Sai Gon Joint Stock Company	267,415,000	-	Over 3 years		267,415,000	-	Over 3 years	
P.M.C Constructions Company Limited	265,802,500	-	Over 3 years		265,802,500	-	Over 3 years	
Song Hong Danang Joint Stock Company	193,747,500	-	Over 3 years		193,747,500	-	Over 3 years	
Thanh Thu Company Limited	122,080,000	-	Over 3 years		122,080,000	-	Over 3 years	
Bridge Enterprise No.18 - Branch of Civil Engineering Construction Coporation No.1., Jsc	75,477,651	-	Over 3 years		76,106,209	-	Over 3 years	
Others	7,522,370,392	1,518,570,594			7,578,088,334	1,558,013,144		
<b>Total</b>	<b>18,747,116,532</b>	<b>1,518,570,594</b>			<b>18,803,463,032</b>	<b>1,558,013,144</b>		



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.7. Inventories

	As at 31 Mar. 2026		As at 01 Jan.2026	
	VND		VND	
	Value	Provision	Value	Provision
Raw materials	11,445,452,966	-	6,743,576,657	-
Merchandise	243,071,044	-	243,071,044	-
<b>Total</b>	<b>11,688,524,010</b>	<b>-</b>	<b>6,986,647,701</b>	<b>-</b>

There were no slow moving and obsolescent inventories at the year-end.

There were no inventories pledged as security for liabilities at the year-end.

## 5.8. Prepayments

	As at	As at
	31 Mar. 2026	01 Jan. 2026
	VND	VND
Current:		
Tools and supplies pending amortisation	122,730,005	19,826,371
Insurance fee for machinery and equipment	277,160,940	312,693,768
Road fee, vehicle inspection fee	136,033,494	197,443,066
Land rental costs	1,846,636,362	-
Others	77,166,340	7,013,017
<b>Total</b>	<b>2,459,727,141</b>	<b>536,976,222</b>
	As at	As at
	31 Mar. 2026	01 Jan. 2026
	VND	VND
Non-current:		
Tools and supplies pending amortisation	670,031,771	717,729,911
Land rental (*)	4,455,727,215	4,497,054,828
Others	7,910,353	10,876,732
	-	-
<b>Total</b>	<b>5,133,669,339</b>	<b>5,225,661,471</b>

(\*) Land rental cost at Tam Hiep Port Industrial and Logistics Park, Nui Thanh Commune, Da Nang City according to Contract No. 02/2012/HD-TLD, land lease term 50 years.

(\*\*) Infrastructure rental cost at Tinh Phong Industrial Park under Contract No. 03/2019/HD-TLD dated 25 April 2019, with a lease term of 28 years.

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.9. Tax and amounts receivable from/payable to the state budget**

	As at 31 Mar 2026		Movements in the year		As at 01 Jan. 2026	
	VND		VND		VND	
	Receivable	Payable	Payable	Paid/ Deducted	Receivable	Payable
Value added tax	-	458,535,797	7,454,497,322	8,398,437,759	-	1,402,476,234
Corporate income tax	16,778,384	2,903,050,576	3,068,780,592	13,324,494,123	17,089,820	13,159,075,543
Personal income tax	1,051,056	596,091,372	1,543,863,798	1,059,131,277	-	110,307,795
License tax	-	-	-	-	-	-
Others	-	-	-	-	-	-
<b>Total</b>	<b>17,829,440</b>	<b>3,957,677,745</b>	<b>12,067,141,712</b>	<b>22,782,063,159</b>	<b>17,089,820</b>	<b>14,671,859,572</b>



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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.10. Tangible fixed assets**

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
<b>Cost:</b>						
As at 01 Jan. 2026	13,174,217,614	40,910,769,521	148,299,242,885	1,285,871,810	104,113,563	203,774,215,393
Purchased	-	75,500,000	-	-	-	75,500,000
Liquidation, sold	-	-	(2,431,633,945)	-	-	(2,431,633,945)
<b>As at 31 Mar 2026</b>	<b>13,174,217,614</b>	<b>40,986,269,521</b>	<b>145,867,608,940</b>	<b>1,285,871,810</b>	<b>104,113,563</b>	<b>201,418,081,448</b>
<b>Accumulated depreciation:</b>						
As at 01 Jan. 2025	11,711,428,536	36,181,213,636	132,464,338,811	1,070,904,681	104,113,563	181,531,999,227
Depreciation	66,897,460	576,331,516	1,796,907,371	9,390,261	-	2,449,526,608
Liquidation, sold	-	-	(2,431,633,945)	-	-	(2,431,633,945)
<b>As at 31 Mar 2026</b>	<b>11,778,325,996</b>	<b>36,757,545,152</b>	<b>131,829,612,237</b>	<b>1,080,294,942</b>	<b>104,113,563</b>	<b>181,549,891,890</b>
<b>Net book value:</b>						
As at 01 Jan. 2025	1,462,789,078	4,729,555,885	15,834,904,074	214,967,129	-	22,242,216,166
<b>As at 31 Mar 2026</b>	<b>1,395,891,618</b>	<b>4,228,724,369</b>	<b>14,037,996,703</b>	<b>205,576,868</b>	<b>-</b>	<b>19,868,189,558</b>

The amount of year-end net book value of tangible fixed assets totalling VND 4,512,675,232 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 119,471,771,908.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.11. Intangible fixed assets

Items	Management software VND	Total VND
Cost:		
As at 01 Jan.2026	585,166,199	585,166,199
Purchased	-	-
<b>As at 31 Mar 2026</b>	<b>585,166,199</b>	<b>585,166,199</b>
Accumulated depreciation:		
As at 01 Jan.2026	47,584,077	47,584,077
Depreciation	18,286,443	18,286,443
<b>As at 31 Mar 2026</b>	<b>65,870,520</b>	<b>65,870,520</b>
Net book value:		
As at 01 Jan.2026	537,582,122	537,582,122
<b>As at 31 Mar 2026</b>	<b>519,295,679</b>	<b>519,295,679</b>

## 5.12. Deferred corporate income tax expense

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Income tax rate used to calculate deferred income tax assets	20%	20%
Deferred income tax assets relating to the deductible temporary differences	784,880,807	823,994,166
<b>Deferred income tax assets</b>	<b>784,880,807</b>	<b>823,994,166</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.13. Current trade payables

	As at 31 Mar. 2026		As at 01 Jan. 2026	
	VND		VND	
	Value	Payable value	Value	Payable value
Current:				
LUKS Vietnam Cement Company Limited	9,576,973,895	9,576,973,895	10,642,482,860	10,642,482,860
Dai Hoang Investment and Trading Joint Stock Company	3,981,142,000	3,981,142,000	4,165,588,000	4,165,588,000
Duy Thinh Company Limited	12,323,670,429	12,323,670,429	17,754,518,105	17,754,518,105
Others	16,195,931,779	16,195,931,779	16,710,984,361	16,710,984,361
<b>Total</b>	<b>42,077,718,103</b>	<b>42,077,718,103</b>	<b>49,273,573,326</b>	<b>49,273,573,326</b>
In which: Trade payables to related parties	201,600,000	201,600,000	-	-

## 5.14. Current advances from customers

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Bitco Investment and Construction Company Limited	291,500,000	-
Branch of Vietnam Fisheries Construction Joint Stock Company – Construction Enterprise No. 03	161,366,000	176,715,000
Nguyen Thai Hoang Nhat	409,990,000	-
Others	470,177,300	199,122,850
<b>Total</b>	<b>1,333,033,300</b>	<b>375,837,850</b>

## 5.15. Payables to employees

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Salary, bonus	4,180,882,581	12,487,864,519
<b>Total</b>	<b>4,180,882,581</b>	<b>12,487,864,519</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 5.16. Accrued expenses

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Cost of production materials	189,080,151	396,301,104
Others	101,624,890	196,877,514
<b>Total</b>	<b>290,705,041</b>	<b>593,178,618</b>

## 5.17. Other current payables

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Trade union dues	77,528,815	158,596,709
Social Insurance	711,247	-
Others	242,273,557	638,498,127
<b>Total</b>	<b>320,513,619</b>	<b>797,094,836</b>



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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.18. Owners' equity**

**5.18.1. Changes in owners' equity**

	Owners' contributed capital VND	Share premium VND	Other contributed capital VND	Items of owners' equity			Non- controlling interest VND	Total VND
				Investment and Development funds VND	Retained earnings VND			
At as 01 Jan. 2025	89,099,810,000	49,416,000	228,800,000	7,752,997,505	36,245,635,770		154,138,358	133,530,797,633
Previous year's profits	-	-	-	-	52,038,914,943		33,767,694	52,072,682,637
Distributed Bonus and welfare fund	-	-	-	-	(1,185,265,597)		-	(1,185,265,597)
Dividends of previous year by cash	-	-	-	-	(13,364,971,500)		(28,637,500)	(13,393,609,000)
As at 01 Jan. 2026	89,099,810,000	49,416,000	228,800,000	7,752,997,505	73,734,313,616		159,268,552	171,024,605,673
Current year's profits	-	-	-	-	11,598,217,747		(959,899)	11,597,257,848
As at 31 Mar 2026	89,099,810,000	49,416,000	228,800,000	7,752,997,505	85,332,531,363		158,308,653	182,621,863,521

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18.2. Details of owners' equity

	As at 31 Mar. 2026 VND	As at 01 Jan. 2026 VND
Dinco Construction Engineering Joint Stock Company	19,366,560,000	19,366,560,000
Other investors	69,733,250,000	69,733,250,000
<b>Total</b>	<b>89,099,810,000</b>	<b>89,099,810,000</b>

5.18.3. Capital transactions with owners

	As at 31 Mar. 2026 VND	As at 01 Jan. 2025 VND
Beginning balance	89,099,810,000	89,099,810,000
Capital contribution in the year	-	-
Capital redemption in the year	-	-
<b>Ending balance</b>	<b>89,099,810,000</b>	<b>89,099,810,000</b>

5.18.4. Shares

	As at 31 Mar. 2026 VND	As at 01 Jan. 2025 VND
Number of shares registered for issue	8,909,981	8,909,981
Number of shares sold to public	8,909,981	8,909,981
<i>Comprising: Ordinary shares</i>	8,909,981	8,909,981
<i>Preference shares (Classified as owners' equity)</i>	-	-
Number of shares repurchased (Treasury shares)	-	-
<i>Comprising: Ordinary shares</i>	-	-
<i>Preference shares (Classified as owners' equity)</i>	-	-
Number of shares outstanding	8,909,981	8,909,981
<i>Comprising: Ordinary shares</i>	8,909,981	8,909,981
<i>Preference shares (Classified as owners' equity)</i>	-	-
Par value per outstanding share: VND 10,000 per share		



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.18.5. Basic earnings per share**

	<b>Q1-2026 VND</b>	<b>Q1-2025 VND</b>	<b>The first three months of 2026 VND</b>	<b>The first three months of 2025 VND</b>
Profit after tax attributable to ordinary share holders	11,598,217,747	4,880,819,561	11,598,217,747	4,880,819,561
Adjusted for bonus and welfare fund distribution	231,964,355	-	231,964,355	-
Earnings for the purpose of calculating basic earnings per share	11,366,253,392	4,880,819,561	11,366,253,392	4,880,819,561
Weighted average number of ordinary shares outstanding during the year	8,909,981	8,909,981	8,909,981	8,909,981
<b>Basic earnings per share</b>	<b>1,276</b>	<b>548</b>	<b>1,276</b>	<b>548</b>

The 2026 basic earnings per share is calculated as profit after tax less the planned bonus and welfare fund as outlined in the 2026 Annual General Meeting of Shareholders Resolution No. 02/2026/NQ-DHDCD dated 11 April 2026. These indicators for 2026 may change when the Group makes decisions regarding fund appropriations in the future.

**5.18.6. Diluted earnings per share**

	<b>Q1-2026 VND</b>	<b>Q1-2025 VND</b>	<b>The first three months of 2026 VND</b>	<b>The first three months of 2025 VND</b>
Profit after tax attributable to ordinary share holders	11,598,217,747	4,880,819,561	11,598,217,747	4,880,819,561
Adjusted for bonus and welfare fund distribution	231,964,355	-	231,964,355	-
Earnings for the purpose of calculating diluted earnings per share	11,366,253,392	4,880,819,561	11,366,253,392	4,880,819,561
Weighted average number of ordinary shares outstanding during the year	8,909,981	8,909,981	8,909,981	8,909,981
Number of additional shares of common stock expected to be issued				
Number of shares for calculating diluted earnings per share	8,909,981	8,909,981	8,909,981	8,909,981
<b>Diluted earnings per share</b>	<b>1,276</b>	<b>548</b>	<b>1,276</b>	<b>548</b>

The 2026 diluted earnings per share is calculated as profit after tax less the planned bonus and welfare fund as outlined in the 2026 Annual General Meeting of Shareholders Resolution No. 02/2026/NQ-DHDCD dated 11 April 2026. These indicators for 2025 may change when the Group makes decisions regarding fund appropriations in the future.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.18.7. Corporate funds**

	<b>Development and investment fund VND</b>
As at 01 Jan.2026	7,752,997,505
Additions	-
Utilisations	-
<b>As at 31 Mar.2026</b>	<b>7,752,997,505</b>

**6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED INCOME STATEMENT**

**6.1. Revenue from selling goods and rendering services**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Revenue from selling finished goods	89,235,273,300	71,999,552,787	89,235,273,300	71,999,552,787
Revenue from selling merchandise	3,940,000	185,436,363	3,940,000	185,436,363
Revenue from service	-	20,517,485	-	20,517,485
<b>Total</b>	<b>89,239,213,300</b>	<b>72,205,506,635</b>	<b>89,239,213,300</b>	<b>72,205,506,635</b>
In which, revenue from related parties	44,608,451,067	20,203,348,754	44,608,451,067	20,203,348,754

**6.2. Cost of sales**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Cost of finished goods sold	71,794,570,556	63,210,185,798	71,794,570,556	63,210,185,798
Cost of merchandise sold	3,292,500	-	3,292,500	-
Cost of service	-	15,517,485	-	15,517,485
<b>Total</b>	<b>71,797,863,056</b>	<b>63,225,703,283</b>	<b>71,797,863,056</b>	<b>63,225,703,283</b>

**6.3. Finance income**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Deposit and loan interest	698,464,186	274,836,269	698,464,186	274,836,269
Dividend	-	-	-	-
Others	87,379,000	-	87,379,000	-
<b>Total</b>	<b>785,843,186</b>	<b>274,836,269</b>	<b>785,843,186</b>	<b>274,836,269</b>



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**6.4. Finance expense**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Interest expense	-	211,191,966	-	211,191,966
Reversal of provision for devaluation in trade securities	(2,275,000)	637,100	(2,275,000)	637,100
<b>Total</b>	<b>(2,275,000)</b>	<b>211,829,066</b>	<b>(2,275,000)</b>	<b>211,829,066</b>

**6.5. Selling expense**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Salaries	552,611,928	535,456,230	552,611,928	535,456,230
<b>Total</b>	<b>552,611,928</b>	<b>535,456,230</b>	<b>552,611,928</b>	<b>535,456,230</b>

**6.6. General and administrative expense**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Salaries	2,129,192,831	1,154,987,655	2,129,192,831	1,154,987,655
Reversal of provision for doubtful debts	(60,654,000)	(161,963,705)	(60,654,000)	(161,963,705)
Provisions for doubtful debts	43,750,050	-	43,750,050	-
Others	1,129,373,355	1,150,876,528	1,129,373,355	1,150,876,528
<b>Total</b>	<b>3,241,662,236</b>	<b>2,143,900,478</b>	<b>3,241,662,236</b>	<b>2,143,900,478</b>

**6.7. Other income**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Gains from disposal and sale of fixed assets	581,481,482	10,000,000	581,481,482	10,000,000
Other income	17,423	13,337,506	17,423	13,337,506
<b>Total</b>	<b>581,498,905</b>	<b>23,337,506</b>	<b>581,498,905</b>	<b>23,337,506</b>

**6.8. Other expense**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Administrative penalties, tax penalties	77,803,837	19,803,795	77,803,837	19,803,795
Others	233,737,535	126,234,589	233,737,535	126,234,589
<b>Total</b>	<b>311,541,372</b>	<b>146,038,384</b>	<b>311,541,372</b>	<b>146,038,384</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**6.9. Production and business costs by elements**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Material expense	58,678,293,956	51,382,695,777	58,678,293,956	51,382,695,777
Employee expense	9,838,660,847	4,961,208,342	9,838,660,847	4,961,208,342
Depreciation expense	2,626,531,356	3,091,968,260	2,626,531,356	3,091,968,260
Service expense	4,179,739,512	4,021,258,896	4,179,739,512	4,021,258,896
Other	286,093,408	5,890,945	286,093,408	5,890,945
<b>Total</b>	<b>75,609,319,079</b>	<b>63,463,022,220</b>	<b>75,609,319,079</b>	<b>63,463,022,220</b>

**6.10. Current corporate income tax expense**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Accounting before tax of the year	14,705,151,799	6,240,752,969	14,705,151,799	6,240,752,969
Add: Increasing adjustments	717,904,991	3,557,463,020	717,904,991	3,557,463,020
- Non-deductible expenses	639,904,991	145,538,384	639,904,991	145,538,384
- Remuneration of the Board of Directors and the Supervisory Committee not evolving in execution	78,000,000	78,000,000	78,000,000	78,000,000
- Unrealized revenue arising from fixed asset sale transactions	-	3,333,924,636	-	3,333,924,636
Less: Decreasing adjustments	24,611,705	-	24,611,705	-
- Impact from the sale of fixed assets	13,762,815	-	13,762,815	-
- Losses carried forward from previous year	10,848,890	-	10,848,890	-
Taxable income from business activities	15,398,445,085	9,798,215,989	15,398,445,085	9,798,215,989
- Income from activities eligible for tax incentives	-	(365,393,196)	-	(365,393,196)
- Income from activities not eligible for tax incentives	15,233,371,729	10,151,076,989	15,233,371,729	10,151,076,989
Current corporate income tax rate				
- Non-preferential corporate income tax rate	10%	10%	10%	10%
- Preferential corporate income tax rate	20%	20%	20%	20%
Corporate income tax expense from main business activities	3,046,674,346	2,030,215,398	3,046,674,346	2,030,215,398
- Corporate income tax expense from preferential activities	-	-	-	-
- Corporate income tax expense from non-preferential activities	3,046,674,346	2,030,215,398	3,046,674,346	2,030,215,398
<b>Corporate income tax expense for the current year</b>	<b>3,068,780,592</b>	<b>2,033,942,648</b>	<b>3,068,780,592</b>	<b>2,033,942,648</b>
<i>In which:</i>				
- CIT expense of the current year	3,046,674,346	2,030,215,398	3,046,674,346	2,030,215,398
- Adjusted for tax expense of previous years	22,106,246	3,727,250	22,106,246	3,727,250



# DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### 7. SEGMENT REPORTING

For management purposes, the Group is organised on a nation - wide basis into the following manufacturing sector:

- Selling commercial concrete
- Trading
- Services

For the financial year ending 31/03/2026

	Commercial concrete		Trading		Total	
	Q1- 2026 VND	Q1- 2025 VND	Q1- 2026 VND	Q1- 2025 VND	Q1- 2026 VND	Q1- 2025 VND
<b>Revenue</b>						
External sales	89,235,273,300	71,999,552,787	3,940,000	185,436,363	89,239,213,300	72,205,506,635
<b>Total</b>	<b>89,235,273,300</b>	<b>71,999,552,787</b>	<b>3,940,000</b>	<b>185,436,363</b>	<b>89,239,213,300</b>	<b>72,205,506,635</b>
<b>Result</b>						
Deductions	-	-	-	-	-	-
Cost of sales	71,794,570,556	63,210,185,798	3,292,500	-	71,797,863,056	63,210,185,798
Segment result	17,440,702,744	8,789,366,989	647,500	185,436,363	17,441,350,244	8,974,803,352
Unallocated expenses					3,794,274,164	2,679,356,708
Gross profit					13,647,076,080	6,300,446,644
Finance income					785,843,186	274,836,269
Finance expense					(2,275,000)	211,829,066
Net other income					269,957,533	(122,700,878)
Accounting profit before taxation					14,705,151,799	6,240,752,969
Current corporate income tax expense					3,068,780,592	2,033,942,648
Deferred corporate income tax expense					39,113,359	(666,784,927)
<b>Net profit after taxation</b>					<b>11,597,257,848</b>	<b>4,873,595,248</b>

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES**

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

	Commercial concrete		Trading		Total	
	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND
Segment assets	158,565,830,728	170,812,652,192	-	-	158,565,830,728	170,812,652,192
Unallocated assets	-	-	-	-	77,816,670,842	80,025,469,862
<b>Total assets</b>					<b>236,382,501,570</b>	<b>250,838,122,054</b>
	Commercial concrete		Trading		Total	
	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND
Segment liabilities	43,410,751,403	49,649,411,176	-	-	43,410,751,403	49,649,411,176
Unallocated liabilities	-	-	-	-	10,349,886,646	30,164,105,205
<b>Total liabilities</b>					<b>53,760,638,049</b>	<b>79,813,516,381</b>
	Commercial concrete		Trading		Total	
	Q1- 2026 VND	Q1- 2025 VND	Q1- 2026 VND	Q1- 2025 VND	Q1- 2026 VND	Q1- 2025 VND
Depreciation expense	2,467,813,051	3,091,968,260	-	-	2,467,813,051	3,091,968,260



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**8. RELATED PARTIES**

<u>List of related parties</u>	<u>Relationship</u>
1. Dinco Construction Engineering Joint Stock Company	Shareholders with significant influence
2. Dufago Chu Lai Concrete Joint Stock Company	Subsidiary
3. Rofadi One Member Limited Liability Company	Subsidiary
4. Dufago Concrete One Member Limited Liability Company	Subsidiary
5. Danang Books and School Equipment Stock Company	Share key management personnel
6. FDSG Joint Stock Company	Share key management personnel
7. The Board of Directors and management	Key management personnel

Transactions between the Company and its subsidiaries, which are related parties, have been eliminated in full in consolidation.

At the end of the reporting year, the balances with related parties are as follows:

	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND
Receivable:		
Dinco Engineering and Construction Joint Stock Company	38,363,864,506	28,235,007,000
FDSG Joint Stock Company	51,602,127,152	65,262,592,370
<b>Total</b>	<b>89,965,991,658</b>	<b>93,497,599,370</b>
	As at 31 Mar.2026 VND	As at 01 Jan.2026 VND
Trade payables:		
Danang Books and School Equipment Stock Company	201,600,000	-
<b>Total</b>	<b>201,600,000</b>	<b>-</b>

During the reporting period, the Group has had related party transactions as follows:

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Sale of goods and services:				
Dinco Engineering and Construction Joint Stock Company	26,821,375,358	20,203,348,754	26,821,375,358	20,203,348,754
FDSG Joint Stock Company	17,787,075,709	-	17,787,075,709	-
<b>Total</b>	<b>44,608,451,067</b>	<b>20,203,348,754</b>	<b>44,608,451,067</b>	<b>20,203,348,754</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Purchase of goods:				
Dinco Engineering and Construction Joint Stock Company	2,340,000,000	600,000,000	2,340,000,000	600,000,000
Da Nang Books and School Equipment Joint Stock Company	192,795,660	194,723,527	192,795,660	194,723,527
<b>Total</b>	<b>2,532,795,660</b>	<b>794,723,527</b>	<b>2,532,795,660</b>	<b>794,723,527</b>

Remunerations of the Board of Directors, Supervisory Committee and Internal Audit Committee:

Full name	Position	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Mr. Le Truong Ky	Chairman of the BODs	30,000,000	30,000,000	30,000,000	30,000,000
Ms. Huynh Phuoc Huyen Vy	Deputy chairman of the BODs	18,000,000	18,000,000	18,000,000	18,000,000
Mr. Dang Tien Duc	Member of the BODs	18,000,000	18,000,000	18,000,000	18,000,000
Mr. Nguyen Ngoc Tuan	Member of the BODs	18,000,000	18,000,000	18,000,000	18,000,000
Mr. Le Anh Long	Head of Supervisory Committee	15,000,000	15,000,000	15,000,000	15,000,000
Mr. Chu Van Tuan	Member of Supervisory Committee	9,000,000	9,000,000	9,000,000	9,000,000
Mr. Tran Canh Thanh	Member of Supervisory Committee	9,000,000	9,000,000	9,000,000	9,000,000
Ms. Nguyen Thi Minh Phuong	Member of Internal Audit Committee	9,000,000	9,000,000	9,000,000	9,000,000

Salary, bonuses and other incomes of Management:

Full name	Position	Q1-2026 VND	Q1-2025 VND	The first three months of 2026 VND	The first three months of 2025 VND
Mr. Dang Tien Duc	General Director	164,500,000	163,131,249	164,500,000	163,131,249
Mr. Nguyen Van Trieu	Deputy General Director	81,900,438	81,972,624	81,900,438	81,972,624
Ms. Nguyen Thi Thao	Deputy General Director	67,212,938	65,960,312	67,212,938	65,960,312

**9. EVENTS AFTER THE END OF THE REPORTING YEAR**

There were no significant events arising after the end of the reporting year to the date of the consolidated financial statements.



**Dang Tien Duc**  
General Director  
Da Nang, 25 April 2026

**Nguyen Thi Thao**  
Chief Accountant

**Dao Thi Thanh Mai**  
Preparer