

SONADEZI CORPORATION
DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY
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**FINANCIAL STATEMENT
QUARTER 2/2026**

BALANCE SHEET

As of June 30, 2026

Unit: VND

ASSETS	Code	Notes	End of Period	Beginning of Year
A. CURRENT ASSETS	100		78,252,114,633	25,264,386,519
I. Cash and cash equivalents	110		372,256,912	1,814,779,006
1. Cash	111		372,256,912	1,814,779,006
2. Cash equivalents	112		0	0
II. Short-term financial investment	120		212,392,033	209,331,775
1. Trading securities	121		0	0
2. Provision for decline in value of trading securities (*)	122		0	0
3. Investments held to maturity	123		212,392,033	209,331,775
III. Short-term receivables	130		9,671,606,475	5,111,569,216
1. Short-term receivables from customers	131		10,289,088,090	9,968,366,523
2. Advances to suppliers	132		2,400,430,938	2,024,672,444
3. Short-term internal receivables	133		0	0
4. Receivables according to the progress of construction contracts	134		0	0
5. Other short-term receivables	135		5,220,406,042	1,356,848,844
6. Provision for doubtful short-term receivables	136		(8,238,318,595)	(8,238,318,595)
7. Missing assets awaiting resolution	137		0	0
IV. Inventory	140		31,070,271,419	12,809,164,888
1. Inventory	141		31,070,271,419	12,809,164,888
2. Provision for inventory write-down (*)	142		0	0
V. Other current assets	160		36,925,587,794	5,319,541,634
1. Short-term prepaid expenses	161		5,870,256,392	4,248,777,730
2. Deductible VAT	162		1,902,606,954	474,917,847
3. Tax and other receivables from the State	163		29,152,724,448	595,846,057
4. Government bond buyback transaction	164		0	0
5. Other short-term assets	165		0	0
B. NON-CURRENT ASSETS	200		139,166,146,533	160,921,702,093
I. Long-term receivables	210		15,839,083,324	15,483,483,407
1. Long-term receivables from customers	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Investment in subsidiaries and affiliates	213		0	0
4. Other long-term internal receivables	214		0	0
5. Other long-term receivables	215		15,839,083,324	15,483,483,407
6. Provision for doubtful long-term receivables (*)	216		0	0
II. Fixed assets	220		11,767,211,342	13,033,055,443
1. Tangible fixed assets	221		11,732,211,324	12,993,055,427
- Original cost	222		71,327,587,006	71,009,187,006

ASSETS	Code	Notes	End of Period	Beginning of Year
- Accumulated Depreciation	223		(59,595,375,682)	(58,016,131,579)
2. Financial leased fixed assets	224		0	0
- Original cost	225		0	0
- Accumulated Depreciation	226		0	0
3. Intangible fixed assets	227		35,000,018	40,000,016
- Original cost	228		296,586,100	296,586,100
- Accumulated Amortization	229		(261,586,082)	(256,586,084)
III Investment Properties	240		0	0
- Original cost	241		0	0
- Accumulated Amortization	242		0	0
IV. Work-in-Progress Assets	250		26,471,212,565	25,029,366,318
1. Long-term construction-in-progress	251		-	-
2. Basic construction-in-progress costs	252		26,471,212,565	25,029,366,318
V. Long-term financial investments	260		0	0
1. Investment in subsidiaries	261		0	0
2. Investments in associates and joint-ventures	262		0	0
3. Equity investments in other entities	263		0	0
4. Provisions for long-term financial investments (*)	264		0	0
5. Investments held to maturity	265		0	0
6. Provision for long-term held-to-maturity investments (*)	266		0	0
VI. Other long-term assets	270		85,088,639,302	107,375,796,925
1. Long-term prepaid expenses	271		85,088,639,302	107,375,796,925
2. Deferred income tax assets	272		0	0
3. Long term equipment, supplies and spare parts	273		0	0
4. Other long-term assets	274		0	0
TOTAL ASSETS (280=100+200)	280		217,418,261,166	186,186,088,612

BALANCE SHEET (CONTINUED)

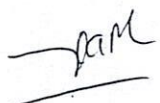
As of June 30, 2026

Unit: VND

TOTAL LIABILITIES AND OWNER'S EQUITY	Code	Notes	End of Period	Beginning of Year
C. LIABILITIES	300		77,662,590,068	48,343,928,060
I. Current liabilities	310		64,710,608,924	35,402,157,080
1. Short-term payables to suppliers	311		21,470,580,650	9,621,058,813
2. Advance payment from customers	312		2,963,699,191	1,551,795,751
3. Taxes and other payables to the State	313			
4. Payables to employees	314		21,081,606,449	20,499,716,359
5. Short-term accrued expenses	315		653,287,258	1,345,640,410
6. Short-term internal payables	316		906,596,954	158,545,455
7. Payables according to the progress of construction contracts	317		0	0
8. Short-term unearned revenue	318		0	0
9. Other short-term payables	319			
10. Short-term borrowings and finance lease liabilities	320		2,187,769,442	1,432,507,447
11. Provision for short term payables	321		15,100,000,000	437,823,865
12. Reward and welfare fund	322		347,068,980	355,068,980
13. Price stabilization fund	323		0	0
14. Government bond buyback transactions	324		0	0
II. Long-term liabilities	330		12,951,981,144	12,941,770,980
1. Long-term payables to suppliers	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term taxes and other payables to the State	333		0	0
4. Long-term accrued expenses	334		0	0
5. Payables for capital contributions	335		0	0
6. Long-term internal payables	336		0	0
7. Long-term deferred revenue	337		0	0
8. Other long-term payables	338		9,716,776,985	9,716,776,985
9. Long-term borrowings and finance lease liabilities	339		0	0
10. Convertible bonds	340		0	0
11. Preferred shares	341		0	0
12. Deferred income tax liabilities	342		0	0
13. Provision for long term payables	343		3,235,204,159	3,224,993,995
14. Scientific and technology development fund	344		0	0
D. OWNER'S EQUITY	400		139,755,671,098	137,842,160,552
1. Owner's contributed capital	411		128,340,000,000	128,340,000,000
- Common shares with voting rights	411A		128,340,000,000	128,340,000,000
- Preferred shares	411B		0	0
2. Share premium	412		32,380,000,000	32,380,000,000
3. Convertible bond options	413		0	0

TOTAL LIABILITIES AND OWNER'S EQUITY	Code	Notes	End of Period	Beginning of Year
4. Other owner's capital	414		0	0
5. Treasury shares (*)	415		0	0
6. Revaluation surplus	416		0	0
7. Foreign exchange differences	417		0	0
8. Development Investment Fund	418		18,205,427,084	18,205,427,084
9. Other funds under owner's equity	419		0	0
10. Retained Earnings	420		(39,169,755,986)	(41,083,266,532)
- Retained Earnings Cumulative to End of Prior Period	420A		(41,083,266,532)	(14,613,482,486)
- Retained Earnings of the Current Period	420B		1. 913,510,546	(26,469,784,046)
TOTAL LIABILITIES AND OWNER'S EQUITY (440=300+400)	440		217,418,261,166	186,186,088,612

Prepared by


Phan Tu Thuy Trang

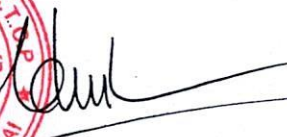
Chief Accountant


Le Thi Hong

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General Director




Tran Anh Dien

INCOME STATEMENT
From April 01, 2026 to June 30, 2026

Unit: VND

	Items	Code	Note	Q2		Cumulative year to date	
				This year	Previous year	This year	Previous year
1.	Revenue from sales of goods and rendering of services	01		3,885,325,878	7,025,834,159	5,807,681,860	13,122,824,740
2.	Revenue deductions	02		0	0	0	0
3.	Net revenue from sales of goods and rendering of services (10=01-02)	10		3,885,325,878	7,025,834,159	5,807,681,860	13,122,824,740
4.	Cost of goods sold	11		6,700,113,055	4,022,899,644	8,375,684,186	8,897,887,159
5.	Gross profit from sales of goods and rendering of (20=10-11)	20		(2,814,787,177)	3,002,934,515	(2,568,002,326)	4,224,937,581
6.	Gain/(Loss) on the sale and disposal of investment	21		0	0	0	0
7.	Financial income	22		3,498,797	2,847,291	3,666,683	15,502,439
8.	Finance costs	23		255,868,494	40,230,418	331,159,551	117,936,683
	- Including: Interest expense	24		255,868,494	40,230,418	331,159,551	117,936,683
9.	Selling expenses	25		8,917,000	53,160,028	41,397,180	131,520,294
10.	General and administrative expenses	26		2,768,769,250	2,503,740,314	5,575,713,272	5,513,471,477
11.	Operating profit (30=20+21+22-(23+25+26))	30		(5,844,843,124)	408,651,046	(8,512,605,646)	(1,522,488,434)
12.	Other income	31		10,470,358,110	406,473,064	10,470,358,110	1,746,121,925
13.	Other expenses	32		3,938,013	12,218,215,822	44,241,918	12,127,619,856
14.	Other profit (40=31-32)	40		10,466,420,097	(11,811,742,758)	10,426,116,192	(10,381,497,931)
15.	Accounting profit before tax (50=30+40)	50		4,621,576,973	(11,403,091,712)	1,913,510,546	(11,903,986,365)
16.	Current corporate income tax expense	51		0	0	0	0
17.	Deferred corporate income tax expense	52		0	0	0	0
18.	Profit after corporate income tax (60=50-51-52)	60		4,621,576,973	(11,403,091,712)	1,913,510,546	(11,903,986,365)
19.	Basic earnings per share (*)	70		0	0	0	0
20.	Diluted earnings per share	71		0	0	0	0

Prepared by


Phan Thu Thuy Trang

Chief Accountant


Lê Thị Hồng



CASH FLOW STATEMENT
(Using the Direct Method)
From April 01, 2026 to June 30, 2026

Unit: VND

Items	Cod es	Not e	Q2	
			This year	Previous year
I. Cash flow from operating activities				
1. Cash received from sales, service provision and other revenue	01		4,408,365,000	10,683,477,711
2. Cash paid to suppliers for goods and services	02		(5,889,292,936)	(13,246,166,685)
3. Cash paid to employees	03		(1,893,282,550)	(3,552,582,420)
4. Interest paid	04		0	(40,230,418)
5. Corporate income tax paid	05		0	0
6. Other cash receipts from operating activities	06		1,869,467,833	2,993,773,671
7. Other cash payment for operating activities	07		(5,596,128,163)	(8,667,246,688)
Net cash flow from operating activities	20		(7,100,870,816)	(11,828,974,829)
II. Cash flows from investing activities				
1. Cash paid for purchase, construction of fixed assets and other long-term assets	21		0	0
2. Cash received from disposal and sale of fixed assets other long-term assets	22		(2,138,013)	(16,666,667)
3. Cash paid for loans, purchase of debt instruments of other entities	23		0	0
4. Cash received from loan collections and resale of debt instruments	24		0	0
5. Cash paid for equity investments in other entities	25		0	0
6. Cash received from equity investments in other entities	26		0	0
7. Interest, dividends, and profit received	27		436,715	0
Net cash flow from investing activities	30		(1,701,298)	(16,666,667)
III. Cash flow from financial activities				
1. Cash received from issuing shares, owner's capital contributions	31		0	0
2. Cash paid for owner's capital withdrawals, repurchase of issued shares	32		0	0
3. Cash received from loans	33		7,300,000,000	0
4. Cash paid for loan principal repayment	34		0	(1,825,053,000)
5. Cash paid for financial lease liabilities	35		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flow from financial activities	40		7,300,000,000	(1,825,053,000)
Net cash flow during the period (50=20+30+40)	50		197,427,886	(13,670,694,496)
Cash and cash equivalents at the beginning of the period	60		174,829,026	14,059,524,106

Effect of exchange rate changes on foreign currency conversion	61		0	0
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		372,256,912	388,829,610

Prepared by


Pham Thi Thuy Trang

Chief Accountant


Le Thi Hong



General Director


Tran Anh Dien

ACCOUNT MOVEMENT BALANCE SHEET

From April 01, 2026 to June 30, 2026

Codes	Items	BEGINNING BALANCE		TRANSACTIONS DURING THE PERIOD		ENDING BALANCE	
		Debit 1	Credit 2	Debit 3	Credit 4	Debit 5	Credit 6
A	B						
111	Cash	37,452,660		2,059,437,867	2,087,568,064	9,322,463	
112	Cash equivalents	137,376,366		13,318,831,681	13,093,273,598	362,934,449	
128	Other short-term investment	209,331,775		3,060,258		212,392,033	
131	Receivables from customers	10,193,279,643	2,598,164,971	4,271,879,220	4,541,604,993	10,289,088,090	2,963,699,191
133	Deductibles VAT	1,805,007,760		483,889,606	386,290,412	1,902,606,954	
136	Internal receivables	13,311,713,488		133,239,993	1,696,237	13,443,257,244	
138	Other receivables	579,459,314	9,165,570,224	4,231,918,042	472,812,444	4,289,771,673	9,116,776,985
141	Advances (detailed by receivers)	1,712,470,165		824,543,088	1,607,378,884	933,297,673	3,663,304
152	Raw materials	19,277,219,461		2,108,709,020	2,474,959,236	18,910,969,245	
153	Instrument & tool	2,100,000		42,805,555	42,805,555	2,100,000	
154	Cost for work-in-process	3,847,634,726		12,627,232,442	14,741,543,610	1,733,323,558	
155	Finished products	5,655,625,066		11,138,746,827	6,370,493,277	10,423,878,616	
211	Tangible fixed assets	71,009,187,006		1,464,925,321	1,146,525,321	71,327,587,006	
213	Intangible fixed assets	296,586,100				296,586,100	
214	Depreciation of fixed assets		59,062,845,072	1,146,525,321	1,940,642,013		59,856,961,764
229	Provision for long term investment devaluation		8,238,318,595				8,238,318,595
241	Capital construction-in-process	25,815,823,581		990,329,206	334,940,222	26,471,212,565	
242	Long-term prepaid expenses	112,992,388,961		13,114,316,818	35,147,810,085	90,958,895,694	
244	Long term collateral & deposit	15,840,083,324				15,840,083,324	
331	Trade payables	2,530,413,119	21,169,761,632	5,688,135,078	6,374,804,771	2,400,430,938	21,726,449,144
333	Taxes and payables to the State	595,846,057	19,848,029,797	36,887,897,185	9,564,595,446	29,152,724,448	21,081,606,449
334	Payables to employees		635,549,683	2,088,482,550	2,106,220,125		653,287,258
335	Accruals		2,957,000,419	4,646,385,629	2,595,982,164		906,596,954
336	Internal payables		13,311,713,488	1,696,237	133,239,993		13,443,257,244
338	Other payables		1,452,142,448	525,917,000	710,775,500		1,637,000,948
341	Long-term borrowings		7,800,000,000	0	7,300,000,000		15,100,000,000
344	Long-term deposits received		894,900,000				894,900,000

Unit: VND

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY
138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province

Tax Code: 3600259352
FORM NO. 5 06 - DN
(Issued under Circular No. 99/2025/TT-BTC dated
October 27, 2025 of the Minister of Finance)

Codes	Items	BEGINNING BALANCE		TRANSACTIONS DURING THE PERIOD		ENDING BALANCE	
		Debit	Credit	Debit	Credit	Debit	Credit
352	Provisions for payables		3,228,839,138		6,365,021		3,235,204,159
353	Bonus and welfare funds		352,068,980	5,000,000			347,068,980
411	Owner's Equity Investment		160,720,000,000				160,720,000,000
414	Investment & development funds		18,205,427,084				18,205,427,084
421	Undistributed earnings	43,791,332,959					1,913,510,546
511	Sales			4,840,025,169	9,461,602,142	41,083,266,532	
515	Financial activities income			3,885,325,878	3,885,325,878		
621	Direct raw materials cost			3,498,797			
622	Direct labor cost			6,370,545,349			
627	General operation cost			1,257,812,125			
632	Cost of goods sold			5,504,747,951			
635	Financial activities expenses			6,701,779,722			
641	Selling expenses			255,868,494			
642	General & administration expenses			8,917,000			
711	Other income			2,883,107,619			
811	Other expenses			10,470,358,110			
911	Evaluation of business results			3,938,013			
				19,199,207,954	19,199,207,954		
	Total	329,640,331,531	329,640,331,531	179,189,036,125	179,189,036,125	340,043,728,605	340,043,728,605

Prepared by

Phạm Thị Thuý Hằng

Chief Accountant

Le Thi Hong



STATUS OF FULFILLMENT OF OBLIGATIONS TO THE GOVERNMENT
From April 01, 2026 to June 30, 2026

Unit: VND

Items	Codes	Opening balance amount	Transactions during the period		Year-to-date (YTD) cumulative balance		Closing balance amount
			Payable amount	Amount paid	Payable amount	Amount paid	
I. Taxes	10	6,220,151,602	9,178,305,034	36,339,822,740	9,532,905,855	37,067,343,645	(20,941,366,104)
1. Value - Added Tax (VAT) on domestic sales	11	0	0	0	0	0	0
2. Value - Added Tax (VAT) on imported goods	12	0	0	0	0	0	0
3. Special consumption tax	13	0	0	0	0	0	0
4. Export / Import tax	14	0	0	0	0	0	0
5. Corporate income tax	15	(595,846,057)	0	0	0	0	(595,846,057)
6. Personal income tax	16	12,845,000	43,862,000	33,425,000	99,821,250	97,871,000	23,282,000
7. Natural resources tax	17	167,360,968	478,584,885	645,945,853	777,226,456	1,309,020,758	0
8. Land & housing tax	18	0	0	0	0	0	0
9. Land rental charges	19	6,635,791,691	4,332,912,829	2,780,628,176	4,332,912,829	2,780,628,176	8,188,076,344
10. Other taxes	20	0	4,322,945,320	32,879,823,711	4,322,945,320	32,879,823,711	(28,556,878,391)
II. Other payables to the State	30	13,032,032,138	0	161,784,033	0	440,550,511	12,870,248,105
1. Surcharges	31	0	0	0	0	0	0
2. Fees, charges	32	1,864,922,797	0	161,784,033	0	440,550,511	1,703,138,764
3. Others	33	11,167,109,341	0	0	0	0	11,167,109,341
Total	40	19,252,183,740	9,178,305,034	36,501,606,773	9,532,905,855	37,507,894,156	(8,071,117,999)

Prepared by

Phạm Thị Thuý Hằng

Chief Accountant

Le Thi Hong



NOTES TO THE FINANCIAL STATEMENTS

Previous period: from April 1, 2025 to June 30, 2025

Current period: from April 1, 2026 to June 30, 2026

I. Characteristics of business operations

1. Form of capital ownership: Joint-stock company

Head office: 138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province

2. Business fields: Sand and stone extraction; construction material manufacturing; land leveling; real estate business.

3. Business activities: Sand and stone extraction; construction materials manufacturing; construction works.

4. Normal operating cycle: 12 months.

5. Characteristics of business activities during the fiscal year affecting the financial statements.

6. Corporate structure: Subordinate units without legal status:

- Dong Nai Concrete Enterprise: Includes 01 concrete station
Ho Nai Concrete Station: Lots E and F, Ho Nai 3 Industrial Cluster, Ho Nai 3 Commune, Trang Bom District, Dong Nai Province
- Tunnel Brick Factory: Phuoc Tan Commune, Bien Hoa City, Dong Nai Province
- Mineral Mining Enterprise:
Tan Cang 5 Quarry: Tan Cang Hamlet, Phuoc Tan Commune, Bien Hoa City, Dong Nai Province
Thien Tan 5 Quarry: Thien Tan Commune, Vinh Cuu District, Dong Nai Province

7. Average number of employees during the fiscal year: 61 employees.

8. Statement on the comparability of information in the financial statements:

The figures presented in the financial statements for this period have been prepared and presented consistently with those of the previous period, ensuring comparability between periods. The comparative information is presented in the Notes to the Company's financial statements.

9. Disclosure of other information in the financial statements in accordance with relevant laws and regulations, such as enterprise law, securities law, etc.

II. Accounting Period and Currency

1. Accounting period: Begins on January 1 and ends on December 31

2. Currency used in accounting: Vietnamese Dong (VND)

III. Accounting Standards and Practices Applied

1. Accounting practices applied: The Company applies the accounting regime prescribed in Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

2. Statement of compliance with accounting standards and practices:

The company complies with Vietnamese Accounting Standards and Practices for preparing and presenting financial statements. During the reporting period, the company implemented new accounting standards and guidelines from the Ministry of Finance.

IV. Accounting Policies

1. Principles for converting financial statements prepared in foreign currencies to Vietnamese Dong

2. Types of exchange rates applied in accounting:

- Exchange rates used in accounting: Exchange rates from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV).
- Exchange rates for recording and re-evaluating assets: Buying exchange rates
- Exchange rates for recording and re-evaluating liabilities: Selling exchange rates
- Exchange rates for other transactions: Buying exchange rates

3. Principles for determining the effective interest rate for discounting cash flows

4. Principles for recognizing cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, savings deposits, deposits for collateral and margin accounts, and short-term investments that are recoverable within three months from the date of investment or investments that have high liquidity.

Highly liquid investments are investments that can be easily converted into specific amounts of cash with minimal risk at the reporting date.

Cash equivalents are determined in accordance with the Vietnamese Accounting Standard "Cash Flow Statements."

5. Principles for accounting financial investments

- Other investments:

Investments classified as "other investments" include those not in subsidiaries, joint ventures, or associates. Other investments are recorded at cost, which includes the purchase price plus any directly related investment costs (if any).

Dividends and profits distributed for periods after the investment date are recognized as financial income at their fair value on the date the entitlement arises.

- Methods for provisioning financial investment impairment:

Provision for long-term financial investment losses is made in accordance with the guidance provided in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2016.

Accordingly, the Company is required to make provisions if the economic entity in which the Company has invested incurs losses (except for planned losses according to the business plan established prior to the investment), with the maximum provision for each investment being equal to the amount of capital invested.

6. Principles of accounting for receivables

- Recognition principles

Receivables are classified as trade receivables, internal receivables, and other receivables based on the following principles: Trade receivables are commercial receivables arising from sales transactions; Intra-company receivables are amounts receivable between a parent company and its subordinate units without independent legal status and operating under dependent accounting. Other receivables are classified as miscellaneous receivables.

Receivables are monitored based on their original term, remaining term as of the reporting date, original currency, and individual counterparties.

Receivables that meet the definition of monetary items denominated in foreign currencies are measured at the actual exchange rate at the end of the period.

Receivables are recorded at the recoverable amount.

- Principles for Provisions for Doubtful Debts:

Provisions are made for overdue receivables or those with clear evidence of non-collection.

Increases or decreases in the balance of the provision for doubtful debts are recorded as administrative expenses in the income statement.

7. Principles of accounting for inventories

- Recognition principle: Inventories are recognized under Vietnamese Accounting Standard No. 02.

- Measurement method: Weighted average method

- Accounting method: Perpetual inventory system

- Method for Provisioning for Inventory Devaluation

At the end of the fiscal year, a provision for inventory devaluation must be made if the net realizable value of the inventory is lower than its cost.

The amount of the inventory devaluation provision is determined as the excess of the inventory's cost over its net realizable value.

Increases or decreases in the provision for inventory devaluation are recorded in the cost of goods sold on the income statement.

The provision for inventory devaluation is made on an item-by-item basis. For unfinished services in progress, the provision is calculated for each type of service with a distinct pricing structure.

8. Principles for recognition and depreciation of fixed assets, finance-leased assets, and investment properties

- Principles for Recognition of Fixed Assets (Tangible, Intangible, Finance-Leased): In accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013.

- Principles for Recognition of Investment Properties: Recognized at cost.

- Depreciation Method for Fixed Assets and Investment Properties: Using the straight-line method over the estimated useful life of the asset.

9. Principles of accounting for prepaid expenses:

Prepaid expenses are classified as short-term prepaid expenses and long-term prepaid expenses based on their original term, primarily including expenses related to the cost of tools and expenses incurred at factories. These expenses are allocated over the prepaid period or the duration in which the economic benefits are expected to be generated.

10. Principles of accounting for liabilities

Liabilities are classified as payables to suppliers, internal payables, and other payables based on the following principle: Payables to suppliers are trade payables arising from transactions involving the purchase of goods, services, or assets, where the buyer and seller are independent parties.

Internal payables are amounts owed between the parent unit and its subordinate units without legal entity status and dependent accounting. Remaining payables are classified as other payables.

Liabilities are monitored based on their original term, remaining term at the reporting date, original currency, and by each counterparty.

Liabilities that meet the definition of monetary items denominated in foreign currencies are revalued at the exchange rates prevailing at the end of the period.

Liabilities are recognized at no less than the amount of the obligation to be settled.

11. Principles of recognition and capitalization of borrowing costs

Capitalization of Borrowing Costs

Borrowing costs that are directly attributable to the acquisition, construction, or production of qualifying assets that take a substantial period of time to be ready for use or sale are capitalized as part of the cost of those assets. Any income generated from the temporary investment of borrowed funds is deducted from the carrying amount of the related asset.

All other borrowing costs are expensed in the income statement when incurred.

12. Principles of recognition of accrued expenses

Accrued expenses are liabilities for goods or services that have been received from suppliers or provided to customers but have not yet been recorded, based on information available at the year-end and estimates derived from historical experience.

When such expenses arise, if there is a discrepancy compared to the previously accrued amount, the accounting records are adjusted to reflect the additional or reduced expense corresponding to the discrepancy.

13. Principles of recognition of equity:

Owner's equity is recognized based on the actual capital contributed by the owner.

Dividends are recognized as a liability on the date they are declared.

Profit Distribution:

Profit after corporate income tax can be distributed to shareholders after being approved by the General Meeting of Shareholders and after setting aside statutory reserves in accordance with the Company's Charter and the regulations of Vietnamese law.

14. Principles and Methods of Revenue Recognition

- Revenue from sales of goods:
Revenue from sales of goods is determined at the fair value of the amounts received or receivable. In most cases, revenue is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer.
- Revenue from provision of services:
Revenue is recognized when the outcome of the transaction can be reliably measured. In cases where the provision of services spans multiple periods, revenue is recognized in each period based on the proportion of work completed as of the balance sheet date for that period.
- Disposal and sale of fixed assets and investment properties:
Income from the liquidation and sale of fixed assets and investment properties is the excess of proceeds from the liquidation and sale over the remaining value of the fixed assets or investment properties including the disposal costs.
- Revenue from Construction Contracts:
When the outcome of a construction contract can be reliably estimated, revenue and expenses associated with the contract are recognized in proportion to the work completed as of the end of the accounting period. When the outcome of a construction contract cannot be reliably estimated, no profit is recognized, even if the total costs incurred for the contract may exceed the total contract revenue.

15. Principles of accounting for cost of goods sold

Cost of goods sold is recognized based on the matching principle with revenue. Expenses exceeding the normal levels of inventory costs are immediately recognized in the cost of goods sold.

16. Principles of accounting for financial expenses:

Interest expenses, including accrued amounts and exchange rate difference losses during the reporting period, are fully recognized in the financial statements.

17. Principles of Accounting for Selling Expenses and General and Administrative Expenses

Selling expenses and general and administrative expenses are fully recognized for all costs incurred during the period.

18. Principles and methods for recognizing current corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate applicable for the current year.

19. Other Accounting Principles and Methods.

V. Additional information for the items presented in the Balance Sheet

Units: VND

1. Cash and equivalents

	30/06/2026	01/01/2026
- Cash in hand	9,322,463	14,983,226
- Demand deposits at banks	362,934,449	1,799,795,780
- Cash equivalents	0	0
TOTAL	372,256,912	1,814,779,006

2. Financial investments

	Fair value	30/06/2026 Book value	Fair value	01/01/2026 Book value
b) Held-to-maturity				
b1) Short-term				
- Term deposits	212,392,033	212,392,033	209,331,775	209,331,775
TOTAL	212,392,033	212,392,033	209,331,775	209,331,775

3. Accounts receivable from customers

	30/06/2026	01/01/2026
a) Short-term account receivables	10,289,088,090	9,968,366,523
- Details of receivables from customers accounting for 10% or more of total customer receivables	1,785,206,998	1,734,122,998
BAO GIA NGOC ONE MEMBER CO., LTD	1,003,289,998	1,003,289,998
CAT VIET CO., LTD	781,917,000	730,833,000
- Other receivables from customers	8,503,881,092	8,234,243,525
b) Long-term account receivables		
- Details of receivables from customers accounting for 10% or more of total customer receivables		
- Other receivables from customers		
c) Receivables from related parties (detailed by each entity)		

4. Advanced payments to suppliers

	30/06/2026	01/01/2026
a) Short-term	2,400,430,938	2,024,672,444
- Details of advances to suppliers accounting for 10% or more of total advances to suppliers	1,522,053,625	968,828,697
NAM KHANG CONSULTING JOINT STOCK COMPANY	196,128,000	196,128,000
SOUTHERN GEOLOGICAL PRODUCTION SCIENTIFIC UNION	174,700,697	174,700,697
SONACONS CONSTRUCTION JOINT STOCK COMPANY	198,000,000	198,000,000
DUC THANH INVESTMENT & TECHNOLOGY JOINT STOCK COMPANY	400,000,000	400,000,000
KIEN ANH PHAT CONSTRUCTION DESIGN CONSULTING LIMITED LIABILITY COMPANY	553,224,928	0
- Other advances	878,377,313	1,055,843,747

5. Other receivables

	Value	30/06/2026 Provision	Value	01/01/2026 Provision
a) Short-term				
- Receivable from employees				
- Deposit, collateral	1,000,000		1,000,000	
- Other receivables	5,219,406,042		1,355,848,844	
TOTAL	5,220,406,042		1,356,848,844	
b) Long-term				
- Receivables from dividends and distributed profits				
- Deposit, collateral	15,839,083,324		15,483,483,407	
TOTAL	15,839,083,324		15,483,483,407	

6. Bad Debts

	Principal value	30/06/2026 Revocable debt value	Principal value	01/01/2026 Revocable debt value
- Total value of receivables and loans that are overdue or not yet overdue but considered difficult to recover	8,692,889,392	454,570,796	8,692,889,392	454,570,796

7. Inventories

	30/06/2026	01/01/2026
- Goods in transit	18,910,969,245	9,762,799,585
- Raw materials	2,100,000	2,100,000
- Tools and Instrument	1,733,323,558	2,235,885,520
- Cost for work in process	10,423,878,616	808,379,783
- Finished products		
- Goods		
- Entrusted goods for sale		
TOTAL	31,070,271,419	12,809,164,888

8. Increase and decrease in tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Other tangible fixed assets	Total
Original Cost of Tangible Fixed Assets						
Year-beginning balance	24,162,734,680	24,861,905,078	9,166,250,089	3,838,334,141	8,979,963,018	71,009,187,006
- Purchases during the year	0	318,400,000	0	0	0	318,400,000
- Completed construction investments	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0
- Transferred to investment properties	0	0	0	0	0	0
- Liquidation and sale of fixed assets	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0
Year-ending balance	24,162,734,680	25,180,305,078	9,166,250,089	3,838,334,141	8,979,963,018	71,327,587,006
Accumulated depreciation						
Year-beginning balance	19,520,127,727	20,643,452,739	7,380,373,680	3,445,034,144	7,027,143,289	58,016,131,579
- Depreciation for the year	536,478,753	548,784,810	301,737,270	36,675,000	155,568,270	1,579,244,103
- Other increases	0	0	0	0	0	0
- Transferred to investment properties	0	0	0	0	0	0
- Liquidation and sale of fixed assets	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0
Year-ending balance	20,056,606,480	21,192,237,549	7,682,110,950	3,481,709,144	7,182,711,559	59,595,375,682
Net book value						
- Year-beginning balance	4,642,606,953	4,218,452,339	1,785,876,409	393,299,997	1,952,819,729	12,993,055,427
- Year-ending balance	4,106,128,200	3,988,067,529	1,484,139,139	356,624,997	1,797,251,459	11,732,211,324

9. Increase, decrease of intangible fixed assets

Items	Computer software	Other intangible fixed assets	Total
Original Cost			
Year-beginning balance	116,586,100	180,000,000	296,586,100
- Purchases during the year	0	0	0
- Internally generated	0	0	0
- Increases from business combinations	0	0	0
- Other increases	0	0	0
- Disposals	0	0	0
- Other decreases	0	0	0
Year-ending balance	116,586,100	180,000,000	296,586,100
Accumulated Amortization	0	0	0
Year-beginning balance	76,586,084	180,000,000	256,586,084
- Amortization for the year	4,999,998	0	4,999,998
- Other increases	0	0	0
- Disposals	0	0	0
- Other decreases	0	0	0
Year-ending balance	81,586,082	180,000,000	261,586,082
Net book value	0	0	0
- Year-beginning balance	40,000,016	0	40,000,016
- Year-ending balance	35,000,018	0	35,000,018

10. Long-term Work in Progress

	30/6/2026	01/01/2026
a) Long-term production and business work in progress.	0	0
b) Construction in progress		
- Purchases	0	0
- Construction	26,471,212,565	25,029,366,318
- Repairs	-	-
TOTAL	26,471,212,565	25,029,366,318
- Detailed projects accounting for ≥10% of total construction-in-progress value	26,471,212,565	25,029,366,318
Tan Cang 5 Quarry	16,225,842,473	15,719,245,833
Tuynel Brick Factory	318,387,520	318,387,520
Concrete batching plant of the Brick Factory	921,338,345	0
Dong nai New Materials Factory	9,005,644,227	8,991,732,965

11. Prepaid expenses

	30/6/2026	01/01/2026
a) Short-term	0	0
- Other expenses	5,870,256,392	4,248,777,730
TOTAL	5,870,256,392	4,248,777,730
b) Long-term		
- Enterprise foundation expenses	0	0
- Expenses incurred from insurance purchase	0	0
- Other expenses	85,088,639,302	107,375,796,925
TOTAL	85,088,639,302	107,375,796,925
- Details for each unit	85,088,639,302	107,275,796,925
Tuynel brick factories	159,303,681	287,297,391
Tan Cang 5 Quarry	48,993,452,568	74,927,652,227
Thien Tan 5 Quarry	35,642,755,009	31,820,440,548
05 tank trucks for lease	293,128,044	240,406,759

12. Payables to Suppliers

	Value	30/6/2026 Payable value	Value	01/01/2026 Payable value
a) Short-term	21,726,449,144	21,726,449,144	9,621,058,813	9,621,058,813
- Detailed Breakdown of Parties Accounting for 10% or More of Total Payables				
MICCO-NAM BO MINING CHEMICAL INDUSTRY CO., LTD	17,020,220,387	17,020,220,387	5,076,958,191	5,076,958,191
HOANG YEN TRADING LIMITED LIABILITY COMPANY	883,378,483	883,378,483	0	0
THE GIOI NHA CONSTRUCTION MATERIAL SUPERMARKET JOINT STOCK	2,818,549,322	2,818,549,322	2,948,982,846	2,948,982,846
	13,318,292,582	13,318,292,582	2,127,975,345	2,127,975,345

COMPANY
KIEN ANH PHAT
CONSTRUCTION
DESIGN
CONSULTING CO.,
LTD.

	0	0	1,738,173,138	1,738,173,138
- Other payables	4,706,228,757	4,706,228,757	4,544,100,622	4,544,100,622
b) Long-term	0	0	0	0
- Other payables				
TOTAL	21,726,449,144	21,726,449,144	9,621,058,813	9,621,058,813

13. Taxes and payables to the State

	01/01/2026	Amount payable during the period	Amounts actually paid or offset during the period	30/6/2026
Taxes payables				
- VAT	0	0	0	0
- Corporate income tax	0	0	0	0
- Personal income tax	21,331,750	99,821,250	97,871,000	23,282,000
- Natural resource tax	531,794,302	777,226,456	1,309,020,758	0
- Land tax and land lease fees	6,635,791,691	4,332,912,829	2,780,628,176	8,188,076,344
- Other taxes (mineral extraction right fee)	0	4,322,945,320	4,322,945,320	0
- Fees, charges	2,143,689,275		440,550,511	1,703,138,764
- Others	11,167,109,341	0	0	11,167,109,341
TOTAL	20,499,716,359	9,532,905,855	8,951,015,765	21,081,606,449

	01/01/2026	Amounts receivable during the period	Amounts offset or actually paid	30/6/2026
Taxes receivables				
- Corporate income tax	595,846,057	0	0	595,846,057
- Other taxes (mineral extraction rights fee)	0	32,879,823,711	4,322,945,320	28,556,878,391
TOTAL	595,846,057	32,879,823,711	4,322,945,320	29,152,724,448

Note: Refund of mineral extraction rights fees retrospectively collected for the 2014–2021 period pursuant to Judgment No. 08/2026/HC-ST dated February 5, 2026, amounting to VND 32,879,823,711.

14. Other payables

	30/6/2026	01/01/2026
a) Short-term		
- Surplus of assets awaiting resolution	0	(
- Trade union funds	36,510,000	(
- Social insurance	261,567,500	(
- Health insurance	46,440,000	(
- Unemployment insurance	20,450,000	(
- Payables related to equitization	0	(
- Short-term deposits and guarantees	294,900,000	294,900,000
- Dividends, profits payable	718,782,448	730,122,448
- Other payables	553,251,000	407,484,995
TOTAL	1,931,900,948	1,432,507,448

b) Long-term

- Long-term deposits and guarantees	600,000,000	600,000,000
- Other payables	9,116,776,985	9,116,776,985
TOTAL	9,716,776,985	9,716,776,985

15. Loans and Financial Lease Obligations

	01/01/2026		During the period		30/06/2026	
	Value	Payable value	Increase	Decrease	Value	Payable value
Short-term loans	437,823,865	437,823,865	15,100,000,000	437,823,865	15,100,000,000	15,100,000,000
Bank loans	437,823,865	437,823,865	0	437,823,865	0	0
Loans from other organizations	0	0	15,100,000,000		15,100,000,000	15,100,000,000
Long-term loans	0	0	0	0	0	0
Bank loans						
Less: Current portion of long-term debt						
TOTAL	437,823,865	437,823,865	15,100,000,000	437,823,865	15,100,000,000	15,100,000,000

16. Provisions for payables

	30/06/2026	01/01/2026
a) Short-term		
-Provision for product warranty		
-Other provisions		
TOTAL		
b) Long-term		
-Provision for product warranty		
-Other provisions (e.g., environmental restoration costs)	3,235,204,159	3,224,993,995
TOTAL	3,235,204,159	3,224,993,995

17. Owner's equity

a. Statement of changes in owner's equity

	Owner's contributed capital	Capital surplus	Development investment fund	Undistributed Profit/Loss	TOTAL
Beginning balance of the year	128,340,000,000	32,380,000,000	18,205,427,084	(14,613,482,486)	164,311,944,598
Profit from the previous year	0	0	0	(26,469,784,046)	(26,469,784,046)
Dividend distribution	0	0	0	0	0
Fund appropriation	0	0	0	0	0
Fund utilization	0	0	0	0	0
Beginning balance of the current year	<u>128,340,000,000</u>	<u>32,380,000,000</u>	<u>18,205,427,084</u>	<u>(41,083,266,532)</u>	<u>137,842,160,552</u>
Profit for the current year	0	0	0	1,913,510,546	1,913,510,546
Dividend distribution	0	0	0	0	0
Capital increase	0	0	0	0	0
Other increase	0	0	0	0	0
Fund appropriation	0	0	0	0	0
Ending balance of the current year	128,340,000,000	32,380,000,000	18,205,427,084	(39,169,755,986)	139,755,671,098

b. Details of owner's contributed capital

	31/03/2026	01/01/2026
SONADEZI CORPORATION		
	46,193,400,000	46,193,400,000
DONG NAI NO. 2 CONSTRUCTION	31,347,370,000	31,347,370,000
NHON TRACH 2 REINFORCED CONCRETE CORPORATION	30,200,000,000	30,200,000,000
DAI VIET SECURITIES INCORPORATION	10,095,000,000	10,095,000,000
Other shareholders	1,504,230,000	10,504,230,000
TOTAL	128,340,000,000	128,340,000,000

c. Shares

	30/06/2026	01/01/2026
Number of shares registered for issuance	12,834,000	12,834,000
Number of common shares issued to the public	12,834,000	12,834,000
Number of common shares outstanding	12,834,000	12,834,000

Par value of outstanding shares VND 10,000/ share

18. Funds of the enterprise

Development
Investment Fund

Beginning balance of the year	18,205,427,084
Appropriated during the year	0
Spent during the year	0
Ending balance of the year	18,205,427,084

19. Items outside the Balance Sheet

	End of year	Beginning of year
Foreign currencies		
USD	0	(
EUR	0	(
	30/06/2026	01/01/2026
Uncollectible debts already resolved	1,660,175,032	1,660,175,032

VI. Supplementary information for the items presented in the Income Statement

(Unit: VND)

1. Total revenue from sales of goods and services	Current period	Previous period
a) Revenue		
- Revenue from sales	3,107,525,878	3,874,926,478
- Reduction in internal sales revenue	0	0
- Revenue from services.	777,800,000	3,150,907,681
TOTAL	3,885,325,878	7,025,834,159
2. Cost of Goods Sold	Current period	Previous period
- Finished goods and merchandise sold	6,104,135,518	2,480,190,369
- Reduction for the cost of finished goods sold internally;	0	0
- Cost of services provided	595,977,537	1,542,709,275
TOTAL	6,700,113,055	4,022,899,644
3. Financial income	Current period	Previous period
- Interest income from deposits and loans;	3,498,797	2,847,291
TOTAL	3,498,797	2,847,291
4. Financial expenses	Current period	Previous period
- Interest expenses;	255,868,494	40,230,418
TOTAL	255,868,494	40,230,418
5. Selling & Administrative Expenses	Current period	Previous period
a) Administrative Expenses	2,768,769,250	2,503,740,314
- Details of expenses accounting for 10% or more of the total general & administrative expenses	2,589,689,963	2,293,549,644
Management staff expenses;	1,243,974,000	1,091,154,500
Taxes, fees, charges	781,283,450	477,926,654
Other cash expenses.	564,432,513	724,468,490
- Other administrative expenses	179,079,287	210,190,670
b) Selling Expenses	8,917,000	53,160,028
- Details of expenses accounting for 10% or more of the total selling expenses	8,917,000	53,160,028

Other cash selling expenses of the Tuynel Brick Factory	0	18,756,850
Selling expenses of the Mineral Center	8,917,000	34,403,178
- Other selling expenses	0	34,403,178

6. Other income	Current period	Previous period
- Gain from disposals of fixed assets	0	406,473,064
- Other items	10,470,358,110	0
TOTAL	10,470,358,110	406,473,064

7. Other expenses	Current period	Previous period
- Residual value of fixed assets and expenses related to the disposal or transfer of fixed assets;	0	288,328,670
- Penalties incurred;	2,138,013	15,176,823
- Other expenses	1,800,000	162,600,988
TOTAL	3,938,013	466,106,481

*Penalties incurred

8. Production and operating costs by nature	Current period	Previous period
- Raw materials expenses	2,914,041,231	2,416,455,255
- Labor expenses	1,257,812,125	1,195,606,648
- Depreciation expenses of fixed assets	400,214,022	277,954,288
- Outsourced service expenses;	303,421,053	270,026,272
- Outsourced service expenses: Concrete Enterprise;	0	0
- Outsourced service expenses: Mineral Center;	35,505,802	20,761,561
- Outsourced service expenses: Tuynel Brick Factory;	267,915,251	249,264,711
- Other cash expenses.	4,540,140,973	4,933,114,024
- Other cash expenses: Concrete Enterprise;	-	153,910,788
- Other cash expenses: Mineral Center;	2,978,257,990	3,482,657,342
- Other cash expenses: Tuynel Brick Factory;	1,147,810,395	1,273,465,604
- Other cash expenses: Company Office.	414,072,588	23,080,290
TOTAL	9,415,629,404	9,093,156,487

9. Corporate income tax	Current period	Previous period
Corporate income tax expenses are calculated based on the taxable income of the current year.	-	-

VII. Additional information on remuneration of the Board of Directors, Board of Management, Key Management Personnel, and Board of Supervisors:

1. Remuneration and income received by the Board of Directors during the year are as follows:

<u>Full name</u>	<u>Position</u>	<u>2026 (VND)</u>
Mr. Truong Viet Hoang Son	Chairman	15,000,000
Mr. Truong Cuong (Dismissed on April 11, 2026)	Member	1,731,000
Mr. Tran Anh Dien	Member	15,000,000
Mr. Huynh Trung Hieu	Member	15,000,000
Mr. Vu Trong Dung	Member	15,000,000
Ms. Huynh Thi Ngoc Huê (Appointed on April 11, 2026)	Member	8,269,000
Total		70,000,000

2. Remuneration and income received by the Board of Management and other Key Management Personnel during the year are as follows:

<u>Full name</u>	<u>Position</u>	<u>2026 (VND)</u>
Mr. Tran Anh Dien	General Director	105.000.000
Mr. Huỳnh Trung Hiếu	Deputy General Director	96.000.000
Ms. Le Thi Hong	Chief Accountant	90.000.000
Total		291.000.000

3. Remuneration and income received by the Board of Supervisors during the year are as follows:

<u>Full name</u>	<u>Position</u>	<u>2026 (VND)</u>
Ms. Ho Thi Minh Tam	Head of the Board	90.000.000
Ms. Nguyen Thi Lien	Member	12.000.000
Ms. Dinh Thi Nhi Uyen	Member	12.000.000
Total		114.000.000

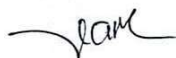
VIII. Supplementary Information on Items Presented in the Cash Flow Statement

- Non-cash transactions that affect future cash flow statements
 - Acquisition of assets through directly related liabilities or financial leasing transactions;
 - Acquisition of businesses through the issuance of shares;
 - Conversion of debt into owner's equity;
 - Other non-cash transactions;
- Cash amounts held by the enterprise that cannot be used.

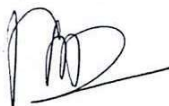
IX. Other Information

- Contingent liabilities, commitments, and other financial information;
- Events occurring after the end of the accounting period;
- Information on related parties (beyond what has been disclosed in the sections above);
- Presentation of assets, revenues, and business results by segment (by business area or geographical region) in accordance with Accounting Standard No. 28 "Segment Reporting"(1);
- Comparative information (any changes in information in financial statements from prior accounting periods);
- Information about assessment of the company's ability to continue as a going concern;
- Other relevant information.

Prepared by


Tran Thi Thuy Trang

Chief Accountant


Le Thi Hong



General Director


Tran Anh Dien