

SONADEZI CORPORATION
DONGNAI PAINT CORPORATION

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Dong Nai, date 13 month 8 year 2026.

FINANCIAL STATEMENT INFORMATION DISCLOSURE

To: Ha Noi Stock Exchange.

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

1. Name: Dong Nai Paint Corporation

- Stock symbol: SDN
- Address: Road 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City.
- Telephone:: 02513. 931.355 Fax: 02513.836.091.
- Email: linh.nguyen@dongnaipaint.com.vn Website: dongnaipaint.com.vn

2. Announcement content:

- The financial statements for the six-month period of 2026.
 - ☒ Separate financial statements (The listed organization has no subsidiaries and the superior accounting unit has no affiliated units).

☐ Consolidated report (listed organization with subsidiaries)

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

- Cases that must be resolved.

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

☐ Yes

☒ No

Explanatory text:

☐ Yes

☐ No

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

☐ Yes

☒ No

Explanatory text:

☐ Yes

☐ No

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

☐ Yes

☒ No

Explanatory text:

☐ Yes

☐ No

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

☐ Yes

☒ No

Explanatory text:

☐ Yes

☐ No

This information was published on the company's website on: August...1.2..., 2026 at the link: <https://dongnaipaint.com.vn>.

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

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

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

Attached documents:

*-The financial statements for
the six-month period of 2026*

General Direct
(Signature, full name) 
 **CHỖ CHỮ CHỮ ĐÓNG**
Nguyễn Đức Nhiên

DONGNAI PAINT CORPORATION

REVIEWED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2026



DONGNAI PAINT CORPORATIONAddress: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

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DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

MANAGEMENT'S REPORT

Management of Dongnai Paint Corporation (hereinafter referred to as "the Company") hereby presents its report and the reviewed financial statements of the Company for the six-month period ended 30 June 2026.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND MANAGEMENT

Members of the Board of Directors during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>
Mr Nguyen Pham Thuyen	Chairperson
Mr Nguyen Duc Nhlen	Vice chairperson
Mr Dao Dinh De	Member (non-execution)
Ms Vu Nguyen Thi Hanh	Member (non-execution)
Ms Dau Khanh Phuong	Member (non-execution)

Members of the Supervisory Committee during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>
Ms Nguyen Thi Chung	Head
Ms Bui Thi Thuy Lien	Member
Ms Trinh Thi Ngoc Huong	Member (non-execution)

Members of management during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>
Mr Nguyen Duc Nhlen	General Director
Mr Nguyen Pham Thuyen	Vice General Director
Mr Pham Quoc Viet	Vice General Director

AUDITOR

The accompanying financial statements were reviewed by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the financial statements of each period which give a true and fair view of the financial position of the Company and the results of its operations and its cash flows. In preparing these financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the financial statements so as to mitigate error or fraud.

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

MANAGEMENT'S REPORT (CONTINUED)

Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and ensure that the financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam. Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the Company has complied with the above requirements in preparing these financial statements.

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 30 June 2026 and the results of its operations and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

For and on behalf of management,



Nguyen Duc Nien
General Director

Dong Nai City, 12 August 2026

RSM Vietnam

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No: 18/2026/SX-RSMHCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

**To: Shareholders
Members of the Board of Directors
Members of Management
DONGNAI PAINT CORPORATION**

We have reviewed the accompanying interim financial statements of Dongnai Paint Corporation (hereinafter referred to as "the Company") prepared on 12 August 2026 as set out from page 05 to page 29, which comprise the statement of financial position as at 30 June 2026 and the income statement and cash-flow statement for the six-month period then ended, and selected notes to the financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

(See the next page)

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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)**Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view of the financial position of Dongnai Paint Corporation as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements.

pp GENERAL DIRECTOR**Lúc Thị Van****Vice General Director**

Audit Practice Registration Certificate:
0172-2023-026-1

RSM Vietnam Auditing & Consulting Company Limited*Ho Chi Minh City, 12 August 2026*

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
A. CURRENT ASSETS	100		59,825,242,620	51,075,213,910
I. Cash and cash equivalents	110		2,629,217,472	5,715,712,022
1. Cash	111	5.1	2,629,217,472	5,715,712,022
II. Current account receivables	130		27,969,372,987	21,777,727,918
1. Trade receivables	131	5.2	27,975,777,111	22,271,554,596
2. Advances to suppliers	132		809,075,028	1,259,025,609
3. Other current receivables	135		1,464,760,042	527,386,907
4. Provision for doubtful debts	136	5.3	(2,280,239,194)	(2,280,239,194)
III. Inventories	140	5.4	29,058,002,023	23,270,897,262
1. Inventories	141		29,115,008,227	23,329,516,338
2. Provision for decline in value of inventories	142		(57,006,204)	(58,619,076)
IV. Other current assets	160		168,650,138	310,876,708
1. Value added tax deductible	162		-	52,118,820
2. Tax and other receivables from the state budget	163	5.8	168,650,138	258,757,888
B. NON-CURRENT ASSETS	200		58,622,045,827	55,072,893,228
I. Non-current account receivables	210		951,153,890	857,200,000
1. Other non-current receivables	215		951,153,890	857,200,000
II. Fixed assets	220		1,073,638,945	772,164,535
1. Tangible fixed assets	221	5.5	1,073,638,945	772,164,535
Cost	222		21,935,880,299	31,414,078,079
Accumulated depreciation	223		(20,862,241,354)	(30,641,913,544)
III. Non-current financial investments	260		701,177,112	701,177,112
1. Investment in other entities	263		819,000,000	819,000,000
2. Provision for non-current investments in other entities	264		(117,822,888)	(117,822,888)
IV. Other non-current assets	270		55,896,075,880	52,742,351,581
1. Non-current prepayments	271	5.6	55,896,075,880	52,653,351,581
2. Deferred income tax assets	272		-	89,000,000
TOTAL ASSETS (280 = 100 + 200)	280		118,447,288,447	106,148,107,138

(See the next page)

STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	300		46,549,597,339	39,328,766,212
I. Current liabilities	310		46,319,597,339	39,098,766,212
1. Trade payables	311	5.7	25,452,522,925	21,396,514,732
2. Advances from customers	312		19,964,533	512,505,547
3. Taxes and amounts payable to the state	314	5.8	382,864,470	127,865,941
4. Payables to employees	315	5.9	2,046,246,913	2,757,898,187
5. Accrued expenses	316		2,691,952,244	738,771,301
6. Other current payables	320		18,500,000	18,500,000
7. Current loans and obligations under finance	321	5.10	13,470,061,184	10,364,465,873
8. Bonus and welfare fund	323	5.11	2,237,485,070	3,182,244,631
II. Non-current liabilities	330		230,000,000	230,000,000
1. Other non-current payables	338		230,000,000	230,000,000
D. OWNER'S EQUITY	400	5.12.1	71,897,691,108	66,819,340,926
1. Owner's contributed capital	411	5.12.2	30,364,360,000	30,364,360,000
Ordinary shares carrying voting rights	411a		30,364,360,000	30,364,360,000
2. Investment and development fund	418	5.12.5	23,610,822,080	22,942,119,888
3. Other reserves	419	5.12.5	1,518,200,000	1,518,200,000
4. Retained earnings	420		16,404,309,028	11,994,661,038
Beginning accumulated retained earnings	420a		11,326,218,407	8,317,058,541
Retained earnings of the current year	420b		5,078,090,621	3,677,602,497
TOTAL RESOURCES (440 = 300 + 400)	440		118,447,288,447	106,148,107,138



Nguyễn Đức Nhiên
General Director

Huỳnh Thị Thanh Hương
Chief Accountant

Nguyễn Thị Việt Hà
Preparer

Dong Nai City, 12 August 2026

INCOME STATEMENT

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS *	Code	Notes	Current period	Previous period
1. Revenue	01	5.14	57,458,473,824	55,868,782,699
2. Deductions	02		1,913,226,206	2,499,999,297
3. Net revenue	10		55,545,247,618	53,368,783,402
4. Cost of sales	11	5.15	42,094,916,532	37,169,847,094
5. Gross profit	20		13,450,331,086	16,198,936,308
6. Finance income	22		5,537,069	3,572,878
7. Finance expense	23	5.16	1,520,252,166	1,701,712,233
Of which, interest expense	24		456,247,950	532,089,311
8. Selling expense	25	5.17	3,524,662,300	3,143,829,712
9. General and administrative expense	26	5.18	6,472,805,616	6,655,265,891
10. Operating profit/(loss)	30		1,938,148,073	4,701,701,350
11. Other income	31	5.19	4,719,927,583	1,962,657,634
12. Other expense	32		208,653,907	263,920,871
13. Net other income/(loss)	40		4,511,273,676	1,698,736,763
14. Accounting profit/(loss) before tax	50		6,449,421,749	6,400,438,113
15. Current corporate income tax expense	51	5.21	1,282,331,128	1,118,618,837
16. Deferred corporate income tax expense	52		89,000,000	222,685,185
17. Net profit/(loss) after tax	60		5,078,090,621	5,059,134,091
18. Basic earnings per share	70	5.12.4	1,371	1,366
19. Diluted earnings per share	71	5.12.4	1,371	1,366



Nguyen Duc Nien
General Director

Huynh Thi Thanh Huong
Chief Accountant

Nguyen Thi Viet Ha
Preparer

Dong Nai City, 12 August 2026

CASH FLOW STATEMENT

(Indirect method)

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxes	01		6,449,421,749	6,400,438,113
2. Adjustment for:				
Depreciation and amortisation	02	5.20	214,931,331	253,252,321
Provisions	03	5.20	(1,612,872)	-
Gains/losses from investment and financing activities	05		(4,403,083,714)	(3,144,774)
Interest expense	06		456,247,950	532,089,311
3. Operating profit /(loss) before adjustments to working capital	08		2,715,904,444	7,182,634,971
Increase or decrease in accounts receivable	09		(6,242,048,139)	(1,812,207,737)
Increase or decrease in inventories	10		(5,785,491,889)	(2,454,481,971)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		4,758,445,486	(2,489,310,817)
Increase or decrease prepaid expenses	12		(3,242,724,299)	758,809,224
Interest paid	14		(456,247,950)	(532,089,311)
Corporate income tax paid	15	5.8	(1,192,223,378)	(1,026,941,927)
Other cash inflows from operating activities	16		-	1,000,000
Other cash outflows from operating activities	17		(944,500,000)	(1,358,556,250)
Net cash from operating activities	20		(10,388,885,725)	(1,731,143,818)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(206,287,850)	(82,823,000)
2. Proceeds from disposals of fixed assets and other long-term assets	22		4,400,000,000	-
3. Interest and dividends received	27		3,083,714	3,144,774
Net cash from investing activities	30		4,196,795,864	(79,678,226)

(See the next page)

CASH FLOW STATEMENT

(Indirect method)

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	5.22	15,248,241,028	17,519,354,800
2. Repayment of borrowings	34	5.23	(12,142,645,717)	(15,280,465,255)
3. Dividends paid	36		-	(1,518,218,000)
Net cash from financing activities	40		3,105,595,311	720,671,545
NET INCREASE/(DECREASE) IN CASH				
(50 = 20+30+40)	50		(3,086,494,550)	(1,090,150,499)
Cash and cash equivalents at beginning of year	60		5,715,712,022	4,588,484,559
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)	70	5.1	2,629,217,472	3,498,334,060



Nguyễn Đức Nhiên
General Director

Huỳnh Thị Thanh Hương
Chief Accountant

Nguyễn Thị Việt Hà
Preparer

Dong Nai City, 12 August 2026

SELECTED NOTES TO THE FINANCIAL STATEMENTS**1. CORPORATE INFORMATION****1.1. Structure of ownership**

Dongnai Paint Corporation (hereinafter referred to as "the Company") – former name is Dongnai Paint Factory – a state-owned enterprise under Dong Nai Department of Industry. On 13 December 1999, the Company was converted into a joint stock company called Dong Nai Paint Corporation in accordance with Enterprise Registration Certificate No. 3600451024 dated 01 March 2000 and other amended certificates thereafter with the latest one dated 17 October 2025 granted by Dong Nai City's Department of Finance.

The charter capital as stipulated in the Enterprise Registration Certificate is VND 30,364,360,000.

The Company's registered head office is road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam.

1.2. Business sector

Manufacturing.

1.3. Operating industry and principal activities

The Company is principally engaged in production and trading of paint products, production of putty (wall putty).

1.4. Normal operating cycle

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

1.5. The Company's structure

The Company's subunits as at 30 June 2026 were as follows:

No	Name	Address
1.	Dongnai Paint Corporation – Long Binh Branch	No. 13, 3A Street, Bien Hoa 2 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam
2.	Dongnai Paint Corporation – Bac Ninh Branch (*)	Yen Phong Industrial Park, Yen Phong Commune, Bac Ninh Province, Vietnam

(*) Bac Ninh Branch has ceased its business operations since 01 September 2024 and is currently in the process of completing the necessary procedures for official dissolution and closure of the branch's tax code.

1.6. The number of employees

The number of employees as at 30 June 2026 was 136 (01 January 2026: 126).

The average number of employees during the reporting period was 130.

2. FINANCIAL YEAR AND REPORTING AND FUNCTIONAL CURRENCY**2.1. Financial year**

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

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**2.2. Reporting and functional currency**

The Company maintains its accounting records in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**3.1. Accounting system**

Effective from the 2026 financial year, the Company has adopted the Vietnamese Corporate Accounting System under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance ("Circular 200") guiding the corporate accounting system.

3.2. Statement of compliance with Vietnamese accounting standards, Vietnamese corporate accounting system

The accompanying financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

3.3. Basis of preparation of the interim financial statement

The interim financial statements for the six-month accounting period ended 30 June 2026 have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

These interim financial statements do not include all the disclosures required for annual financial statements and should therefore be read in conjunction with the Company's financial statements for the financial year ended 31 December 2025.

In preparing these interim financial statements, the Company has focused on presenting significant transactions and events occurring during the reporting period.

3.4. Forms of accounting records

The form of accounting records applied in the Company is the General Journal.

4. ACCOUNTING POLICIES

The accounting policies applied during the period are consistent with those adopted in the preceding period.

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION, THE INCOME STATEMENT, AND THE CASH FLOW STATEMENT**5.1. Cash**

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	420,500,770	350,197,854
Demand deposit (*)	2,208,716,702	5,365,514,168
Total	2,629,217,472	5,715,712,022

(*) Representing deposit at Vietnam Joint Stock Commercial Bank for Industry and Trade.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.2. Current trade receivables**

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade receivables from related parties – Refer to Note 6.6	5,746,680	17,427,312
Trade receivables greater than or equal to 10% of total:		
PPG Viet Nam Company Limited	7,748,710,073	4,135,951,083
Other customers	20,221,320,358	18,118,176,201
Total	27,975,777,111	22,271,554,596

Current trade receivables of at least VND 15 billion have been used as collateral, pledge, or security for loans – Refer to Note 5.10.

5.3. Doubtful debts

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables	2,289,930,132	9,690,938	2,289,930,132	9,690,938

The provisions for doubtful debts are recognised based on available evidence as of the reporting date, including:

- The aging of individual receivable balances;
- Actual recoverability of outstanding amounts; and
- The financial condition of customers.

Management assessed the ability to recover the overdue receivables as low because receivables has been outstanding for many years.

(See the next page)

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.3. Doubtful debts (continued)

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

	As at 30 Jun. 2026				As at 01 Jan. 2026			
	VND				VND			
	Cost	Recoverable amount	Overdue days		Cost	Recoverable amount	Overdue days	
Customers greater than or equal to 10% of total:								
Nguyen Van San Store	1,096,000,000	-	Over 3 years		1,096,000,000	-	Over 3 years	
Minh Khoi Trading & Construction Co., Ltd.	367,017,470	-	Over 3 years		367,017,470	-	Over 3 years	
Other customers	826,912,662	9,690,938	From 2 year – Over 3 years		826,912,662	9,690,938	From 2 year – Over 3 years	
Total	2,289,930,132	9,690,938			2,289,930,132	9,690,938		

5.4. Inventories

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Cost	Provisions	Cost	Provisions
Raw materials	9,437,237,200	(36,501,117)	7,640,492,533	(36,501,117)
Tools and supplies	639,470,675	-	704,943,113	-
Finished goods	18,962,110,030	(20,505,087)	14,909,145,392	(22,117,959)
Merchandise	76,190,322	-	74,935,300	-
Total	29,115,008,227	(57,006,204)	23,329,516,338	(58,619,076)

Minimum inventory value of VND 15 billion has been used as collateral, pledge, or guarantee for loans – Refer to Note 5.10.

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.5. Tangible fixed assets

	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:					
As at 01 Jan. 2026	7,953,820,577	15,666,941,403	7,620,555,554	172,760,545	31,414,078,079
Purchase	-	150,665,000	365,740,741	-	516,405,741
Disposals	(7,757,439,213)	-	(2,237,164,308)	-	(9,994,603,521)
As at 30 Jun. 2026	196,381,364	15,817,606,403	5,749,131,987	172,760,545	21,935,880,299
Accumulated depreciation:					
As at 01 Jan. 2026	7,953,820,577	15,164,080,325	7,362,539,597	161,473,045	30,641,913,544
Depreciation	-	115,316,026	92,865,305	6,750,000	214,931,331
Disposals	(7,757,439,213)	-	(2,237,164,308)	-	(9,994,603,521)
As at 30 Jun. 2026	196,381,364	15,279,396,351	5,218,240,594	168,223,045	20,862,241,354
Net book value:					
As at 01 Jan. 2026	-	502,861,078	258,015,957	11,287,500	772,164,535
As at 30 Jun. 2026	-	538,210,052	530,891,393	4,537,500	1,073,638,945

The amount of period-end net book value as at 30 June 2026 of tangible fixed assets pledged, mortgaged as loan security are VND 619,418,345 and VND 0 -- Refer to Note 5.10.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 19,502,011,061.

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.5. Tangible fixed assets (continued)**

Details of tangible fixed assets in existence during the period are as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND	Remaining useful life
Buildings, structures	196,381,364	196,381,364	-	-
Machinery and equipment	15,817,606,403	15,279,396,351	538,210,052	From 4 months to 67 months
Motor vehicles	5,749,131,987	5,218,240,594	530,891,393	From 12 months to 59 months
Office equipment	172,760,545	168,223,045	4,537,500	4 months
As at 30 Jun. 2026	21,935,880,299	20,862,241,354	1,073,638,945	

Details of tangible fixed assets disposed of during the period are as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND	Profit/Loss
Buildings, structures	7,757,439,213	7,757,439,213	-	3,413,716,587
Motor vehicles	2,237,164,308	2,237,164,308	-	986,283,413
As at 30 Jun. 2026	9,994,603,521	9,994,603,521	-	

5.6. Non – current prepayments

Representing mainly land rental and infrastructure usage costs at Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City with a lease term from 06 June 2022 to 31 May 2065.

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.7. Current trade payables

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	Amount	Payable amount	Amount	Payable amount
	VND	VND	VND	VND
Trade payables to related parties – Refer to Note 6.6	731,840	731,840	-	-
Trade payables greater than 10% of total balance:				
Da Trang Transport and Trading Production Company Limited	2,225,969,504	2,225,969,504	2,199,305,110	2,199,305,110
Other suppliers	23,225,821,581	23,225,821,581	19,197,209,622	19,197,209,622
Total	25,452,522,925	25,452,522,925	21,396,514,732	21,396,514,732

5.8. Taxes and amounts receivable from/payable to the state budget

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	Receivable	Payable	Paid	Payable	Receivable	Payable
	VND	VND	VND	VND	VND	VND
Value added tax (*)	-	282,413,829	621,844,226	904,258,055	-	-
Export, import	-	-	262,526,916	262,526,916	-	-
Corporate income tax	168,650,138	-	1,192,223,378	1,282,331,128	258,757,888	-
Personal income tax	-	100,450,641	170,956,415	143,541,115	-	127,865,941
Total	168,650,138	382,864,470	2,247,550,935	2,592,657,214	258,757,888	127,865,941

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Taxes and amounts receivable from/payable to the state budget (continued)

(*) Of which, output value added tax is detailed as follows:

	As at 30 Jun. 2026 VND	Movement in year VND		As at 01 Jan. 2026 VND
		Paid	Deducted	Payable
Output value added tax	282,413,829	621,844,226	3,945,007,812	4,849,265,867

5.9. Payables to employees

Representing the salary fund for the first six months of 2026 that is still payable to employees as at 30 June 2026.

5.10. Current loans and finance lease liabilities

	As at 30 Jun. 2026 VND		Movements in the period VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Bank loans	13,470,061,184	13,470,061,184	15,248,241,028	12,142,645,717	10,364,465,873	10,364,465,873

Representing current loans in VND at Vietnam Joint Stock Commercial Bank for Industry and Trade with the term not exceeding 06 months, the credit limit is VND 30 billion and the interest rate for each loan on the debt receipt from 7,3% to 8,0% per year, the purpose of the loan is to supplement the Company's working capital and serve its production and business, secured by the following collaterals:

- Fixed assets with cost and residual value as at 30 June 2026 are VND 619,418,345 and VND 0, respectively – Refer to Note 5.5;
- Total value of inventory with a minimum maintaining level of VND 15 billion – Refer to Note 5.4;
- Rights to trade receivables that have been and/or will be formed in the future with a minimum value of VND 15 billion – Refer to Note 5.2.

The Company was in compliance with all loan covenants as at the reporting date.

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.11. Bonus and welfare fund**

	Current period VND	Previous period VND
As at 01 Jan.	3,182,244,631	4,003,158,936
Other increase	-	1,000,000
Reversal	(259,561)	-
Using in period	(944,500,000)	(1,358,556,250)
As at 30 Jun	2,237,485,070	2,645,602,686

(See the next page)

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.12. Owner's equity

5.12.1. Changes in owner's equity

	Owner's contributed capital VND	Development investment fund VND	Items of owner's equity Other contributed capital VND	Retained earnings VND	Total VND
As at 01 Jan. 2025	30,364,360,000	21,270,364,407	1,518,200,000	13,782,643,341	66,935,567,748
First six months of previous year's profits	-	-	-	5,059,134,091	5,059,134,091
Dividend for the year 2024 – Phase 1	-	-	-	(1,518,218,000)	(1,518,218,000)
As at 30 Jun. 2025	30,364,360,000	21,270,364,407	1,518,200,000	17,323,559,432	70,476,483,839
Last six months of previous year's profits	-	-	-	1,627,887,832	1,627,887,832
Distributed Development investment fund for the year 2025	-	1,671,755,481	-	(1,671,755,481)	-
Distributed Bonus and welfare fund for the year 2025	-	-	-	(1,337,663,945)	(1,337,663,945)
Dividend for the year 2024 – Phase 2	-	-	-	(3,947,366,800)	(3,947,366,800)
As at 01 Jan. 2026	30,364,360,000	22,942,119,888	1,518,200,000	11,994,661,038	66,819,340,926
First six months of current year's profits	-	-	-	5,078,090,621	5,078,090,621
Additional distribution to the Development investment fund for the year 2025 (*)	-	668,702,192	-	(668,702,192)	-
Reversal of distribution to the Bonus and welfare fund for the year 2025 (*)	-	-	-	259,561	259,561
As at 30 Jun. 2026	30,364,360,000	23,610,822,080	1,518,200,000	16,404,309,028	71,897,691,108

(*) The additional distribution to the Development investment fund and the reversal of the distribution to the Bonus and welfare fund for the year 2025 comparing with the amounts provisionally distributed in the year 2025, were made in accordance with Resolution of the Annual General Meeting of Shareholders No. 02/NQ-SDN/ĐHCD2026 dated 22 April 2026.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.12.2. Details of owners' equity**

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Sonadezi Corporation	9,110,880,000	9,110,880,000
Petrolimex International Trading Joint Stock Company	3,303,800,000	3,303,800,000
Capital contributed by others	17,949,680,000	17,949,680,000
Total	30,364,360,000	30,364,360,000

5.12.3. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of shares registered for issue	3,036,436	3,036,436
Number of shares sold to public	3,036,436	3,036,436
Number of shares outstanding	3,036,436	3,036,436

Par value per outstanding share: VND 10,000 per share.

5.12.4. Basic and diluted earnings per share

	Current period VND	Previous period VND
Profit after tax attributable to ordinary share holders	5,078,090,621	5,059,134,091
Provisional appropriation to Bonus and welfare fund (*)	(914,056,312)	(910,644,136)
Earnings for the purpose of calculating basic and diluted earnings per share	4,164,034,309	4,148,489,955
Weighted average number of ordinary shares outstanding during the year	3,036,436	3,036,436
Basic and diluted earnings per share	1,371	1,366

(*) As at the reporting date, the Company estimated the distribution to the Bonus and welfare fund at a rate of 18% of profit after tax for the year 2026 and 18% of profit after tax for the year 2025 according to Resolution of the Annual General Meeting of Shareholders No. 02/NQ-SDN/ĐHCĐ2026 dated 22 April 2026.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.12.5. Corporate funds

	Development investment fund VND	Other funds VND
As at 01 Jan. 2026	22,942,119,888	1,518,200,000
Transfers to	668,702,192	-
As at 30 Jun. 2026	23,610,822,080	1,518,200,000

5.13. Off statement of financial position items

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Leased assets:		
Total minimum amount of irrevocable operating leases classified by term		
Within one year	5,822,868,972	5,847,090,878
Later than one year but within five years	1,568,907,031	4,498,127,312
Total	7,391,776,003	10,345,218,190

5.14. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Sale of finished goods and merchandise	47,529,001,751	42,228,122,645
Sale of paint processing	9,929,472,073	13,640,660,054
Total	57,458,473,824	55,868,782,699
Of which revenue from selling goods to related parties – Refer to Note 6.6	141,252,925	113,696,850

5.15. Cost of sales

	Current period VND	Previous period VND
Cost of finished goods and merchandise sold	34,153,411,086	27,875,268,805
Cost of paint processing	7,941,505,446	9,294,578,289
Total	42,094,916,532	37,169,847,094

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.16. Finance expense**

	Current period VND	Previous period VND
Payment discounts	1,060,837,866	1,145,069,430
Interest expense	456,247,950	532,089,311
Losses from exchange differences	3,166,350	24,553,492
Total	1,520,252,166	1,701,712,233

5.17. Selling expense

	Current period VND	Previous period VND
Material and packaging expense	692,940,727	532,424,019
Depreciation expense	28,985,123	40,263,181
Trade promotion expenses	911,775,300	957,992,516
Rendered services expenses	345,210,617	248,673,729
Sundry expenses in cash	1,545,750,533	1,364,476,267
Total	3,524,662,300	3,143,829,712

5.18. General and administrative expense

	Current period VND	Previous period VND
Employee expense	2,790,060,208	3,038,399,324
Material expense	273,615,895	247,290,428
Office stationery expense	98,729,803	114,955,684
Depreciation expense	92,143,182	92,143,182
Taxes, fees and charge	61,404,261	62,964,625
Rendered services expense	273,254,136	261,270,820
Infrastructure usage expense	758,809,224	758,809,224
Sundry expenses in cash	2,124,788,907	2,079,432,604
Total	6,472,805,616	6,655,265,891

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.19. Other income

	Current period VND	Previous period VND
Income from disposal of fix asset	4,400,000,000	-
Income from warehouse leasing and management	-	1,621,441,764
Income from surplus materials and goods	207,419,697	233,412,964
Other income	112,507,886	107,802,906
Total	4,719,927,583	1,962,657,634

Other income increased significantly during the period mainly due to the Company's disposal of fixed assets at its Bien Hoa 1 Industrial Park plant after relocation.

5.20. Production and business costs by element

	Current period VND	Previous period VND
Material expenses	33,087,775,814	26,987,155,662
Employee expense	11,164,555,767	12,859,051,374
Depreciation expense	214,931,331	253,252,321
Provision for doubtful debts	(1,612,872)	-
Rendered services expenses	7,947,755,345	5,867,249,524
Sundry expenses in cash	3,731,943,701	3,513,323,496
Total	56,145,349,086	49,480,032,377

5.21. Current corporate income tax expense

CIT expense calculated on the taxable income of the current period is determined as follows:

	Current period VND	Previous period VND
Accounting profit before taxation for the period	6,449,421,749	6,400,438,113
Add: Adjustments according to CIT law	407,233,890	306,082,000
Less: Adjustments according to CIT law	(445,000,000)	(1,113,425,926)
Taxable income from business activities	6,411,655,639	5,593,094,187
Current CIT rate	20%	20%
Current CIT expense from business activities	1,282,331,128	1,118,618,837
Current CIT expense for the period	1,282,331,128	1,118,618,837

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.21. Current corporate income tax expense (continued)**

The adjustments for the increases (decreases) in the taxable income represent mainly non – tax – deductible items as regulated by CIT law when calculating CIT:

- Expenses without invoices and vouchers;
- Accrual expenses without invoice;
- Remuneration of non-operational Board of Directors.

Current corporate income tax expense for the period is estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

5.22. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	15,248,241,028	17,519,354,800

5.23. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	(12,142,645,717)	(15,280,465,255)

6. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD**6.1. Seasonal or cyclical business operations**

The Company's operations are not significantly affected by seasonal or cyclical factors. Accordingly, the interim operating results reasonably reflect the operating trends for the full financial year.

6.2. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence

During the reporting period, the Company recorded certain unusual items that are non-recurring in nature and do not arise from the Company's ordinary business activities, as follows:

During the period, the Company disposed of certain fixed assets that were no longer in use and recognised a gain on disposal amounting to VND 4,400,000,000. This transaction was non-recurring in nature and did not arise in the ordinary course of the Company's business activities.

6.3. Effect of changes in accounting estimates recognised in prior periods

The Company determined that there were no changes in accounting estimates recognised in prior periods that had a material effect on the current interim financial statements.

6.4. Going concern assumption

Management has assessed that the Company has adequate resources to continue in operational existence for the foreseeable future and has neither the intention nor the need to liquidate, cease operations, or significantly curtail the scale of its activities. Accordingly, these interim financial statements have been prepared on a going concern basis.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6.5. Segment reporting**

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

- Manufacturing of paints and coatings;
- Paint processing.

For the six-month period ended 30 June 2026:

	Paint production		Paint processing		Total	
	Current period VND	Previous period VND	Current period VND	Previous period VND	Current period VND	Previous period VND
Revenue						
External sales	45,615,775,545	42,228,122,645	9,929,472,073	13,640,660,054	55,545,247,618	53,368,783,402
Total	45,615,775,545	42,228,122,645	9,929,472,073	13,640,660,054	55,545,247,618	53,368,783,402
Result						
Segment result	3,098,720,341	4,281,033,002	354,142,829	2,118,807,703	3,452,863,170	6,399,840,705
Finance income					5,537,069	3,572,878
Finance expense					(1,520,252,166)	(1,701,712,233)
Other income					4,719,927,583	1,962,657,634
Other expense					(208,653,907)	(263,920,871)
Profit before tax					6,449,421,749	6,400,438,113
Current income tax					(1,282,331,128)	(1,118,618,837)
Deferred income tax					(89,000,000)	(222,685,185)
Net profit					5,078,090,621	5,059,134,091

DONGNAI PAINT CORPORATION

Address: Road No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.5. Segment reporting (continued)

Other information

	Paint production		Paint processing		Total	
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Segment assets	49,875,087,106	41,010,915,399	7,804,708,297	4,296,512,582	57,679,795,403	45,307,427,981
Unallocated assets					60,767,493,044	60,840,679,157
Total assets					118,447,288,447	106,148,107,138
	Paint production		Paint processing		Total	
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Segment liabilities	38,942,548,642	32,273,486,152	-	-	38,942,548,642	32,273,486,152
Unallocated liabilities					7,607,048,697	7,055,280,060
Total liabilities					46,549,597,339	39,328,766,212
	Paint production		Paint processing		Total	
	Current period VND	Previous period VND	Current period VND	Previous period VND	Current period VND	Previous period VND
Cost of purchasing assets	214,855,850	82,823,000	-	-	214,855,850	82,823,000
Depreciation expense	174,383,006	198,158,983	40,548,325	55,093,338	214,931,331	253,252,321

The Company primarily operates only in Dong Nai City, Vietnam. Other activities are insignificant and do not result in materially different risks and returns. Accordingly, the Company has one geographical segment and therefore does not present separate segment information in accordance with VAS 28 – Segment Reporting.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6.6. Related parties**

<u>List of related parties</u>	<u>Relationship</u>
1. Sonadezi Corporation	Significant influence shareholder
2. Sonadezi Environment Joint Stock Company	Fellow company
3. Sonadezi Services Joint Stock Company	Fellow company
4. Dong Nai Water Joint Stock Company	Fellow company
5. Sonadezi Long Binh Joint Stock Company	Fellow company
6. Phuong Dong Company Limited	The company has the same key management personnel
7. Board of Directors, management, Supervisory Committee and other management personnels	Key management personnel

Related party transactions are conducted on normal commercial terms and conditions, unless otherwise disclosed.

The Company's management believes that these transactions do not give rise to any significant risks to the Company.

Receivables from and payables to related parties:

- Are unsecured by collateral;
- Bear no interest;
- Have payment terms within 7 to 10 days from the invoice date;
- Relate to the sale and purchase of goods/services.

The Company's management considers that these transactions are conducted in the best interests of the Company.

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

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade receivables - Refer to Note 5.2:		
Phuong Dong Company Limited	5,746,680	17,427,312
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade payables - Refer to Note 5.7:		
Dong Nai Water Joint Stock Company	(731,840)	-

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.6. Related parties (continued)

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

	Current period VND	Previous period VND
Sale of goods - Refer to Note 5.14:		
Phuong Dong Company Limited	141,252,925	113,696,850
	Current period VND	Previous period VND
Purchasing goods and receiving services:		
Dong Nai Water Joint Stock Company	6,034,000	77,587,500
Sonadezi Enviroment Joint Stock Company	14,640,000	18,960,000
Sonadezi Long Binh Joint Stock Company	20,228,500	-
Sonadezi Services Joint Stock Company	13,107,300	15,108,312
Total	54,009,800	111,655,812

Salaries, remunerations and other benefits of the Board of Directors, Supervisory Committee and management are as follows:

Full name	Position	Current period VND	Previous period VND
Mr Nguyen Pham Thuyen	Chairperson cum Vice General Director	249,697,000	271,918,000
Mr Nguyen Duc Nhlen	Vice chairperson cum General Director	268,710,000	302,731,000
Mr Dao Dinh De	Member of the Board of Directors	53,996,000	47,596,000
Ms Vu Nguyen Thi Hanh	Member of the Board of Directors	53,996,000	47,596,000
Ms Dau Khanh Phuong	Member of the Board of Directors	50,496,000	16,665,000
Mr Pham Quoc Viet	Vice General Director	171,291,000	60,930,000
Ms Nguyen Thi Chung	Head of Supervisory Committee	50,496,000	16,665,000
Ms Bui Thi Thuy Lien	Member of Supervisory Committee	92,641,000	25,848,000
Ms Trinh Thi Ngoc Huong	Member of Supervisory Committee	30,598,000	25,848,000
Ms Huynh Thi Thanh Huong	Chief Accountant	140,723,000	181,723,000
Total		1,162,644,000	997,520,000

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6.7. Commitment under operating leases**

The Company holds offices subject to operating leases. The leases are for an average period of 02 years, with fixed rentals over the same period:

	Current period VND	Previous period VND
Operating lease revenue recognised during the period	2,946,766,205	150,552,108
As at 30 June 2026, the Company has amounts of minimum lease payments under non-cancellable operating leases that fall due as follows:		
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Within one year	5,822,868,972	5,847,090,878
Later than one year but within five years	1,568,907,031	4,498,127,312
Total	7,391,776,003	10,345,218,190

6.8. Other commitment

As of the reporting date, other than the commitments disclosed elsewhere in these financial statements, the Company had no other material contingent obligations or commitments.

6.9. Events after the end of the reporting period

There have been no significant events occurring after the end of the reporting period that require adjustment to the financial statements.



Nguyen Duc Nien
 General Director

Huynh Thi Thanh Huong
 Chief Accountant

Nguyen Thi Viet Ha
 Preparer

Dong Nai City, 12 August 2026