DIC INVESTMENT AND TRADING JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Hapiness
No: 101 /2026/CBTT-DIC	*Ho Chi Minh City, November 10, 2026*

DISCLOSURE OF ANNUAL FINANCIAL STATEMENTS INFORMATION

To: Ha Noi Stock Exchange.

Pursuant to the Clause 3, Article 14 of Circular No.96/2020/TT-BTC 16 November 2020 the Ministry of Finance providing guidelines on the disclosure of information on securities market, DIC Investment and trading Joint Stock Company disclosures the financial statements information for the 3nd quarter of 2026 at the Hanoi Stock Exchange:

1. **Name of company: DIC Investment and Trading Joint Stock Company**

- Stock symbol: DIC
- Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City.
- Tel: 028.39311966 Fax: 028.38439279
- E-mail: info@dic-intranco.vn Website: http://dic-intraco.vn

2. **Contents of information disclosure:**

- Financial statements for the 3nd quarter of 2026

☐ Separate financial statements (The listed company has no subsidiaries, and the superior accounting unit has affiliated units);

☐ Consolidated financial statements (The listed company has subsidiaries);

☑ Combined financial statements (The listed company has an affiliated accounting unit organized with its own accounting apparatus);

- Cases subject to explanation of causes:

+ The audit firm gives an opinion that is not an unqualified opinion on the financial statements (for financial statements audited 2025):

☐ Yes ☐ No

Explanation document in cases of tick Yes:

☐ Yes ☐ No

M.S.D.N: 0302979484 CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ THƯƠNG MẠI DIC Q. PHÚ NHUẬN - T.P HỒ

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ THƯƠNG MẠI DIC
Ký ngày: 11/11/2026 16:40:41

+ Profit after tax in the reporting period differed by 5% and above before and after the audit, carrying forward losses to profits or vice versa (for financial statements audited 2025).

☐ Yes ☐ No

Explanation document in cases of tick Yes:

☐ Yes ☐ No

+ Profit after corporate income tax in the reporting period differed by 10% and above compared with the same period reported last year:

☑ Yes ☐ No

Explanation document in cases of tick Yes:

☑ Yes ☐ No

+ The after-tax profit for the reporting period recorded a loss, transitioning from a profit in the same period of the previous year to a loss in the current period or vice versa?

☐ Yes ☑ No

Explanation document in cases of tick Yes:

☑ Yes ☐ No

This information has been published on the company's website on: ..... at via: http://dic-intraco.vn/vi/quan-he-co-dong.html.

Attachments:

- *Financial statements for the 3nd quarter of 2026;*
- *Explanation document*

CHAIRMAN OF THE BOARD OF DIRECTORS

M.S.D.N: 0302979487 - C.T.C.P. - CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ THƯƠNG MẠI DIC - Q.PHÚ NHUẬN - T.P HỒ CHÍ MINH

Phó Tổng Giám Đốc

Nguyễn Anh Kiệt

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY
DIC - INTRACO

CONSOLIDATED FINANCIAL STATEMENTS

Third quarter of the fiscal year 2026

HO CHI MINH CITY, OCTOBER 2026

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY
Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City
Telephone: 083 9311966, fax: 083 8439279

Form No. B01-DN

(Issued under Circular 43/2026/TT-BTC dated April 20, 2026 by the Minister of Finance)

FINANCIAL STATEMENTS

As at 30 September 2026

STATEMENT OF FINANCIAL POSITION

Unit: VND.

Items	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
A . CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150)	**100**		**940.084.348.724**	**973.779.424.173**
I. Cash and cash equivalents	**110**		**2.292.620.119**	**1.324.875.011**
1. Cash	111	V.01	2.292.620.119	1.324.875.011
2. Cash equivalents	112		-	-
II. Short-term financial investments	**120**	V.02	-	-
1. Trading securities	121		-	-
2. Allowances for impairment of trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123		-	-
4. Allowance for impairment of short-term held-to-maturity inv	124		-	
5. Other short-term investments	125		-	
6. Allowances for impairment of other short-term investments (	126		-	
III. Short-term receivables	**130**		**748.825.851.902**	**778.124.603.822**
1. Short-term trade receivables	131		304.527.770.683	302.857.880.572
2. Short-term advances to suppliers	132		228.671.352.781	271.052.773.062
4. Receivables according to the progress of construction contra	134		-	-
6. Other short-term receivables	136	V.03	244.948.930.335	233.940.670.886
7. Allowances for short-term doubtful debt (*)	137		(29.322.201.897)	(29.726.720.698)
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	**140**		**168.898.222.117**	**168.898.222.117**
1. Inventories	141	V.04	168.898.222.117	168.898.222.117
2. Allowance for inventory impairment (*)	142		-	-
V. Short-term biological assets	**150**		-	
1. Short-term livestock for one-time harvest	151		-	
2. Short-term seasonal crops or crops for one-time harvest	152		-	
3. Allowance for impairment of short-term biological assets (*)	153		-	
VI. Other current assets	**160**		**24.065.223.315**	**25.431.723.223**
1. Short-term allocation pending cost	161		4.379.852.933	4.449.340.447

2. VAT deductibles	162		19.301.337.815	20.878.890.521
3. Taxes and other receivables from the State budget	163		384.032.567	103.492.255
4. Purchase and resale of government bonds	164		-	-
5. Other current assets	165		-	-
B. NON- CURRENT ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260)	**200**		**129.554.539.571**	**155.057.288.154**
I. Long-term receivables	**210**		**9.300.000**	**9.300.000**
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
6. Other long-term receivables	215		9.300.000	9.300.000
7. Allowances for long-term doubtful debt (*)	216		-	-
II. Fixed assets	**220**		**52.407.657.641**	**70.251.508.869**
1. Tangible fixed assets	221	V.08	52.407.657.641	70.251.508.869
- Cost	222		240.295.251.333	273.881.614.970
- Accumulated depreciation	223		(187.887.593.692)	(203.630.106.101)
2. Finance leasing assets	224	V.09	-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	-	-
- Cost	228		-	-
- Accumulated depreciation	229		-	-
III. Long-term biological assets	**230**		-	
1. Livestock for recurring produce	231		-	
a) Immature livestock for recurring produce	232		-	
b) Mature livestock for recurring produce	233		-	
- Cost	234		-	
- Accumulated depreciation	235		-	
2. Long-term livestock for one-time harvest	236		-	
3. Long-term seasonal crops or crops for one-time harvest	237		-	
4. Allowance for impairment of long-term biological assets (*)	238		-	
IV. Investmentproperties	**240**	V.12	-	-
- Cost	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term assets in progress	**250**		**2.931.895.342**	**2.931.895.342**
1. Cost for work in process	251		-	-
2. Construction in progress	252		2.931.895.342	2.931.895.342
VI. Long-term investments	**260**		**68.155.818.056**	**68.145.933.590**
1. Investments in subsidiaries	261		-	-

2. Investments in joint-ventures, associates	262		36.433.118.056	36.423.233.590
3. Other long-term investments	263	V.13	31.722.700.000	31.722.700.000
4. Allowance for impairment of long-term investments in other	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for impairment of long-term held-to-maturity inv	266		-	
VII. Other long-term assets	**270**		**6.049.868.532**	**13.718.650.353**
1. Short-term allocation pending cost	271	V.14	6.049.868.532	12.044.364.318
2. Deferred income tax assets	272	V.21	-	1.674.286.035
3. Long term equipment, supplies and spare parts	273	V.21	-	-
4. Other long-term assets	274		-	-
5. Goodwill	279		-	-
TOTAL ASSETS (208=100+200)	**280**		**1.073.636.457.024**	**1.128.836.712.327**

Items	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
A. LIABILITIES (300 = 310 + 320)	**300**		**1.135.861.307.245**	**1.185.917.402.975**
I. Current liabilities	**310**		**1.135.377.370.854**	**1.185.895.026.327**
1. Short-term trade payables	311		92.648.888.370	94.370.853.554
2. Short-term advances from customers	312		47.028.680.390	45.980.852.514
3. Dividends and profit payable	313		-	
4. Short-term taxes and amounts payable to State budget	314	V.16	6.007.544.108	4.588.553.740
5. Payables to employees	315		643.312.703	1.129.304.971
6. Short-term accrued expenses	316	V.17	413.436.074.509	379.988.486.420
8. Payables based on agreed progress of construction contract	318		-	-
9. Short-term deferred revenue	319		-	-
10. Other short-term payables	320	V.18	10.124.989.006	60.536.905.530
11. Short-term loans and finance lease liabilities	321	V.18	565.435.167.518	599.278.169.598
12. Provision for short term payables	322		-	-
13. Bonus and welfare fund	323		52.714.250	21.900.000
14. Price stabilization fund	324		-	-
15. Purchase and resale of government bonds	325		-	-
II. Long-term liabilities	**330**		**483.936.391**	**22.376.648**
1. Long-term supplier payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to State budget	333		-	
4. Long-term accrued expenses	334		-	-
6. Long-term deferred revenue	337	V.19	-	-
8. Other long-term payables	338		483.936.391	22.376.648
9. Long-term loans and finance lease liabilities	339	V.20	-	-

Items	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
10. Convertible bonds	340	V.20	-	-
11. Preference shares	341	V.20	-	-
12. Deferred income tax	342	V.21	-	-
13. Provision for long term payables	343		-	-
14. Scientific and technological development fund	344		-	-
B. EQUITY (400 = 410 + 420)	**400**		**(62.224.850.221)**	**(57.080.690.648)**
I. Owner's equity	**410**		**(62.224.850.221)**	**(57.080.690.648)**
1. Owners' contributed capital	411	V.22	265.858.400.000	265.858.400.000
- Ordinary shares with voting rights	411a	V.22	265.858.400.000	265.858.400.000
- Preference shares	411b	V.22	-	-
2. Share premium	412		1.397.230.362	1.397.230.362
3. Conversion options on bond	413		-	
4. Other owner's fund	414		-	
5. Treasury shares (*)	415		(7.753.693.833)	(3.694.761.833)
6. Differences upon asset revaluation	416		-	
7. Exchange differences	417		-	
8. Investment and development funds	418		4.377.229.506	4.377.229.506
9. Other equity funds	419		-	-
10. Undistributed post-tax profits	420		(323.786.154.102)	(326.364.374.237)
- Undistributed post-tax profits accumulated by the end of th	420a		(325.713.695.531)	(327.391.815.910)
- Undistributed post-tax profits of current period	420b		1.927.541.429	1.027.441.673
11. Non-controlling interest	429		(2.317.862.154)	1.345.585.554
			-	
TOTAL RESOURCES	**600**		**1.073.636.457.024,0**	**1.128.836.712.327,0**

30 October 2026

Prepared by	Chief Accountant	General Director
BUI PHAN QUYNH BAO	NGUYEN ANH KIET	NGUYEN ĐUC HAI

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY
Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City
Telephone: 083 9311966, fax: 083 8439279

Form No. B02a-DN
(Issued under Circular 45/2026/TT-BTC dated April 20, 2026 by the Minister of Finance)

FINANCIAL STATEMENTS

The third of the fiscal year 2026

DN-SEPARATE INCOME STATEMENT

Unit: VND.

Items	Code	Note	Third quarter of the fiscal year (Current year)	Third quarter of the fiscal year (Previous year)	Accumulated from the beginning of the year to the end of the third (Current year)	Accumulated from the beginning of the year to the end of the third (Previous year)
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01		8.621.390.520	5.057.115.734	50.594.916.089	15.709.082.162
2. Deductible items	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 03)	**10**		**8.621.390.520**	**5.057.115.734**	**50.594.916.089**	**15.709.082.162**
4. Cost of goods sold	11		-	-	1.112.501.921	-
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	**20**		**8.621.390.520**	**5.057.115.734**	**49.482.414.168**	**15.709.082.162**
6. Gain/(loss) from disposal of investment property	21		-	-	-	-
7. Revenue from financial activities	22		247.371	517.954	8.418.426	699.654.079
8. Financial expenses	23		1.610.913.346	-	37.370.965.411	91.817.332
- In which: Interest expense	24		*1.610.913.346*	-	*34.781.493.015*	*83.500.000*
9. Selling expenses	25		9.430.000	85.058.079	35.540.000	281.983.664
10.Administrative expenses	26		6.651.200.295	4.171.851.377	28.671.003.319	12.417.157.159
11. Profit or loss in an associate or joint venture	27		-	-	-	-
12.Net profit from operating activities{30 = 20 + 21 + (22 – 23) - (25 + 26) + 27}	**30**		**350.094.250**	**800.724.232**	**(16.586.676.136)**	**3.617.778.086**
11. Other income	31		-	-	18.718.469.596	47.583.958
12. Other expenses	32		23.382.699	287.733.392	280.169.425	1.098.982.590
13. Other profit (40 = 31 - 32)	40		(23.382.699)	(287.733.392)	18.438.300.171	(1.051.398.632)
15. Total profit before tax (50=30+40)+24	**50**		**326.711.551**	**512.990.840**	**1.851.624.035**	**2.566.379.454**
16. Current corporate income tax expenses	51		-	-	50.453.995	-
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profit after tax (60=50-51-52)	**60**		**326.711.551**	**512.990.840**	**1.801.170.040**	**2.566.379.454**
19. Profit after tax of the parent company	61		326.711.551	512.990.840	2.244.847.303	2.734.780.848
20 Profit after tax of non-controlling shareholders	62		-	-	(443.677.263)	(168.401.394)

20 October 2026

Prepared by	Chief Accountant	General Director
BUI PHAN QUYNH BAO	NGUYEN ANH KIET	NGUYEN DUC HAI

M.S.D.N: 0302... C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ THƯƠNG MẠI DIC Q.PHÚ NHUẬN - T.P HỒ CHÍ MINH

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY
Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City
Telephone: 083 9311966, fax: 083 8439279

Form No. B03-DN
(Issued under Circular 45/2026/TT-BTC dated April 20, 2026 by the Minister of Finance)

FINANCIAL STATEMENTS

The third quarter of the fiscal year 2026

DN-SEPARATE CASH FLOWS STATEMENT

Unit: VND.

Items	Code	Note	Accumulated from the beginning of the year to the end of the quarter (Current year)	Accumulated from the beginning of the year to the end of the quarter (Previous year)
1	2		3	4
I. Cash flows from operating activities				
1. Receipt from sales of merchandises, services rendered	01		113.679.232.208	21.019.734.046
2. Payments to suppliers of merchandises and services	02		4.431.847.594	7.355.207.864
3. Payments to employees	03		5.555.657.277	5.693.831.639
4. Interest payment	04		-	8.317.332
5. Corporate income tax payment	05		-	-
6. Other receipt from operating activity	06		70.323.533.453	49.857.923.818
7. Other payments for operating activity	07		135.772.664.221	50.289.051.319
Net cash flows from operating activities	**20**		**38.242.596.569**	**7.531.249.710**
II. Cash flow from investing activities			-	-
1. Payments for fixed asset purchase, construction	21		-	-
2. Receipt from liquidating, selling fixed asset and other	22		-	-
3. Payments for loaning, buying securities from other entities	23		-	-
4. Receipt from loaning, selling securities	24		-	-
5. Payments for investing in the other entities	25		-	-
6. Receipt from investment in other entities	26		-	-
7. Receipt from loan interest, dividend, divided profits	27		-	-
Net cash from investing activities	**30**		-	-
III. Cash flows from financing activities			-	-
1. Receipts from stocks issuing and captial contribution from	31		-	-
2. Fund returned to equity owners. issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		-	-
4. Loan repayment	34		38.857.876.137	7.583.128.965
5. Finance lease principle paid	35		-	-
6. Dividends. profit paid to equity owners	36		-	-
Net cash from financing activities	**40**		**(38.857.876.137)**	**(7.583.128.965)**
Net cash during the period ø (50=20+30+40)	**50**		(615.279.568)	(51.879.255)
Cash and cash equivalents at the beginning of year	**60**		**1.324.875.011**	**1.252.523.077**
Impact of foreign exchange fluctuation	61			
Cash and cash equivalents at the end of year (70=50+60+61)	**70**		**709.595.443**	**1.200.643.822**

29 October 2026

Prepared by	Chief Accountant	General Director
BUI PHAN QUYNH BAO	NGUYEN ANH KIET	NGUYEN DUC HAI

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY
Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City
Telephone: 083 9311966, fax: 083 8439279

Form No. B09-DN

(Issued under Circular 43/2026/TT-BTC dated April 20, 2026 by the Minister of Finance)

FINANCIAL STATEMENTS

The third quarter of the fiscal year 2026

NOTES TO THE FINANCIAL STATEMENTS

I- BUSINESS HIGHLIGHTS

1- Form of ownership: *Joint Stock Company*

2- Operating field: *Production, trading, construction, services*

3- Business sectors: *Production, trading construction materials, investment in construction*

4. Common producing and business cycle.

5- Characteristics of a company's operations during the fiscal year affect the financial statements

6. Company's structure

Branches of the Company :

1. Branch of DIC Investment and Trading Joint Stock Company

Address: 13bis Ky Dong, Ward 9, District 3 (floor 6)

2. Branch of DIC Investment and Trading Joint Stock Company

Address : Cluster A2, Lot 8 Chon Thanh Industrial Park, Chon Thanh District, Binh Phuoc Province

3. Branch of DIC Investment and Trading Joint Stock Company

Address : Area 3, Huu Nghi Cement Apartment Complex, Van Phu Ward, Viet Tri City, Phu Thọ Province

4. Declaration on the comparability of information on the financial statements

7. Number of employees at the end of the period: ...

8. Declaration on the comparability of information on the consolidated financial statements:

9. Disclosure of other information in the consolidated financial statements in accordance with relevant laws and regulations, including corporate law securities law and other applicable legal requirements

II- Accounting period, currency used in accounting

1- Accounting period *Starting from January 1st, ending on December 31st*

2- Standard currency unit used in accounting: *VND*

III- ACCOUNTING STANDARDS AND SYSTEM APPLLED

1- Accounting system: Circular 43/2026/TT-BTC dated April 20, 2026, of the Ministry of Finance

2- Statement on the compliance with the accounting standards and system

The company has applied Vietnamese Accounting Standards and the guiding documents issued by the State

The financial statements are prepared and presented in accordance with all regulations of each standard, guiding circulars for implementing the stand and the currently applicable accounting regime

IV- ACCOUNTING POLICIES APPLIED

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

2. Types of exchange rates applied in accountii using the actual exchange rate at the time the transaction occurs

3.Principles for determining the actual interest rate (effective interest rate) used for discounting cash flows.

4. Principles for determining cash and cash equivalents: Use a consistent currency unit, which is the Vietnamese Dong, with foreign currencies converted at the current exchange rate as announced by the State Bank of Vietnam

- Principles and methods for converting foreign currencies to the accounting currency: The accounting exchange rate at the end of the quarter is adjusted according to the actual exchange rate

5. Principles of accounting for financial investments

a) Trading securities; ghi nhận theo giá gốc

b) Held-to-maturity investments recorded at cost

c) Loans;

d) Investment in subsidiaries; joint ventures, associates; recorded at cost

đ) Investment in equity instruments of other entities;

e) Accounting methods for other transactions related to financial investments

6. Principles of accounting for receivables : According to actual occurrences

7. Principles for inventory recognition

- Principles for recognizing inventory: Recorded at cost

- Method for valuing inventory: Weighted average method

- Method for accounting for inventory: Perpetual inventory system

- Method for making provisions for inventory devaluation

8. Principles of recognizing and depreciating fixed assets, finance lease fixed assets, and investment properties:

- Principles for recognizing fixed assets: Actual cost

- Method for depreciating tangible and intangible fixed assets: Straight-line method

9. Accounting principles for biological assets

10. Principles of accounting for business cooperation contracts.

11. Principles of accounting for deferred corpo *Actual occurrences*

11. Principles for the recognition and allocatio *Actual occurrences*

Allocation pending cost are gradually allocated to business production costs using the straight-line method.

12. Principles of accounting for payables *Actual occurrences*

13. Principles for the recognition of dividends *Actual occurrences*

14. Principles of recognizing accrued expenses *Actual occurrences*

15. Principles of recognizing unearned revenue *According to actual projected occurrences*

16. Principles and methods of recognizing pro *Actual occurrences*

17. Principles of accounting for deferred corpo *Actual occurrences*

18. Principles of recognizing loans and finance *Actual occurrences*

19. Principles of recognizing and capitalizing b *Actual occurrences*

20. Principles of recognizing convertible bond *Actual occurrences*

21. Principles for recognizing equity:

- Principles for recognizing owner's capital, share premium, and other owner's capital: Recognized according to the actual capital contribution by the
- Principles for recognizing revaluation differences on assets
- Principles for recognizing exchange rate differences
- Principles for recognizing undistributed profits

Profits from the company's activities after deducting adjustments due to retrospective application of changes in accounting policies and retrospective adjustments of material errors from previous years.

22. Principles and methods for recognizing revenue:, Other income:

- Sales revenue: Completion of delivery and issuance of invoice
- Service revenue: Completion of service and issuance of invoice.
- Financial activity revenue: Actual occurrence according to bank or financial institution statement
- Construction contract revenue: Completion of each stage and acceptance
- Other income

23. Principles of accounting for revenue deduc Actual occurrences

24. Principles of accounting for the cost of goods sold: Recognized in the same period as the revenue occurrence

Current corporate income tax expenses are determined based on taxable income and the current period's corporate income tax rate. Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

25- Principles of accounting for financial costs: Actual occurrences according to bank

26. Principles of accounting for sales expenses and corporate management expenses.

27. Principles of Accounting for the sale and disposal of fixed assets and investment property.

28. Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses.

29. Other accounting principles and methods.

30. Principles and methods for preparing the consolidated financial statements (only accounting policies and methods relating to transactions occurri during the period are disclosed

a) Accounting policies for business combinations achieved in stages

b) Accounting policies for the recognition of non-controlling interests.

c) Accounting policies for recognizing gains and losses arising from changes in ownership interests in subsidiaries that do not result in a loss of contı transactions resulting in loss of control, changes arising from a subsidiary's issuance of shares, and business combinations under common control)

d) Method of eliminating intra-group transactions

V. Accounting policies applied

1. Reclassification of non-current assets and non-current liabilities into current assets and current liabilities: None.
2. Measurement principles for assets and liabilities (including present value, current cost and other measurement bases, as applicable
3. Financial reporting treatment for

- Provisions:
- Asset revaluation differences and foreign exchange differences

V- Additional information for items presented in the Balance Sheet

Unit: VND

01- Cash and cash equivalents	**30/09/2026**	**01/01/2026**
Cash on hand	286.127.312	286.127.312
Cash in banks	423.468.131	1.038.747.699
Cash equivalents (original term deposits up to	-	-
	-	-
- Money in transit	-	-
Total	**709.595.443**	**1.324.875.011**

02- Financial investments	**30/09/2026**			**01/01/2026**		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
a) Trading securities						
Total value of shares						
Total value of bonds						
Other investments						
Reasons for changes in each investment/type of shares, bonds						

b) Held-to-maturity investments	**30/09/2026**		**01/01/2026**	
b1) Short-term	Cost	Book value	Cost	Book value
- Short-term investments	-	-		
- Term deposits				
- Other short-term investments				
Total	-	-	-	-
b2) Long-term				
- Term deposits				
- Bonds				
- Other investments				

c) Investment in equity of other entities (detailed by each investment according to the percentage of equity held and the percentage of voting rights)

	30/09/2026			**01/01/2026**		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
- Investment in subsidiaries						
- Investment in joint ventures and associates						
- Investment in other entities;						
- Summary of the activities of subsidiaries, joint ventures, and associates during the period;						
- Significant transactions between the company and its subsidiaries, joint ventures,						

- Explanation of reasons in cases where fair value cannot be determined

3. Trade receivables	**30/09/2026**	**01/01/2026**
a) Short-term receivables	310.195.165.207	302.857.880.572
b) Long-term receivables	-	
c) Receivables from related parties :	-	
Total	**310.195.165.207**	**302.857.880.572**

4. Other receivables	**30/09/2026**		**01/01/2026**	
	Value	Provision	Value	Provision
a) Short-term				
- Receivables from equitization;	-		-	
-Receivables from dividends and profit shares;	-		-	
- Receivables from employees;	-		-	
- Deposits and guarantees	5.335.652.773		5.335.652.773	
- Loans;	-		-	
- Payments made on behalf of others;	-		-	
- Other receivables.	230.645.898.171		228.605.018.113	
Total	**235.981.550.944**	-	**233.940.670.886**	-
b) Long-term:				
Total				

c) Receivables from a business cooperation contract (BCC) under joint control of the Company

5. Deficient assets to be treated	**30/09/2026**		**01/01/2026**	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventory;				
c) Fixed assets;				
d) Other assets.				

6. Bad debts	**30/09/2026**		**01/01/2026**	
Cost	Recoverable amount	Debtor	Cost	Recoverable amount	Debtor

- Total value of overdue receivables and loans, or receivables that are not overdue but are unlikely to be recovered; (Including detailed overdue periods and values of receivables and loans by each debtor if receivables for each debtor account for 10% or more of total overdue receivables)
- Information on fines, interest receivables for late payments, etc. arising from overdue receivables but not recognized as revenue
- Recoverability of overdue receivables.

07- Inventory	**30/09/2026**		**01/01/2026**	
	Cost	Provision	Cost	Provision
- Goods in transit				
- Raw materials and supplies	8.468.812.344		8.468.812.344	
- Tools and instruments	324.538.122		324.538.122	
- Work in progress (WIP) production and busi	-		0	
- Finished products	58.795.840.833		58.795.840.833	
- Goods	101.309.030.818		101.309.030.818	

- Consigned goods	-	0
- Provision for inventory	-	0
- Real estate inventory	-	-
Total	**168.898.222.117**	**168.898.222.117**

- Value of unsellable, stagnant, poor, or damaged inventory at the end of the period

Causes and solutions for stagnant, poor, or damaged inventory;

- Value of inventory used as collateral or pledge to secure payables at the end of the period;
- Reasons for additional provision or reversal of inventory devaluation provision.

8. Long-term work in progress assets

	30/09/2026		**01/01/2026**	
	Cost	Recoverable amount	Cost	Recoverable amount
a) Long-term operating expenses in progress				
Total				

b) Construction in progress:

	30/09/2026	**01/01/2026**
- Purchases;		
- Basic construction;		
- Repairs.		
Total		

09 - Taxes and state receivables.	30/09/2026	01/01/2026
- Excess Corporate Income Tax (CIT) paid	-	-
- Other state receivables	384.032.567	103.492.255
Total	**384.032.567**	**103.492.255**

10 - Internal long-term receivables	30/09/2026	01/01/2026
- Internal long-term loans	-	-
- Other internal long-term receivables	-	-
Total		

11 - Other long-term receivables	30/09/2026	01/01/2026
- Long-term deposits and guarantees	-	-
- Entrusted funds	-	-
- Interest-free loans	-	-
- Other long-term receivables	-	-
Total	-	-

12. Long-term work in progress assets	30/09/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
a) Long-term operating expenses in progress				
Total		...		

	30/09/2026		**01/01/2026**	
	Cost	Recoverable amount	Cost	Recoverable amount
b) Construction in progress:				
- Purchases;	-		-	
Hoc Mon project	689.749.251		689.749.251	

Repairs and expansion of Clinker production p	-	-
Construction of cement grinding plant	2.242.146.091	2.242.146.091
Other constructions	-	-
Total	**2.931.895.342**	**2.931.895.342**

13 - Increases and decreases in tangible fixed assets:

Item	Buildings and structures	Machinery, equipment	Transportation means	Management tools and equipment	Other fixed assets	Total
I- Cost	**105.545.236.245**	**126.437.124.229**	**7.622.166.869**	**397.579.666**	**293.144.324**	**240.295.251.333**
Beginning balance of	**108.848.811.358**	**156.676.392.753**	**7.665.686.869**	**397.579.666**	**293.144.324**	**273.881.614.970**
Purchases during the quarter						-
Completed capital construction investments						-
Other increases (reclassifications)						-
Transfers to investment property						-
Liquidation and sale	(3.303.575.113)	(30.239.268.524)	(43.520.000)			(33.586.363.637)
Other decreases (reclassifications)						-
Ending balance of the	105.545.236.245	126.437.124.229	7.622.166.869	397.579.666	293.144.324	240.295.251.333
II- Accumulated depr	**75.724.071.826**	**107.134.302.439**	**7.607.744.446**	**392.185.265**	**153.561.528**	**191.011.865.503**
Beginning balance of	**70.027.997.624**	**125.405.097.239**	**7.651.264.446**	**392.185.265**	**153.561.528**	203.630.106.101
Depreciation + wear a	9.097.666.761	6.937.265.468				16.034.932.229
Other increases (reclassifications)						-
Transfers to investment property						-
Liquidation and sale	(3.255.739.615)	(25.208.060.268)	(43.520.000)		-	(28.507.319.883)
Sale					-	-
Other decreases (recla	(145.852.944)					(145.852.944)
Ending balance of the	75.724.071.826	107.134.302.439	7.607.744.446	392.185.265	153.561.528	191.011.865.503
III- Net book value	5.696.074.202	(18.270.794.800)	(43.520.000)	-	-	
- At the beginning of t	38.820.813.734	31.271.295.514	14.422.423	5.394.401	139.582.796	70.251.508.869
- At the end of the qua	**29.821.164.419**	**19.302.821.790**	**14.422.423**	**5.394.401**	**139.582.796**	**49.283.385.830**

* Remaining value at the end of the period of tangible fixed assets used as collateral or pledge for loans

* Original cost at the end of the period of fully depreciated tangible fixed assets that are still in use VND

* Original cost at the end of the period of tangible fixed assets pending liquidation

* Commitments for the purchase or sale of tangible fixed assets of significant value in the future

* Other changes in tangible fixed assets

15 - Increase, decrease of intangible fixed assets:

Items	Land use rights	Issuing rights	Copyrights, patents	Licenses and franchising rights	Total
I- Cost					
Beginning balance of	-	-	-	-	-
Purchases during the c	-	-	-	-	-
Created internally by t	-	-	-	-	-
Increase due to busine	-	-	-	-	-

Other increases	-	-	-	-	-
Liquidation and sale	-	-	-	-	-
Ending balance of the	-	-	-	-	-
Accumulated depreciа	-	-	-	-	-
Beginning balance of	-	-	-	-	-
Depreciation	-	-	-	-	-
Other increases	-	-	-	-	-
Other decreases	-	-	-	-	-
Ending balance of the	-	-	-	-	-
III- Net book value	-	-	-	-	-
- At the beginning of t	-	-	-	-	-
- At the end of the qua	-	-	-	-	-

14- Increase, decrease of finance lease fixed assets:

Items	Buildings and structures	Machinery, equipment	Transportation means	Management tools and equipment	Total
I- Cost		-	-	-	-
Beginning balance of the quarter					-
Purchases during the quarter					-
Liquidation and sale					-
Ending balance of the	-	-	-	-	-
II- Accumulated depreciation		-	-	-	-
Beginning balance of the quarter					-
Depreciation + wear and tear					-
Liquidation and sale					-
Ending balance of the	-	-	-	-	-
III- Net book value					
- At the beginning of t	-	-	-	-	-
- At the end of the qua	-	-	-	-	-

* Additional rental expenses incurred are recognized as expenses for the year;

* Basis for determining additional rental expenses incurred;

* Lease renewal terms or option to purchase the asset;

15. Biological assets

15.1. Other biological assets, excluding animals held for recurring agricultural produce that have reached maturity

Items			Ending balance		Beginning balance	
			Cost	Recoverable amount	Cost	Recoverable amount
1. Livestock raised for one-time harvest						
a) Short term livestock raised for one-time harvest						
b) Long term livestock raised for one-time harvest						
2. Seasonal crops or crops grown for a one-time harvest						
a) Short term seasonal crops or crops grown for a one-time harvest						
b) Long term seasonal crops or crops grown for a one-time harvest						
3. Mature bearer animals.						

- Method of allocating costs of cultivation, breeding and care incurred during the period among bearer biological assets newly generated biological assets and agricultural produce;
- Depreciation policy for biological assets;

- Useful lives and depreciation rates of biological assets;
- Gross carrying amount and accumulated depreciation as at the beginning and end of the reporting period;
- Allowance for impairment losses of biological assets (if any);
- Value of biological assets pledged as security for liabilities as at the end of the reporting period;
- Capital commitments for the investment in or purchase of biological assets;
- Disclosures relating to changes in the fair value less costs to sell of biological assets that can be observed and measured reliably by the Company;
- Other disclosures relating to biological assets.

15.2. Mature livestock for recurring produce

Items	**Group 1**	**Group 2**	**...**	**....**	**Total**
Cost					
Beginning balance of the quarter					
- Purchases during the quarter					
- Liquidation and sale					
- Other decreases					
Ending balance of the quarter					
Accumulated depreciation					
Beginning balance of the quarter					
Depreciation					
Other increases					
- Liquidation and sale					
- Other decreases					
Ending balance of the quarter					
Net book value					
- At the beginning of the quarter					
- At the end of the quarter					

Group 1, Group 2, etc., being categories of mature bearer animals classified by the Company.

16 - Increase, decrease of investment properties:

Items	**Beginning balance**	**Increase during the year**	**Decrease during the year**	**Ending balance**
Cost of investment properties		-	-	-
- Land use rights		-	-	-
- House		-	-	-
- House and land use rights		-	-	-
- Infrastructure		-	-	-
Accumulated depreciation		-	-	-
- Land use rights		-	-	-
- House		-	-	-
- House and land use rights		-	-	-
- Infrastructure		-	-	-
Net book value		-	-	-
- Land use rights		-	-	-
- House		-	-	-
- House and land use rights		-	-	-
- Infrastructure		-	-	-
b) Investment properties held for price appreciation				

Cost			
- Land use rights			
- House			
- House and land use rights			
- Infrastructure			
Loss due to impairment			
- Land use rights			
- House			
- House and land use rights			
- Infrastructure			
Net book value			
- Land use rights			
- House			
- House and land use rights			
- Infrastructure			

- Remaining value of investment properties used as collateral to secure loans;
- Cost of fully depreciated investment properties that are still rented out or held for price appreciation;
- Explanation of figures and other clarifications.

14. allocation pending cost	30/09/2026	01/01/2026
a) Short-term		
- Prepaid expenses for operating leases of tangible fixed assets		
- Tools and instruments issued for use	-	
- Borrowing costs	-	
- Other items (service costs awaiting allocation	4.349.905.517	4.449.340.447
Total	**4.349.905.517**	**4.449.340.447**
b) Long-term		
- Business establishment costs		
- Insurance purchase costs		
- Other items	6.049.868.532	12.044.364.318
(Repair of production machinery, office repairs, others)		
Total	**6.049.868.532**	**12.044.364.318**

15. Goodwill

Items			**Ending balance**	**balance**
Goodwill			...	...
Total			**...**	**...**

18. Other assets	**30/09/2026**	**01/01/2026**
a) Short-term (details for each item)		
b) Long-term (details for each item)		

	Ending balance	**Beginning**
	Value	Value
19. Financial leasehold loans and debts	**560.470.293.461**	**599.278.169.598**
a-Short-term loans:	**560.470.293.461**	**599.278.169.598**
Current portion of long-term loans	**25.641.025.592**	**25.641.025.592**
-An Binh Bank - Saigon Branch		-
BIDV Bank - Ho Chi Minh City Branch	25.641.025.592	25.641.025.592
- Loan from Eximbank	-	-
HD Bank - Nguyen Dinh Chieu Branch		-

-Short-term foreign currency loans	-	-
An Bình Bank - Saigon Branch	-	-
Bank for Investment and Development of Cam	-	-
BIDV Bank - Saigon Branch	-	-
HD Bank - Nguyen Đinh Chieu Branch	-	-
-Short-term VND loans	**534.829.267.869**	**573.637.144.006**
	-	-
BIDC Bank - Cambodia Branch	68.152.968.688	72.002.968.688
BIDV Bank - Saigon Branch	433.545.718.976	467.253.595.113
Mr. Nguyen Vu Thinh	6.462.125.000	6.462.125.000
Vietnam-Russia Joint Venture Bank - Ho Chi I	26.668.455.205	27.918.455.205
	-	-
b- Long-term loans	-	-
An Bình Bank - Saigon Branch	-	
Loans from BIDV Bank	-	
Loans from Vietnam Export-Import Commerci	-	
HD Bank - Nguyen Đinh Chieu Branch	-	
c) Finance lease liabilities	-	-
VCB Bank	-	-
BIDV-SUMITRUST Financial Leasing Compa	-	
CHAILEASE International Finance Leasing C	-	

d) Overdue loans and unpaid financial lease de	**30/09/2026**		**01/01/2026**	
	Principal amount	Interest	Principal amount	Interest
- Loan;				
- Financial lease debt;				
- Reason for non-payment				
Total				

đ) Detailed explanation of borrowings and finance leases with related parties

20. Trade payables	**30/09/2026**		**01/01/2026**	
	Amount	Repayable amount	Amount	Repayable amount
a) Short-term payables				
Short-term payables to suppliers				
Payables to other entities				
b) Long-term payables to suppliers (details similar to short-term)				
Total				

c) Overdue debts not yet paid
Details of each entity accounting for 10% or more of the total overdue amount
Other entities

Total

c) Payables to related parties (details for each entity)

19. Dividends and profit payable

Items			*Ending balance*	*Beginning balance*

Dividends and profit payable			...	...

- Dividends and profit distributions declared or committed for payment that remain unpaid to shareholders or owners beyond their due dates

21- Taxes and other payables to the State	30/09/2026	01/01/2026
a) Payable		
Input VAT (Value-Added Tax)	-	0
VAT on imported goods	-	-
Import and export taxes	-	-
Corporate income tax	322.090.466	322.090.466
Capital gains tax	-	-
Resource tax	-	-
Land and housing tax, land lease fees	-	1.420.798.515
Personal income tax	1.602.857.198	1.600.000
Other types of taxes	2.743.785.237	2.702.201.419
Various fees, charges, and other items	-	141.863.340
Total	**4.668.732.901**	**4.588.553.740**
b) Receivable		
Output VAT (Value-Added Tax)	-	
VAT on imported goods	-	
Import and export taxes	-	
Other types of taxes	-	
Total	-	

22- Accrued expenses	30/09/2026	01/01/2026
a) Short-term		
- Accrued expenses for vacation wages;		
- Expenses during business suspension;		
- Accrued estimated cost of goods sold and real estate products sold;		
Interest payable		
- Accrued expenses (production electricity, interest, transportation, others…)	414.398.400.619	379.988.486.420
Total	**414.398.400.619**	**379.988.486.420**
b) Long-term		
- Interest payable		
- Other items (detailed for each)		
Total		

23- Other payables	30/09/2026	01/01/2026
a) Short-term		
Excess assets awaiting resolution		-
Union funds	464.569.900	377.295.969
Social insurance, health insurance, unemploym	209.039.675	2.305.270.268
Payables related to equitization;	-	-
Short-term deposits and guarantees received	-	-
Dividends and profits payable	9.129.592.000	9.129.592.000

Other payables and obligations	314.404.841	48.724.747.293
Total	**10.117.606.416**	**60.536.905.530**

b) Long-term

Long-term deposits and guarantees received

Other payables and obligations

c) Overdue debts not yet paid:

24. Unrealized revenues	**30/09/2026**	**01/01/2026**
a) Short-term		
Revenue received in advance		
Revenue from customer loyalty programs		
Other unearned revenue		
Total		

b) Long-term (details for each item as in short-term)

c) Inability to fulfill contracts with customers (detailed for each item, reasons for inability to fulfill)

25. Issued bonds

26.1. Ordinary bonds:	Ending balance			Beginning balance		
	Value	Interest rate	Term	Value	Interest rate	Term
a) Issued bonds						
- Issued at face value;						
- Issued at a discount;						
- Issued at a premium.						
Total						

b) Detailed explanation of bonds held by related parties (by type of bonds)
Total

26.2. Convertible bonds:

a. Convertible bonds at the beginning of the period:
Issuance date, original term, and remaining term of each type of convertible bond;
Quantity of each type of convertible bond;
Par value, interest rate of each type of convertible bond;
Conversion rate to shares of each type of convertible bond;
Discount rate used to determine the principal value of each type of convertible bond;
Principal value and stock option value of each type of convertible bond.

b. Convertible bonds issued additionally during the period:
Issuance date, original term, and remaining term of each type of convertible bond;
Quantity of each type of convertible bond;
Par value, interest rate of each type of convertible bond;
Conversion rate to shares of each type of convertible bond;
Discount rate used to determine the principal value of each type of convertible bond;
Principal value and stock option value of each type of convertible bond.

c. Convertible bonds converted into shares during the period:
Quantity of each type of bond converted into shares during the period; Quantity of additional shares issued during the period to convert bonds;
Quantity of each type of bond converted into shares during the period; Quantity of additional shares issued during the period to convert bonds;
Principal value of convertible bonds recorded as an increase in equity.

d. Convertible bonds that have matured and were not converted into shares during the period:
Quantity of each type of bond that matured and was not converted into shares during the period;
Principal value of convertible bonds repaid to investors.

e. Convertible bonds at the end of the period:
Issuance date, original term, and remaining term of each type of convertible bond;

Quantity of each type of convertible bond;
Par value, interest rate of each type of convertible bond;
Conversion rate to shares of each type of convertible bond;
Discount rate used to determine the principal value of each type of convertible bond;
Principal value and stock option value of each type of convertible bond.

g) Detailed explanation of bonds held by related parties (by type of bonds)

27. Preferred shares classified as liabilities

Par value;
Recipients of issuance (executives, officers, employees, others);
Buyback terms (time, buyback price, other basic terms in the issuance contract);
Value repurchased during the period;
Other explanations.

28. Provisions for liabilities	Ending balance	Beginning balance
a) Short-term		
Provisions for product warranty;		
Provisions for construction warranty;		
Provisions for restructuring;		
Other provisions (periodic repair costs of fixed assets, environmental restoration costs, etc.)		
Total		
b) Long-term :	...	...

29- Deferred income tax assets and deferred income tax liabilities

a- Deferred income tax assets

	30/09/2026	01/01/2026
Corporate income tax rate used to determine the value of deferred income tax assets		
Deferred income tax assets related to deductible temporary differences		
Deferred income tax assets related to unused tax losses		
Deferred income tax assets related to unused tax credits		
Offsetting amount with deferred income tax liabilities		

b- Deferred income tax liabilities

	30/09/2026	01/01/2026
Corporate income tax rate used to determine the value of deferred income tax liabilities		
Deferred income tax liabilities arising from taxable temporary differences		-
Offsetting amount with deferred income tax assets		

30- Owner's equity

a. Reconciliation table of changes in owners' equity

	Equity items				
	Owner's contributed capital	Share premiums	Treasury shares	Development Investment Fund	Undistributed after-tax profit
A	1	2		4	5
		-	-	-	-
Beginning balance of	265.858.400.000	1.397.230.362	(3.694.761.833)	4.377.229.506	(326.364.374.237)
- Capital increase during the year					
- Profit during the year					1.851.624.035
- Other increases					

- Capital decrease during the year					
- Dividends distributed from profit					
- Loss during the year					
- Other increases and decreases			(4.058.932.000)		1.053.307.651
Ending balance of thi	265.858.400.000	1.397.230.362	(7.753.693.833)	4.377.229.506	(323.459.442.551)

b. Details of owners' capital

	30/09/2026	01/01/2026
- Capital contribution of other entities	265.858.400.000	240.544.630.000
Total	**265.858.400.000**	**265.858.400.000**
* Value of bonds converted into shares during the year		
* Number of treasury shares:		

c. Capital transactions with owners and distribution of dividends and profits

	30/09/2026	01/01/2026
- Owner's investment	265.858.400.000	265.858.400.000
+ Beginning contribution of the year	265.858.400.000	265.858.400.000
+ Increase in contribution during		
+ Decrease in contribution during		
+ End of quarter contribution		
- Dividends and profits distributed		

đ. Share

	30/09/2026	01/01/2026
- Number of shares registered for issuance	26.585.840	26.585.840
- Number of shares sold to the public	26.585.840	26.585.840
+ Common shares	26.585.840	26.585.840
+ Preferred shares		
- Number of repurchased shares		
+ Common shares		
+ Preferred shares		
- Number of outstanding shares		
+ Common shares	26.585.840	26.585.840
+ Preferred shares		
* Par value of outstanding shares:	**10.000 VND/Share**	

đ) Dividends

Dividends declared after the end of the fiscal year:

Dividends declared on common shares: .....

Dividends declared on preferred shares: .....

Cumulative dividends on preferred shares not yet recognized: .....

e. Enterprise funds

	30/09/2026	01/01/2026
Development investment fund	4.377.229.506	4.377.229.506
Corporate restructuring support fund		
Other funds under equity		

g. Income and expenses, gains or losses recognized directly into equity as per specific accounting standards

31. Revaluation surplus of assets	30/09/2026	01/01/2026

32. Exchange rate differences

Exchange rate differences due to the conversion of financial statements prepared in foreign currency to VND
Exchange rate differences arising from other causes

31. Non-controlling interests

34. Off-balance sheet items	30/09/2026	01/01/2026

a) Leased assets:
Up to 1 year;
Over 1 year to 5 years;
Over 5 years;

b) Custodial assets:
Materials and goods held in custody, processed, entrusted:
Goods held for resale, consignment, pledge, mortgage:
c) Various foreign currencies:
d) Precious metals, gemstones:
đ) Bad debts written off:
g) Interest on deferred and installment payments for the purchase of assets
h) Interest arising from deferred and installment sales of assets:
e) Other information about off-balance sheet items
32. The portion of assets held by the enterprise on behalf of other parties that is subject to restrictions on use due to legal constraints or liabilities that the enterprise is obligated to settle under contractual agreements or in accordance with applicable laws and regulations or funds frozen in connection with a public company's issuance/offering of shares to raise capital from shareholders, etc.).

Items			**Current year**	**Previous year**
ASSETS				
Cash and cash equivalents			...	...
Accounts receivable			...	...
Inventories			...	...
Fixed assets			...	...
Investment property			...	...
Other assets			...	...
Total			...	...
liabilities				
Payable to suppliers			...	...
Financial leasehold loans and debts			...	...
Accrued expenses			...	...
Other payable			...	...
Total			...	...

33. Other information that the enterprise considers necessary to disclose or further explain in order to provide useful information to users of the financial statements.

VI- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

(Unit : VND)

	Current quarter	**Previous quarter**
1- Total revenue from sales of goods and provision of services (code 01)	**8.621.390.520**	**5.057.115.734**
Among which:		-
Revenue from sales	8.621.390.520	5.057.115.734
Revenue from provision of services		

Revenue from construction contracts (for enterprises engaged in construction activities)
Revenue from construction contracts recognized during the period -

+Cumulative revenue from construction contracts recognized up to the financial statement date

b) Revenue from related parties:

c) Revenue from asset leasing is the total amount received in advance:

2- Deductions from revenue (code 02)	**Current quarter**	**Previous quarter**
Among which:		0
Trade discounts	-	-
Sales allowances		
Sales returns		
Special consumption		-
Export tax		-
3- Net revenue from sales and provision of services (code 10)	8.621.390.520	5.057.115.734
Among which:	-	-
Net revenue from the exchange of products	-	-
Net revenue from the exchange of services	-	-

4- Cost of goods sold (code 11)	**Current quarter**	**Previous quarter**
Cost of sold goods	-	-
Cost of sold finished products		
Itemized pre-allocated costs		
Amount allocated to costs for each item		
Expected time of cost incurrence		
Cost of services provided		
Remaining value, selling cost, liquidation cost of investment properties		
Operating cost of investment properties		
Value of lost inventory during the period		
Value of various types of inventory shortages beyond standard limits during the period		
Other abnormal costs directly accounted into cost		
Provisions for inventory devaluation		
Recorded Cost reductions		
Total	-	-

4. Gain/(loss) from disposal of investment property

Items			**Current quarter**	**Previous quarter**
- Revenue from the sale and disposal of investment property			...	...
- Net book value of investment property			...	...

- Expenses related to the sale and disposal of investment property			...	...
Gain/Loss on the sale and disposal of investment property			...	...

5- Revenue from financial activities (code 21)	**Current quarter**	**Previous quarter**
Interest from deposits and loans	-	
Interest from bond investments, promissory notes, treasury bills	-	-
Dividends and profit shares received	-	-
Profit from foreign currency sales	-	-
Realized foreign exchange gain	-	
Unrealized foreign exchange gain	-	-
Profit from installment sales	-	-
Other financial activities revenue	247.371	517.954
Total	**247.371**	**517.954**

6- Financial expenses (code 22)	**Current quarter**	**Previous quarter**
Interest on loans	1.610.913.346	-
Discounts on payments, interest on installment sales	-	
Loss on disposal of short-term and long-term investments	-	-
Loss on foreign currency sales	-	-
Realized foreign exchange loss	-	
Unrealized foreign exchange loss		
Provisions for devaluation of short-term and long-term investments		
Other financial expenses		
Total	**1.610.913.346**	

7. Other income:	**Current quarter**	**Previous quarter**
Disposal and sale of fixed assets	-	
Profit from revaluation of assets	-	
Fines collected	-	
Tax reductions	-	
Other items	0	47.583.958
Total	-	**47.583.958**

8. Other expenses	**Current quarter**	**Previous quarter**
Remaining value of fixed assets and disposal costs, sale of fixed assets		
Loss from revaluation of assets		
Penalties		
Other items	23.382.699	287.733.392
Total	**23.382.699**	**287.733.392**

9. Selling expenses and administrative expe	**Current quarter**	**Previous quarter**
a) Administrative expenses incurred during the period		
Administrative expenses:	6.651.200.295	4.171.851.377
b) Selling expenses incurred during the period		
Selling expenses:	9.430.000	85.058.079
c) Recorded reductions in selling expenses and general administrative expenses		
Reversals of product and goods warranty provisions		

Reversals of restructuring provisions, other provisions		
Other recorded reductions	**Current quarter**	**Previous quarter**

10. Cost by factor

Cost of raw materials, materials	1.863.955.332	1.774.894.333
Labor costs	44.691.582	1.203.311.703
Fixed asset depreciation expense	1.388.953.644	1.715.878.672
Cost of hired services	6.815.382	301.733.392
Other costs	**3.304.415.940**	**4.995.818.100**
Total		

11- Current corporate income tax expense (Code 51)	**Current quarter**	**Previous quarter**
Corporate income tax expense calculated on current year's taxable income	-	-
Adjustment of corporate income tax expense from previous years to current year's income tax expense		-
Total current corporate income tax expense	-	-

12- Deferred corporate income tax expense (Code 52)	**Current quarter**	**Previous quarter**
Deferred corporate income tax expense arising	-	-
Deferred corporate income tax expense arising	-	-
Deferred corporate income tax income arising	-	-
Deferred corporate income tax income arising	-	-
Deferred corporate income tax income arising	-	-
Total deferred corporate income tax expens	-	-

VII- Additional information for items presented in the Cash Flow Statement

1. Non-cash transactions affecting future cash flow statements

	Current year	Previous year
Purchase of assets by assuming directly related debts or through finance lease transactions;		
Acquisition of enterprises through issuance of shares;		
Conversion of debt into equity;	...	...
Other non-cash transactions;	...	...

2. Funds held by the

3. Actual amount borrowed during the period:

Proceeds from borrowing under ordinary contracts;

Proceeds from issuing regular bonds;

Proceeds from issuing convertible bonds;

Proceeds from issuing preferred shares classified as liabilities;

Proceeds from repurchase transactions of government bonds and REPO securities;

Proceeds from borrowing in other forms;

4. Actual amount of principal repaid during the period:

Principal repayment under ordinary contracts;

Principal repayment of regular bonds;

Principal repayment of convertible bonds;

Principal repayment of preferred shares classified as liabilities;

Payments for repurchase transactions of government bonds and REPO securities;

Principal repayment in other forms

5. Acquisition and disposal of subsidiaries during the reporting period

- Total consideration for the acquisition or disposal of subsidiaries during the period;
- The portion of the consideration for the acquisition or disposal of subsidiaries settled in cash and cash equivalents;
- Cash and cash equivalents actually held by the subsidiary or other business unit acquired or disposed of;
The portion of assets (aggregated by each type of asset), excluding cash and cash equivalents
and liabilities of the subsidiary acquired or disposed of during the period.

VIII- Other information:

1- Ontingent liabilities, commitments, and other financial information:

2- Events occurring after the end of the fiscal year:

3- Information about related parties

4- Presentation of assets, revenue, and business results by segment:

5- Comparative information (Changes in information in the financial statements of previous accounting periods)

6- Information on continuous operations

7- Other information

29 October 2026

Prepared by	**Chief Accountant**	**General Director**
BUI PHAN QUYNH BAO	**NGUYEN ANH KIET**	**NGUYEN ĐUC HAI**