



Member of MSI Global Alliance

**DONG NAI TRAFFIC CONSTRUCTION
JOINT STOCK COMPANY**

Separate financial statements
for the fiscal year ended as at 31/12/2025
was audited

Audited by

Southern Auditing and Accounting Financial Consulting Services Co., LTD. (AASCS)

Member of MSI Global Alliance

Address : 29 Vo Thi Sau Street, Tan Dinh Ward, Ho Chi Minh City. Tel: (028) 38 205 944 - 38 205 947; Fax: (028) 38 205 942



Dong Nai Traffic Construction Joint Stock Company
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

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Dong Nai Traffic Construction Joint Stock Company

200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Dong Nai Traffic Construction Joint Stock Company (the Company) present their report and Separate financial statements of the Company for the fiscal year ended as at 31/12/2025.

I. COMPANY

1. Capital ownership

Dong Nai Traffic Construction Joint Stock Company was established under Business Registration Certificate No. 3600259916 dated December 30, 2005 issued by the Department of Planning and Investment of Dong Nai province, the 18th amendment dated 07 July 2023.

The chartered capital : 790,000,000,000 VND. By word: Seven hundred and ninety billion VND.

Head office : 200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

Stock code : DTG. Shares are registered on the Upcom stock exchange.

First trading day is March 9, 2010.

2. Fields

Mining and trading of minerals; Production and trading of construction materials; Construction and execution of projects.

3. Operating model

The Company has 04 affiliated units and 06 subsidiary company.

Unit name	Address	Fields
1. Dak Lua Sand Mining Enterprise	200 Nguyen Ai Quoc, Trang Dai, Bien Hoa, Dong Nai province	Sand mining
2. Hot Asphalt Concrete Enterprise	Hamlet 8, Nhan Co Commune, Dak Riap District, Dak Nong Province	Concrete production
3. Construction Materials Store No. 1	Hamlet 1, Quang Ngai Commune, Cat Tien District, Lam Dong Province	Construction materials trading
4. Construction Materials Store No. 2	Hamlet 5, Thong Nhat Commune, Bu Dang District, Binh Phuoc Province	Construction materials trading

Subsidiary company

1. DGT - Nghe An SM-LLC

Address : 03 Mai Hac De, Quan Bau Ward, Vinh City, Nghe An Province

Field : Mining of stone, sand, gravel, and clay

Voting Rights ratio : 100%. Equity ratio : 100%.

Dong Nai Traffic Construction Joint Stock Company

200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

2. DGT Investment SM-LLC

Address : 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province
Field : Real estate business, including land use rights held by the owner, user, or leased.
Voting Rights ratio : 100%. Equity ratio : 100%.

3. DGT - Vung Tau SM-LLC

Address : Floor 4th, Vung Tau Plaza, 207 Le Hong Phong, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province
Field : Mining of stone, sand, gravel, and clay
Voting Rights ratio : 100%. Equity ratio : 100%.

4. DGT Construction Materials Production and Trading Co., Ltd.

Address : 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province
Field : Production of construction materials from clay
Voting Rights ratio : 60% Equity ratio : 60%

5. DGT - Dong Thap SM-LLC

Address : 142 Vo Truong Toan, Ward 1, Cao Lanh City, Dong Thap Province
Field : Real estate business, including land use rights held by the owner, user, or leased.
Voting Rights ratio : 100%. Equity ratio : 100%.

6. Dong Loi Co., Ltd

Address : 03 Mai Hac De, Quan Bau Ward, Vinh City, Nghe An Province
Field : Mining of stone, sand, gravel, and clay
Voting Rights ratio : 100%. Equity ratio : 100%.

II. BUSINESS OPERATIONS

The Company Office's financial position and results of business operations for the fiscal year ended as at 31/12/2025 are presented in the Separate Financial Statements attached to this report.

III. EVENTS AFTER THE CLOSING DATE OF THE ACCOUNTING BOOK TO PREPARE FINANCIAL STATEMENTS

The Board of General Directors of the Company confirms that no material events have arisen after 31 December 2025 until the time of preparation of this report without having been considered for data adjustment or disclosure in the Separate Financial Statements.

Dong Nai Traffic Construction Joint Stock Company

200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

IV. BOARD OF GENERAL DIRECTOR, BOARD OF MANEGEMENT, CHIEF ACCOUNTANT AND SUPERVISION COMMITTEE**Board of Managements**

Name	Position	Date of appointment/Dismissal
Mr. Phuong Thua Vu	Chairman	Appointment 2024-05-30
Mr. Nguyen Thanh Phong	Member	Appointment 2023-09-27
Mr. Nguyen Khoa	Member	Appointment 2024-05-30
Mr. Nguyen Quoc Thanh	Independent member	Dismissal 2025-04-12
Mr. Tran Quang Tuan	Member	Dismissal 2025-04-12
Mr. Ton Duc Tung	Member	Dismissal 2025-04-12

Board of Supervisors

Name	Position	Date of appointment/Dismissal
Mr. Vu Tien Manh	Head of the Supervisory Board	Appointment 2023-09-27
Mrs. Tran Thi Ngoc Huyen	Member	Appointment 2025-04-12
Mrs. Nguyen Thi Ngoc Linh	Member	Appointment 2025-04-12
Mr. Nguyen Hiep	Member	Dismissal 2025-04-12
Mr. Doan Van Binh	Member	Dismissal 2025-04-12

Board of General Directors

Name	Position	Date of appointment/Dismissal
Mr. Nguyen Thanh Phong	General Director	Appointment 2023-07-04
Mr. Nguyen Khoa	Deputy General Director	Appointment 2023-10-10
Mr. Ton Duc Tung	Deputy General Director	Dismissal 2025-07-01

Legal representative

Name	Position	Date of appointment/Dismissal
Mr. Nguyen Thanh Phong	General Director	Appointment 2023-07-04

Chief Accountant

Name	Position	Date of appointment/Dismissal
Mrs. Nguyen Thi Mai	Chief accountant	Dismissal 2025-09-03
Mr. Nguyen Thanh Phong	Chief accountant	Appointment 2025-09-03
		Dismissal 2025-12-05
Mr. Bui Quang Toan	Chief accountant	Appointment 2025-12-05

According to the list above, none of the members of the Board of Managements, the Board of General Directors, the Board of Supervisory and the Chief Accountant have used the power entrusted to them in managing and operating the Company to obtain any benefits other than the usual benefits from holding shares, like other shareholders.

Dong Nai Traffic Construction Joint Stock Company

200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

V. AUDITOR

Southern Auditing and Accounting Financial Consultancy Services Co., Ltd. (AASCS) has been selected to review and audit of the Company's financial statements.

VI. STATEMENT OF THE BOARD OF GENERAL DIRECTORS'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS:

The Board of Directors of the Company is responsible for the preparation of office's financial statements that honestly and reasonably reflect the Company's operating situation, results of business activities and cash flow situation for the fiscal year ended as at 31 December 2025. In the process of preparing separate financial statements, the Board of General Directors of the Company undertakes to have complied with the following requirements:

- Develop and maintain internal controls that the Board of General Directors determines are necessary to ensure that the preparation and presentation of financial statements no longer contain material errors due to fraud or mistakes;
- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and predictions;
- The applicable accounting standards are complied with by the Company, without material misrepresentations to the extent that it is necessary to disclose and explain in this financial statement;
- Preparation of financial statements on the basis of business continuity, except in cases where it cannot be assumed that the Company will continue to operate its business.

The Board of General Directors of the Company ensures that the accounting books are kept to reflect the financial position of the Company, with a reasonable and truthful level at any time and to ensure that the Separate Financial Statements comply with the applicable regulations of the State. At the same time, it is responsible for ensuring the safety of the Company's assets and taking appropriate measures to prevent and detect frauds and other violations.

The Board of General Directors of the Company undertakes that the Separate Financial Statements have honestly and reasonably reflected the financial position of the Company as at 31 December 2025, the results of business operations and the cash flow situation for the fiscal year ended as at the same day, in accordance with the standards, Accounting regime of Vietnamese enterprises and compliance with relevant current regulations.

VII. OTHER COMMITMENTS

The Board of General Directors commits that the Company has complied with the disclosure obligations as stipulated in Circular No. 96/2020/TT-BTC dated 16/11/2020 issued by the Ministry of Finance guiding the disclosure of information on the stock market.

Dong Nai Traffic Construction Joint Stock Company

200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

VIII. APPROVAL OF SEPARATE FINANCIAL STATEMENTS

We, the Board of General Directors of Dong Nai Traffic Construction Joint Stock Company approve the Financial Statements for the fiscal year ended as at 31 December 2025.

Dong Nai, March , 2026

On behalf of the Board of General Directors *gmn*



NGUYEN KHOA

Deputy General Director



No: **450** /BCKT/TC/2026/AASCS

INDEPENDENT AUDITOR'S REPORT

Dear: The owner, The Board of Management, The Board of General Directors
Dong Nai Traffic Construction Joint Stock Company

We have audited Separate Financial Statements of Dong Nai Traffic Construction Joint Stock Company, was prepared on March 31, 2026, from page 08 to page 46, which comprise the Separate Balance Sheet as at December 31, 2025, the Separate Income Statement, the Separate Cash Flow Statement and the Separate Notes to the Financial Statements for the year then ended.

Management's responsibility

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

Auditor's responsibility

Our responsibility is to express an opinion on the Separate financial statement based on audit result. We have conducted our audit in accordance with the Vietnamese Standards on Auditing. These Standards require us to comply with it and the regulation of moral standard, plan and perform the audit and to obtain reasonable assurance whether the financial statements are free of material mis-statement.

An audit includes carrying out formalities to assemble evidence supporting the amounts and disclosures in the Separate financial statements. The audit procedures rely on auditor's judgment and includes assessing the risk of essential error in financial statement because of fraud and confusion. When implementing the estimation of these risks, an auditor examined the company's internal control relating to preparation and presentation of financial statements honestly and reasonably to design the audit procedures suitable for a real situation. However, the purpose isn't to express opinion of internal control effect. The audit also includes assessing the suitability for applying accounting standards and the effectiveness of estimates and judgments made by the Board of General Directors of the company, as well as evaluating the overall financial statement presentation.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Opinion of the Auditor

In our opinion, the separate financial statements give a true and fair view, in all material respects, the financial position of Dong Nai Traffic Construction Joint Stock Company at for the fiscal year ended as at 31/12/2025, of its operating results and cash flows for the fiscal year ended at the same time, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprise and the relevant statutory requirements applicable to financial reporting.



Emphasis of matter

We draw readers' attention to Notes V.2 and V.19 to the separate Financial Statements of Dong Nai Traffic Works Joint Stock Company. The Company contributed capital to DGT Investment One Member Limited Liability Company in the amount of VND 345,000,000,000 and subsequently borrowed back VND 345,000,000,000 from DGT Investment One Member Limited Liability Company. As of December 31, 2025, the total outstanding overdue balance of this loan amounted to VND 343,638,000,000.

The Company is recording bond debt that has been due for payment since February 23, 2026 (refer to Note V.19), amounting to VND 239,521,600,000. The Company is arranging funding sources to settle its payment obligations to bondholders.

Our audit opinion is not modified in respect of the emphasis of matter described above.

Ho Chi Minh city, March 31, 2026

**Southern Auditing and Accounting
Financial Consulting Services Co., Ltd**



NGUYEN THI MY NGOC

Deputy General Director

Practicing Auditor Registration Certificate

No. 1091-2023-142-1

LE LINH PHUONG

Auditor

Practicing Auditor Registration Certificate

No. 5915-2023-142-1



SEPARATE BALANCE SHEET

As at December 31, 2025

UNIT: VND

Items	Code	Note	Closing balance	Opening balance
A. SHORT-TERM ASSETS	100		963,452,949,629	860,845,453,144
I. Cash and cash equivalents	110	V.1	8,466,929,754	2,229,479,940
Cash	111		8,466,929,754	2,229,479,940
III. Short-term receivables	130		689,497,378,017	665,228,445,675
Short-term trade receivables	131	V.3	265,384,798,098	214,798,184,826
Short-term repayments to suppliers	132	V.4	68,086,718,071	52,063,190,929
Other short-term receivables	136	V.6.1	421,191,278,570	462,109,790,546
Short-term allowances for doubtful debts (*)	137	V.9.	(65,165,416,722)	(63,742,720,626)
IV. Inventories	140		262,005,964,943	191,964,930,883
Inventories	141	V.7	262,005,964,943	191,964,930,883
V. Other current assets	150		3,482,676,915	1,422,596,646
Short-term prepaid expenses	151	V.8.1	1,982,866,297	442,937,269
Deductible value added tax	152		524,525,152	799,275,383
Taxes and other receivables from government budget	153	V.15	975,285,466	180,383,994
B. LONG-TERM ASSETS	200		870,373,203,583	878,006,837,445
I. Long-term receivables	210		5,033,001,926	4,807,067,754
Others long-term receivables	216	V.6.2	5,033,001,926	4,807,067,754
II. Fixed assets	220		82,450,746,888	75,264,546,261
Tangible fixed assets	221	V.10	76,175,848,429	74,769,538,761
- Historical costs	222		128,976,946,291	116,299,347,974
- Accumulated depreciation	223		(52,801,097,862)	(41,529,809,213)
Fixed assets of leasing	224	V.11	6,274,898,459	495,007,500
- Historical costs	225		8,086,815,959	1,827,720,000
- Accumulated depreciation	226		(1,811,917,500)	(1,332,712,500)
IV. Long-term assets in progress	240		21,689,328	4,019,445,980
Construction in progress	242	V.12	21,689,328	4,019,445,980
V. Long-term investments	250	V.2.2	702,881,542,207	701,685,742,647
Investments in subsidiaries	251		715,381,000,000	715,381,000,000
Allowances for long-term investments (*)	254		(12,499,457,793)	(13,695,257,353)
VI. Other long-term assets	260		79,986,223,234	92,230,034,803
Long-term prepaid expenses	261	V.8.2	79,986,223,234	92,230,034,803
TOTAL ASSETS (270=100+200)	270		1,833,826,153,212	1,738,852,290,589

SEPARATE BALANCE SHEET

As at December 31, 2025

UNIT: VND

Items	Code	Note	Closing balance	Opening balance
C. LIABILITIES			922,608,273,815	831,094,705,274
I. Short-term liabilities	310		674,764,772,684	587,058,242,147
Short-term trade payables	311	V.13	141,428,760,901	81,252,643,607
Short-term prepayments from customers	312	V.14	14,842,455,915	5,715,323,899
Taxes and other payables to government budget	313	V.15	59,487,180,292	72,626,306,428
Payables to employees	314	V.16	1,370,307,858	943,309,140
Short-term accrued expenses	315	V.17	80,606,466,757	69,363,934,091
Short-term intra-company payables	316		-	-
Other short-term payments	319	V.18.1	10,391,600,961	10,435,079,149
Short-term borrowings and finance lease	320	V.19.1	366,638,000,000	346,721,645,833
II. Long-term liabilities	330		247,843,501,131	244,036,463,127
Long-term unearned revenues	336		-	-
Other long-term payables	337	V.18.2	2,696,883,950	2,696,883,950
Long-term borrowings and finance lease	338	V.19.2	245,146,617,181	241,339,579,177
D. OWNER'S EQUITY	400		911,217,879,397	907,757,585,315
I. Owner's equity	410	V.20	911,217,879,397	907,757,585,315
Contributed capital	411		790,000,000,000	790,000,000,000
- Ordinary shares with voting rights	411a		790,000,000,000	790,000,000,000
Capital surplus	412		152,195,272,727	152,195,272,727
Development and investment funds	418		21,282,835,714	21,282,835,714
Undistributed profit after tax and funds	421		(52,260,229,044)	(55,720,523,126)
- Undistributed profit after tax brought forward	421a		(55,720,523,126)	(59,211,409,273)
- Undistributed profit after tax for the current	421b		3,460,294,082	3,490,886,147
TOTAL SOURCES (440=300+400)	440		1,833,826,153,212	1,738,852,290,589

Dong Nai, March 31, 2026

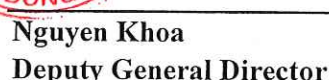


Luu Thi Hang
Prepared by



Bui Quang Toan
Chief Accountant




Nguyen Khoa
Deputy General Director

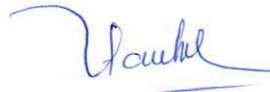
SEPARATE INCOME STATEMENT

for the fiscal year ended as at 31/12/2025

UNIT: VND

Items	Code	Note	Current year	Previous year
Revenues from sales and services rendered	01	VI.1.	420,794,453,875	203,495,789,783
Revenue deductions	02		-	-
Net revenues from sales and services rendered (10=01-02)	10		420,794,453,875	203,495,789,783
Costs of goods sold	11	VI.2.	355,643,926,726	173,043,745,596
Gross profit from sales and services rendered (20=10-11)	20		65,150,527,149	30,452,044,187
Financial income	21	VI.3.	70,744,118	83,888,972
Financial expenses	22	VI.4	22,290,607,399	24,397,266,776
- In which: Interest expenses	23		23,462,494,803	22,578,108,407
Selling expenses	25	VI.5	24,278,718,268	17,172,194,415
General administration expenses	26	VI.6	15,581,436,187	25,001,230,990
Net profits from operating activities {30=20+(21-22)-(25+26)}	30		3,070,509,413	(36,034,759,022)
Other income	31	VI.7	2,250,618,360	41,521,148,777
Other expenses	32	VI.8.	677,172,846	1,730,548,826
Other profits (40=31-32)	40		1,573,445,514	39,790,599,951
Total net profit before tax (50=30+40)	50		4,643,954,927	3,755,840,929
Current corporate income tax expenses	51	VI.9.	936,560,845	264,954,782
Deferred corporate income tax expenses	52		-	-
Profits after enterprise income tax (60=50-51-52)	60		3,707,394,082	3,490,886,147
Earnings per share	70	VI.11	-	-
Diluted earnings per share	71		-	-

Dong Nai, March 31, 2026



Luu Thi Hang
Prepared by



Bui Quang Toan
Chief Accountant



Nguyen Khoa
Deputy General Director

SEPARATE CASH FLOWS STATEMENT

for the fiscal year ended as at 31/12/2025

(Indirect method)

UNIT: VND

Items	Code Note	Current year	Previous year
I. Cash flows from operating activities			
Profit before tax	01	4,643,954,927	3,755,840,929
Adjustments for			
Depreciation of fixed assets and investment properties	02	11,948,557,636	7,773,800,870
Provision	03	226,896,536	9,071,582,880
- Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign	04	-	-
Gains (losses) on investing activities	05	(11,765,414)	(83,888,972)
Interest expenses	06	23,462,494,803	22,578,108,407
- Other adjustments	07	-	-
Operating profit before changes in working capital	08	40,270,138,488	43,095,444,114
Increase (decrease) in receivables	09	(28,337,950,975)	(30,199,148,399)
Increase (decrease) in inventories	10	(70,041,034,060)	48,593,850,010
Increase (decrease) in payables (exclusive of interest payables, enterprise income tax payables)	11	46,322,703,960	(6,396,066,798)
Increase (decrease) in prepaid expenses	12	10,703,882,541	(3,816,352,989)
- Increase (decrease) in trading securities	13	-	-
Interest paid	14	(3,135,762,521)	(24,475,780,798)
Corporate income tax paid	15	(333,278,782)	(125,171,720)
- Other receipts for operating activities	16	-	-
- Other payments for operating activities	17	-	-
Net cash flows from operating activities	20	(4,551,301,349)	26,676,773,420
II. Cash flows from investing activities			
Purchase or construction of fixed assets and other long-term assets	21	(15,060,812,304)	(29,311,526,874)
Proceeds from disposals of fixed assets and other long-term assets	22	2,126,171,296	-
Loans and purchase of debt instruments from other entities	23	-	(10,196,407,813)
Collection of loans and repurchase of debt instruments of other entities	24	-	12,495,567,813
Equity investments in other entities	25	-	-
Proceeds from equity investment in other entities	26	-	-
Interest and dividend received	27	-	520,346
Net cash flows from investing activities	30	(12,934,641,008)	(27,011,846,528)



SEPARATE CASH FLOWS STATEMENT

for the fiscal year ended as at 31/12/2025

(Indirect method)

UNIT: VND

Items	Code	Note	Current year	Previous year
III. Cash flows from financial activities				
- Proceeds from issuance of shares and receipt of contributed capital	31		-	-
- Repayments of contributed capital and repurchase of stock issued	32		-	-
Proceeds from borrowings	33		49,743,280,000	-
Repayment of principal	34		(23,083,645,833)	(920,104,163)
Repayment of financial principal	35		(2,936,241,996)	(429,000,000)
- Dividends or profits paid to owners	36		-	-
Net cash flows from financial activities	40		23,723,392,171	(1,349,104,163)
Net cash flows during the period (50=20+30+40)	50		6,237,449,814	(1,684,177,271)
Cash and cash equivalents at the beginning of the period	60	V.1	2,229,479,940	3,913,657,211
- Effect of exchange rate fluctuations on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the period (70=50+60+61)	70	V.1	8,466,929,754	2,229,479,940

Dong Nai, March , 2026



Luu Thi Hang
Prepared by



Bui Quang Toan
Chief Accountant



Nguyen Khoa
Deputy General Director

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents include cash, bank deposits, funds in transit, and short-term investments with a recovery or maturity period not exceeding three months from the date of purchase, which can be easily converted into a specified amount of cash with minimal risk of conversion.

2. Accounting rules for financial investments

Are investments outside the enterprise for the purpose of rational use of capital to improve the operational efficiency of the enterprise such as: investment in capital contribution to subsidiaries, joint ventures, associates, securities investments and other financial investments ...

Classification of investments when preparing financial statements according to the following principles:

- Investments with a residual recovery term of not more than 12 months or in 1 production and business cycle are classified as short-term.

- Investments with a residual recovery term of 12 months or more or more than 1 production and business cycle are classified as long-term.

a. Investment held to maturity date

This investment does not reflect the types of bonds and debt instruments held for the purpose of buying and selling for a profit. Investments held up to the maturity date include term bank deposits (remaining recovery period of 3 months or more), bills, promissory notes, bonds, issuer preferred shares that are required to be repurchased at a certain time in the future, and loans held up to maturity for the purpose of collecting interest periods and investments held to other maturity.

Provision for discounts on investments held up to maturity date: investments held until the maturity date if they have not been made a reserve in accordance with the provisions of law, the Company must assess the recoverability. Where there is solid evidence that part or all of the investment may be irrevocable, the amount of losses must be recognized in the financial costs during the period. The appropriation or refund of this provision shall be made at the time of preparation of the Financial Statements. In case the number of losses cannot be reliably determined, the investment shall not be recorded and the recoverability of the investment shall be explained on the Explanation of the Financial Statements.

b. Investments in subsidiaries, joint ventures, affiliations, and co-controlled businesses

Investments in subsidiaries and associates are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising after the investment date are recognized as financial income during the period. Other distributions (excluding net profits) are considered a recovery of investment and are recorded as a reduction in the original investment cost.

Provision for loss of investment in another entity: losses incurred by subsidiaries, joint ventures, associates resulting in the investor potentially losing capital or provisions due to impairment of the value of these investments. The appropriation or refund of this provision is made at the time of drawing up the Financial Statements for each investment and is recognized in the financial expenses for the period.

The company has provided for impairment of investments in its subsidiaries; however, the subsidiaries have announced a temporary suspension of operations due to inefficiencies. These conditions indicate the existence of a material uncertainty that could lead to significant doubt about the subsidiaries' ability to continue as a going concern. Therefore, the basis for determining the impairment provision for investments in the subsidiaries will be evaluated based on the results of the Report for the financial year ended December 31, 2023, which was prepared on the assumption that the subsidiaries will continue operating in the future.

DGT - Nghe An SM-LLC	Suspended operations from May 10, 2024 to May 9, 2025.
DGT Investment SM-LLC	Suspended operations from January 1, 2024 to December 31, 2024.
DGT - Vung Tau SM-LLC	Suspended operations from January 1, 2024 to December 31, 2024.
DGT - Dong Thap SM-LLC	Suspended operations from November 15, 2023 to November 14, 2024.

3. Accounting rules for receivables

Receivables are monitored in detail according to the receivable term, debtor, currency type, and other factors based on the company's management needs.

The classification of receivables must be managed as bellows:

- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not related to trading activities.

Provision for doubtful debts: Doubtful receivables are provisioned when preparing the financial statements. The recognition or reversal of this provision is carried out at the time of financial statement preparation and is recorded as administrative expenses during the period. For long-term doubtful receivables that the company has exhausted all possible collection measures but remains uncollectible and the debtor is determined to be genuinely insolvent, the company may proceed with procedures to sell the debt to a debt trading company or write off the doubtful receivables from the accounting records (in compliance with legal regulations and the company's charter).

In addition, the company also has doubtful receivables related to the approval and settlement of SPDVCI construction projects that were executed before the official transition into a joint-stock company, which are awaiting guidance from the competent authorities for resolution.

4. Rules for recording inventories

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Net realizable value represents the estimated selling price minus the estimated selling expenses.

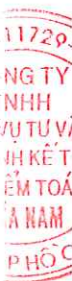
Method of calculating inventory value	: first in first out
Methods for recording inventories	: regular declaration method

Provision for inventory is made for the estimated loss in value due to the decline in the price of materials, finished goods, and inventory owned by the company (such as depreciation in quality, obsolescence, etc.) based on reasonable evidence of value reduction at the end of the financial year. Increases or decreases in this provision are recorded as the cost of goods sold in the income statement.

5. Rules for recording depreciation of fixed assets

Fixed assets are stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

Cost of fixed assets comprises its purchase price and any directly attributable costs of bringing the asset into use. The cost of procurement, upgrade and renewal of fixed assets are converted into fixed assets, the cost of maintenance and repairs is recorded as expenses in the current year.



When the liquidation of assets, the cost and accumulated depreciation of assets are written off in the financial statements and any losses arising from the disposal are recorded in the income statement.

Fixed assets that have been fully depreciated are still in use because the company has effectively maintained and serviced its machinery and equipment.

Depreciation is provided on a straight-line basis. Depreciation period is estimated as follow:

Asset Type	Year
- Buildings and structures	04 - 32
- Machinery, equipment	03 - 09
- Transportation equipment	06 - 11
- Management equipment	06
- Finance lease fixed assets	06

6. Construction in progress

Construction in progress costs reflect expenses directly related to assets under construction and machinery and equipment being installed for production, leasing, and management purposes, as well as costs associated with ongoing fixed asset repairs. These assets are recorded at cost and are not subject to depreciation.

7. Prepaid expenses

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistently.

Prepaid expenses are monitored according to each term of expenses which incurred and distributed into objects bear the cost of each accounting period and the remain is not amortized to expense.

Prepaid expenses are classified as follows:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.
- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term

8. Payables

Payables are tracked in detail for the remaining payment period of the payables, payables, type of currency payable and other factors required by the Company.

The classification of payables is based on the following principles:

- Payables to suppliers: Trade payables arising from purchases of goods, services, assets and liabilities when imported through a trustee;
- Intercompany payables: Payables between subordinate units and dependent subordinate units not having dependent legal entity status;
- Other payables: Non-commercial payables, not related to purchase, sale or supply of goods or services.

9. Accrued expenses

Payables for goods and services received from suppliers or provided to customers during the period but not yet paid due to the absence of invoices or incomplete accounting documentation, as well as payables to employees, are recorded as production and business expenses during the period. This ensures that when actual expenses arise, they do not cause sudden fluctuations in production and business costs, adhering to the principle of matching revenue and expenses. The accrual of payables must be carefully calculated with reasonable and reliable evidence. When these expenses occur, if there is a discrepancy with the accrued amount, the accounting department will record an adjustment to increase or decrease expenses accordingly.

10. Recognizing Unearned Revenue

Unearned revenue includes advance payments received, such as: Amounts paid in advance by customers for one or multiple accounting periods for asset rentals; Interest received in advance from lending or purchasing debt instruments; The difference between the committed installment or deferred payment sale price and the immediate payment price; Revenue corresponding to goods and services or discounts to be granted to customers under a loyalty program.

The balance of unearned revenue in foreign currency at the end of the financial year will not be subject to foreign exchange revaluation at the time of financial statement preparation unless there is conclusive evidence that the company will have to refund the advance payment to the customer in foreign currency.

11. Owner's equity

a. Contributed capital, capital surplus , conversion options on convertible bonds, other capital

The owner's investment capital is recorded according to the actual capital contributed by the owner and is monitored in detail for each organization and individual participating in capital contribution.

The share capital contribution of shareholders is recorded at the actual price of issuing shares, but is reflected in two separate indicators:

- The owner's contributed capital is recognized at par value of the shares;
- The share capital surplus is recognized according to the larger or lesser difference between the actual price of the share issuance and the par value. In addition, a surplus of share capital is also recognized according to the larger or lesser difference between the actual price of the issue and the par value of the shares when reissuing treasury shares.

In addition, share capital surplus is also recognized based on the positive or negative difference between the actual issuance price and the par value of shares when treasury shares are reissued.

b. Undistributed earnings

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

The distribution of the company's business operating profits must comply with the current financial policies.

When distributing profits, it is necessary to consider non-monetary items located in undistributed after tax profits that may affect cash flow and the ability to pay dividends and profits of the company.

12. Revenues

Revenue is recognized when the Company is certain of receiving identifiable economic benefits. Revenue is determined at the fair value of the amounts received or receivable after deducting trade discounts, sales reductions, and returned goods. The following specific recognition conditions must also be met when recognizing revenue:

Construction contracts

Construction contract revenue is recognized in one of the following two cases:

- The construction contract stipulates that the contractor is paid according to the planned schedule: when the results of the contract performance are reliably estimated, the revenue is recognized in proportion to the part of the work completed by the contractor himself at the date of preparation of the financial statements;
- The construction contract stipulates that the contractor is paid according to the value of the performance volume: when the results of the contract performance are reliably estimated and confirmed by the customer, the revenue is recognized in proportion to the completed work confirmed by the customer.

Adjustments in contract execution, bonuses, and other payments are only recognized as revenue when they have been agreed upon with the customer.

When the results of the performance of the contract cannot be reliably estimated, the recorded revenue is equivalent to the costs incurred for which the reimbursement is relatively certain.

Revenue from sale of goods

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Financial income includes interest, gain on exchange rate difference, dividends... and other income of financial activities. For interest earned from loans, deferred payment, instalment payment: income is recognized when earned and original loans, principal receivables are not classified as overdue that need provision. Dividend is recognized when the right to receive dividend is established.

Other incomes

Other income includes income other than the company's production and business activities: sale, liquidation of fix assets; fines imposed by the client for breach of contract; third-party compensation to compensate for lost property; revenues from bad debts that have been processed for write-off; liabilities that do not identify the owner; income from gifts, gifts in money, in kind ...

13. Construction Revenue Deductions

The adjustment to reduce construction revenue is made upon receiving the approval decision for the final settlement that decreases construction completion costs from the Investor and relevant Authorities.

14. Costs of goods sold

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).



15. Financial expenses

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency, ...

16. Selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods and providing service.

Administrative expense reflects the general expense of the company, including: labour cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business licence tax; bad debt provision; outsourcing expense and other cash expenses...

Selling expenses and administrative expenses are allocated to the Company's business units based on revenue or profit criteria.

17. Current and deferred income tax expense

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting records, non-deductible expenses, tax-exempt income, and carried-forward losses.

Current corporate income tax expense is determined based on taxable income and the applicable corporate income tax rate of 20% for the current year.

18. Relevant entities

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In examining the relationships among the related parties, the substance of the relationship is emphasized more than its legal form.

Transactions with related parties during the year are presented in Note VIII.3.

The following company is considered as relevant entities

Company	Location	Relationship
DGT - Nghe An SM-LLC	Nghe An	Subsidiaries
DGT Investment SM-LLC	Dong Nai	Subsidiaries
DGT - Vung Tau SM-LLC	Ba Ria - Vung Tau	Subsidiaries
DGT Construction Materials Production and Trading Co., Ltd.	Dong Nai	Subsidiaries
DGT - Dong Thap SM-LLC	Dong Thap	Subsidiaries
Dong Loi Co., Ltd	Dong Nai	Subsidiaries
Board of General Director, Board of Management, Chief Accountant, Board of Controllers and other concerned individuals.		Members of the key managements

19. Financial Instruments

According to Circular No. 75/2015/TT-BTC dated 18/05/2015 of the Ministry of Finance, before the Accounting Standards on Financial Instruments and guidance documents were issued, the Board of Directors of the Company followed the instructions on the non-presentation and explanation of financial instruments according to Circular No. 210/2009/TT-BTC in the Company's financial statements.

20. Segment information

Segment information is presented based on the company's geographic and business segments. The segment reporting by geographic area and business field is structured according to the company's internal reporting and management framework.

Segment results include items directly allocated to a segment as well as those distributed among segments based on a reasonable allocation criterion (such as revenue or profit).

20.1. Segment Reporting by Geographic Area

As of December 31, 2025, the Company is headquartered only in Trang Dai Ward, Dong Nai Province; therefore, segment reporting by geographic area is not presented.

20.2. Segment Reporting by Business Field

	Current year VND	Previous year VND
- Revenue from selling construction stone	114,023,074,920	170,584,929,913
- Revenue from selling construction materials	131,181,319,384	8,858,577,238
- Revenue from hot mix asphalt concrete	145,247,019,697	299,415,944
- Revenue from construction and installation	12,637,121,488	17,475,048,506
- Revenue from leasing premises and construction vehicles	17,705,918,386	6,277,818,182
Total	<u>420,794,453,875</u>	<u>203,495,789,783</u>

V. NOTES TO THE OFFICE'S FINANCIAL STATEMENT

Unit: VND

1. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
- Cash on hand	7,428,617,503	262,799
- Cash in banks	1,038,312,251	2,229,217,141
- Cash equivalents	-	-
Total	<u>8,466,929,754</u>	<u>2,229,479,940</u>

2. FINANCIAL INVESTMENTS

	Ratio %	Closing balance			Opening balance		
		Historical cost	Provision	Fair value	Historical cost	Provision	Fair value
2.1 Short-terms financial investments							
2.2 Long-terms financial investments							
Investments in subsidiaries							
DGT Construction Materials Production and Trading Co., Ltd.	1* 60%	715,381,000,000	(12,499,457,793)	-	715,381,000,000	(13,695,257,353)	-
DGT - Nghe An SM-LLC	2* 100%	100,000,000,000	(3,608,696,938)	-	100,000,000,000	(3,607,196,938)	-
DGT Investment SM-LLC	3* 100%	345,000,000,000	(2,276,756,866)	-	345,000,000,000	(2,272,256,866)	-
DGT - Dong Thap SM-LLC	4* 100%	67,581,000,000	(1,843,531,521)	-	67,581,000,000	(1,839,031,521)	-
Dong Loi Co., Ltd	5* 99.8%	199,800,000,000	(1,770,472,468)	-	199,800,000,000	(2,976,772,028)	-
Total		715,381,000,000	(12,499,457,793)	-	715,381,000,000	(13,695,257,353)	-

Ratio %: It is the ratio of equity capital and voting rights.

Fair Value: As of the reporting date, the Company has not determined the fair value of these financial instruments to be disclosed in the financial statements because there is no market listing for these financial instruments, and current Vietnamese accounting standards and enterprise accounting regulations do not provide guidance on calculating fair value using valuation techniques. The fair value of these financial instruments may differ from their carrying amount in the Company's books.

2. FINANCIAL INVESTMENTS (continous)

Detailed information on the investments as of December 31, 2025, is as follows:

1* This is an investment in DGT Construction Materials Production and Trading Co., Ltd. with a contributed capital of VND 3,000,000,000, representing a 60% stake. This company was established under Enterprise Registration Certificate No. 3603726982, initially registered on June 1, 2020, by the Department of Planning and Investment of Dong Nai Province, with a charter capital of VND 5,000,000,000. Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

2* 100% capital investment in DGT-Nghe An Single-Member Limited Liability Company was made, established under Enterprise Registration Certificate for a single-member limited liability company No. 2902104498, initially registered on June 3, 2021, with a second amendment registered on August 22, 2023, by the Department of Planning and Investment of Nghe An Province, with a charter capital of VND 100,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

3* 100% capital investment in DGT Single-Member Investment Co., Ltd. was made, established under Enterprise Registration Certificate for a single-member limited liability company No. 3603726975, initially registered on June 1, 2020, with a fourth amendment registered on October 17, 2023, by the Department of Planning and Investment of Dong Nai Province, with a charter capital of VND 345,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

4* 100% capital investment in DGT-Dong Thap Single-Member Limited Liability Company was made, established under Enterprise Registration Certificate No. 1402174738 on January 21, 2022, with a second amendment registered on September 18, 2023, by the Department of Planning and Investment of Dong Thap Province, with a charter capital of VND 100,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has not fully subscribed its capital in this company.

5* 99,8% capital investment in Dong Loi Limited Liability Company was made, established under Enterprise Registration Certificate No. 2900777297, initially issued on March 14, 2006, with the fourteenth amendment registered on November 09, 2023, by the Department of Planning and Investment of Ba Ria - Vung Tau Province, with a charter capital of VND 300,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

6* 100% capital investment in DGT-Vung Tau Single-Member Limited Liability Company was made, established under Enterprise Registration Certificate No. 3502456754 on June 15, 2021, with a second amendment registered on October 05, 2023, by the Department of Planning and Investment of Ba Ria - Vung Tau Province, with a charter capital of VND 20,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has not fully subscribed its capital in this company.

The changes in the provisions for the investments are as follows:

	<u>Current year</u>	<u>Previous year</u>
Opening	13,695,257,353	13,042,880,581
Reversal of provision	(1,206,299,560)	(52,718,689)
Establishment of additional provision	10,500,000	705,095,461
Closing	<u>12,499,457,793</u>	<u>13,695,257,353</u>

During the year, transactions for the sale of goods and provision of services with the subsidiaries are as follows:

	<u>Current year</u>	<u>Previous year</u>
DGT Construction Materials Production and Trading Co., Ltd	23,936,871,668	88,868,078,337
DGT - Nghe An SM-LLC	-	330,000,000
Dong Loi Co., Ltd	9,630,339,451	56,000,000
Total	<u>33,567,211,119</u>	<u>89,254,078,337</u>

3. TRADE RECEIVABLES

3.a.Short-terms

Relevant entities

- DGT Construction Materials Production and Trading Co., Ltd.
- DGT - Nghe An SM-LLC
- Dong Loi Co., Ltd

Others

- Cuu Long Construction Materials Technology Co., Ltd
- Hung Phat Contuction Co., Ltd
- An Khang Phu Construction Serrvices Co., Ltd
- Hiep An Construction JSC
- Cienco 4 Corporation JSC
- Construction Corporation No.1 JSC
- The Gioi Nha Construction Material Supermarket JSC
- Duc Hung Thanh Phat SM-LLC
- Viet Hung Thinh Investment Company Limited
- Other customers

Total

	<u>Closing balance</u>	<u>Opening balance</u>
	59,172,444,946	80,532,936,996
- DGT Construction Materials Production and Trading Co., Ltd.	53,984,075,091	77,566,536,996
- DGT - Nghe An SM-LLC	1,798,400,000	1,798,400,000
- Dong Loi Co., Ltd	3,389,969,855	1,168,000,000
Others	206,212,353,152	134,265,247,830
- Cuu Long Construction Materials Technology Co., Ltd	48,738,384,404	48,738,384,404
- Hung Phat Contuction Co., Ltd	40,446,163,353	26,094,926,513
- An Khang Phu Construction Serrvices Co., Ltd	49,250,235,838	6,852,998,924
- Hiep An Construction JSC	11,391,320,000	11,391,320,000
- Cienco 4 Corporation JSC	1,684,557,847	3,896,420,772
- Construction Corporation No.1 JSC	3,015,338,122	3,215,338,122
- The Gioi Nha Construction Material Supermarket JSC	-	14,351,237,530
- Duc Hung Thanh Phat SM-LLC	8,121,000	8,121,000
- Viet Hung Thinh Investment Company Limited	29,130,712,569	-
- Other customers	22,547,520,019	19,716,500,565
Total	<u>265,384,798,098</u>	<u>214,798,184,826</u>

3.b.Provision for doubtful debts

The fluctuation of the provision for doubtful accounts during the year is as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
- Opening	63,742,720,626	55,323,514,518
- Reversal of provision	2,222,554,154	16,154,620,277
- Establishment of additional provision	(799,858,058)	(7,735,414,169)
- Closing	<u>65,165,416,722</u>	<u>63,742,720,626</u>

4. PREPAYMENTS TO SUPPLIERS

Relevant entities

- DGT - Nghe An SM-LLC

Others

- Vo Cong Vinh
- Tran Quoc Toan
- Nguyen Van Huy
- Bien Hoa Land Fund Development Center
- Cat Tuong Home Architect Design Construction Co., Ltd
- Viet Hung Thinh Investment Company Limited
- Fuli Vietnam Machinery Company Limited
- Other suppliers

Total

	<u>Closing balance</u>	<u>Opening balance</u>
	1,980,247,089	1,980,247,089
- DGT - Nghe An SM-LLC	1,980,247,089	1,980,247,089
Others	66,106,470,982	50,082,943,840
- Vo Cong Vinh	9,743,675,747	9,743,675,747
- Tran Quoc Toan	3,995,165,719	3,995,165,719
- Nguyen Van Huy	1,101,836,761	1,101,836,761
- Bien Hoa Land Fund Development Center	8,392,049,000	8,392,049,000
- Cat Tuong Home Architect Design Construction Co., Ltd	21,086,522,933	21,280,000,000
- Viet Hung Thinh Investment Company Limited	7,504,877,581	-
- Fuli Vietnam Machinery Company Limited	4,635,000,000	-
- Other suppliers	9,647,343,241	5,570,216,613
Total	<u>68,086,718,071</u>	<u>52,063,190,929</u>

5 . OTHER RECEIVABLES

	Closing balance		Opening balance	
	Value	Privision	Value	Privision
5.a Short-terms				
- Advances	2,140,000,000	(16,000,000)	45,900,000	(16,000,000)
- Collateral and deposit	1,687,290,000	-	1,687,290,000	-
+ Department of Planning and Investment of Dong Nai province	1,687,290,000	-	1,687,290,000	-
- Relevant entities	172,388,400,775	-	161,318,067,822	-
+ DGT Construction Materials Production and Trading Co., Ltd.	155,125,949,585	-	154,241,000,000	-
+ Dong Loi Co., Ltd	15,047,037,308	-	4,877,253,940	-
+ DGT - Vung Tau SM-LLC	4,650,000	-	-	-
+ DGT - Dong Thap SM-LLC	4,650,000	-	-	-
+ DGT - Nghe An SM-LLC	2,201,463,882	-	2,199,813,882	-
+ DGT Investment SM-LLC	4,650,000	-	-	-
- Others	244,975,587,795	(1,194,802,978)	299,058,532,724	(1,034,221,278)
+ Truong Hien Vu	234,726,986,666	-	234,733,986,666	-
+ An Khang Phu Construction Service Company Limited	6,663,324,680	-	-	-
+ Dong Nam Bo Investment Consult Co., Ltd	863,587,770	-	863,587,770	-
+ Tan Dai Tien Binh Thuan Co., Ltd (sercurity fee for Tuy Phong IZ)	775,000,000	(775,000,000)	775,000,000	(542,500,000)
+ Viet Hung Thinh Construction Investment Co., Ltd	-	-	61,428,000,009	-
+ Others	1,946,688,679	(419,802,978)	1,257,958,279	(491,721,278)
Total	421,191,278,570	(1,210,802,978)	462,109,790,546	(1,050,221,278)
5.b Long-terms				
- Collateral and	4,530,617,926	-	4,374,195,754	-
- Others	502,384,000	-	432,872,000	-
Total	5,033,001,926	-	4,807,067,754	-

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6 . INVENTORIES

	Closing balance		Opening balance	
	Value	Privision	Value	Privision
- Raw materials	9,262,157,209	-	188,435,032	-
- Work in progress (*)	148,531,203,433	-	123,805,515,338	-
- Production	36,973,379,841	-	41,318,583,156	-
- Goods	67,239,224,460	-	26,652,397,357	-
Total	262,005,964,943	-	191,964,930,883	

Detail (*):	Closing balance	Opening balance
Lac Viet Premium Coastal Ecotourism Area	148,225,387,667	122,971,428,597
Other constructings	305,815,766	834,086,741
Total	148,531,203,433	123,805,515,338

The project "Lac Viet Premium Coastal Ecotourism Area" by Dong Nai Traffic Works Joint Stock Company has completed the required 9-month settlement period in accordance with technical and construction quality requirements. However, the project has not been able to proceed with the planned sand replenishment due to the scarcity of natural sand. As a result, as of the date of this report, the project has yet to be accepted and handed over.

7 . PREPAID EXPENSES

	Closing balance	Opening balance
7.a Short-terms		
DGT bond registration and management costs	46,749,996	338,592,361
Prepaid quarry construction costs	1,936,116,301	104,344,908
Total	1,982,866,297	442,937,269
7.b Long-terms		
Tan Cang Quarry Mining Costs (1*)	70,014,132,856	83,004,600,888
Dak Lua Sand Mine Mining Costs (2*)	460,541,832	461,905,470
Hot Asphalt Pavement for Company Yard	67,205,967	102,269,943
Other Long-term Prepaid Expenses	9,444,342,579	8,661,258,502
Total	79,986,223,234	92,230,034,803

Note:

(1)* Includes mineral exploitation rights fees and related costs such as compensation for land clearance, survey, consulting, mapping, drilling, blasting costs, and capitalized loan interest of VND 25,795,094,080.

The company was granted mining rights under Decision No. 71/QĐ-UBND dated January 9, 2009, and Decision No. 787/QĐ-UBND dated March 17, 2016, issued by the People's Committee of Dong Nai Province, permitting the exploitation of Tan Cang 4 construction stone quarry in Phuoc Tan Commune, Long Thanh District, Dong Nai Province. Total mobilized construction stone reserves: 5,420,080 m³; Annual extraction capacity: 400,000 m³; Project duration: 17 years (starting from 2014)

The company was granted mining rights for a construction sand mine on the Dong Nai River, in the section belonging to Dak Lua Commune, Tan Phu District, Dong Nai Province, under License No. 891/GP-UBND dated April 4, 2013. Total mobilized construction sand reserves: 916,619 m³; Annual extraction capacity: 50,000 m³; Project duration: 12 years (from April 4, 2013)



8. DOUBTFUL DEBTS

	Closing balance		Opening balance	
	Value	Privision	Value	Privision
Relevant entities				
Trade recievables				
- Hiep An Construction JSC	11,391,320,000	(11,391,320,000)	11,391,320,000	(11,391,320,000)
- Duc Long Dak Nong - BOT and BT -JSC	3,817,956,751	(3,817,956,751)	3,817,956,751	(3,817,956,751)
- Construction Corporation No.1 JSC	3,015,338,122	(3,015,338,122)	3,215,338,122	(3,215,338,122)
- Hung Phat Construcsion Co., Ltd	26,094,926,513	(12,166,089,481)	26,094,926,513	(11,294,609,612)
- Others	7,935,203,869	(7,769,347,574)	8,463,143,627	(7,661,123,733)
Repayments to suppliers				
- Vo Cong Vinh	9,743,675,747	(9,743,675,747)	9,743,675,747	(9,743,675,747)
- Nguyen Van Huy	1,101,836,761	(1,101,836,761)	1,101,836,761	(1,101,836,761)
- Nguyen Quoc Toan	3,995,165,719	(3,995,165,719)	3,995,165,719	(3,995,165,719)
- Others	26,441,877,774	(10,953,883,589)	25,963,677,774	(10,471,472,903)
Others				
- Other customers	1,385,565,978	(1,210,802,978)	1,524,830,278	(1,050,221,278)
Total	94,922,867,234	(65,165,416,722)	95,311,871,292	(63,742,720,626)

The fluctuation of the provision for doubtful accounts during the year is as follows:

	Trade recievables	Repayments to suppliers	Other	Total
- Opening at 01/01/2025	(37,380,348,218)	(25,312,151,130)	(1,050,221,278)	(63,742,720,626)
- Reversal of provision	(1,579,561,768)	(482,410,686)	(160,581,700)	(2,222,554,154)
- Establishment of additional provision	799,858,058	-	-	799,858,058
- Closing at 31/12/2025	(38,160,051,928)	(25,794,561,816)	(1,210,802,978)	(65,165,416,722)

9 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machinery, equipment	Transportation equipment	Office equipment	Other assets	Total
Historical cost						
Opening balance at 01/01/2025	63,812,087,606	36,868,147,059	15,255,699,484	83,913,825	279,500,000	116,299,347,974
Increase	-	9,647,756,749	5,174,055,555	-	239,000,000	15,060,812,304
Decrease	-	1,508,213,987	875,000,000	-	-	2,383,213,987
Closing balance at 31/12/2025	63,812,087,606	45,007,689,821	19,554,755,039	83,913,825	518,500,000	128,976,946,291
Accumulated depreciation						
Opening balance at 01/01/2025	14,646,236,775	15,827,164,400	10,803,466,417	83,913,825	169,027,796	41,529,809,213
- Depreciation	7,076,722,536	3,218,438,949	1,097,732,815	-	76,458,336	11,469,352,636
- Liquidation or transfer	-	168,897,321	29,166,666	-	-	198,063,987
Closing balance at 31/12/2025	21,722,959,311	18,876,706,028	11,872,032,566	83,913,825	245,486,132	52,801,097,862
Residual value						
Opening balance at 01/01/2025	49,165,850,831	21,040,982,659	4,452,233,067	-	110,472,204	74,769,538,761
Closing balance at 31/12/2025	42,089,128,295	26,130,983,793	7,682,722,473	-	273,013,868	76,175,848,429

- Remaining value at the end of the period of tangible fixed assets used as mortgage or pledge to secure loans VND 7,682,722,473

- Historical cost of fully depreciated fixed assets that are still in use at the end year VND 25,488,015,895

10 . INCREASE OR DECREASE IN INTANGIBLE FIXED ASSETS

	Machinery, equipment	Total
Historical cost		
Opening balance at 01/01/2025	1,827,720,000	1,827,720,000
Increase	6,259,095,959	6,259,095,959
Decrease		
Closing balance at 31/12/2025	<u>8,086,815,959</u>	<u>8,086,815,959</u>
Accumulated depreciation		
Opening balance at 01/01/2025	1,332,712,500	1,332,712,500
- Depreciation	479,205,000	479,205,000
- Decrease		
Closing balance at 31/12/2025	<u>1,811,917,500</u>	<u>1,811,917,500</u>
Residual value		
Opening balance at 01/01/2025	495,007,500	495,007,500
Closing balance at 31/12/2025	6,274,898,459	6,274,898,459

11 . CONSTRUCTION IN PROGRESS

	Closing	Opening balance
- Quang Tri Mixing Plant Project	-	4,019,445,980
- Major repairs of fixed assets	21,689,328	-
Total	<u>21,689,328</u>	<u>4,019,445,980</u>



12 . TRADE PAYABLES

	<u>Closing balance</u>		<u>Opening balance</u>	
	Value	Recoverable value	Value	Recoverable value
12.1. Short-terms:				
Relevant entities				
- DGT Construction Materials Production and Trading Co., Ltd.	-	-	9,050,585,050	9,050,585,050
Other suppliers				
- An Khang Phu Construction Serrvices Co., Ltd	111,657,829,916	111,657,829,916	34,205,998,738	34,205,998,738
- Cuu Long Construction Materials Technology Co., Ltd	-	-	-	-
- Hoang Minh Phat Co., Ltd	1,249,777,762	1,249,777,762	6,000,000,000	6,000,000,000
- Dung Phat VNMCG Co., Ltd	-	-	2,783,214,061	2,783,214,061
- Duc Thanh Hung Phat SM-LLC	-	-	-	-
- Others	28,521,153,223	28,521,153,223	29,212,845,758	29,212,845,758
Total	141,428,760,901	141,428,760,901	81,252,643,607	81,252,643,607

12.2. Long-terms

- - - -

12.3. Overdue outstanding debt

13 . PREPAYMENTS FROM CUSTOMERS

	<u>Closing balance</u>	<u>Opening balance</u>
+ Others		
- Chuc Phuong Co., Ltd	3,000,000,000	3,000,000,000
- Lam Hong Stone JSC	990,000,000	990,000,000
- Thanh Son Tinh Co., Ltd	1,040,029,799	1,040,029,799
- Ba Huan Factory Project – Long An	4,793,873,400	-
- Khang Hung Construction and Mechanical Company Limited	4,374,546,083	-
- Others	644,006,633	685,294,100
+ Relevant entities		
Total	14,842,455,915	5,715,323,899

Dong Nai Traffic Construction Joint Stock Company
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai Province.

Separate financial statements
for the fiscal year ended as at 31/12/2025

14 . TAXES AND OTHER PAYABLES TO THE STATE

	Closing balance		During the year		Opening balance	
	Receivables	Payables	Payable	Paid amounts	Receivables	Payables
- VAT	-	5,537,692,492	38,721,000,799	44,076,421,393	-	182,271,898
- CIT	-	333,278,782	936,560,845	333,278,782	-	936,560,845
- PIT	-	51,945,250	235,433,014	270,474,111	-	16,904,153
- Resource Tax	-	12,963,580,044	14,080,743,929	15,421,548,490	-	11,622,775,483
- Property tax and land rental fees	-	12,529,655,218	1,534,002,755	1,425,179,830	-	12,638,478,143
- Natural resource exploitation rights fees	-	41,210,154,642	10,635,830,944	18,550,697,288	794,901,472	34,090,189,770
- Fees, charges and other payables	180,383,994	-	7,000,000	7,000,000	180,383,994	-
Total	180,383,994	72,626,306,428	66,150,572,286	80,084,599,894	975,285,466	59,487,180,292

The Company's tax finalization will be subject to inspection by tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amount presented on the Financial Statements may be changed at the discretion of the tax authorities.

