



Member of MSI Global Alliance

DONG NAI TRAFFIC CONSTRUCTION JOINT STOCK COMPANY

Separate Financial statements
for the fiscal year ended as at 31/12/2024
was auditted

Audited by

Southern Aditing and Accounting Financial Consulting Services Co., LTD. (AASCS)
Member of MSI Global Alliance

Address : 29 Vo Thi Sau Street, Dakao Ward, Distric 1, 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, Bien Hoa City, Dong Nai Province.

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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 31/12/2024.

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, Bien Hoa City, 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. Đăk 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, Lâm Đồng 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%.

2. DGT Investment SM-LLC

Address : 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa District, 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%.

Subsidiary company (continuous)

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, 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 31/12/2024 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 2024 until the time of preparation of this report without having been considered for data adjustment or disclosure in the Separate Financial Statements.

IV. BOARD OF GENERAL DIRECTOR, BOARD OF MANEGEMENT, CHIEF ACCOUNTANT AND SUPERVISION COMMITTEE

Name	Position	Date of appointment/Dismissal
Board of Managements		
Mr. Phuong Thua Vu	Chairman	Appointment 30/05/2024
Mr. Nguyen Thanh Phong	Member	
Mr. Nguyen Quoc Thanh	Independent Member	
Mr. Tran Quang Tuan	Member	
Mr. Ton Duc Tung	Member	Appointment 30/05/2024
Mrs. Nguyen Thi Diem Le	Secretary - Administration Officer	Appointment 30/05/2024
Mr. Banh Quang Phuc	Chairman	Dismissal 30/05/2024
Mr. Tran Huu Luu	Member	Dismissal 30/05/2024
Board of Supervisors		
Mr. Vu Tien Manh	Head of the Supervisory Board	
Mr. Nguyen Hiep	Member	Appointment 30/05/2024
Mr. Doan Van Binh	Member	Appointment 30/05/2024
Mr. Ton Duc Tung	Member	Dismissal 30/05/2024
Mr. Pham Van Hung	Member	Dismissal 30/05/2024

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

Name	Position	Date of appointment/Dismissal	
Board of General Directors			
Mr. Nguyen Thanh Phong	General Director		
Mr. Nguyen Khoa	Deputy General Director		
Mr. Ton Duc Tung	Deputy General Director	Appointment	30/05/2024
Mr. Nguyen Huy Hoang	Deputy General Director	Dismissal	30/05/2024
Legal representative			
Mr. Nguyen Thanh Phong	General Director		
Chief Accountant			
Mrs. Hoang Thi Mai	Chief accountant	Appointment	20/06/2024
Mrs. Nguyen Thi Thu Thao	Chief accountant	Appointment	30/05/2024
		Dismissal	20/06/2024
Mrs. Nguyen Thi Mai	Chief accountant	Dismissal	30/05/2024

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.

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 2024. 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.

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

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 2024, 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.

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 accounting period ended 31 December 2024.

Dong Nai, March 29, 2025

On behalf of the Board of General Directors



TON DUC TUNG
Deputy General Director



No: ~~4114~~ /BCKT/TC/2025 /AASCS

INDEPENDENT AUDITOR'S REPORT

**Kính gửi: 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 29, 2025, from page 07 to page 42, which comprise the Separate Balance Sheet as at December 31, 2024, 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 31/12/2024, 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.

Others

The separate financial statements for the fiscal year ended as at December 31, 2023, and the interim separate financial information review report for the period ended June 30, 2023, of Dong Nai Traffic Construction Joint Stock Company and its subsidiaries have been audited by AFC Vietnam Auditing Co., Ltd. with an unqualified audit opinion and an emphasis of matter paragraph.

Key issues to emphasize

We draw the reader's attention to Item V.19 of the notes to the financial statements. Dong Nai Transportation Infrastructure Joint Stock Company made a capital contribution of VND 345 billion to DGT Single-Member Investment Co., Ltd., and subsequently borrowed VND 345 billion from DGT Single-Member Investment Co., Ltd. As of December 31, 2024, the total loan balance is VND 343.638 billion. Our opinion is not affected by this matter.

Ho Chi Minh city, March 29th, 2025
**Southern Auditing and Accounting
Financial Consulting Services Co., Ltd**




LE VAN TUAN
Deputy General Director
Practicing Auditor Registration Certificate
No. 0479-2023-142-1



NGUYEN THI MY NGOC
Auditor
Practicing Auditor Registration Certificate
No. 1091-2023-142-1



SEPARATE BALANCE SHEET

As at December 31, 2024

UNIT: VND

Item	Code	Note	31/12/2024	01/01/2024
A. SHORT-TERM ASSETS	100		860,845,453,144	889,620,418,447
I. Tiền và các khoản tương đương tiền	110	V.1	2,229,479,940	3,913,657,211
Cash	111		2,229,479,940	3,913,657,211
III. Short-term receivables	130		665,228,445,675	644,170,797,290
Short-term trade receivables	131	V.3	214,798,184,826	156,507,613,454
Short-term repayments to suppliers	132	V.4	52,063,190,929	55,860,942,389
Short-term loan receivables	135	V.5	-	2,299,160,000
Other short-term receivables	136	V.6.1	462,109,790,546	484,826,595,965
Short-term allowances for doubtful debts (*)	137	V.9.	(63,742,720,626)	(55,323,514,518)
IV. Inventories	140		191,964,930,883	240,558,780,893
Inventories	141	V.7	191,964,930,883	240,558,780,893
V. Other current assets	150		1,422,596,646	977,183,053
Short-term prepaid expenses	151	V.8.1	442,937,269	719,817,582
Deductible value added tax	152		799,275,383	76,981,477
Taxes and other receivables from government	153	V.15	180,383,994	180,383,994
B. LONG-TERM ASSETS	200		878,006,837,445	854,678,719,819
I. Long-term receivables	210		4,807,067,754	4,278,227,557
Others long-term receivables	216	V.6.2	4,807,067,754	4,278,227,557
II. Fixed assets	220		75,264,546,261	54,055,217,832
Tangible fixed assets	221	V.10	74,769,538,761	53,103,280,332
- Historical costs	222		116,299,347,974	87,316,218,675
- Accumulated depreciation	223		(41,529,809,213)	(34,212,938,343)
Fixed assets of leasing	224	V.11	495,007,500	951,937,500
- Historical costs	225		1,827,720,000	1,827,720,000
- Accumulated depreciation	226		(1,332,712,500)	(875,782,500)
IV. Long-term assets in progress	240		4,019,445,980	5,870,353,510
Construction in progress	242	V.12	4,019,445,980	5,870,353,510
V. Long-term investments	250	V.2.2	701,685,742,647	702,338,119,419
Investments in subsidiaries	251		715,381,000,000	715,381,000,000
Allowances for long-term investments (*)	254		(13,695,257,353)	(13,042,880,581)
VI. Other long-term assets	260		92,230,034,803	88,136,801,501
Long-term prepaid expenses	261	V.8.2	92,230,034,803	88,136,801,501
TOTAL ASSETS (270=100+200)	270		1,738,852,290,589	1,744,299,138,266

SEPARATE BALANCE SHEET

As at December 31, 2024

UNIT: VND

Item	Code	Note	31/12/2024	01/01/2024
C. LIABILITIES			831,094,705,274	840,032,439,098
I. Short-term liabilities	310		587,058,242,147	595,972,526,595
Short-term trade payables	311	V.13	81,252,643,607	116,871,273,885
Short-term prepayments from customers	312	V.14	5,715,323,899	9,163,082,073
Taxes and other payables to government budget	313	V.15	72,626,306,428	48,831,770,826
Payables to employees	314	V.16	943,309,140	2,856,765,639
Short-term accrued expenses	315	V.17	69,363,934,091	66,854,327,548
Short-term intra-company payables	316		-	-
Other short-term payments	319	V.18.1	10,435,079,149	3,324,556,628
Short-term borrowings and finance lease liabilities	320	V.19.1	346,721,645,833	348,070,749,996
II. Long-term liabilities	330		244,036,463,127	244,059,912,503
Other long-term payables	337	V.18.2	2,696,883,950	3,887,000,000
Long-term borrowings and finance lease liabilities	338	V.19.2	241,339,579,177	240,172,912,503
D. OWNER'S EQUITY	400		907,757,585,315	904,266,699,168
I. Owner's equity	410	V.20	907,757,585,315	904,266,699,168
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		(55,720,523,126)	(59,211,409,273)
- Undistributed profit after tax brought forward	421a		(59,211,409,273)	(54,034,467,986)
- Undistributed profit after tax for the current year	421b		3,490,886,147	(5,176,941,287)
TOTAL SOURCES (440=300+400)	440		1,738,852,290,589	1,744,299,138,266

Dong Nai, March 29, 2025



Pham Thi Tra Giang
Prepared by



Hoang Thi Mai
Chief Accountant



Ton Duc Tung
Deputy General Director

SEPARATE INCOME STATEMENT

for the fiscal year ended as at 31/12/2024

UNIT: VND

Items	Code	Note	Current year	Previous year
Revenues from sales and services rendered	01	VI.1.	203,495,789,783	159,621,925,974
Revenue deductions	02		-	-
Net revenues from sales and services rendered	10		203,495,789,783	159,621,925,974
Costs of goods sold	11	VI.2.	173,043,745,596	117,530,477,497
Gross profit from sales and services rendered (20=10-11)	20		30,452,044,187	42,091,448,477
Financial income	21	VI.3.	83,888,972	58,843,919,781
Financial expenses	22	VI.4	24,397,266,776	56,212,085,118
- In which: Interest expenses	23		22,578,108,407	35,799,785,766
Selling expenses	25	VI.5	17,172,194,415	7,490,046,127
General administration expenses	26	VI.6	25,001,230,990	42,585,624,952
Net profits from operating activities {30=20+(21-22)-(25+26)}	30		(36,034,759,022)	(5,352,387,939)
Other income	31	VI.7	41,521,148,777	359,245,274
Other expenses	32	VI.8.	1,730,548,826	115,474,622
Other profits (40=31-32)	40		39,790,599,951	243,770,652
Total net profit before tax	50		3,755,840,929	(5,108,617,287)
Current corporate income tax expenses	51	VI.9.	264,954,782	68,324,000
Deferred corporate income tax expenses	52		-	-
Profits after enterprise income tax	60		3,490,886,147	(5,176,941,287)
Earnings per share	70	VI.11	-	-
Diluted earnings per share	71		-	-



Dong Nai, March 29, 2025

Pham Thi Tra Giang
Prepared by

Hoang Thi Mai
Chief Accountant



Ton Duc Tung
Deputy General Director

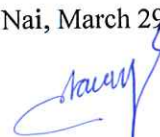
SEPARATE CASH FLOWS STATEMENT

for the fiscal year ended as at 31/12/2024
(Indirect method)


UNIT: VND

Items	Code Note	Current year	Previous year
I. Cash flows from operating activities			
Profit before tax	01	3,755,840,929	(5,108,617,287)
Adjustments for			
Depreciation of fixed assets and investment properties	02	7,773,800,870	7,911,903,502
Provision	03	9,071,582,880	3,032,181,240
Gains (losses) on investing activities	05	(83,888,972)	(33,891,783,637)
Interest expenses	06	22,578,108,407	42,799,785,762
Operating profit before changes in working capital	08	43,095,444,114	14,743,469,580
Increase (decrease) in receivables	09	(30,199,148,399)	(197,085,662,029)
Increase (decrease) in inventories	10	48,593,850,010	(31,501,352,596)
Increase (decrease) in payables (exclusive of interest payables, enterprise income tax payables)	11	(6,396,066,798)	(20,560,385,037)
Increase (decrease) in prepaid expenses	12	(3,816,352,989)	12,419,718,075
Interest paid	14	(24,475,780,798)	(16,429,363,455)
Corporate income tax paid	15	(125,171,720)	(406,907,431)
Net cash flows from operating activities	20	26,676,773,420	(238,820,482,893)
II. Cash flows from investing activities			
Purchase or construction of fixed assets and other long-term assets	21	(29,311,526,874)	(5,570,353,510)
Proceeds from disposals of fixed assets and other long-term assets	22	-	554,545,455
Loans and purchase of debt instruments from other entities	23	(10,196,407,813)	(2,294,160,000)
Collection of loans and repurchase of debt instruments of other entities	24	12,495,567,813	1,541,300,400
Equity investments in other entities	25	-	(49,997,000,000)
Proceeds from equity investment in other entities	26	-	123,780,900,000
Interest and dividend received	27	520,346	32,838,969,781
Net cash flows from investing activities	30	(27,011,846,528)	100,854,202,126
III. Cash flows from financial activities			
Proceeds from borrowings	33	-	19,553,699,356
Repayment of principal	34	(920,104,163)	(131,295,849,352)
Repayment of financial principal	35	(429,000,000)	(396,000,000)
Net cash flows from financial activities	40	(1,349,104,163)	(112,138,149,996)
Net cash flows during the period (50=20+30+40)	50	(1,684,177,271)	(250,104,430,763)
Cash and cash equivalents at the beginning of the period	60	3,913,657,211	254,018,087,974
Cash and cash equivalents at the end of the period (70=50+60+61)	70	2,229,479,940	3,913,657,211

Dong Nai, March 29, 2025


Pham Thi Tra Giang
Prepared by


Hoang Thi Mai
Chief Accountant


Ton Duc Tung
Deputy General Director



SEPARATE NOTES TO THE FINANCIAL STATEMENTS

for the fiscal year ended as at 31/12/2024

I. COMPANY INFORMATIONS

1. Form of 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, Bien Hoa City, Dong Nai Province.

2. Fields

- Public service: Managing and maintaining road transportation infrastructure in Ho Chi Minh City, as well as maintaining inland waterway structures.

- Business project implementation: Construction of transportation, water supply, drainage, electrical, postal, and irrigation projects.

- Construction materials trading: Production and trading of hot mix asphalt concrete and asphalt emulsion, among others.

3. Ordinary course of businessg: 12 months

4. Characteristics of the Company's activities in the year affecting financial statement

The company primarily executes contracts for supplying public service products and constructing projects using state budget funds, so the final settlement process is prolonged. When there are changes in policies, it significantly affects the settlement value, thereby altering the company's business results.

5. Company's structure:

The Company has 04 affiliated units and 06 subsidiary company.

6. Number of employees at the compar : 14 persons at 31/12/2024. (At 31/12/2023: 39 persons).

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

Fiscal year of Company is from 01 January to 31 December.

2. Accounting currency

The financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Company applies Enterprise Accounting System issued under Circular no.200/2014/TT-BTC dated December 22, 2014 and 53/2016/TT-BTC by Ministry of Finance as well as the circulars of the Ministry of Finance giving guidance.

2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

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 follows:

- 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;

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- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not related to trading activities.

For the preparation of financial statements, the receivables must be classified as bellows:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

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

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 incom 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	06
- Machinery, equipment	06
- Transportation equipment	06-07
- Management equipment	05

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.

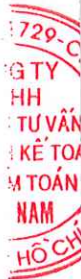
The balance of unearned revenue in foreign currency at the end of the financial year will not be subject to foreign exchange revaluation at the time of financial statement preparation unless there is conclusive evidence that the company will have to refund the advance payment to the customer in foreign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



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- 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

- 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;

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- 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	



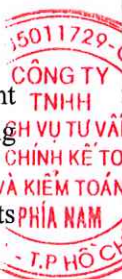
19. Financial Instruments

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, 2024, the Company is headquartered only in Ho Chi Minh City; 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	170,584,929,913	126,899,825,855
- Revenue from selling construction materials	8,858,577,238	8,283,267,357
- Revenue from hot mix asphalt concrete	299,415,944	2,238,207,523
- Revenue from construction and installation	17,475,048,506	8,060,625,239
- Revenue from leasing premises and construction vehicles	6,277,818,182	14,140,000,000
Total	203,495,789,783	159,621,925,974

V. NOTES TO THE OFFICE'S FINANCIAL STATEMENT

1. CASH AND CASH EQUIVALENTS

	31/12/2024 VND	01/01/2024 VND
- Cash on hand	262,799	4,191,207
- Cash in banks	2,229,217,141	3,909,466,004
- Cash equivalents	-	-
Total	2,229,479,940	3,913,657,211

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2. FINANCIAL INVESTMENTS

	31/12/2024				01/01/2024			
	Ratio %	Historical cost	Provision	Fair value	Ratio %	Historical cost	Provision	Fair value
2.1 Short-terms financial investmenta								
2.2 Long-terms financial investmenta								
Investments in subsidiaries		715,381,000,000	(13,695,257,353)	-		715,381,000,000	(13,042,880,581)	-
DGT Construction Materials Production and Trading Co., Ltd.	1*	3,000,000,000	(3,000,000,000)	-	60%	3,000,000,000	(3,000,000,000)	-
DGT - Nghe An SM-LLC	2*	100,000,000,000	(3,607,196,938)	-	100%	100,000,000,000	(3,659,915,627)	-
DGT Investment SM-LLC	3*	345,000,000,000	(2,272,256,866)	-	100%	345,000,000,000	(2,272,256,866)	-
DGT - Dong Thap SM-LLC	4*	67,581,000,000	(1,839,031,521)	-	100%	67,581,000,000	(1,839,031,521)	-
Dong Loi Co., Ltd	5*	199,800,000,000	(2,976,772,028)	-	99.8%	199,800,000,000	(2,271,676,567)	-
Total		715,381,000,000	(13,695,257,353)	-		715,381,000,000	(13,042,880,581)	-

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.



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2. FINANCIAL INVESTMENTS (continous)

Detailed information on the investments as of December 31, 2024, 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	13,042,880,581	24,813,140,271
Reversal of provision	(52,718,689)	(15,561,977,547)
Establishment of additional provision	705,095,461	3,791,717,857
Closing	<u>13,695,257,353</u>	<u>13,042,880,581</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.	88,868,078,337	86,176,148,860
DGT - Nghe An SM-LLC	330,000,000	420,000,000
Dong Loi Co., Ltd	56,000,000	1,020,000,000
Total	<u>89,254,078,337</u>	<u>87,616,148,860</u>

3 . TRADE RECEIVABLES

	31/12/2024 VND	01/01/2024 VND
3.1.Short-terms		
Relevant entities	80,532,936,996	36,088,744,104
- DGT Construction Materials Production and Trading Co., Ltd.	77,566,536,996	33,525,944,104
- DGT - Nghe An SM-LLC	1,798,400,000	1,442,000,000
- DGT - Vung Tau SM-LLC	-	13,200,000
- Dong Loi Co., Ltd	1,168,000,000	1,107,600,000
Otheers	134,265,247,830	120,418,869,350
- Cuu Long Construction Materials Technology Co., Ltd	48,738,384,404	48,738,384,404
- Hung Phat Construction Co., Ltd	26,094,926,513	26,094,926,513
- An Khang Phu Construction Services Co., Ltd	6,852,998,924	4,224,978,945
- Hiep An Construction JSC	11,391,320,000	11,391,320,000
- Cienco 4 Corporation JSC	3,896,420,772	4,896,420,772
- Construction Corporation No.1 JSC	3,215,338,122	3,215,338,122
- The Gioi Nha Construction Material Supermarket JSC	14,351,237,530	-
- Duc Hung Thanh Phat SM-LLC	8,121,000	4,852,405,699
- Other customers	19,716,500,565	17,005,094,895
Total	<u>214,798,184,826</u>	<u>156,507,613,454</u>

3.2.Long-terms

3.3. Provision for doubtful debts

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

	Current year VND	Previous year VND
- Opening	55,323,514,518	40,521,073,588
- Reversal of provision	16,154,620,277	15,744,074,220
- Establishment of additional provision	(7,735,414,169)	(941,633,290)
- Closing	<u>63,742,720,626</u>	<u>55,323,514,518</u>

4 . PREPAYMENTS TO SUPPLIERS

	31/12/2024 VND	01/01/2024 VND
4.1. Short-terms		
Relevant entities	1,980,247,089	1,980,247,089
- DGT - Nghe An SM-LLC	1,980,247,089	1,980,247,089
Others	50,082,943,840	53,880,695,300
- 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	4,194,680,853
- Bien Hoa Land Fund Development Center	8,392,049,000	8,698,611,086
- Cat Tuong Home Architect Design Construction Co., Ltd	21,280,000,000	21,280,000,000
- Other suppliers	5,570,216,613	5,968,561,895
Total	<u>52,063,190,929</u>	<u>55,860,942,389</u>
4.2. Long-terms		

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5 . REPAYMENTS TO SUPPLIERS

		31/12/2024	01/01/2024
		VND	VND
5.1. Short-terms			
Relevant entities		-	2,299,160,000
- DGT - Nghe An SM-LLC	(1)	-	2,075,000,000
- Dong Loi Co., Ltd	(2)	-	224,160,000
Total		<u>-</u>	<u>2,299,160,000</u>

Note: (1) These are amounts loaned to DGT - Nghệ An One-Member Limited Liability Company under the Capital Grant Agreement dated January 5, 2023, with a credit limit of VND 7,000,000,000, an interest-free policy, and a term of 12 months.

(2) These are amounts loaned to Đồng Lợi Limited Liability Company under Official Letter No. 02/CV/DL dated June 19, 2023, requesting an interest-free loan of VND 224,160,000.

6 . OTHER RECEIVABLES

	31/12/2024		01/01/2024	
	Value	Privision	Value	Privision
	VND	VND	VND	VND
6.1 Short-terms				
- Advances	45,900,000	(16,000,000)	14,523,970,651	(675,262,700)
- 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	161,318,067,822	-	154,291,100,000	-
+ DGT Construction Materials Production and Trading Co., Ltd.	154,241,000,000	-	154,241,000,000	-
+ Dong Loi Co., Ltd	4,877,253,940	-	18,900,000	-
+ DGT - Vung Tau SM-LLC	-	-	5,400,000	-
+ DGT - Nghe An SM-LLC	2,199,813,882	-	16,200,000	-
+ DGT Investment SM-LLC	-	-	9,600,000	-
+ Vu Tien Manh	-	-	100,000,000	-
- Others	299,058,532,724	(1,034,221,278)	314,324,235,314	(1,162,920,488)
+ Truong Hien Vu	234,733,986,666	-	244,406,827,055	-
+ Dong Nam Bo Investment Consult Co., Ltd	863,587,770	-	863,587,770	-
+ Giang Nguyen Construction Investment Co., Ltd	-	-	66,300,000,000	-
+ Tan Dai Tien Binh Thuan Co., Ltd (sercurity fee for Tuy Phong IZ)	775,000,000	- 542,500,000	825,000,000	-
+ Viet Hung Thinh Construction Investment Co., Ltd	61,428,000,009	-	-	-
+ Others	1,257,958,279	- 491,721,278	1,928,820,489	(1,162,920,488)
Total	<u>462,109,790,546</u>	<u>(1,050,221,278)</u>	<u>484,826,595,965</u>	<u>(1,838,183,188)</u>
6.2 Long-terms				
- Collateral and deposit	4,374,195,754	-	3,928,701,557	-
- Others	432,872,000	-	349,526,000	-
Total	<u>4,807,067,754</u>	<u>-</u>	<u>4,278,227,557</u>	<u>-</u>

7 . INVENTORIES

	31/12/2024		01/01/2024	
	Value VND	Privision VND	Value VND	Privision VND
- Raw materials	188,435,032	-	320,710,956	-
- Work in progress (*)	123,805,515,338	-	114,530,626,199	-
- Production	41,318,583,156	-	37,481,304,155	-
- Goods	26,652,397,357	-	88,226,139,583	-
Total	191,964,930,883	-	240,558,780,893	

Detail (*):	31/12/2024	01/01/2024
Lac Viet Premium Coastal Ecotourism Area	122,971,428,597	114,224,810,433
Other constructings	834,086,741	305,815,766
Total	123,805,515,338	114,530,626,199

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.

8 . PREPAID EXPENSES

	31/12/2024 VND	01/01/2024 VND
8.1 Short-terms		
DGT bond registration and management costs	338,592,361	656,249,997
Prepaid quarry construction costs	104,344,908	63,567,585
Total	442,937,269	719,817,582
8.2 Long-terms		
Tan Cang Quarry Mining Costs (1*)	83,004,600,888	85,603,843,595
Dak Lua Sand Mine Mining Costs (2*)	461,905,470	2,302,286,187
Hot Asphalt Pavement for Company Yard	102,269,943	41,031,280
Other Long-term Prepaid Expenses	8,661,258,502	189,640,439
Total	92,230,034,803	88,136,801,501

(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)

9. DOUBTFUL DEBTS

	31/12/2024		01/01/2024	
	Value VND	Privision VND	Value VND	Privision VND
Relevant entities				
- DGT - Vung Tau SM-LLC	-	-	13,200,000	(9,240,000)
Trade recievables				
- Hiep An Construction JSC	11,391,320,000	(11,391,320,000)	11,391,320,000	(7,973,924,000)
- 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	3,215,338,122	(3,215,338,122)	3,215,338,122	(3,215,338,122)
- Hung Phat Construcsion Co., Ltd	26,094,926,513	(11,294,609,612)	26,094,926,513	(8,690,063,915)
- Other customers	8,463,143,627	(7,661,123,733)	13,119,677,746	(8,346,366,195)
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)	4,194,680,853	(4,194,680,853)
- Nguyen Quoc Toan	3,995,165,719	(3,995,165,719)	3,995,165,719	(3,995,165,719)
- Others	25,963,677,774	(10,471,472,903)	4,552,838,681	(3,498,920,028)
Others				
- Other customers	1,524,830,278	(1,050,221,278)	2,250,683,188	(1,838,183,188)
Total	95,311,871,292	(63,742,720,626)	82,389,463,320	(55,323,514,518)

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

	Trade recievables VND	Repayments to suppliers VND	Other VND	Total VND
- Opening at 01/01/2024	(32,039,441,440)	(21,432,442,347)	(1,851,630,731)	(55,323,514,518)
- Reversal of provision	(9,182,067,402)	(6,972,552,875)	-	(16,154,620,277)
- Establishment of additional provisiou	3,841,160,624	3,092,844,092	801,409,453	7,735,414,169
- Closing at 31/12/2024	(37,380,348,218)	(25,312,151,130)	(1,050,221,278)	(63,742,720,626)

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10 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures VND	Machinery, equipment VND	Transportation equipment VND	Office equipment VND	Other assets VND	Total VND
Historical cost						
Opening balance at 01/01/2024	55,078,958,307	16,618,147,059	15,255,699,484	83,913,825	279,500,000	87,316,218,675
Increase	8,733,129,299	20,250,000,000	-	-	-	28,983,129,299
Decrease	-	-	-	-	-	-
Closing balance	63,812,087,606	36,868,147,059	15,255,699,484	83,913,825	279,500,000	116,299,347,974
Accumulated depreciation						
Opening balance	8,661,841,158	15,585,197,384	9,759,541,520	83,913,825	122,444,456	34,212,938,343
- Depreciation	5,984,395,617	241,967,016	1,043,924,897	-	46,583,340	7,316,870,870
- Liquidation or transfer	-	-	-	-	-	-
Closing balance at 31/12/2024	14,646,236,775	15,827,164,400	10,803,466,417	83,913,825	169,027,796	41,529,809,213
Residual value						
Opening balance at 01/01/2024	46,417,117,149	1,032,949,675	5,496,157,964	-	157,055,544	53,103,280,332
Closing balance at 31/12/2024	49,165,850,831	21,040,982,659	4,452,233,067	-	110,472,204	74,769,538,761
- Remaining value at the end of the period of tangible fixed assets used as mortgage or pledged to secure loans					4,452,233,067	VND
- Historical cost of fully depreciated fixed assets at the end of the fiscal year					24,835,243,445	VND



11 . INCREASE OR DECREASE IN INTANGIBLE FIXED ASSETS

	Machinery, equipment VND	Total VND
Historical cost		
Opening balance at 01/01/2024	1,827,720,000	1,827,720,000
Increase		
Decrease		
Closing balance at 31/12/2024	<u>1,827,720,000</u>	<u>1,827,720,000</u>
Accumulated depreciation		
Opening balance 01/01/2024	875,782,500	875,782,500
- Depreciation	456,930,000	456,930,000
- Decrease		
Closing balance 31/12/2024	<u>1,332,712,500</u>	<u>1,332,712,500</u>
Residual value		
Opening balance	951,937,500	951,937,500
Closing balance	495,007,500	495,007,500

12 . CONSTRUCTION IN PROGRESS

	31/12/2024 VND	01/01/2024 VND
- Tan Cang Quarry Mining Costs	-	2,042,567,346
- Hot Asphalt Concrete Enterprise	-	3,827,786,164
- Quang Tri Mixing Plant Project	4,019,445,980	-
Total	<u>4,019,445,980</u>	<u>5,870,353,510</u>

13 . TRADE PAYABLES

	<u>31/12/2024</u>		<u>01/01/2204</u>	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
13.1. 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	34,205,998,738	34,205,998,738		
- Cuu Long Construction Materials Technology Co., Ltd	-	-	29,174,462,808	29,174,462,808
- Hoang Minh Phat Co., Ltd	6,000,000,000	6,000,000,000	16,148,559,011	16,148,559,011
- Dung Phat VNMCG Co., Ltd	2,783,214,061	2,783,214,061	21,083,214,026	21,083,214,026
- Duc Thanh Hung Phat SM-LLC	-	-	8,050,286,878	8,050,286,878
- Others	29,212,845,758	29,212,845,758	42,414,751,162	42,414,751,162
Total	81,252,643,607	81,252,643,607	116,871,273,885	116,871,273,885
13.2. Long-terms				
	-	-	-	-
13.3. Overdue outstanding debt				

14 . PREPAYMENTS FROM CUSTOMERS

	<u>31/12/2024</u>	<u>01/01/2024</u>
14.1. Short-terms		
+ Other		
. Chuc Phuong Co., Ltd	3,000,000,000	3,000,000,000
. Board of Hong Ngu District Project Management and Land Development	-	2,290,547,612
. BMJC Construction material Production and Construction JSC	-	1,000,000,000
. Lam Hong Stone JSC	990,000,000	990,000,000
. Thanh Son Tinh Co., Ltd	1,040,029,799	1,040,029,799
. Others	685,294,100	842,504,662
+ Relevant entities		
Total	5,715,323,899	9,163,082,073
14.2. Long-terms		

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Dong Nai Traffic Construction Joint Stock Company
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15 . TAXES AND OTHER PAYABLES TO THE STATE

	During the year					
	01/01/2024		31/12/2024		31/12/2024	
	Receivables VND	Payables VND	Payable VND	Paid amounts VND	Receivables VND	Payables VND
- VAT	-	1,770,025,252	19,948,651,832	16,180,984,592	-	5,537,692,492
- CIT	-	1,910,116,554	264,954,782	1,841,792,554	-	333,278,782
- PIT	-	170,051,703	202,951,202	321,057,655	-	51,945,250
- Resource Tax	-	4,151,001,527	10,362,578,517	1,550,000,000	-	12,963,580,044
- Environmental Protection Fee	-	7,847,939,118	4,805,935,950	124,219,850	-	12,529,655,218
- Mining Rights Grant Fee	-	32,982,636,672	9,027,517,970	800,000,000	-	41,210,154,642
- Business License Fee	-	-	7,000,000	7,000,000	-	-
- Others	180,383,994	-	-	-	180,383,994	-
Total	180,383,994	48,831,770,826	44,619,590,253	20,825,054,651	180,383,994	72,626,306,428

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.



16 . OTHER PAYMENTS

	31/12/2024	01/01/2024
	VND	VND
Employees salary	843,109,140	1,156,690,639
Remuneration of the Board of Directors and Supervisory Board	100,200,000	1,700,075,000
Total	<u>943,309,140</u>	<u>2,856,765,639</u>

17 . ACCRUED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
17.1. Short-terms		
Compensation and Land Clearance Costs for Tan Cang Quarry	8,392,049,000	8,698,611,086
Loan Interest and Overdue Penalty at BIDV – Dong Nai Branch	-	24,161,276,052
Payable Bond Interest Expenses	45,863,166,793	23,602,636,009
Land Rental Costs	2,038,241,978	2,038,241,978
Payable Resource Tax and Environmental Protection Fees	4,085,141,833	6,083,187,793
Rock Excavation Costs for Tan Cang Quarry	159,905,757	1,932,630,470
Others	8,825,428,730	337,744,160
Total	<u>69,363,934,091</u>	<u>66,854,327,548</u>

17.2. Long-terms

18 . OTHER PAYMENTS

	31/12/2024	01/01/2024
	VND	VND
18.1. Short-terms		
- Deposits recieved	400,000,000	400,000,000
- Relevant entities	6,069,187,800	-
+ DGT Construction Materials Production and Trading Co., Ltd.	69,187,800	-
+ Nguyen Khoa	6,000,000,000	-
- Others	3,965,891,349	2,924,556,628
+ Trade Union fees	138,363,708	135,163,926
+ Social insurance	33,846,363	167,985,508
+ Dividends payable	686,092,770	686,092,770
+ Severance allowance payable	1,077,583,294	1,429,968,794
+ Others	2,030,005,214	505,345,630
Total	<u>10,435,079,149</u>	<u>3,324,556,628</u>
18.2. Long-terms		
- Deposits recieved	634,106,250	1,757,000,000
- The capital contribution received (*)	2,062,777,700	2,130,000,000
Total	<u>2,696,883,950</u>	<u>3,887,000,000</u>

Note ():* The capital contribution received under Business Cooperation Contract No. 06/HTKD-PKD dated October 1, 2021, with Southeast Investment Consulting Joint Stock Company, pertains to the construction sand mining project on the Dong Nai River in Dak Lua Commune, Tan Phu District, Dong Nai Province. Total estimated investment for the cooperative project: VND 22.803 trillion; Southeast Investment Consulting JSC's capital contribution ratio: 66%.

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19 . BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2024		Phát sinh		31/12/2024	
	Value	Recoverable	Increase	Decrease	Value	Recoverable
19.1. Short-terms						
Relevant entities						
DGT Investment SM-LLC	1*	343,638,000,000	343,638,000,000	-	-	343,638,000,000
Other company						
Tan Cang JSC	2*	3,000,000,000	3,000,000,000	-	-	3,000,000,000
Current portion of Long-term						
VP Bank - Dong Nai Branch	3*	1,003,749,996	1,003,749,996	-	920,104,163	83,645,833
Financial leasing						
Chailease International Leasing Co., Ltd.	4*	429,000,000	429,000,000	-	429,000,000	-
Total		348,070,749,996	348,070,749,996	-	1,349,104,163	346,721,645,833
19.2. Long-terms						
Borrowings and finance lease liabilities						
VP Bank - Dong Nai Branch	3*	2,425,729,173	2,425,729,173	-	-	2,425,729,173
Minus Current portion of Long-term		(1,003,749,996)	(1,003,749,996)	-	-	(1,003,749,996)
Chailease International Leasing Co., Ltd.	4*	825,000,000	825,000,000	-	-	825,000,000
Minus Current portion of Long-term		(429,000,000)	(429,000,000)	-	-	(429,000,000)
Bonds						
Bond denomination	5*	239,521,600,000	239,521,600,000	-	-	239,521,600,000
Cost for issued		(1,166,666,674)	(1,166,666,674)	-	(1,166,666,674)	-
Total		240,172,912,503	240,172,912,503	-	(1,166,666,674)	241,339,579,177



19 . BORROWINGS AND FINANCE LEASE LIABILITIES (continuous)

1* DGT Investment SM-LLC

Contract No. : HDV01/2022.DAUTU-DGT 'dated 18/07/2022, and contract appendix dated
Purpose : To serve the purposes of investment, business, or other activities of the
Company in accordance with legal regulations;
Loan term : 1 year from the disbursement date
Interest rate : 0%/year
Guarantee : No collateral
Amount : 20,000,000,000 VND

Contract No. : HDV02/2022.DAUTU-DGT dated 04/12/2022, dated 04/12/2022 and contract
appendix dated January 1, 2024
Purpose : To serve the purposes of investment, business, or other activities of the
Company in accordance with legal regulations;
Loan term : 1 year from the disbursement date
Interest rate : 0%/year
Guarantee : No collateral
Amount : 325,000,000,000 VND

2* Tan Cang JSC

Contract No. : 14/HDHT.19 dated 14/09/2021 dated 18/07/2022
Purpose : Supplement working capital by allowing Tan Cang Joint Stock Company to use
the land located in the yard area of Tan Cang 4 Quarry.
Loan term : Until such time that this company is connected to a dedicated road or no longer
requires such usage.
Interest rate : none
Guarantee : No collateral
Amount : 3,000,000,000 VND
At 31/12/2024 : 3,000,000,000 VND

3* VP Bank - Dong Nai Branch

Contract No. : DNI/22059 dated 18/05/2022, detail
Purpose : buy 02 crawler excavators, contract no. HP2203-27 dated 17/03/2022
Loan term : 48 month (form 18/05/2022 to 18/05/2026)
Interest rate : The bank's capital lending interest rate, as applied by its headquarters for
disbursements with terms exceeding 3 years up to 5 years was set at the base
rate plus (+) a margin of 4%/year. The interest rate for the first 6 months of
2024 is ...%/year.
Guarantee : 02 crawler excavators its had License plate no. 60XA-1187 and 60XA-1189
Amount : 4,015,000,000 VND
At 31/12/2024 : 2,425,729,173 VND
501,874,998 VND Current position of long-term
1,923,854,175 VND Long-term balance

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (continuous)

4* Chailease International Leasing Co., Ltd.

Contract No.	: B220117103	dated 18/01/2022
Purpose	: To serve the purposes of investment, business, or other activities of the Company in accordance with legal regulations;	
Loan term	: 48 months	
Asset value	: 1,980,000,000 VND	
Prepayment	: 396,000,000 VND	
Leasing value	: 1,584,000,000 VND	
Interest rate	: 8.70%/year	
Guarantee	: A pledge deposit of VND 198,000,000; a Letter of Guarantee issued by Mr. Tran Ngoc Minh. The company is committed to repurchasing the asset upon the termination of the lease term.	

5* Agency Registration and Custody Contract No. 01/ĐDNSHTP/DGT-CASC/DGTH22240001 dated February 18, 2022 between the Company and Thu Do Securities Joint Stock Company; the Company has issued 3,500,000 bonds. Details are as follows:

Bond type	: Non-convertible bonds without warrants, secured by assets.	
Recording bond	: Book-entry method	
Bond denomination	: 100,000 VND	
Amount	: 3,500,000 bonds	
Issued value	: 350,000,000,000 VND	
Bond term	: 4 years followed as 01/2024/NQ-NSHTP-DGTH2224001 dated 21/02/2024 of Bondholders	
Purpose	: increase operating capital	
Interest rate	: (a) Period 1st to period 4th: 11%/year : (b) Period 5th to period 8th: Floating interest rate equals the total interest rate on ordinary savings deposits for individuals with a 12-month term, using the end-of-term rate announced by Tien Phong Commercial Joint Stock Bank on the interest rate determination date, plus a margin of 4%, but in any case not lower than 11%/year. : (c) Period 9th to mature: 9%/year	
Guarantee	: The collateral for this bond includes 12 million shares of the Company owned by a third party (a shareholder of the Company) and the land lease contract along with the assets attached to a 15,550 m ² plot in Trang Dai Ward, Bien Hoa City, Dong Nai Province, which are owned by the Company.	
At 31/12/2024	: 239,521,600,000 VND	
Other	: Resolution 02A/2025/NQ-HĐQT dated February 11, 2025, regarding the request for written opinions from bondholders on extending the interest payment period for Bond DGTH2224001, tranche 9, dated February 22, 2025, specifically: No later than the bond's maturity date on February 23, 2026; With a waiver of interest on the delayed payment amount for the Issuing Organization and this has been agreed to in writing by the bondholders.	



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20 OWNER'S EQUITY

a. Volatility of equity

	Contributed capital	Capital surplus	Development and investment funds	Undistributed profit after tax and funds	Total
Beginning of last year	790,000,000,000	152,195,272,727	21,282,835,714	(54,034,467,986)	909,443,640,455
- Profit after tax last year				(5,176,941,287)	(5,176,941,287)
- Appropriation Reward and welfare of funds				-	-
- Profit dividends				-	-
Closing of previous year	790,000,000,000	152,195,272,727	21,282,835,714	(59,211,409,273)	904,266,699,168
Beginning of current year	790,000,000,000	152,195,272,727	21,282,835,714	(59,211,409,273)	904,266,699,168
- Profit after tax current year				3,490,886,147	3,490,886,147
- Appropriation Reward and welfare of funds				-	-
- Profit dividends				-	-
Closing of current year	790,000,000,000	152,195,272,727	21,282,835,714	(55,720,523,126)	907,757,585,315

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20 . b. Details of the owner's capital

	<u>Ratio %</u>	<u>Quantity</u>	<u>Value</u>
- Government	0.00%	-	-
- Other shareholders	100.00%	79,000,000	790,000,000,000
	<u>100.00%</u>	<u>79,000,000</u>	<u>790,000,000,000</u>

c. Capital transactions with owners and distribution of dividends, profit sharing

	31/12/2024 VND	01/01/2024 VND
- Owner's Investment Capital		
+ Beginning Contributed Capital	790,000,000,000	790,000,000,000
+ Increased Capital During year	-	-
+ Decreased Capital During the year	-	-
+ Ending Contributed Capital	790,000,000,000	790,000,000,000

- Distributed Dividends and Profits

d. Shares

- Number of Shares Sold to the Public	79,000,000	79,000,000
+ Common Shares	79,000,000	79,000,000
+ Preferred Shares	-	-

Par Value of Outstanding Shares: 10,000 VND/share



Dong Nai Traffic Construction Joint Stock Company

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

**VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE COMPANY OFFICE'S INCOME STATEMENT****1. REVENUES FROM SALES AND SERVICES RENDERED**

	Current year VND	Previous year VND
1.1. Revenue		
- Revenue from selling construction stone	170,584,929,913	126,899,825,855
- Revenue from construction and installation	17,475,048,506	8,283,267,357
- Revenue from leasing premises and construction vehicles	6,277,818,182	14,140,000,000
- Revenue from selling construction materials and others	8,858,577,238	8,060,625,239
- Revenue from hot mix asphalt concrete	299,415,944	2,238,207,523
Total	<u>203,495,789,783</u>	<u>159,621,925,974</u>

1.2. Relevant entities

	Current year VND	Previous year VND
- DGT Construction Materials Production & Trading Co., Ltd.	88,868,078,337	86,176,148,860
- DGT - Nghe An SM-LLC	330,000,000	420,000,000
- Dong Loi Co., Ltd	56,000,000	1,020,000,000
Total	<u>89,254,078,337</u>	<u>87,616,148,860</u>

2. COSTS OF GOODS SOLD

	Current year VND	Previous year VND
- Cost of selling construction stone	152,641,972,343	98,760,694,657
- Cost of construction and installation	11,236,073,148	7,552,017,491
- Cost of leasing premises and construction vehicles	894,338,949	1,154,128,318
- Cost of selling construction materials and others	7,919,568,830	7,551,953,779
- Cost of hot mix asphalt concrete	351,792,326	2,511,683,252
Total	<u>173,043,745,596</u>	<u>117,530,477,497</u>

3. FINANCIAL INCOME

	Current year VND	Previous year VND
- Interests of deposits or loans, investment	83,888,972	57,032,059,781
- Securities investment income	-	811,860,000
- Gains from the transfer of long-term investment capital	-	1,000,000,000
Total	<u>83,888,972</u>	<u>58,843,919,781</u>





4 . FINANCIAL EXPENSES

	Current year VND	Previous year VND
- Provision for financial investment losses	-	(11,770,259,690)
- Bond consulting services cost	-	6,999,999,996
- Losses from securities investment	652,376,772	25,004,950,000
- Interest expenses	279,631,782	11,680,808,191
- Others financial expenses	1,166,781,597	177,609,046
- Bond interest expenses	22,298,476,625	24,118,977,575
Total	<u>24,397,266,776</u>	<u>56,212,085,118</u>

5 . SELLING EXPENSES

	Current year VND	Previous year VND
- Labour costs and staff costs	7,832,241,311	252,679,200
- Stone digging cost	9,339,953,104	7,237,366,927
- Offices expenses		
- Depreciation		
- Taxes, charges and fees		
- Provision for bad receivables		
- Reversal of provision for doubtful debts		
- Other expenses by cash		
- Costs of outside services		
Total	<u>17,172,194,415</u>	<u>7,490,046,127</u>

6 . GENERAL ADMINISTRATION EXPENSES

	Current year VND	Previous year VND
- Labour costs and staff costs	4,792,161,241	7,544,033,759
- Offices expenses	36,070,175	543,757,855
- Depreciation	1,448,674,204	659,712,238
- Taxes, charges and fees	8,080,000	749,438,386
- Provision for bad receivables	9,471,548,771	13,715,283,596
- Other expenses by cash	2,599,520,940	5,062,107,495
- Costs of outside services	6,645,175,659	14,311,291,623
- Reversal of provision for doubtful debts	-	-
- Costs of materials	-	-
- Science and Technology Fund		
Total	<u>25,001,230,990</u>	<u>42,585,624,952</u>

7 . OTHER INCOMES

	Current year VND	Previous year VND
- Liquidation and transfer of fixed assets	-	52,813,856
- Income from business cooperation	-	112,500,000
- Other income	109,553,902	193,931,418
- Income from long-term payables transfer	41,411,594,875	-
Total	41,521,148,777	359,245,274

8 . OTHER EXPENSES

	Current year VND	Previous year VND
- Liquidation and transfer expenses of fixed assets	-	-
- Late payment penalty, administrative violation	1,730,548,826	102,450,685
- Other expenses	-	13,023,937
Total	1,730,548,826	115,474,622

9 . CURRENT INCOME TAX EXPENSES

	Current year VND	Previous year VND
- Corporate income tax expenses determined according to	264,954,782	-
- Corporate income tax expenses of previous years transferred	-	68,324,000
Total	264,954,782	68,324,000

9 . CURRENT INCOME TAX EXPENSES (continuous)

Estimated corporate income tax payable during this period is as follows:

	Current year VND	Previous year VND
- Total accounting profit before tax	3,755,840,929	(5,108,617,287)
- Increase/(decrease) of accounting profit to determine profit	1,730,548,826	947,001,440
+ Increase adjustments	1,730,548,826	947,001,440
+ Late payment penalty, administrative violation	1,730,548,826	947,001,440
+ Decrease adjustments	-	-
Nhận cổ tức được chia	-	-
- Transfer losses from previous years	(4,161,615,847)	-
- The taxable income	9,648,005,602	(4,161,615,847)
Includes:		
+ Taxable income with preferential tax rate	-	-
+ Taxable income with nominal tax rate	1,324,773,908	(4,161,615,847)
- Estimated corporate income tax payable for current year	264,954,782	68,324,000
+ CIT at regular tax rates	264,954,782	-
+ Adjustment of previous years' CIT expense into current	-	68,324,000

Note: Corporate tax will be subject to the examination of the tax authorities. Due to the application of laws and regulations for many different transaction types can be interpreted in many different ways, the tax number is presented on financial reports can be modified according to the decision of the tax

10 . BUSINESS OPERATING COST BY ELEMENTS

	Current year VND	Previous year VND
- Material expenses	11,495,249,665	55,596,854,130
- Tool expenses	12,990,055,410	
- Labour costs	480,654,629	9,104,056,070
- Asset depreciation	7,975,502,218	7,911,903,502
- Provision for bad receivables	16,154,620,277	15,560,772,657
- Outsourcing services	27,193,645,925	
- Other expenses by cash	47,854,398,035	94,172,542,678
Total	<u>124,144,126,159</u>	<u>182,346,129,037</u>

11 . EARNING PER SHARE

The Company does not count this indicator on its separate financial statements in accordance with Vietnam Accounting Standard No. 30 on "Earnings Per Share".

VII . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE OFFICE'S CASH FLOWS STATEMENT

1 . Nonmonetary transactions affecting cash flow statement in the future

During the year, the Company had no non-cash transactions affecting the Statement of Cash Flows and no cash holdings that were restricted from use.

2 . Amounts of money held by the enterprise without use

During the year, the Company did not incur any cash and cash equivalents that were restricted from use due to legal constraints or other binding obligations.

3 . The amount borrowed actually collected during the period

	Current year VND	Previous year VND
- Proceeds from borrowings	-	19,553,699,356
Total	<u>-</u>	<u>19,553,699,356</u>

4 . The amount actually repaid the loan during the period

	Current year VND	Previous year VND
- Principal repayment of loans under standard agreements	920,104,163	131,295,849,352
- Finance lease debt payments	429,000,000	396,000,000
Total	<u>1,349,104,163</u>	<u>131,691,849,352</u>



VIII . OTHER INFORMATIONS

1 . Events occurring after the end of the fiscal year:

In addition to the information presented in the interim financial statements, no significant events affecting the company's going concern have occurred since the end of the fiscal year that would require adjustments or additional disclosures in the financial statements.

2 . Information on related parties with significant transactions:

Key management personnel include the members of the BOD, the BOM and individuals related to key management personnel are those closely associated family members of these key managers.

2.1. Transactions and account balances of BOM, BOD

The main transactions between the Company and related parties for the fiscal year ending December 31, 2024, are as follows:

Relevant entities	Descriptions	Current year VND	Previous year VND
- Ngo Duc Truong	Borrow capital	-	1,184,000,000
- Nguyen Thi Mai	Advances	1,393,000,000	-
	Advance payments	15,193,000,000	-
	Other expenses	700,000	-
	Reimbursement of other expe	700,000	-
- Nguyen Thanh Phong	Advances	2,999,999,994	-
	Advance payments	2,999,999,994	-
- Ton Duc Tung	Advances	10,000,000	-
	Advance payments	10,000,000	-
- Vu Tien Manh	Reimbursement of expenses	100,000,000	-
- Nguyen Khoa	Other expenses	6,000,000,000	-



At December 31, 2024, account balances of related parties are as follows:

	31/12/2024 VND	01/01/2024 VND
Advances		
- Nguyen Thi Mai	-	13,800,000,000
	Current year VND	Previous year VND
Remuneration and bonus of BOM, BOD		
Remuneration and bonus	2,109,430,000	2,162,971,000

Detail Remuneration and bonus of BOM, BOD (cont)

Board of Managements

Full name	Postion	Current year VND	Previous year VND
Mr Phuong Thua Vu	Chairman	35,000,000	-
Mr Nguyen Thanh Phong	Member	36,000,000	9,000,000
Mr Tran Huu Luu	Member	15,000,000	47,000,000
Mr Ton Duc Tung	Member	21,000,000	-
Mr Nguyen Khoa	Member	21,000,000	-
Mr Tran Quang Tuan	Member	36,000,000	94,000,000
Mr Nguyen Quoc Thanh	Independent Member	36,000,000	9,000,000
Mr Banh Van Phuc	Chairman	25,000,000	15,000,000
Mr Tran Viet Ha	Chairman	-	88,000,000
Mr Nguyen Lam Tung	Chairman	-	105,000,000
Mr Ngo Duc Truong	Chairman	-	34,000,000
Mr Nguyen Trung Quan	Member	-	34,000,000
Mr Tran Ngoc Minh	Member	-	35,000,000
Mr Nguyen Trung Thanh	Member	-	35,000,000
Mr Pham Tran Ai Trung	Member	-	35,000,000
Mr Nguyen Nam Hung	Member	-	35,000,000

Board of Supervisors

Mr Vu Tien Manh	Head of the Supervisory Board	48,000,000	12,000,000
Mr Nguyen Hiep	Member	21,000,000	-
Mr Doan Van Binh	Member	21,000,000	-
Mr Ton Duc Tung	Member	15,000,000	9,000,000
Mr Pham Van Hung	Member	15,000,000	9,000,000
Mrs Doan Thanh Van	Head of the Supervisory Board	-	38,000,000
Mrs Vu Thi Thanh Thuy	Head of the Supervisory Board	-	35,000,000
Mrs Bui Thi Thuy Minh	Member	-	17,500,000
Mrs Trinh Thi Thuy Dung	Member	-	39,000,000
Mrs Nguyen Minh Phu	Member	-	22,500,000

Board of General Directors

Mr Nguyen Thanh Phong	General Director	673,000,000	299,154,000
Mr Nguyen Khoa	Deputy General Director	720,430,000	-
Mr Ton Duc Tung	Deputy General Director	331,000,000	-
Mr Nguyen Xuan Khanh	Deputy General Director	40,000,000	-
Mr Ngo Duc Truong	General Director	-	154,846,000
Mr Tran Ngoc Minh	General Director	-	212,852,000
Mr Ngo Van Giang	Deputy General Director	-	242,527,000
Mr Tran Viet Ha	Deputy General Director	-	191,481,000
Mr Nguyen Trung Quan	Deputy General Director	-	227,074,000
Mr Le Quoc Dung	Deputy General Director	-	78,037,000

2.2. Transactions and account balances of other relevant entities

	Current year VND	Previous year VND
DGT - Dong Thap SM-LLC		
- Recover money	-	741,300,400
- Audit fee	-	45,323,000
- Buy goods	-	943,065,000
DGT - Nghe An SM-LLC		
- Lend money	-	2,075,000,000
- Audit fee	-	16,200,000
- Revenue of renting services	356,400,000	420,000,000
- Recover money	18,900,000	-
- Lend, borrow capital	124,813,882	-
- Recover lend money, transfer of outstanding balances	2,199,813,882	-
- Other receivables	16,200,000	-
DGT Investment SM-LLC		
- Audit fee	-	16,200,000
- Recover other receivables	9,600,000	-
DGT Construction Materials Production and Trading Co., Ltd.		
- Revenue of services provided	97,754,886,174	45,238,491,000
- Received payment	53,714,293,282	-
- Get supplied services	9,727,585,050	-
- Paid for supplier	677,000,000	-
- Other payables	69,187,800	-
- Lend capital	-	3,886,600,000
- Paid lend capital	-	3,886,600,000
- Recover lend capital	-	800,000,000
DGT Vung Tau SM-LLC		
- Other receivables	5,400,000	-
- Audit fee	-	13,200,000
- Collect payment for services provided	13,200,000	-
Dong Loi Co., Ltd		
- Revenue of services provided	56,000,000	327,272,730
- Supplied services	-	115,645,055
- Buy goods, services	-	55,390,854
- Lend capital	6,071,593,939	224,160,000
- Recover lend money, transfer of outstanding balances	6,295,753,939	-
- Audit fee	18,900,000	18,900,000
- Other receivables	4,877,253,940	-
DGT Investment SM-LLC		
- Other receivables	9,600,000	-



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

At December 31, 2024, account balances of related parties are as follows:

	31/12/2024	01/01/2024
	VND	VND
Investments into subsidiaries	715,381,000,000	715,381,000,000
- DGT Investment SM-LLC	345,000,000,000	345,000,000,000
- DGT Construction Materials Production and Trading Co., Ltd.	3,000,000,000	3,000,000,000
- DGT - Nghe An SM-LLC	100,000,000,000	100,000,000,000
- DGT - Dong Thap SM-LLC	67,581,000,000	67,581,000,000
- Dong Loi Co., Ltd	199,800,000,000	199,800,000,000
Allowances for long-term investments	13,695,257,353	13,042,880,581
- DGT Investment SM-LLC	2,272,256,866	2,272,256,866
- DGT Construction Materials Production and Trading Co., Ltd.	3,000,000,000	3,000,000,000
- DGT - Nghe An SM-LLC	3,607,196,938	3,659,915,627
- DGT - Dong Thap SM-LLC	1,839,031,521	1,839,031,521
- Dong Loi Co., Ltd	2,976,772,028	2,271,676,567
Short-term lend capital	-	2,299,160,000
- DGT - Nghe An SM-LLC	-	2,075,000,000
- Dong Loi Co., Ltd	-	224,160,000
Short-term receivables	80,533,016,996	36,088,744,104
- DGT Construction Materials Production and Trading Co., Ltd.	77,566,536,996	33,525,944,104
- DGT - Nghe An SM-LLC	1,798,400,000	1,442,000,000
- Dong Loi Co., Ltd	1,168,080,000	1,107,600,000
- DGT - Vung Tau SM-LLC	-	13,200,000
Repayments to suppliers	1,980,247,089	1,980,247,089
- DGT - Nghe An SM-LLC	1,980,247,089	1,980,247,089
Short-term other receivables	161,318,067,822	154,391,100,000
- Vu Tien Manh	-	100,000,000
- DGT - Nghe An SM-LLC	2,199,813,882	16,200,000
- DGT - Vung Tau SM-LLC	-	5,400,000
- DGT Investment SM-LLC	-	9,600,000
- DGT Construction Materials Production and Trading Co., Ltd.	154,241,000,000	154,241,000,000
- Dong Loi Co., Ltd	4,877,253,940	18,900,000
Payables for suppliers	9,050,585,050	-
- DGT Construction Materials Production and Trading Co., Ltd.	9,050,585,050	-
Other payables	69,187,800	-
- DGT Construction Materials Production and Trading Co., Ltd.	69,187,800	-
Short-term and Long-term Borrow capital	343,638,000,000	343,638,000,000
- DGT Investment SM-LLC	343,638,000,000	343,638,000,000

3 . Information on going concern

In 2024, the Group's subsidiaries announced a temporary suspension of operations due to inefficiency, indicating that these subsidiaries may be unable to maintain normal operations for the next 12 months. Therefore, the basis for determining profits and losses from investments in the subsidiaries will be evaluated based on the results of the Financial Statements for the fiscal year ended December 31, 2024, prepared under the assumption that the subsidiaries continue operating.

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

4 . Comparative figures

The comparative figures on the separate financial statements for the period ended December 31, 2023 have been audited by AFC Vietnam Auditing Co., Ltd. with an unqualified opinion and an emphasis of matter regarding the loan and capital contribution related to DGT Investment SM-LLC (a subsidiary), with a capital contribution of VND 345 billion.

Dong Nai, March 29, 2025



Pham Thi Tra Giang
Prepared by



Hoang Thi Mai
Chief Accountant



Ton Duc Tung
General Director

