



Member of MSI Global Alliance

DONG NAI TRAFFIC CONSTRUCTION JOINT STOCK COMPANY & SUBSIDIARIES

Consolidated financial statements
for 6 months period ended as at 30 June 2025
was auditted

Audited by

Southern Auditing 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 & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, 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 & Subsidiaries (the Company) present their report and Consolidated financial statements of the Company for 6 months period ended as at 30 June 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 date was 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 ward, Bien Hoa city, 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, Lam Dong province	Construction materials trading
4. Construction Materials Store No. 2	Hamlet 6, Phuoc Son, Dong Nai 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 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%.

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries

200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

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%

Subsidiary company (continuous)

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 6 months period ended as at 30 June 2025 are presented in the Consolidated Financial Statements attached to this report.

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

The Board of General Directors of the Company confirms that no material events have arisen after 30 June 2025 until the time of preparation of this report without having been considered for data adjustment or disclosure in the Consolidated Financial Statements.

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 at 30/05/2024
Mr. Banh Quang Phuc	Chairman	Dismissal at 30/05/2024
Mr. Nguyen Thanh Phong	Member	Appointment at 27/09/2023
Mr. Nguyen Quoc Thanh	Independent Member	Dismissal at 12/04/2025
Mr. Tran Quang Tuan	Member	Dismissal at 12/04/2025
Mr. Tran Huu Luu	Member	Dismissal at 30/05/2024
Mr. Nguyen Khoa	Member	Appointment at 30/05/2024
Mr. Ton Duc Tung	Member	Dismissal at 12/04/2025

Board of Supervisors

Name	Position	Date of appointment/dismissal
Mr. Vu Tien Manh	Head of the Supervisory Board	Appointment at 27/09/2023
Mrs. Nguyen Thi Ngoc Linh	Member	Appointment at 12/04/2025
Mrs. Nguyen Thi Ngoc Huyen	Member	Appointment at 12/04/2025
Mr. Doan Van Binh	Member	Dismissal at 12/04/2025
Mr. Nguyen Hiep	Member	Dismissal at 12/04/2025
Mr. Ton Duc Tung	Member	Dismissal at 30/05/2024
Mr. Pham Van Hung	Member	Dismissal at 30/05/2024

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries

200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

Board of General Directors

Name	Position	Date of appointment/dismissal
Mr. Nguyen Thanh Phong	General Director	
Mr. Nguyen Khoa	Deputy General Director	
Mr. Ton Duc Tung	Deputy General Director	Dismissal at 01/07/2025
Mr. Nguyen Xuan Khanh	Deputy General Director	Appointment at 04/12/2024
Mr. Nguyen Huy Hoang	Deputy General Director	Dismissal at 30/05/2024

Legal representative

Name	Position
Mr. Nguyen Thanh Phong	General Director

Chief Accountant

Name	Position	Date of appointment/dismissal
Mrs. Hoang Thi Mai	Chief accountant	Appointment at 20/06/2024
Mrs. Nguyen Thi Thu Thao	Chief accountant	Appointment at 30/05/2024
		Dismissal at 20/06/2024
Mrs. Nguyen Thi Mai	Chief accountant	Dismissal at 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 CONSOLIDATED FINANCIAL STATEMENTS:

The Board of Directors of the Company is responsible for the preparation of consolidate financial statements that honestly and reasonably reflect the Company's operating situation, results of business activities and cash flow situation for the 6 months period as at 30 June 2025. In the process of preparing Consolidated 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 consolidate financial statement;
- Preparation of consolidate 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 Consolidated 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 & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

The Board of General Directors of the Company undertakes that the Consolidated Financial Statements have honestly and reasonably reflected the financial position of the Company as at 30 June 2025, the Consolidate Income Statement and the Consolidate Cash flow situation for the 6 months period ended as at the same date, 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 and 68/2024/TT-BTC dated 18/09/2024 which issued by the Ministry of Finance guiding the disclosure of information on the stock market.

VIII. APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS

We, the Board of General Directors of Dong Nai Traffic Construction Joint Stock Company & Subsidiaries approve the Consolidated Financial Statements for the accounting period ended 30 Jun 2025.

Approved, August 18, 2025

On behalf of the Board of General Directors



NGUYEN KHOA
Deputy General Director

No: 713/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 Consolidated Financial Statements of Dong Nai Traffic Construction Joint Stock Company & Subsidiaries, was prepared on August 18, 2025, from page 8 to page 44, which comprise the Consolidated Balance Sheet as at June 30, 2025, the Consolidated Income Statement, the Consolidated Cash Flow Statement and the Consolidated Notes to the Financial Statements for the year then ended.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for preparing and presenting honestly and reasonably consolidate financial statements in accordance with the Vietnamese accounting standards, the Vietnamese accounting systems for enterprise and legal regulations related to the preparation and presentation of consolidate financial statements and is responsible for the internal control that the Board of Management determines it is necessary to ensure that the preparation and presentation of consolidate financials statement is free from material misstatement, whether due to fraud or error.

Responsibilities of the Auditor

It is our responsibility to draw conclusions about our consolidate financial statements based on the results of our review. We have carried out the review work in accordance with The Vietnamese Standard on the review service contract No. 2410 - financial information review conducted by the independent auditor.

Financial information review work includes conducting interviews, primarily interviewing people responsible for financial and accounting matters, and carrying out analysis procedures and other review procedures. A review is substantially narrower than an audit conducted in accordance with Vietnamese auditing standards and therefore does not allow us to achieve the assurance that we will be aware of all material issues that may be discovered in an audit. Accordingly, we do not give an audit opinion.

Conclusion of the Auditor

Based on the results of our review, we see no problem for us to assume that the attached consolidate financial statements do not honestly and reasonably reflect, in material respects, the financial position of the entity as at 30/06/2025, and the Consolidate Income Statement and the Consolidate Cash flow statement of the entity for the 6 months period ending on the same date, in accordance with accounting standards, the Accounting regime of Vietnamese enterprises and legal regulations related to the preparation and presentation of financial statements.

Key issues to emphasize

As stated in Section VI.3 of the Notes to the Financial Statements, in 2023, there was a gain from a bargain purchase when the Parent Company increased its investment in the Subsidiary. Our opinion is not related to this matter.

Ho Chi Minh city, August 18, 2025
Southern Auditing and Accounting
Financial Consulting Services Co., Ltd



NGUYEN THI MY NGOC

General Deputy Director

Practicing Auditor Registration Certificate

No. 1091-2023-142-1

29 Vo Thi Sau Street, District 1, Ho Chi Minh City

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CONSOLIDATED BALANCE SHEET

As at June 30, 2025

Item	Code	Note	30/06/2025 VND	01/01/2025 VND
A. SHORT-TERM ASSETS	100		1,379,078,996,547	1,358,721,637,691
I. Cash and cash equivalents	110	V.1	7,370,171,388	2,701,163,116
Cash	111		7,370,171,388	2,701,163,116
III. Short-term receivables	130		1,129,414,700,839	1,136,632,392,965
Short-term trade receivables	131	V.2	265,681,467,678	251,432,873,430
Short-term repayments to suppliers	132	V.3	66,631,665,431	50,082,943,840
Short-term loan receivables	135	V.4	316,490,000,000	316,490,000,000
Other short-term receivables	136	V.5	551,481,904,434	588,074,216,303
Short-term allowances for doubtful debts (*)	137	V.8	(70,870,336,704)	(69,447,640,608)
IV. Inventories	140		229,133,439,006	213,092,287,051
Inventories	141	V.6	229,133,439,006	213,092,287,051
V. Other current assets	150		13,160,685,314	6,295,794,559
Short-term prepaid expenses	151	V.7	12,372,072,491	4,638,516,647
Deductible value added tax	152		591,876,695	1,456,374,937
Taxes and other receivables from government	153	V.14	196,736,128	200,902,975
B. LONG-TERM ASSETS	200		190,046,464,472	199,333,084,070
I. Long-term receivables	210		7,476,199,728	7,023,034,251
Others long-term receivables	216	V.5	7,476,199,728	7,023,034,251
II. Fixed assets	220		80,826,758,042	80,303,505,388
Tangible fixed assets	221	V.9	80,560,215,542	79,808,497,888
- Historical costs	222		128,669,778,987	126,764,138,793
- Accumulated depreciation	223		(48,109,563,445)	(46,955,640,905)
Fixed assets of leasing	224	V.10	266,542,500	495,007,500
- Historical costs	225		1,827,720,000	1,827,720,000
- Accumulated depreciation	226		(1,561,177,500)	(1,332,712,500)
IV. Long-term assets in progress	240		2,679,111,345	6,342,240,489
Construction in progress	242	V.11	2,679,111,345	6,342,240,489
VI. Other long-term assets	260		99,064,395,357	105,664,303,942
Long-term prepaid expenses	261	V.7	99,064,395,357	105,664,303,942
Goodwill	269		-	-
TOTAL ASSETS (270=100+200)	270		1,569,125,461,019	1,558,054,721,761



CONSOLIDATED BALANCE SHEET

As at June 30, 2025

Item	Code	Note	30/06/2025 VND	01/01/2025 VND
C. LIABILITIES			583,637,263,134	554,854,652,200
I. Short-term liabilities	310		338,500,658,444	307,858,837,602
Short-term trade payables	311	V.12	140,567,078,987	134,995,199,030
Short-term prepayments from customers	312	V.13	13,986,031,868	9,216,501,979
Taxes and other payables to government budget	313	V.14	69,877,540,557	74,346,366,400
Payables to employees	314	V.15	1,826,594,533	1,786,541,995
Short-term accrued expenses	315	V.16	77,465,830,320	72,830,789,858
Other short-term payments	319	V.17	10,504,581,259	10,730,266,585
Short-term borrowings and finance lease	320	V.18	24,273,000,920	3,953,171,755
II. Long-term liabilities	330		245,136,604,690	246,995,814,598
Long-term unearned revenues	336		-	-
Other long-term payables	337	V.17	2,696,883,950	2,696,883,950
Long-term borrowings and finance lease liabilities	338	V.18	239,939,829,181	241,559,879,177
Deferred income tax payable	341		2,499,891,559	2,739,051,471
D. OWNER'S EQUITY	400	V.19	985,488,197,885	1,003,200,069,561
I. Owner's equity	410		985,488,197,885	1,003,200,069,561
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		33,640,346,896	43,706,463,166
- Undistributed profit after tax brought forward	421a		43,706,463,166	39,999,204,101
- Undistributed profit after tax for the current	421b		(10,066,116,270)	3,707,259,065
Non-controlling shareholder interests	429		(11,630,257,452)	(3,984,502,046)
TOTAL SOURCES (440=300+400)	440		1,569,125,461,019	1,558,054,721,761

Pham Thi Tra Giang
Prepared by

Hoang Thi Mai
Chief Accountant

Dong Nai province, August 18, 2025



Nguyen Khoa
Deputy General Director

CONSOLIDATED INCOME STATEMENT

for 6 months period ended as at 30 June 2025

Items	Code	Note	For 6 months period ended as at	
			30/06/2025 VND	30/06/2024 VND
Revenues from sales and services rendered	01	VI.1	167,254,823,502	156,422,753,379
Revenue deductions	02		-	-
Net revenues from sales and services rendered (10=01-02)	10		167,254,823,502	156,422,753,379
Costs of goods sold	11	VI.2	145,647,552,687	112,643,409,433
Gross profit from sales and services rendered (20=10-11)	20		21,607,270,815	43,779,343,946
Financial income	21	VI.3	75,624,642	211,314
Financial expenses	22	VI.4	11,749,561,992	13,658,146,785
- In which: Interest expenses	23		11,725,649,836	12,491,396,092
Profit/loss sharing from joint ventures and associates	24		-	-
Selling expenses	25	VI.5	13,016,586,565	20,607,390,961
General administration expenses	26	VI.6	9,140,451,109	9,787,798,514
Net profits from operating activities {30=20+(21-22)-(25+26)}	30		(12,223,704,209)	(273,781,000)
Other income	31	VI.7	2,263,826,009	8,127,324,056
Other expenses	32	VI.8	7,698,282,619	4,052,618,909
Other profits (40=31-32)	40		(5,434,456,610)	4,074,705,147
Total net profit before tax	50		(17,658,160,819)	3,800,924,147
Current corporate income tax expenses	51	VI.9	292,870,769	-
Deferred corporate income tax expenses	52		(239,159,912)	143,032,576
Profits after enterprise income tax	60		(17,711,871,676)	3,657,891,571
Profit after corporate income tax of the parent	61		(10,066,116,270)	2,695,051,917
Profit after corporate income tax of non-controlling	62		(7,645,755,406)	962,839,654
Basic earnings per share	70	V.11	(127)	34
Diluted earnings per share	71	V.12	(127)	34

Pham Thi Tra Giang
Prepared by

Hoang Thi Mai
Chief Accountant

Dong Nai province, August 18, 2025



Nguyen Khoa
Deputy General Director

CONSOLIDATED CASH FLOWS STATEMENT

for 6 months period ended as at 30 June 2025

(Indirect method)

Items	Code Note	For 6 months period ended as at 30/06/2025	30/06/2024
I. Cash flows from operating activities			
Profit before tax	01	(17,658,160,819)	3,800,924,147
Adjustments for			
- Depreciation of fixed assets and investment properties	02	6,012,277,406	4,670,808,881
- Provision	03	1,422,696,096	1,694,885,775
- Gains (losses) on investing activities	05	1,303,330,752	(211,314)
- Interest expenses	06	11,725,649,836	12,491,396,092
Operating profit before changes in working capital	08	2,805,793,271	22,657,803,581
- Increase (decrease) in receivables	09	30,948,770,076	(51,952,010,685)
- Increase (decrease) in inventories	10	(16,041,151,955)	41,156,778,558
- Increase (decrease) in payables (exclusive of interest	11	(21,664,370,270)	(8,620,877,491)
- Increase (decrease) in prepaid expenses	12	(1,133,647,259)	4,240,993,540
- Interest paid	14	(1,059,680,174)	(303,810,368)
Net cash flows from operating activities	20	(6,144,286,311)	7,178,877,135
II. Cash flows from investing activities			
- Purchase or construction of fixed assets and other long-term assets	21	(8,514,468,198)	(3,499,923,239)
- Proceeds from disposals of fixed assets and other long-term assets	22	599,982,744	-
- Loans and purchase of debt instruments from other entities	23	-	(6,284,007,813)
- Collection of loans and repurchase of debt instruments of other entities	24	-	1,575,019,672
- Interest and dividend received	27	28,000,868	211,314
Net cash flows from investing activities	30	(7,886,484,586)	(8,208,700,066)
III. Cash flows from financial activities			
- Proceeds from borrowings	33	23,000,000,000	5,000,000,000
- Repayment of principal	34	(4,102,220,831)	(3,460,772,773)
- Repayment of financial principal	35	(198,000,000)	(198,000,000)
Net cash flows from financial activities	40	18,699,779,169	1,341,227,227
Net cash flows during the period (50=20+30+40)	50	4,669,008,272	311,404,296
Cash and cash equivalents at the beginning of the period	60	2,701,163,116	4,011,023,645
- Cash and cash equivalents at the end of the period (70=50+60+61)	70	7,370,171,388	4,322,427,941


Pham Thi Tra Giang
Prepared by


Hoang Thi Mai
Chief Accountant



Dong Nai province, August 18, 2025


Nguyen Khoa
Deputy General Director

CONSOLIDATED NOTES TO THE FINANCIAL STATEMENTS

for 6 months period ended as at 30 June 2025

I. COMPANY INFORMATION

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 VNĐ By word: Seven hundred and ninety billion VND.

Head office : 200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

2. Fields

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

3. Ordinary course of business: 12 months

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

Not generated'

5. Company's structure:

The Company has 6 subsidiaries, 2 dependent enterprises, and 2 accounting-dependent stores without legal entity status.

6. Number of employees at 30/06/2025: 33 persons (At 31/12/2024: 34 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 the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014; and Circular No. 53/2016/TT-BTC dated March 21, 2016 and Circular No. 202/2014/TT/BTC dated December 22, 2014, of the Ministry of Finance and guiding circulars of the Ministry of Finance.

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. Basis of consolidation

a. Subsidiaries

Subsidiaries are entities over which the Group has the power to govern the financial and operating policies, generally accompanying a shareholding of more than half of the voting rights. Current potential voting rights are taken into account in assessing control. The interim financial statements of subsidiaries are included in the interim consolidated financial statements from the date that control commences until the date that control ceases.

b. Non-controlling interest

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries

200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

Non-controlling interests are measured at the non-controlling interest rate in the net assets of the acquired entity at the acquisition date.

Disposals of a subsidiary by the Group that do not result in a loss of control are accounted for as equity transactions. The difference between the change in the Group's share of the net assets of the subsidiary and the amount of the consideration received or paid for the disposal of the subsidiary is recorded in retained earnings under equity.

c. Loss of control

When the Group loses control of a subsidiary, the Group ceases to recognize its subsidiaries' assets and liabilities as well as the interests of uncontrolled shareholders and other equity items. Any gain or loss arising from the event is recognized in the consolidated income statement. After the divestment, the remaining interest in the previous subsidiary (if any) is recognized at the carrying amount of the investment in the separate financial statements of the parent after adjustment is made. Equity ratios for changes in equity from the date of acquisition if the Group has significant influence over the investee, or at the cost of the remaining investment if it is no longer affected, substantial.

d. Joint ventures and associates

Associates are entities in which the Group has significant influence, but not control, over the financial and operating policies. Joint ventures are entities over which the Group has joint control, established by a written contractual agreement and requiring unanimous consent for strategic financial and operating decisions. Joint ventures and associates are typically entities in which the Group holds 20%-50% of the voting rights.

Joint ventures and associates are accounted for under the equity method. These investments are initially recognized at cost, including transaction costs. After initial recognition, the consolidated financial statements include the Group's share of the profits or losses of the joint ventures and associates, after adjustments for accounting policies in accordance with the Group's accounting policies, from the date that significant influence commences until the date that significant influence ceases.

When the Group's share of losses of a joint venture or associate exceeds its interest in the joint venture or associate, the carrying amount of the investment (including any long-term investments) is reduced to nil and the recognition of future losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the joint venture or associate.

e. Transactions eliminated on consolidation

Intra-group balances and unrealised income and expenses arising from intra-group transactions are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with investees accounted for under the equity method are eliminated against the investment to the extent of the Group's interest in the investee.

f. Business Combinations

Business combinations are accounted for using the purchase method at the acquisition date, which is the date on which control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The assessment of control takes into account potential voting rights that are currently exercisable.

g. Goodwill

Goodwill arising in the acquisition of subsidiaries, joint ventures and associates. Goodwill is measured at cost less accumulated amortization. The principal of goodwill is the difference between the cost of acquisition and the Group's interest in the fair value of the acquiree's assets, liabilities and contingent liabilities. Negative difference (negative goodwill) is recognized immediately in the consolidated results.

Goodwill arising on acquisition of the Company is amortized on a straight-line basis over 10 years. The carrying amount of goodwill arising on acquisition of a subsidiary is reduced to the revalued amount when the management determines that the amount can not be recovered in full.

2. Foreign currency

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Transactions in currencies other than VND during the period are translated into VND at the actual exchange rates at the transaction dates

Assets and liabilities denominated in currencies other than VND are translated into VND at the transfer buying and transfer selling rates, respectively, of the commercial bank where the Company and its subsidiaries most frequently conduct transactions and where the largest foreign currency balance is at the end of the accounting period.

All foreign exchange differences are recognized in the consolidated statement of income.

3. 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.

4. Accounting rules for financial investments

Investments outside the enterprise are for the purpose of rationally using capital to improve the efficiency of the enterprise's operations such as: investing in subsidiaries, joint ventures, associates, investing in securities and other financial investments...

Classify investments when preparing financial statements according to the following principles:

- Investments with a remaining recovery period of no more than 12 months or within 1 production and business cycle are classified as short-term.
- Investments with a remaining recovery period of 12 months or more or over 1 production and business cycle are classified as long-term.

Is an investment in purchasing securities and other financial instruments for business purposes (holding for the purpose of waiting for price increase to sell for profit). Trading securities include:

- Stocks, bonds listed on the stock market;
- Other types of securities and financial instruments such as commercial papers, forward contracts, swap contracts ...

Trading securities are recorded at original cost. The time of recording trading securities is the time when the investor has ownership.

Dividends distributed for the period before the investment date are recorded as a reduction in the value of the investment. When the investor receives additional shares without having to pay because the joint stock company issues additional shares from the surplus of capital, other funds belonging to the owner's equity or distributes dividends in shares, the investor only monitors the number of additional shares.

In case of stock exchange, the value of the shares must be determined according to the fair value on the exchange date.

When liquidating or selling trading securities, the cost price is determined by the moving weighted average method for each type of securities.

Provision for devaluation of trading securities: the value of the loss that may occur when there is solid evidence showing that the market value of the securities the Company is holding for business purposes has decreased compared to the book value. The provision or reversal of this provision is made at the time of preparing the Financial Statement and is recorded in the financial expenses of the period.

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, which was prepared on the assumption that the subsidiaries will continue operating in the future.

5. 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.

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).

6. 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.

7. 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 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	4 - 32
- Machinery, equipment	3 - 9
- Transportation equipment	3 - 11
- Management equipment	6
- Other	6

8. Financial lease fixed assets

Assets are classified as finance leases if substantially all the risks and rewards of ownership are retained by the lessee. Finance leased fixed assets are stated at cost less accumulated depreciation. The cost of finance leased assets is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments. The discount rate used to calculate the present value of the minimum lease payments and the interest rate implicit in the lease or stated in the contract. In cases where the interest rate implicit in the lease cannot be determined, the borrowing rate at the inception of the lease is used.

Finance leased fixed assets are depreciated using the straight-line method over their estimated useful lives. In cases where there is no reasonable certainty that the Group will obtain ownership at the end of the lease term, the fixed assets are depreciated over the shorter of the lease term and the estimated useful life. The depreciation years for the various types of finance leased fixed assets are as follows:

Asset Type	Year
- Machinery, equipment	4

9. 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.

10. 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

11. Principles of recording payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future related to inventories and services received. Accrued expenses are recognized based on reasonable estimates of the amount to be paid and monitored in detail by the remaining payment terms of the payables, the payable subjects, the original currency of the payables and other factors according to the Company's management needs.

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.

At the time of preparing the Financial Statements in accordance with the law, the Company re-evaluates the balance of payables in foreign currencies (except for prepayments from buyers; if at the time of preparing the report there is solid evidence that the Company cannot provide goods and services and the Company will have to return prepayments in foreign currencies, these amounts are considered foreign currency monetary items) at the foreign currency selling rate of the commercial bank where the Company regularly conducts transactions at the time of preparing the Financial Statements.



12. Business cooperation contract

Jointly controlled assets

The Group records in the financial statements business cooperation contracts in the form of jointly controlled assets with the following contents:

- * The Group's share in jointly controlled assets is classified according to the nature of the assets.
- * The Group's own liabilities.
- * The Group's jointly incurred liabilities must be borne with other joint venture capital contributors from the
- * Income from the sale or use of the products/services shared from the joint venture together with the expenses incurred and shared from the joint venture's operations.
- * The Group's expenses arising in connection with the joint venture's capital contribution.

Fixed assets and investment real estate when contributed to a business cooperation contract and the ownership is not transferred to the joint venture's joint ownership are not recorded as a decrease in assets. In case the Group receives assets contributed to a joint venture, they are monitored as assets held on behalf of others, and are not recorded as an increase in assets and business capital.

Fixed assets and investment real estate when contributed as capital to a business cooperation contract with a transfer of ownership and in the process of constructing jointly controlled assets are recorded as a decrease in assets in the accounting books and the value of the assets is recorded as unfinished basic construction costs. After the jointly controlled assets are completed and put into use, based on the value of the assets divided, the Group records an increase in its assets in accordance with the purpose of use.

Jointly controlled business activities

Jointly controlled business activities

The Group records in the consolidated financial statements the business cooperation contracts in the form of jointly controlled business activities with the following contents:

- * The value of assets owned by the Group.
- * The liabilities that the Group must bear.
- * The revenue shared from the sale of goods or provision of services of the joint venture.
- * The expenses incurred.



13. Principles for recording loans and financial lease liabilities, interest expenses

Loans in the form of bond issuance or preferred stock issuance with a clause requiring the issuer to repurchase at a certain time in the future are not reflected in this item.

Loans and debts need to be monitored in detail for each subject, each contract and each type of debt asset. Financial lease liabilities are reflected at the present value of the minimum lease payments or the fair value of the leased asset.

Borrowing costs directly related to the loans are recorded in financial expenses in the period, except for borrowing costs directly related to the investment in construction or production of unfinished assets which are included in the value of that asset (capitalized) when all conditions specified in the Accounting Standard "Borrowing costs" are met.

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are included in the cost of that asset (capitalized), including interest, amortization of discounts or premiums when issuing bonds, and additional costs incurred in connection with the borrowing process.

14. Ordinary bonds

The carrying amount of ordinary bonds is reflected on a net basis by the face value of the bond from the bond discount plus the bond premium

The Group monitors the discount and premium for each type of ordinary bond issued and the allocation of each discount and premium when determining the borrowing costs to be included in the cost or capitalized

* Bond discounts are gradually allocated to be included in the borrowing costs for each period during the term of the bond.

* Bond premiums are gradually allocated to reduce the borrowing costs for each period during the term of the bond. The allocation of the discount or premium can be done using the effective interest method or the straight-line method:

* According to the effective interest method: The discount or premium allocated to each period is calculated as the difference between the interest expense payable for each interest payment period (calculated by multiplying the book value of the bond at the beginning of the period by the actual interest rate on the market) and the amount payable for each period.

* According to the straight-line method: The discount or premium is allocated evenly throughout the term of the bond.

15. 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.

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries

200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

The parent company shall distribute profits to owners not exceeding the undistributed profit after tax on the Consolidated Financial Statements after excluding the impact of profits recorded from bargain purchases. In case the undistributed profit after tax on the Consolidated Financial Statements is higher than the undistributed profit after tax on the separate Financial Statements of the parent company and if the amount of profit decided to be distributed exceeds the undistributed profit after tax on the separate Financial Statements, the parent company shall only make distribution after transferring profits from the subsidiaries to the parent company.

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.

17. 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
- 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 ...

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.

18. 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).

19. 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, ...

20. 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.

21. Current and deferred income tax expense

Current 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.

Deferred income tax

Deferred income tax is the income tax payable or recoverable due to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their amounts used for tax purposes. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

The carrying amount of deferred income tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred income tax asset to be utilized. Previously unrecognised deferred tax assets are reviewed at the end of each financial year and recognised when it is probable that sufficient taxable profit will be available against which they can be utilised. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability settled, based on tax rates that have been enacted or substantively enacted by the end of the financial year. Deferred tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

V . NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

1 . CASH AND CASH EQUIVALENTS

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

	30/06/2025	01/01/2025
	VND	VND
- Cash on hand	6,357,110,014	460,106,198
- Cash in banks	1,013,061,374	2,241,056,918
- Cash equivalents	-	-
Total	7,370,171,388	2,701,163,116

2 . TRADE RECEIVABLES

	30/06/2025	01/01/2025
	VND	VND
2.1.Short-terms		
- Cuu Long Construction Materials Technology Co., Ltd	106,158,644,188	106,158,644,188
- Hung Phat Construction Co., Ltd	44,146,163,353	26,094,926,513
- Nhan Phat Construction Materials Joint Stock Company	27,593,667,154	27,593,667,154
- An Khang Phu Construction Services Co., Ltd	18,915,166,709	20,963,251,146
- Hoang Minh Phat Minerals Company Limited	8,178,797,490	10,294,911,709
- Hiep An Construction JSC	11,391,320,000	11,391,320,000
- Cienco 4 Corporation JSC	3,896,420,772	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	709,451,435	8,121,000
- Viet Hung Thinh Construction Investment Co., Ltd	10,694,953,433	-
- Thai Duong Nam Production Investment Co., Ltd	3,150,293,283	-
- Sonadezin Binh Thuan Joint Stock Company	7,040,046,324	-
- Other customers	20,791,205,415	27,465,035,296
Total	265,681,467,678	251,432,873,430

2.2.Long-terms

2.3. Provision for doubtful debts

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

	30/06/2025	01/01/2025
	VND	VND
- Opening	69,447,640,608	55,327,722,061
- Provisions for the period	2,222,554,154	1,694,885,775
- Provision reversal during the period	(799,858,058)	-
- Closing	70,870,336,704	57,022,607,836

3 . PREPAYMENTS TO SUPPLIERS

	30/06/2025 VND	01/01/2025 VND
Relevant entities	-	-
Others	66,631,665,431	50,082,943,840
- Mr Vo Cong Vinh	9,743,675,747	9,743,675,747
- Mr Tran Quoc Toan	3,995,165,719	3,995,165,719
- Mr Nguyen Van Huy	1,101,836,761	1,101,836,761
- Bien Hoa Land Fund Development Centre	8,392,049,000	8,392,049,000
- Cat Tuong Home Architect Design Construction Co., Ltd	21,086,522,933	21,280,000,000
- Fuli Machinery Vietnam Co., Ltd	1,680,000,000	-
- Trong Trach Trading One Member Co., Ltd.	6,000,000,000	-
- Viet Hung Thinh Construction Investment Co., Ltd	8,000,000,000	-
- Other suppliers	6,632,415,271	5,570,216,613
Total	66,631,665,431	50,082,943,840

4 . SHORT-TERM LOAN RECEIVABLE

		30/06/2025 VND	01/01/2025 VND
4.1. Short-terms			
Relevant entities			
- Mrs Nguyen Ngoc Ha Phuong	(1)	206,490,000,000	206,490,000,000
- Mrs Phan Thi Yen	(2)	110,000,000,000	110,000,000,000
Total		316,490,000,000	316,490,000,000

4.2. Long-terms

(1) Receivable from Ms. Nguyen Ngoc Ha Phuong under Loan Agreement No. 16/HĐKT-ĐL dated 29 November 2021 and Extension Addendum No. 01-2024/PL dated 31 December 2024. The loan amount is VND 206,490,000,000, with the loan term extended from 1 January 2025 to 31 December 2026, bearing interest at 0% and unsecured.

(2) Receivable from Ms. Phan Thi Yen under Loan Agreement No. 15/HĐKT-ĐL dated 29 November 2021 and Extension Addendum No. 02-2024/PL dated 31 December 2024. The loan amount is VND 110,000,000,000, with the loan term extended from 1 January 2025 to 31 December 2026, bearing interest at 0% and unsecured.

5. OTHER RECEIVABLES

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
5.1 Short-terms				
- Advances	2,554,000,000	(16,000,000)	52,246,000	(16,000,000)
- Collateral and deposited	1,694,290,000	-	1,694,290,000	-
+ Department of Planning and Investment of Dong Nai province	1,687,290,000	-	1,687,290,000	-
+ Others	7,000,000		7,000,000	
- Others	547,233,614,434	(1,194,802,978)	586,327,680,303	(1,034,221,278)
+ Truong Hien Vu (*)	521,926,986,666	-	521,933,986,666	-
+ Bui Truong Thang	-		69,147,579	
+ Dong Nam Bo Investment Consult Co., Ltd (**)	863,587,770	-	863,587,770	-
+ Viet Hung Thinh Construction Investment Co., Ltd	22,502,000,019	-	61,428,000,009	
+ Tan Dai Tien Binh Thuan Co., Ltd (security fee for Tuy Phong IZ)	775,000,000	(775,000,000)	775,000,000	(542,721,278)
+ Others	1,166,039,979	(419,802,978)	1,257,958,279	(491,500,000)
Total	551,481,904,434	(1,210,802,978)	588,074,216,303	(1,050,221,278)
5.2 Long-terms				
- Collateral and deposited	6,744,135,854	-	6,366,011,151	-
- Others	732,063,874	-	657,023,100	-
Total	7,476,199,728	-	7,023,034,251	-

(*) Receivable from Mr. Truong Hien Vu under investment cooperation contracts No. 0201/HTĐT-DGT/2023 dated January 2, 2023 and appendices with the purpose of seeking to develop industrial parks in the South Central region, and additional appendices.

According to the agreement dated September 14, 2023 between Mr. Truong Hien Vu and the Company, the Company applies an interest rate of 2% on the decreasing balance for the investments that the Company has transferred to Mr. Truong Hien Vu under contract No. 0201/HDTĐT-DGT/2023 dated January 2, 2023.

(**) This is the amount of profit and loss sharing accumulated from the business cooperation between the Parent Company and Dong Nam Bo Company according to the business cooperation contract No. 06/HDTKD-PKD dated October 1, 2012, for the purpose of investing, exploiting and trading sand at Dak Lua mine in Dak Lua commune, Tan Phu district, Dong Nai province. As of December 31, 2024, the two parties have not yet agreed on the profit and loss sharing table from the investment activities of Dak Lua sand mine. The Parent Company records the profit sharing according to the ratio recorded in contract No. 06/HTKD-PKD.

6. INVENTORIES

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
- Raw materials	12,881,328,595	-	5,090,436,915	-
- Work in progress (*)	142,959,761,252	-	124,459,974,226	-
- Production	60,542,601,564	-	53,724,663,688	-
- Goods	12,749,747,595	-	29,817,212,222	-
Total	229,133,439,006	-	213,092,287,051	-

Detail (*):	30/06/2025 VND	01/01/2025 VND
Lac Viet Premium Coastal Ecotourism Area	114,224,810,433	114,224,810,433
Other constructings	28,734,950,819	10,235,163,793
Total	142,959,761,252	124,459,974,226

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

7. PREPAID EXPENSES

	30/06/2025 VND	01/01/2025 VND
7.1 Short-terms		
DGT bond registration and management costs	-	338,592,361
Prepaid quarry construction costs	-	104,344,908
Concrete batching plant cost	7,180,562,113	4,173,459,212
Cost of renting excavators and bulldozers for Tan Duc project	2,236,619,311	22,120,166
Land rental costs	1,318,244,733	
Repair costs	171,678,801	
Cost of tools and equipment	88,177,086	
Other	1,376,790,447	
Total	12,372,072,491	4,638,516,647
7.2 Long-terms		
Tools and equipment waiting for allocation	-	62,864,959
Tan Cang quarry mining costs (1*)	74,832,934,040	83,004,600,888
Dak Lua sand mine mining costs (2*)	3,163,522,464	461,905,470
Mineral exploitation license fee	12,749,026,903	10,999,270,777
Hot asphalt pavement for company yard	-	8,661,258,502
Quarry road repair cost	-	1,764,238,358
Other Long-term Prepaid Expenses	8,318,911,950	710,164,988
Total	99,064,395,357	105,664,303,942

7. PREPAID EXPENSES (cont)

(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)

(2*) Includes mineral exploitation rights fees and related costs such as sand mine exploration, project planning, management, consulting, etc.

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: 80,000 m³; Project duration: 12 years (from April 4, 2013)

8. DOUBTFUL DEBTS

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Trade receivables	57,959,665,237	(43,864,971,910)	61,539,205,013	(43,085,268,200)
- 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 Construction Co., Ltd	26,094,926,513	(12,166,089,481)	26,094,926,513	(11,294,609,612)
- Nam Hoa, Co., Ltd	3,899,985,881	(3,899,985,881)	3,899,985,881	(3,899,985,881)
- Other customers	9,740,137,970	(9,574,281,675)	13,119,677,746	(9,466,057,834)
Repayments to suppliers	41,282,556,001	(25,794,561,816)	40,804,356,001	(25,312,151,130)
- 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	1,385,565,978	(1,210,802,978)	1,524,830,278	(1,050,221,278)
- Other customers	1,385,565,978	(1,210,802,978)	1,524,830,278	(1,050,221,278)
Total	100,627,787,216	(70,870,336,704)	103,868,391,292	(69,447,640,608)

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

	Trade receivables VND	Repayments to suppliers VND	Other VND	Total VND
- Opening at 01/01/2025	(43,085,268,200)	(25,312,151,130)	(1,050,221,278)	(69,447,640,608)
- Reversal of provision	799,858,058	-	-	799,858,058
- Establishment of additional provision	(1,579,561,768)	(482,410,686)	(160,581,700)	(2,222,554,154)
- Closing at 30/06/2025	(43,864,971,910)	(25,794,561,816)	(1,210,802,978)	(70,870,336,704)

9 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machinery, equipment	Transportation equipment	Office equipment	Other assets	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Opening balance at 01/01/2025	66,864,095,012	38,488,807,059	20,672,771,897	83,913,825	654,551,000	126,764,138,793
Increase	1,604,878,116	3,054,545,455	158,333,333	-	3,696,711,294	8,514,468,198
- Purchase	1,604,878,116	3,054,545,455	158,333,333	-	3,696,711,294	8,514,468,198
Decrease	-	1,353,933,591	5,164,894,413	-	90,000,000	6,608,828,004
- Liquidation or transfer	-	1,353,933,591	5,164,894,413	-	90,000,000	6,608,828,004
Closing balance at 30/06/2025	68,468,973,128	40,189,418,923	15,666,210,817	83,913,825	4,261,262,294	128,669,778,987
Accumulated depreciation						
Opening balance at 01/01/2025	15,789,682,561	16,607,395,145	14,107,507,155	83,913,825	367,142,219	46,955,640,905
Increase	3,689,027,628	1,302,669,809	747,472,905	-	44,642,064	5,783,812,406
Depreciation	3,689,027,628	1,302,669,809	747,472,905	-	44,642,064	5,783,812,406
Decrease	-	1,109,473,406	3,433,816,459	-	86,600,001	4,629,889,866
Liquidation or transfer	-	1,109,473,406	3,433,816,459	-	86,600,001	4,629,889,866
Closing balance at 30/06/2025	19,478,710,189	16,800,591,548	11,421,163,601	83,913,825	325,184,282	48,109,563,445
Residual value						
Opening balance at 01/01/2025	51,074,412,451	21,881,411,914	6,565,264,742	-	287,408,781	79,808,497,888
Closing balance at 30/06/2025	48,990,262,939	23,388,827,375	4,245,047,216	-	3,936,078,012	80,560,215,542
- Remaining value at the end of the period of tangible fixed assets used as mortgage or pledged to secure loans					80,560,215,542	VND
- Historical cost of fully depreciated fixed assets at the end of the fiscal year					25,610,729,882	VND
- Original price of tangible fixed assets at the end of the period awaiting liquidation					-	VND

10 . INCREASE OR DECREASE IN INTANGIBLE FIXED ASSETS

	Machinery, equipment VND	Total VND
Historical cost		
Opening balance at 01/01/2025	1,827,720,000	1,827,720,000
Increase		
Decrease		
Closing balance at 30/06/2025	<u>1,827,720,000</u>	<u>1,827,720,000</u>
Accumulated depreciation		
Opening balance at 01/01/2025	1,332,712,500	1,332,712,500
- Depreciation	228,465,000	228,465,000
- Decrease		
Closing balance at 30/06/2025	<u>1,561,177,500</u>	<u>1,561,177,500</u>
Residual value		
Opening balance at 01/01/2025	495,007,500	495,007,500
Closing balance at 30/06/2025	266,542,500	266,542,500



11 . CONSTRUCTION IN PROGRESS

	30/06/2025 VND	01/01/2025 VND
- Quang Tri Mixing Station Project	-	4,019,445,980
- Site clearance for mining road	2,322,794,509	2,322,794,509
- Internal road to Quang Tri mixing station	356,316,836	-
Total	<u>2,679,111,345</u>	<u>6,342,240,489</u>



12 . TRADE PAYABLES

	30/06/2025		01/01/2025	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
12.1. Short-terms:				
Other suppliers				
- An Khang Phu Construction Services Co., Ltd	81,775,852,013	81,775,852,013	86,536,478,369	86,536,478,369
- Hoang Minh Phat Minerals Co., Ltd	1,249,777,762	1,249,777,762	6,000,000,000	6,000,000,000
- Kim Thao Phat Mineral Trading and Service Co., Ltd	-	-	3,747,089,738	3,747,089,738
- Duc Thanh Hung Phat SM-LLC	-	-	34,011,453,658	34,011,453,658
- Tuan Dat YB Trading & Service Co., Ltd	3,420,000,004	3,420,000,004	-	-
- Truong Toan Co., Ltd	3,401,969,362	3,401,969,362	-	-
- Others	50,719,479,846	50,719,479,846	4,700,177,265	4,700,177,265
Total	140,567,078,987	140,567,078,987	134,995,199,030	134,995,199,030
12.2. Long-terms	-	-	-	-
12.3. Overdue outstanding debt				

13 . PREPAYMENTS FROM CUSTOMERS

	30/06/2025	01/01/2025
	VND	VND
13.1 Short term		
+ Prepayments from other customers		
. 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
. ATS Traffic Construction Production Trading Joint Stock Company	2,775,273,145	2,775,273,145
. Others	6,180,728,924	1,411,199,035
+ Advance payment to related parties		
Total	13,986,031,868	9,216,501,979
13.2 Long term	-	-

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

14 . TAXES AND OTHER PAYABLES TO THE STATE

	01/01/2025		During the period		30/06/2025	
	Receivables VND	Payables VND	Payable VND	Paid amounts VND	Receivables VND	Payables VND
- VAT of Mother Company		5,537,692,492	11,542,395,127	12,253,110,250	-	4,826,977,369
- VAT of Subsidiaries	4,166,847		6,955,590,951	6,944,317,895	-	7,106,209
- CIT of Mother Company		333,278,782	292,870,769	68,324,000	-	557,825,551
- CIT of Subsidiaries	16,352,134		-	-	16,352,134	-
- Personal income tax		87,573,524	138,325,814	104,726,696	-	121,172,642
- Resource tax		13,747,307,787	4,262,041,957	4,711,667,910	-	13,297,681,834
- Real estate tax, land rent		12,556,952,454	1,578,030,555	164,725,426	-	13,970,257,583
- Exploitation right fee, environmental protection fee		41,426,852,840	3,385,217,487	8,110,198,008	-	36,701,872,319
- Business license fee	-		7,000,000	7,000,000	-	-
- Other fees, charges and payable amounts	180,383,994		-	-	180,383,994	-
- Other fees, Other taxes	-	656,708,521	211,412,390	473,473,861	-	394,647,050
Total	200,902,975	74,346,366,400	28,372,885,050	32,837,544,046	196,736,128	69,877,540,557

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.



15 . OTHER PAYMENTS

	30/06/2025	01/01/2025
	VND	VND
Employees salary	1,727,094,533	1,686,341,995
Remuneration of the Board of Directors & Supervisory Board	99,500,000	100,200,000
Total	<u>1,826,594,533</u>	<u>1,786,541,995</u>

16 . ACCRUED EXPENSES SHORT TERM

	30/06/2025	01/01/2025
	VND	VND
Compensation and land clearance costs for Tan Cang quarry	8,392,049,000	8,392,049,000
Payable bond interest expenses	56,553,048,611	45,863,166,793
Land rental costs	2,038,241,978	2,038,241,978
Payable resource tax and environmental protection fees	-	4,085,141,833
Rock excavation costs for Tan Cang quarry	1,165,987,445	159,905,757
Others	9,316,503,286	12,292,284,497
Total	<u>77,465,830,320</u>	<u>72,830,789,858</u>

17 . OTHER PAYMENTS

	30/06/2025	01/01/2025
	VND	VND
17.1. Short-terms		
- Deposits received	400,000,000	400,000,000
- Others	10,104,581,259	4,330,266,585
+ Trade Union fees	255,660,804	138,363,708
+ Social insurance	84,077,240	224,716,949
+ Dividends payable	686,092,770	686,092,770
+ Severance allowance payable	1,094,532,569	1,077,583,294
+ Others	7,984,217,876	2,203,509,864
- Relevant entities	-	6,000,000,000
+ Nguyen Khoa		6,000,000,000
+ Others		-
Total	<u>10,504,581,259</u>	<u>10,730,266,585</u>
17.2. Long-terms		
- Deposits received	634,106,250	634,106,250
- The capital contribution received (*)	2,062,777,700	2,062,777,700
Total	<u>2,696,883,950</u>	<u>2,696,883,950</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

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

18 . BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2025		During the period		30/06/2025	
	Value VND	Recoverable VND	Increase VND	Decrease VND	Value VND	Recoverable VND
18.1. Short-terms						
Borrowings and finance lease liabilities						
. BIDV - Dong Nai Branch 1*	-	-	23,000,000,000	3,000,000,000	20,000,000,000	20,000,000,000
. VP Bank - Dong Nai Branch - Mother 3*	83,645,833	83,645,833	1,003,749,996	585,520,831	501,874,998	501,874,998
Other						
. Tan Cang JSC 2*	3,000,000,000	3,000,000,000	-	-	3,000,000,000	3,000,000,000
. Others	573,125,922	573,125,922	-	-	573,125,922	573,125,922
Current portion of long-term						
. VP Bank - Dong Nai Branch - Subsidiary 3*	296,400,000	296,400,000	-	296,400,000	-	-
Financial leasing						
Chailease International Leasing Co., Ltd. 4*	-	-	396,000,000	198,000,000	198,000,000	198,000,000
Total	3,953,171,755	3,953,171,755	24,399,749,996	4,079,920,831	24,273,000,920	24,273,000,920

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Dong Nai Traffic Construction Joint Stock Company & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

	01/01/2025				30/06/2025			
	Value VND	Recoverable VND	Phát sinh		Value VND	Recoverable VND		
18.2. Long-terms								
Borrowings and finance lease liabilities								
. VP Bank - Dong Nai Branch	3*	3,238,829,173			1,421,979,177	1,421,979,177		
Minus Current portion of Long-term		(1,596,549,996)		1,816,849,996	(1,003,749,996)	(1,003,749,996)		
. Chailease International Leasing Co.,	4*	825,000,000			429,000,000	429,000,000		
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		-			-	-		
Total		241,559,879,177		2,212,849,996	239,939,829,181	239,939,829,181		



18 . BORROWINGS AND FINANCE LEASE LIABILITIES (continuous)

1* . BIDV - Dong Nai Branch

Contract No. : 05/2025/378288/HDTD date 02/01/2025
Purpose : Supplementing working capital
Loan term : 11 months
Interest rate : 8.4%/year
Guarantee : According to property rights mortgage contract No. 31/2025/378288/TC/HDBD dated January 2, 2025
Amount : 23,000,000,000 VND

2* . Tan Cang JSC

Contract No. : 14/HĐHT.19 dated 14/09/2019
Purpose : Supplementing working capital in the form of the Company allowing Tan Cang Joint Stock Company to use the land in the yard area of Tan Cang 4 Quarry.
Loan term : Until this company connects to a dedicated road or no longer needs a ride
Interest rate : 0%/year
Guarantee : No collateral
Amount : 3,000,000,000 VND

3* . VP Bank - Dong Nai Branch

Contract No. : DNI/22059 dated 18/05/2022
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.
Guarantee : 02 crawler excavators its had License plate no. 60XA-1187 and 60XA-1189
Amount : 4,015,000,000 VND

4* . Chailease International Leasing Co., Ltd.

Contract No. : B220117103 dated 18/01/2022
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.

18 . BORROWINGS AND FINANCE LEASE LIABILITIES (continuous)

5* . Agency Registration and Custody Contract No. 01/ĐDNSHTP/DGT-CASC/DGTTH22240001 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 30/06/2025	: 239,521,600,000 VND
Date of extension of interest payment period 9, February 22, 2025	: 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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Dong Nai Traffic Construction Joint Stock Company & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

19. OWNER'S EQUITY

a. Volatility of equity

	Contributed capital	Capital surplus	Development and investment funds	Undistributed profit after tax and funds	Non-controlling shareholder interests	Total
	VND	VND	VND	VND	VND	VND
Beginning at 01/01/2024	790,000,000,000	152,195,272,727	21,282,835,714	39,999,204,101	(4,316,716,262)	999,160,596,280
- profit in the period	-	-	-	2,695,051,917	962,839,654	3,657,891,571
- Appropriation Reward and welfare of	-	-	-	-	-	-
- Profit dividends	-	-	-	-	-	-
Closing of previous year at 30/06/2024	790,000,000,000	152,195,272,727	21,282,835,714	42,694,256,018	(3,353,876,608)	1,002,818,487,851
Beginning of current year at 01/01/2025	790,000,000,000	152,195,272,727	21,282,835,714	43,706,463,166	(3,984,502,046)	1,003,200,069,561
- profit in the period	-	-	-	(10,066,116,270)	(7,645,755,406)	(17,711,871,676)
- Appropriation Reward and welfare of	-	-	-	-	-	-
- Profit dividends	-	-	-	-	-	-
Closing of current year at 30/06/2025	790,000,000,000	152,195,272,727	21,282,835,714	33,640,346,896	(11,630,257,452)	985,488,197,885



19 . 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
	100.00%	79,000,000	790,000,000,000

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

	30/06/2025 VND	01/01/2025 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	-	-
- Number of Repurchased Shares (Treasury Shares)	-	-
+ Common Shares	-	-
+ Preferred Shares	-	-

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

VI . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT

1 . REVENUES FROM SALES AND SERVICES RENDERED

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
1.1. Revenue		
- Revenue from stone sales	68,999,244,862	53,644,474,300
- Revenue from construction materials sales	30,965,854,871	90,496,682,576
- Revenue from ready-mixed concrete	47,200,331,570	-
- Revenue from hot mix asphalt	-	299,415,944
- Revenue from construction and installation	12,637,121,488	2,917,621,296
- Revenue from leasing premises and construction vehicles	720,547,726	5,079,120,000
- Other revenue	6,731,722,985	3,985,439,263
Total	167,254,823,502	156,422,753,379

2 . COSTS OF GOODS SOLD

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Cost of stone sold	62,846,810,217	35,699,043,213
- Cost of construction materials sold	27,996,772,480	71,987,814,718
- Cost of commercial concrete	40,267,654,111	-
- Cost of hot mix asphalt	-	351,792,326
- Cost of construction and installation	9,115,405,727	4,069,138,836
- Cost of premises rental and construction vehicle rental	225,196,183	535,620,340
- Other costs	5,195,713,969	-
Total	145,647,552,687	112,643,409,433

3 . FINANCIAL INCOME

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Interests of deposits or loans, investment	75,624,642	211,314
Total	75,624,642	211,314

4 . FINANCIAL EXPENSES

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Interest expenses	1,031,365,088	1,059,981,647
- Bond interest expenses	10,689,881,818	11,431,414,445
- Overdue interest costs	27,866,329	84,019
- Others financial expenses	448,757	1,166,666,674
Total	11,749,561,992	13,658,146,785

5 . SELLING EXPENSES

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Labour costs and staff costs	90,621,500	167,277,850
- Stone digging cost	6,724,382,900	20,270,847,694
- Costs of outside services	6,076,455,093	37,983,862
- Other expenses by cash	125,127,072	131,281,555
Total	13,016,586,565	20,607,390,961

6 . GENERAL ADMINISTRATION EXPENSES

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Labour costs and staff costs	3,492,134,379	4,483,989,382
- Offices expenses	319,568,890	18,238,948
- Depreciation	504,155,528	568,968,042
- Taxes, charges and fees	23,965,943	24,111,290
- Reversal of provision for doubtful debts	1,422,696,096	1,694,885,775
- Costs of outside services	2,678,994,573	2,451,725,528
- Other expenses by cash	698,935,700	545,879,549
Total	9,140,451,109	9,787,798,514

7 . OTHER INCOMES

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Liquidation and transfer of fixed assets	-	-
- Income from business cooperation	13,208,341	2,922,506
- Income from long-term payables transfer	2,250,617,668	8,124,401,550
Total	2,263,826,009	8,127,324,056

8 . OTHER EXPENSES

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Fixed asset liquidation costs	1,378,955,394	-
- Late payment penalty, administrative violation	2,783,874,696	1,663,542,372
- Other expenses	3,535,452,529	2,389,076,537
Total	7,698,282,619	4,052,618,909

9 . CURRENT INCOME TAX EXPENSES

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

	For 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
Corporate income tax expense calculated on current year taxable income	292,870,769	-
Adjust corporate income tax expense of previous years into current income tax expense of this year	-	-
Total	292,870,769	-

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 authorities.

10 . PRODUCTION AND BUSINESS COSTS BY ELEMENT

	For 6 months period ended as at	1/0/1900
	VND	VND
Cost of raw materials, tools and equipment	68,237,206,767	142,577,755,478
Labor costs	4,644,697,194	5,683,583,174
Fixed asset depreciation costs	6,012,277,406	4,407,332,870
Provision costs	1,422,696,096	2,594,885,775
Outsourced service costs	14,389,409,845	32,754,702,508
Other cash costs	60,380,740,321	53,822,659,694
Total	155,087,027,629	241,840,919,499

11 . EARNING PER SHARE

	For 6 months period ended as at	1/0/1900
	VND	VND
- Accounting profit after CIT	(10,066,116,270)	2,695,051,917
- Earnings per share	(10,066,116,270)	2,695,051,917
- Average number of common shares of the Parent Company outstanding during the period	79,000,000	79,000,000
Basic earnings per share	(127)	34

12 . EARNING PER SHARE

	For 6 months period ended as at	1/0/1900
	VND	VND
- Accounting profit after CIT	(10,066,116,270)	2,695,051,917
- Earnings per share	(10,066,116,270)	2,695,051,917
- Average number of common shares of the Parent Company outstanding during the period	79,000,000	79,000,000
Diluted earnings per share	(127)	34

VII . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED 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

	For 6 months period ended as at VND	1/0/1900 VND
- Proceeds from borrowing under conventional agreements	23,000,000,000	-
- Proceeds from borrowing under loan agreement	-	5,000,000,000
Total	23,000,000,000	5,000,000,000

4 . The amount actually repaid the loan during the period

	For 6 months period ended as at VND	1/0/1900 VND
- Principal repayment of loans under standard agreements	4,102,220,831	3,460,772,773
- Finance lease debt payments	198,000,000	198,000,000
Total	4,300,220,831	3,658,772,773

VIII . OTHER INFORMATIONS

1 . Events occurring after the balance sheet date

There are no events occurring after the end of the six-month period to 30 June 2025 that require adjustments to or disclosures in the notes to the consolidated financial statements.

2 . Information on related parties with significant transactions

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.

Parties related to the Company include: key management members, individuals related to key management members and other related parties.

2.1 Transactions and balances with key management members and individuals related to key management members

Key management members include: members of the Board of Directors and the Board of Management. Individuals related to key management members are close family members of key management members.

a. Transactions with key management members and individuals related to key management members

Relevant entities	Descriptions	For 6 months period ended as at	
		30/06/2025 VND	30/06/2024 VND
- Nguyen Thi Mai	Advances	-	1,393,000,000
	Advance payments	-	1,000,000,000
- Nguyen Thanh Phong	Advances	-	2,999,999,994
	Advance payments	-	2,999,999,994
- Ton Duc Tung	Advances	2,126,000	10,000,000
	Advance payments	2,126,000	10,000,000
- Nguyen Khoa	Other expenses	6,000,000,000	-

At June 30, 2025, account balances of related parties are as follows:

Related parties	30/06/2025 VND	01/01/2025 VND
Other receivables		
- Nguyen Khoa	-	6,000,000,000

b. Remuneration and bonus of BOM, BOD

	For 6 months period ended as at	
	30/06/2025 VND	30/06/2024 VND
Remuneration and bonus	1,253,327,000	1,134,174,000

Detail Remuneration and bonus of BOM, BOD

Full name	Position	For 6 months period ended as at	
		30/06/2025	30/06/2024
		VND	VND
Board of Managements		98,200,000	105,000,000
Mr Phuong Thua Vu	Chairman	30,000,000	5,000,000
Mr Nguyen Thanh Phong	Member	18,000,000	18,000,000
Mr Nguyen Quoc Thanh	Independent Member	12,000,000	18,000,000
Mr Tran Quang Tuan	Member	10,100,000	18,000,000
Mr Ton Duc Tung	Member	10,100,000	3,000,000
Mr Nguyen Khoa	Member	18,000,000	3,000,000
Mr Tran Huu Luu	Member	-	15,000,000
Mr Banh Van Phuc	Chairman	-	25,000,000

Detail Remuneration and bonus of BOM, BOD (cont.)

Full name	Position	For 6 months period ended as at	
		30/06/2025 VND	30/06/2024 VND
Board of Supervisors		60,000,000	75,000,000
Mr Vu Tien Manh	Head of the Supervisory Board	24,000,000	24,000,000
Mr Nguyen Hiep	Member	9,000,000	3,000,000
Mr Doan Van Binh	Member	9,000,000	3,000,000
Mrs Nguyen Thi Ngoc Linh	Member	9,000,000	-
Mrs Tran Thi Ngoc Huyen	Member	9,000,000	-
Mr Ton Duc Tung	Member	-	15,000,000
Mr Pham Van Hung	Member	-	15,000,000
Mrs Doan Thanh Van	Head of the Supervisory Board	-	15,000,000
Board of General Directors		1,006,494,000	890,746,000
Mr Nguyen Thanh Phong	General Director	311,000,000	373,000,000
Mr Nguyen Khoa	Deputy General Director	484,601,000	366,746,000
Mr Nguyen Xuan Khanh	Deputy General Director	109,333,000	-
Mr Ton Duc Tung	Deputy General Director	101,560,000	151,000,000
Chief accountant		186,833,000	168,428,000
Mrs Hoang Thi Mai		186,833,000	8,670,000
Mrs Nguyen Thi Thu Thao		-	18,758,000
Mrs Nguyen Thi Mai		-	141,000,000

2.2 Transactions and balances with other related parties

Accounts receivable from other related parties are unsecured and will be settled in cash.

As at June 30, 2025, the Company has no balances with other related parties that require presentation.

3 . 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).

3.1 Segment Reporting by Business Field

	For 6 months period ended as at	
	30/06/2025 VND	30/06/2024 VND
- Revenue from stone sales	68,999,244,862	53,644,474,300
- Revenue from construction materials sales	30,965,854,871	90,496,682,576
- Revenue from ready-mixed concrete	47,200,331,570	-
- Revenue from hot mix asphalt	-	299,415,944
- Revenue from construction and installation	12,637,121,488	2,917,621,296
- Revenue from leasing premises and construction vehicles	720,547,726	5,079,120,000
- Other revenue	6,731,722,985	3,985,439,263
	167,254,823,502	156,422,753,379

Dong Nai Traffic Construction Joint Stock Company & Subsidiaries
200 Nguyen Ai Quoc St, Trang Dai ward, Dong Nai province.

3. Segment information

3.2 Geographical segment

The Group's operations are mainly distributed in Dong Nai province, Dong Thap province, Nghe An province and Ba Ria - Vung Tau province. Information on the business results, assets and liabilities of the segment by geographical area based on the Group's location is as follows:

BUSINESS RESULTS	DONG NAI VND	DONG THAP VND	NGHE AN VND	VUNG TAU VND	ADJUST VND	TOTAL VND
01/01/2025 - 30/06/2025						
Net revenue	189,510,416,959	-	11,944,957,032	-	(34,200,550,489)	167,254,823,502
Expense						
- Cost of goods sold	170,556,429,664		9,291,673,512	-	(34,200,550,489)	145,647,552,687
- General expenses	21,228,499,938	4,500,000	919,537,736	4,500,000	-	22,157,037,674
Financial profit	(10,525,813,050)	-	47,675,260	-	(1,195,799,560)	(11,673,937,350)
Profit from other activities	-	-	(574,204,050)	-	-	(5,434,456,610)
Total profit before tax	(17,660,578,253)	(4,500,000)	1,207,216,994	(4,500,000)	(1,195,799,560)	(17,658,160,819)
01/01/2024 - 30/06/2024						
Net revenue	216,798,522,114		2,616,747,490		(62,992,516,225)	156,422,753,379
Expense						
- Cost of goods sold	173,796,329,507		1,839,596,151		(62,992,516,225)	112,643,409,433
- General expenses	28,999,061,654		1,396,127,821		-	30,395,189,475
Financial profit	(13,657,958,178)		22,707			(13,657,935,471)
Profit from other activities	4,079,800,466		(5,095,319)			4,074,705,147
Total profit before tax	4,424,973,241	-	(624,049,094)	-	-	3,800,924,147
ASSETS - LIABILITIES						
As at 30/06/2025						
Segment Assets	2,352,089,464,713	65,742,118,479	457,699,977,040	4,250,000	(1,306,410,349,213)	1,569,125,461,019
Segment Liabilities	1,121,529,384,094	4,650,000	63,082,694,487	49,450,000	(601,028,915,447)	583,637,263,134
As at 31/12/2024						
Segment Assets	2,377,839,204,215	65,741,968,479	444,469,372,856	4,100,000	(1,329,999,923,790)	1,558,054,721,761
Segment Liabilities	1,129,325,674,574	-	51,059,307,297	44,800,000	(625,575,129,671)	554,854,652,200

4. 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.

5. Continuous Operational Information

The consolidated financial statements of the Group are prepared on a going concern basis, however, the subsidiaries have announced temporary suspension of operations due to inefficiency. These conditions indicate the existence of a material uncertainty that may cast significant doubt about the subsidiary's ability to continue as a going concern.

Subsidiary company	Downtim
1. DGT Single - Member LLC - Vung Tau	Temporarily suspended from 26/05/2025 to 25/05/2026.
2. DGT Single - Member LLC - Nghe An	Temporarily suspended from 10/05/2025 to 09/05/2026.
3. DGT Single - Member LLC - Dong Thap	Temporarily suspended from 29/04/2025 to 28/04/2026.
4. DGT Investment Single - Member LLC	Temporarily suspended from 15/05/2025 to 14/05/2026.
5. DGT Construction Materials Production and Trading Co., Ltd	Temporarily suspended from 19/06/2025 to 18/06/2026.




6. Other information

In 2023, the Parent Company purchased an additional 49.8% of capital from 2 existing members of Dong Loi Company Limited to increase the ownership ratio from 50% to 99.8%. However, the Company has not yet assessed the fair value of the net assets of this investment but has chosen to calculate the consolidated indicators based on the book value at this date. Therefore, the consolidated profit in 2023 may record a gain arising from the bargain purchase transaction, which may change when the Board of Directors conducts a reassessment.



7. Comparative figures

The comparative figures on the Consolidated Balance Sheet are presented on the Consolidated Financial Statements as at December 31, 2024 which were audited; the comparative figures on Consolidated Income Statement and the Consolidated Cash Flow Statement are presented on the Consolidated Income Statement, the Consolidated Cash Flow Statement for 6 months period ended as at 30 June 2024 which were reviewed by the Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS).


Pham Thi Tra Giang
Prepared by


Hoang Thi Mai
Chief Accountant

Dong Nai province, August 18, 2025


Nguyen Khoa
Deputy General Director