

**DIN CAPITAL INVESTMENT GROUP
JOINT STOCK COMPANY**

SEPARATE FINANCIAL STATEMENTS

For the second quarter accounting period from 01 April 2025 to 30 June 2025



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(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by the Ministry of Finance)**BALANCE SHEET**

As of the end of June 30, 2025

Unit: VND

| ASSETS | Code | Notes | As at 30 Jun.2025 | As at 1 Jan.2025 |
|--|------------|------------|------------------------|------------------------|
| A. CURRENT ASSETS | 100 | | 59,693,073,645 | 46,316,909,093 |
| I. Cash and cash equivalents | 110 | 4.1 | 7,336,129,762 | 5,260,352,150 |
| 1. Cash | 111 | | 7,336,129,762 | 5,260,352,150 |
| 2. Cash equivalents | 112 | | - | - |
| II. Current financial investments | 120 | 4.4 | 11,511,371,500 | 8,009,137,100 |
| 1. Trading securities | 121 | | 20,530,730 | 20,530,730 |
| 2. Provision for trading securities | 122 | | (9,159,230) | (11,393,630) |
| 3. Held to maturity investments | 123 | | 11,500,000,000 | 8,000,000,000 |
| III. Current account receivables | 130 | | 35,857,236,213 | 30,485,073,057 |
| 1. Trade receivables | 131 | 4.2 | 51,440,684,092 | 35,128,127,619 |
| 2. Advances to suppliers | 132 | 4.3 | 487,755,184 | 169,140,124 |
| 3. Current loan receivables | 135 | 4.5 | - | 11,000,000,000 |
| 4. Other current receivables | 136 | 4.6 | 162,426,534 | 497,810,045 |
| 5. Provision for doubtful debts | 137 | 4.7 | (16,233,629,597) | (16,310,004,731) |
| IV. Inventories | 140 | 4.8 | 4,380,795,313 | 1,760,332,943 |
| 1. Inventories | 141 | | 4,380,795,313 | 1,760,332,943 |
| V. Other current assets | 150 | | 607,540,857 | 802,013,843 |
| 1. Current prepayments | 151 | 4.9 | 526,059,649 | 518,949,998 |
| 2. Value added tax deductible | 152 | | 81,481,208 | 26,913,821 |
| 3. Tax and other receivables from the state budget | 153 | 4.10 | - | 256,150,024 |
| B. NON-CURRENT ASSETS | 200 | | 73,246,995,050 | 78,973,324,272 |
| I. Non-current account receivables | 210 | | - | - |
| II. Fixed assets | 220 | | 21,305,889,922 | 27,036,743,476 |
| 1. Tangible fixed assets | 221 | 4.11 | 21,305,889,922 | 27,036,743,476 |
| Cost | 222 | | 163,917,261,985 | 185,569,551,475 |
| Accumulated depreciation | 223 | | (142,611,372,063) | (158,532,807,999) |
| 2. Intangible fixed assets | 227 | | - | - |
| III. Investment property | 230 | | - | - |
| IV. Non-current assets in progress | 240 | | - | - |
| V. Non-current financial investments | 250 | 4.4 | 49,509,490,000 | 49,509,490,000 |
| 1. Investments in subsidiaries | 251 | | 49,509,490,000 | 49,509,490,000 |
| VI. Other non-current assets | 260 | | 2,431,615,128 | 2,427,090,796 |
| 1. Non-current prepayments | 261 | 4.9 | 2,392,990,461 | 2,427,090,796 |
| 2. Tài sản thuê thu nhập hoãn lại | 262 | | 38,624,667 | - |
| 3. Other non-current assets | 268 | | - | - |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 132,940,068,695 | 125,290,233,365 |

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY

Address: 4th Floor, 76-78 Bach Dang, Hai Chau I Ward, Da Nang City, Vietnam

Form B 01 – DN

(Issued under the Circular No. 200/2014/TT-BTC

Dated 22 December 2014 by the Ministry of Finance)

BALANCE SHEET (CONTINUED)

As of the end of June 30, 2025

Unit: VND

| SOURCES | Code | Notes | As at 30 Jun.2025 | As at 1 Jan.2025 |
|--|-------------|--------------|------------------------------|-----------------------------|
| C. LIABILITIES | 300 | | 17,881,884,647 | 9,094,333,872 |
| I. Current liabilities | 310 | | 17,881,884,647 | 9,094,333,872 |
| 1. Trade payables | 311 | 4.12 | 14,031,512,659 | 7,425,324,665 |
| 2. Taxes and amounts payable to the state budget | 313 | 4.10 | 2,277,347,821 | 713,857,065 |
| 3. Payables to employees | 314 | 4.14 | 545,062,028 | 440,677,671 |
| 4. Accrued expenses | 315 | 4.15 | 11,200,000 | 8,525,000 |
| 5. Other current payables | 319 | 4.16 | 91,497,802 | 149,080,813 |
| 6. Bonus and welfare fund | 322 | | 925,264,337 | 356,868,658 |
| D. OWNER'S EQUITY | 400 | | 115,058,184,048 | 116,195,899,493 |
| I. Equity | 410 | 4.18 | 115,058,184,048 | 116,195,899,493 |
| 1. Owner's contributed capital | 411 | | 89,099,810,000 | 89,099,810,000 |
| Ordinary shares carrying voting rights | 411a | | 89,099,810,000 | 89,099,810,000 |
| Preference shares | 411b | | - | - |
| 2. Share premiums | 412 | | 49,416,000 | 49,416,000 |
| 3. Investment and development fund | 418 | 4.19 | 7,752,997,505 | 7,752,997,505 |
| 4. Retained earnings | 421 | | 18,155,960,543 | 19,293,675,988 |
| Beginning accumulated retained earnings | 421a | | 5,173,071,439 | 17,609,640,141 |
| Retained earnings of the current year | 421b | | 12,982,889,104 | 1,684,035,847 |
| II. Other capital and funds | 430 | | - | - |
| TOTAL RESOURCES (440 = 300 + 400) | 440 | | 132,940,068,695 | 125,290,233,365 |



Chairman of the Board of Directors
Le Truong Ky
 Da Nang, 29 July 2025

Chief Accountant
Nguyen Thi Thao

Prepared by
Dao Thi Thanh Mai

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY

Address: 4th Floor, 76-78 Bach Dang, Hai Chau I Ward, Da Nang City, Vietnam

Form B 02 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by the Ministry of Finance)**INCOME STATEMENT**

For the second quarter accounting period from 1 April 2025 to 30 June 2025

Unit: VND

| ITEMS | Code | Notes | Q2-2025 | Q2-2024 | The first six months of 2025 | The first six months of 2024 |
|---|------|-------|----------------|---------------|------------------------------|------------------------------|
| 1. Revenue | 01 | 5.1 | 26,588,890,045 | 8,070,122,322 | 37,368,585,471 | 18,744,429,281 |
| 2. Deductions | 02 | | - | - | - | - |
| 3. Net revenue | 10 | | 26,588,890,045 | 8,070,122,322 | 37,368,585,471 | 18,744,429,281 |
| 4. Cost of sales | 11 | 5.2 | 21,382,522,068 | 7,934,868,154 | 31,349,590,763 | 18,462,292,985 |
| 5. Gross profit | 20 | | 5,206,367,977 | 135,254,168 | 6,018,994,708 | 282,136,296 |
| 6. Finance income | 21 | 5.3 | 5,946,234,130 | 2,012,905,199 | 6,191,253,289 | 2,015,326,845 |
| 7. Finance expense | 22 | 5.4 | (2,871,500) | 50,231,091 | (2,234,400) | 87,499,178 |
| Of which, interest expense | 23 | | - | 49,845,391 | - | 87,672,078 |
| 8. Selling expense | 25 | 5.5 | - | - | - | - |
| 9. General and administrative expense | 26 | 5.6 | 166,382,716 | 676,088,965 | 442,514,488 | 1,130,166,689 |
| 10. Operating loss | 30 | | 10,989,090,891 | 1,421,839,311 | 11,769,967,909 | 1,079,797,274 |
| 11. Other income | 31 | 5.7 | 69,444,444 | - | 3,151,069,189 | - |
| 12. Other expense | 32 | 5.8 | 30,009,734 | 770,873 | 113,754,827 | 35,780,391 |
| 13. Net other loss | 40 | | 39,434,710 | (770,873) | 3,037,314,362 | (35,780,391) |
| 14. Accounting loss before taxation | 50 | | 11,028,525,601 | 1,421,068,438 | 14,807,282,271 | 1,044,016,883 |
| 15. Current corporate income tax expense | 51 | 5.10 | 1,016,468,304 | - | 1,863,017,834 | - |
| 16. Deferred corporate income tax expense | 52 | | 19,824,510 | - | (38,624,667) | - |
| 17. Net profit/(loss) after taxation | 60 | | 9,992,232,787 | 1,421,068,438 | 12,982,889,104 | 1,044,016,883 |



Chairman of the Board of Directors
Le Trung Ky
Da Nang, 29 July 2025

Chief Accountant
Nguyen Thi Thao

Prepared by
Dao Thi Thanh Mai

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY

Address: 4th Floor, 76-78 Bach Dang, Hai Chau Ward, Da Nang City, Vietnam

Form B 03 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by the Ministry of Finance)**CASH FLOW STATEMENT****(Indirect method)**

For the second quarter accounting period from 1 April 2025 to 30 June 2025

Unit: VND

| ITEMS | Code | Notes | The first six months of 2025 | The first six months of 2024 |
|---|------|-------|------------------------------|------------------------------|
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| 1. Net profit/(loss) before taxation | 01 | | 14,807,282,271 | 1,044,016,883 |
| 2. Adjustment for: | | | | - |
| Depreciation and amortisation | 02 | | 4,779,698,818 | 5,479,196,831 |
| Provisions | 03 | | (78,609,534) | 365,043,573 |
| Gains/losses from investment | 05 | | (9,342,322,478) | (2,015,326,845) |
| Interest expense | 06 | | - | 87,672,078 |
| 3. Operating profits before adjustments to working | 08 | | 10,166,049,077 | 4,960,602,520 |
| Increase or decrease in accounts receivable | 09 | | (16,148,447,852) | 5,213,517,767 |
| Increase or decrease in inventories | 10 | | (2,620,462,370) | (1,843,747,230) |
| Increase or decrease in accounts payable | 11 | | 7,076,366,266 | |
| (excluding interest expense and CIT payable) | | | | (728,212,192) |
| Increase or decrease prepaid expenses | 12 | | 26,990,684 | (89,469,673) |
| Interest paid | 14 | | - | (101,046,291) |
| Corporate income tax paid | 15 | | (720,229,004) | - |
| Other cash outflows from operating activities | 17 | | (187,237,370) | - |
| Net cash from operating activities | 20 | | (2,406,970,569) | 7,411,644,901 |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | | - |
| 1. Acquisition and construction of fixed assets and other long-term assets | 21 | | (883,518,519) | - |
| 2. Proceeds from disposals of fixed assets and other long-term assets | 22 | | 4,985,742,444 | - |
| 3. Loans to other entities and payments for purchase of debt instruments of other entities | 23 | | (25,500,000,000) | - |
| 4. Repayments from borrowers and proceeds from sales of debts instruments of other entities | 24 | | 33,000,000,000 | - |
| 5. Investments in other entities | 25 | | - | (10,000,000,000) |
| 6. Proceeds from sales of investments in other entities | 26 | | - | - |
| 7. Interest and dividends received | 27 | | 6,245,495,756 | 2,013,889,585 |
| Net cash from investing activities | 30 | | 17,847,719,681 | (7,986,110,415) |
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | | - |
| 1. Repayment of borrowings | 34 | 6.1 | - | (1,230,560,000) |
| 2. Dividends paid | 36 | | (13,364,971,500) | (173,866,625) |
| Net cash from financing activities | 40 | | (13,364,971,500) | (1,404,426,625) |
| NET INCREASE/(DECREASE) IN CASH | 50 | | 2,075,777,612 | (1,978,892,139) |
| Cash and cash equivalents at beginning of year | 60 | | 5,260,352,150 | 8,469,979,753 |
| Impact of exchange rate fluctuation | 61 | | - | - |
| YEAR | 70 | | 7,336,129,762 | 6,491,087,614 |



Chairman of the Board of Directors
Le Trung Ky
 Da Nang, 29 July 2025

Chief Accountant
Nguyen Thi Thao

Prepared by
Dao Thi Thanh Mai

The accompanying notes are an integral part of the financial statements

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

Din Capital Investment Group Joint Stock Company (hereinafter referred to as "the Company") formerly known as Pacific Dinco Joint Stock Company, has been incorporated in accordance with the Business Registration Certificate No. 321032000105 dated 05 January 2010 and other amended certificates thereafter with the latest one dated 21 January 2025 granted by People's Committee of Da Nang City. On 15 May 2021, the Company changed its name to Din Capital Investment Group Joint Stock Company according to Business Registration Certificate No. 0401333013 granted by Danang City's Department of Planning and Investment.

On 14 May 2015, the Company was formally licensed to trade securities on Hanoi Securities Trading Centre under Decision No. 27/2015/GCNCP-VSD dated 14 May 2015 by Vietnam Securities Depository. On 02 July 2015, the Company was formally listed to trade securities on Hanoi City Securities Trading Centre under Decision No. 407/QD-SGDHN dated 02 July 2015 by General Director of Hanoi Stock Exchange.

The charter capital as stipulated in the Business Registration Certificate is VND 89,099,810,000.

The Company's registered head office is at 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam.

The number of employees as at 30 June 2025 was 38 (31 December 2024: 29).

1.2. Business field

Manufacturing of commercial concrete.

1.3. Operating industry and principal activities

Under the Business Registration Certificate, the Company's business activities comprise:

- Manufacture of concrete and articles of concrete, cement and plaster. Details: Producing commercial concrete, pre-cast elements;
- Freight transport by road. Details: Land freight transport by cars;
- Wholesale of construction materials and other installation supplies. Details: Wholesale of construction materials;
- Wholesale of machinery, equipment and supplies. Details: Wholesale of machinery and equipment for construction;
- Other specialized wholesale n.e.c. Details: Wholesale of chemicals and additives in the industrial and construction sectors (excluding chemicals prohibited by the State);
- Renting and leasing of other machinery, equipment and tangible goods. Details: Renting and leasing of constructive machinery and equipments;
- Wholesale of metals and metal ores. Details: Wholesale of shaped steel and fiber-reinforced steel;
- Trading of own or rented property and land use rights;
- Real estate consultancy and brokerage and auctioning, land use right auctioning. Details: Real estate brokerage services, real estate trading platforms, real estate consultancy, and real estate management services;
- Warehousing and storage of goods.

NOTES TO THE STATEMENTS (CONTINUED)

1.4. Normal operating cycle

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

1.5. The Company's structure

As at 30 June 2025, the Company's subsidiaries were as follows:

| <u>Name</u> | <u>Address</u> | <u>Voting rights</u> | <u>Percent capital</u> | <u>Percent interest</u> |
|--|--|----------------------|------------------------|-------------------------|
| Dufago Chu Lai Concrete Joint Stock Company | Tam Hiep Port Industrial and Logistics Park, Nui Thanh Commune, Da Nang City | 98.04% | 98.04% | 98.04% |
| Rofadi One Member Limited Liability Company | Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Da Nang City | 100.0% | 100.0% | 100.0% |
| Dufago Concrete One Member Limited Liability Company | Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Da Nang City | 100.0% | 100.0% | 100.0% |

The Company's dependent units as at 30 June 2025 were as follows:

| <u>Name</u> | <u>Address</u> |
|---|---|
| Branch of Din Capital Investment Group Joint Stock Company in Quang Ngai. | Lot CN 08 – Tinh Phong Industrial Park, Tho Phong Commune, Quang Ngai Province. |

2. BASIS OF PREPARATION

2.1. Accounting standards, accounting system

The accompanying separate financial statements, expressed in Vietnamese Dong (VND), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

These separate financial statements have been prepared exclusively for the Company and do not include the financial statements of the subsidiaries. Users of the separate financial statements should read them together with the Company's consolidated financial statements for the year ended 31 December 2024 in order to obtain full information on the Company's financial position, results of operations and cash flows during the year.

2.2. Forms of accounting records

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

2.3. Financial year

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

2.4. Reporting and functional currency

The Company maintains its accounting records in VND.

NOTES TO THE STATEMENTS (CONTINUED)**3. SIGNIFICANT ACCOUNTING POLICIES****3.1. Use of estimates**

The preparation of the separate financial statements requires Chairman of the Board of Directors and management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses for the financial year ended 31 March 2024. Although these estimates are based on Chairman of the Board of Directors and management's best knowledge of all relevant information available at the date when the separate financial statements are prepared, this does not prevent actual figures differing from estimates.

3.2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.3. Financial investments***Trading securities***

Trading securities are securities and other financial instruments held for business purposes (held for the purpose of profit-taking by selling when prices have increased) at the time of reporting.

Trading securities are accounted for under the cost method. The cost of trading securities comprises the purchase price plus (+) purchase related costs (if any) such as brokerage, transaction, information provision, taxes, bank's fees and charges. The cost of trading securities is measured at fair value of considerations at the transaction date.

Held to maturity investments

Held to maturity investments comprise held to maturity investments to earn periodical profits and other held to maturity investments.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current year.

Loans

Loans are measured at cost less provision for bad loans. Provision for bad loans is made for each bad loan based on the overdue time to repay the principal according to the original commitment (not taking into account the debt extension between the parties), or based on the expected loss.

Equity investments in other entities***Investments in subsidiaries***

Investments are classified as investments in subsidiaries when the Company has the power of control over policies and operating activities, normally evidenced by the holding of more than 50% of the voting rights.

Investments in subsidiaries are accounted for under the cost method which comprise the purchase price plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of the investments is measured at the fair values of the assets as incurred.

Dividends for the period after the acquisition date are recognised as financial incomes at their fair values when the shareholder's right to receive payment is established.

NOTES TO THE STATEMENTS (CONTINUED)

Other investments

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Recognition principles of provision for investment impairment loss

Provision for investment impairment loss is made when there is any certain evidence that there will be an impairment in the value of these investments at the reporting date.

The difference between the required balance and the existing balance of provision for investment impairment loss is recognised as financial expenses in the income statement.

3.4. Account receivables

Recognition method

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

Provision for doubtful debts

As of the date of preparing the financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the principal repayment period according to the original sale contract, excluding the debt extension between the parties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the income statement.

3.5. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

NOTES TO THE STATEMENTS (CONTINUED)***Provision for decline in value of inventories***

As of the date of preparing the financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the income statement. Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a separate selling price is charged.

Raw materials, materials, and tools reserved for use in the production of goods shall not be provided for impairment if the products they constitute will be sold at or above the cost of production of the product.

3.6. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised separately at their fair values and deducted from the historical cost of the respective tangible fixed assets.

Depreciation and amortisation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

| | <u>Year 2025</u> |
|---------------------------|-------------------------|
| ▪ Buildings, structures | 05 – 10 years |
| ▪ Machinery and equipment | 06 – 10 years |
| ▪ Motor vehicles | 05 – 10 years |
| ▪ Office equipment | 04 – 05 years |
| ▪ Other | 03 years |

3.7. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies and land rentals, etc..., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the income statement:

- Prepaid land is amortised over the period of lease;
- Tools and supplies are amortised to the income statement over 1 to 3 years;
- Insurance expenses (fire and explosion insurance, vehicle owner's civil liability insurance, motor hull insurance, assets insurance, etc.) are amortised over the period written in the contracts;
- Major repair expenses not yet accrued are amortised for no more than 3 years;
- Other prepaid expenses are amortised on a straight-line method over the period in which economic benefits are generated in relation to that expense.

NOTES TO THE STATEMENTS (CONTINUED)

3.8. Liabilities

Liabilities are classified into trade payables, intra-company payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; intra-company payables represent those between the entity and its dependent accounting units having no legal status; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

3.9. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the income statement when incurred.

3.10. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year.

3.11. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Dividends

Dividends are recognised as a liability at the date of declaring dividends by Vietnam Securities Depository.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the Company's charter.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved the General annual meeting of shareholders and reserves are created in accordance with the Company's Charter and legal regulations in Vietnam.

NOTES TO THE STATEMENTS (CONTINUED)

3.12. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

Disposal and sale of fixed assets

Income from disposal and sale of fixed assets is the excess of the proceeds from the disposal and sale of the fixed assets over the carrying amount of the fixed assets and disposal expenses.

3.13. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.14. Finance expense

Finance expenses represent all expenses incurred in the reporting year which mainly include borrowing costs and financial investment reserve.

3.15. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include expenses relating to employee salaries and outsourcing service costs.

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

3.16. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

NOTES TO THE STATEMENTS (CONTINUED)***Value added tax***

The goods sold and services rendered by the Company are subject to value added tax at the following rates:

- Commercial concrete, stone, concrete pumping and transportation services: 10% (The company is entitled to apply the VAT rate of 8% from 1 January 2025 to 30 June 2025 according to the provisions of Decree No. 180/2024/NĐ-CP dated 31 December 2024);
- Other services: apply according to current tax rates.

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Company will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

3.17. Segment reporting

A segment is a distinguishable component of the Company that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

Refer to Note 7.

3.18. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including directors and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

NOTES TO THE STATEMENTS (CONTINUED)

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

4.1. Cash and cash equivalents

| | As at 30 June. 2025 VND | As at 01 Jan. 2025 VND |
|---------------|-------------------------------|------------------------------|
| Cash in hand | 219,338,868 | 326,267,163 |
| Cash at banks | 7,116,790,894 | 4,934,084,987 |
| Total | 7,336,129,762 | 5,260,352,150 |

4.2. Current trade receivables

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|--|------------------------------|------------------------------|
| Dinco Construction Engineering Joint Stock Company | 1,088,695,601 | 11,480,960,606 |
| Dufago Concrete One Member Company Limited | 7,394,004,733 | 4,407,934,746 |
| Newtecons Construction Investment Joint Stock Company | 1,237,273,955 | 1,560,621,288 |
| FDSG Joint Stock Company | 23,136,930,871 | - |
| Others | 18,583,778,932 | 17,678,610,979 |
| Total | 51,440,684,092 | 35,128,127,619 |
| In which: Trade receivables from related parties - Refer to Note 8 | 9,281,549,204 | 17,036,750,122 |

4.3. Current advances to suppliers

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|--|------------------------------|------------------------------|
| Tan Viet Securities Joint Stock Company | 110,000,000 | 110,000,000 |
| Quang Ngai Branch of ABH Hanoi Joint Stock Company | 169,473,300 | - |
| An Phu An Khanh Trading Company Limited | 130,000,000 | |
| Others | 78,281,884 | 59,140,124 |
| Total | 487,755,184 | 169,140,124 |

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANYAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.4. Financial investments**

Trading securities are analysed as follows:

| | As at 30 Jun. 2025 | | | As at 01 Jan. 2025 | | |
|---|--------------------|-------------------|------------------|--------------------|------------------|-------------------|
| | VND | | | VND | | |
| | Cost | Fair value | Provision | Cost | Fair value | Provision |
| Share investments: | | | | | | |
| Shares of Cotecons Construction Joint Stock Company | 20,530,730 | 11,371,500 | 9,159,230 | 20,530,730 | 9,137,100 | 11,393,630 |
| Total | 20,530,730 | 11,371,500 | 9,159,230 | 20,530,730 | 9,137,100 | 11,393,630 |

The Company has determined the fair values of investments in Cotecons Construction Joint Stock Company on the basis of prices quoted on the Stock Exchange and the number of shares hold.

Held to maturity investments are analysed as follows:

| | As at 30 Jun. 2025 | | As at 01 Jan. 2025 | |
|--------------|-----------------------|-----------------------|----------------------|----------------------|
| | VND | | VND | |
| | Cost | Carrying amount | Cost | Carrying amount |
| Current: | | | | |
| Term deposit | 11,500,000,000 | 11,500,000,000 | 8,000,000,000 | 8,000,000,000 |
| Total | 11,500,000,000 | 11,500,000,000 | 8,000,000,000 | 8,000,000,000 |

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANYAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Other investments are analysed as follows:

| | As at 30 Jun. 2025 | | | As at 01 Jan. 2025 | | |
|--|-----------------------|------------|-----------|-----------------------|------------|-----------|
| | VND | | | VND | | |
| | Cost | Fair value | Provision | Cost | Fair value | Provision |
| Investments in subsidiaries: | | | | | | |
| Dufago Chu Lai Concrete Joint Stock Company | 5,509,490,000 | | - | 5,509,490,000 | | - |
| Dufago Concrete One Member Limited Liability Company | 43,000,000,000 | | - | 43,000,000,000 | | - |
| Rofadi One Member Limited Liability Company | 1,000,000,000 | | - | 1,000,000,000 | | - |
| Total | 49,509,490,000 | | - | 49,509,490,000 | | - |

At the reporting date, the Company has not determined fair values of these investments for disclosure in the separate financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair value of these investments can be different from their carrying amounts.

The main transactions between the Company and its Subsidiaries during the period are presented in Note 8.



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.5. Current loan receivables

| | As at 30 Jun. 2025 | | As at 01 Jan. 2025 | |
|-----------------------|--------------------|-----------|-----------------------|-----------|
| | VND | | VND | |
| | Value | Provision | Value | Provision |
| Mr. Pham Hai Long (*) | - | - | 11,000,000,000 | - |
| Total | - | - | 11,000,000,000 | - |

4.6. Other receivables

| | As at 30 Jun. 2025 | | As at 01 Jan. 2025 | |
|-------------------|--------------------|-----------|--------------------|-----------|
| | VND | | VND | |
| | Value | Provision | Value | Provision |
| Advances | 13,737,913 | - | 288,534,912 | - |
| Social insurance | 1,848,679 | - | 2,071,635 | - |
| Deposits | 20,700,000 | - | 50,700,000 | - |
| Accrued interest | 85,593,150 | - | 139,835,617 | - |
| Other receivables | 40,546,792 | - | 16,667,881 | - |
| Total | 162,426,534 | - | 497,810,045 | - |

4.7. Doubtful debts

| | As at 30 Jun. 2025 | | As at 01 Jan. 2025 | |
|---------------------------|-----------------------|--------------------|-----------------------|--------------------|
| | VND | | VND | |
| | Cost | Recoverable amount | Cost | Recoverable amount |
| Overdue trade receivables | 16,239,426,827 | 5,797,230 | 17,036,417,248 | 726,412,517 |
| Total | 16,239,426,827 | 5,797,230 | 17,036,417,248 | 726,412,517 |

Chairman of the Board of Directors and management assessed the ability to recover the overdue receivables is low. The Company is taking appropriate measures to recover the outstanding debts.

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANYAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

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

| | As at 30 Jun. 2025 | | | As at 01 Jan. 2025 | | |
|--|-----------------------|--------------------|--------------|-----------------------|--------------------|--------------|
| | VND | | | VND | | |
| | Cost | Recoverable amount | Overdue days | Cost | Recoverable amount | Overdue days |
| Thursday Architecture Company Limited - Guangxi Architecture Group (Da Nang) | 4,217,102,500 | - | Over 3 years | 4,217,102,500 | - | Over 3 years |
| SAMIL Construction Company Limited | 2,487,421,228 | - | Over 3 years | 2,487,421,228 | - | Over 3 years |
| LB Viet Nam Construction Joint Stock Company | 1,648,997,091 | - | Over 3 years | 1,648,997,091 | - | Over 3 years |
| Hung Thinh Tai Construction & Trading Company Limited | 649,950,000 | - | Over 3 years | 649,950,000 | - | Over 3 years |
| Dana-UC Steel Joint Stock Company | 498,911,000 | - | Over 3 years | 498,911,000 | - | Over 3 years |
| Constrexim Construction Investment Design Consultant Joint Stock Company | 439,274,772 | - | Over 3 years | 439,274,772 | - | Over 3 years |
| Manh Cuong An Landscape Architecture Joint Stock Company | 358,566,898 | - | Over 3 years | 358,566,898 | - | Over 3 years |
| APIC Sai Gon Joint Stock Company | 267,415,000 | - | Over 3 years | 267,415,000 | - | Over 3 years |
| P.M.C Constructions Company Limited | 265,802,500 | - | Over 3 years | 265,802,500 | - | Over 3 years |
| Song Hong Danang Joint Stock Company | 193,747,500 | - | Over 3 years | 193,747,500 | - | Over 3 years |
| Thanh Thu Company Limited | 122,080,000 | - | Over 3 years | 122,080,000 | - | Over 3 years |
| Bridge Enterprise No.18 - Branch of Civil Engineering Construction Coporation No.1., Jsc | 75,477,651 | - | Over 3 years | 76,106,209 | - | Over 3 years |
| Others | 5,014,680,687 | 5,797,230 | | 5,811,042,550 | 726,412,517 | |
| Total | 16,239,426,827 | 5,797,230 | | 17,036,417,248 | 726,412,517 | |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.8. Inventories

| | As at 30 Jun. 2025 | | As at 01 Jan. 2025 | |
|---------------|----------------------|-----------|----------------------|-----------|
| | VND | | VND | |
| | Value | Provision | Value | Provision |
| Raw materials | 4,380,795,313 | - | 1,749,982,943 | - |
| Merchandise | - | - | 10,350,000 | - |
| Total | 4,380,795,313 | - | 1,760,332,943 | - |

There were no slow moving and obsolescent inventories at the year-end.

There were no inventories pledged as security for liabilities at the year-end.

4.9. Prepayments

| | As at | As at |
|---|----------------------|----------------------|
| | 30 Jun. 2025 | 01 Jan. 2025 |
| | VND | VND |
| Current | | |
| Tools and supplies pending amortisation | - | 602,511 |
| Insurance fee for machinery and equipment | 285,819,347 | 332,618,893 |
| Road fee, vehicle inspection fee | 190,240,094 | 184,176,786 |
| Other expenses | 1,007,422 | 1,551,808 |
| | - | - |
| Total | 526,059,649 | 518,949,998 |
| Non-current | | |
| Land rental (*) | 2,244,844,676 | 2,296,299,032 |
| Tools and supplies pending amortisation | 148,145,785 | 130,791,764 |
| Total | 2,392,990,461 | 2,427,090,796 |

(*) Land rental costs at Tinh Phong Industrial Park under Contract No. 03/2019/HD-TLD dated 25 April 2019, with a lease term of 28 years.

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANYAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.10. Tax and amounts receivable from/payable to the state budget**

| | As at 30 Jun. 2025 | | Movements in the year | | As at 1 Jan. 2025 | |
|----------------------|--------------------|----------------------|-----------------------|----------------------|--------------------|--------------------|
| | VND | | VND | | VND | |
| | Receivable | Payable | Payable | Paid/ Deducted | Receivable | Payable |
| Value added tax | - | 68,351,280 | 3,500,103,641 | 3,628,742,471 | - | 196,990,110 |
| Corporate income tax | - | 1,606,867,810 | 1,863,017,834 | 464,078,980 | 256,150,024 | 464,078,980 |
| Personal income tax | - | 602,128,731 | 579,864,512 | 30,523,756 | - | 52,787,975 |
| Other taxes | - | - | 4,000,000 | 4,000,000 | - | - |
| Total | - | 2,277,347,821 | 5,946,985,987 | 4,127,345,207 | 256,150,024 | 713,857,065 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.11. Tangible fixed assets

| Items | Buildings, structures VND | Machinery and equipment VND | Motor vehicles VND | Office equipment VND | Others VND | Total VND |
|---------------------------|---------------------------------|-----------------------------------|--------------------------|----------------------------|--------------------|------------------------|
| Cost | | | | | | |
| As at 01 Jan. 2025 | 5,656,826,409 | 36,368,979,431 | 142,724,169,114 | 715,462,958 | 104,113,563 | 185,569,551,475 |
| Purchase | - | 883,518,519 | - | - | - | 883,518,519 |
| Fixed asset liquidation | (2,211,979,641) | (19,858,567,325) | - | (465,261,043) | - | (22,535,808,009) |
| As at 30 Jun. 2025 | 3,444,846,768 | 17,393,930,625 | 142,724,169,114 | 250,201,915 | 104,113,563 | 163,917,261,985 |
| Accumulated depreciation | | | | | | |
| As at 01 Jan. 2025 | 4,074,426,245 | 31,159,697,265 | 122,496,968,394 | 697,602,532 | 104,113,563 | 158,532,807,999 |
| Depreciation | 121,723,092 | 422,414,645 | 4,235,456,328 | 104,753 | - | 4,779,698,818 |
| Fixed asset liquidation | (2,211,979,641) | (18,041,649,743) | - | (447,505,370) | - | (20,701,134,754) |
| As at 30 Jun. 2025 | 1,984,169,696 | 13,540,462,167 | 126,732,424,722 | 250,201,915 | 104,113,563 | 142,611,372,063 |
| Net book value | | | | | | |
| As at 01 Jan. 2025 | 1,582,400,164 | 5,209,282,166 | 20,227,200,720 | 17,860,426 | - | 27,036,743,476 |
| As at 30 Jun. 2025 | 1,460,677,072 | 3,853,468,458 | 15,991,744,392 | - | - | 21,305,889,922 |

The amount of year-end net book value of tangible fixed assets totalling VND 5,403,782,610 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 73,213,144,946.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.12. Current trade payables

| | As at 30 Jun. 2025 | | As at 01 Jan. 2025 | |
|--|-----------------------|-----------------------|----------------------|----------------------|
| | VND | | VND | |
| | Value | Payable value | Value | Payable value |
| Dong Do Construction and Service Company Limited | 1,398,599,900 | 1,398,599,900 | 1,013,372,500 | 1,013,372,500 |
| Dai Hoang Investment and Trading Joint Stock Company | 5,016,158,778 | 5,016,158,778 | 3,025,072,805 | 3,025,072,805 |
| Hiep Tuyet Company Limited | 2,635,335,065 | 2,635,335,065 | - | - |
| TATA - DAEWOO VIET NAM Company Limited | - | - | 1,785,000,000 | 1,785,000,000 |
| Others | 4,981,418,916 | 4,981,418,916 | 1,601,879,360 | 1,601,879,360 |
| Total | 14,031,512,659 | 14,031,512,659 | 7,425,324,665 | 7,425,324,665 |

4.14. Payables to employees

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|---------------|------------------------------|------------------------------|
| Salary, bonus | 545,062,028 | 440,677,671 |
| Total | 545,062,028 | 440,677,671 |

4.15. Accrued expenses

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|------------------|------------------------------|------------------------------|
| Accrued interest | - | - |
| Others | 11,200,000 | 8,525,000 |
| Total | 11,200,000 | 8,525,000 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.16. Other current payables

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|--------------------------------|------------------------------|------------------------------|
| Trade union dues | 27,074,903 | 4,895,227 |
| Da Nang Post Insurance Company | - | 99,994,116 |
| Others | 64,422,899 | 44,191,470 |
| Total | 91,497,802 | 149,080,813 |

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANYAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.18. Owners' equity****4.18.1. Changes in owners' equity**

| | Items of owners' equity | | | | Total VND |
|--|--|-------------------------|---|-----------------------------|------------------------|
| | Owners' contributed capital VND | Share premium VND | Investment and Development funds VND | Retained earnings VND | |
| As at 01 Jan. 2024 | 89,099,810,000 | 49,416,000 | 7,752,997,505 | 17,609,640,141 | 114,511,863,646 |
| Previous year's profit | - | - | - | 1,684,035,847 | 1,684,035,847 |
| Distributed Bonus and welfare fund | - | - | - | - | - |
| As at 01 Jan. 2025 | 89,099,810,000 | 49,416,000 | 7,752,997,505 | 19,293,675,988 | 116,195,899,493 |
| Current year's profits | - | - | - | 12,982,889,104 | 12,982,889,104 |
| Distributed bonus and welfare fund (*) | - | - | - | (755,633,049) | (755,633,049) |
| Dividends (*) | - | - | - | (13,364,971,500) | (13,364,971,500) |
| As at 30 Jun. 2025 | 89,099,810,000 | 49,416,000 | 7,752,997,505 | 18,155,960,543 | 115,058,184,048 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.18.2.Details of owners' equity

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|--|------------------------------|------------------------------|
| Dinco Construction Engineering Joint Stock Company | 19,366,560,000 | 19,366,560,000 |
| Others | 69,733,250,000 | 69,733,250,000 |
| Total | 89,099,810,000 | 89,099,810,000 |

4.18.3 Capital transactions with owners

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|----------------------------------|------------------------------|------------------------------|
| Beginning balance | 89,099,810,000 | 89,099,810,000 |
| Capital contribution in the year | - | - |
| Capital redemption in the year | - | - |
| Ending balance | 89,099,810,000 | 89,099,810,000 |

4.18.4. Shares

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 |
|---|------------------------------|-----------------------|
| Number of shares registered for issue | 8,909,981 | 8,909,981 |
| Number of shares sold to public | 8,909,981 | 8,909,981 |
| <i>Comprising: Ordinary shares</i> | 8,909,981 | 8,909,981 |
| <i>Preference shares (Classified as owners' equity)</i> | - | - |
| Number of shares repurchased (Treasury shares) | - | - |
| <i>Comprising: Ordinary shares</i> | - | - |
| <i>Preference shares (Classified as owners' equity)</i> | - | - |
| Number of shares outstanding | 8,909,981 | 8,909,981 |
| <i>Comprising: Ordinary shares</i> | 8,909,981 | 8,909,981 |
| <i>Preference shares (Classified as owners' equity)</i> | - | - |
| Par value per outstanding share: VND 10,000 per share | | |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.19. Corporate funds

| | Development and investment fund VND |
|---------------------------|---|
| As at 01 Jan. 2025 | 7,752,997,505 |
| Additions | - |
| Utilisations | - |
| As at 30 Jun. 2025 | <u>7,752,997,505</u> |

4.20. Off balance sheet items

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|--|------------------------------|------------------------------|
| Doubtful debts written-off: | | |
| Constrexim-Meco Joint Stock Company | 61,028,000 | 61,028,000 |
| Chiem Viet Applied Art Design Consulting & Construction Company | 65,480,000 | 65,480,000 |
| Lighthouse Construction Joint Stock Company | 238,645,500 | 238,645,500 |
| Song Hong 36.8 Joint Stock Company Branch | 58,800,000 | 58,800,000 |
| Others | 122,743,350 | 122,743,350 |
| Total | <u>546,696,850</u> | <u>546,696,850</u> |

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

5.1. Revenue from selling goods and rendering services

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|---|------------------------------|-----------------------------|--|--|
| Revenue from selling finished goods | 23,544,103,992 | 727,554,124 | 31,937,388,838 | 2,354,487,774 |
| Revenue from selling merchandise | 643,822,137 | 3,955,088,804 | 643,822,137 | 9,613,938,517 |
| Revenue from rendering services | 2,400,963,916 | 3,387,479,394 | 4,787,374,496 | 6,776,002,990 |
| Total | <u>26,588,890,045</u> | <u>8,070,122,322</u> | <u>37,368,585,471</u> | <u>18,744,429,281</u> |
| In which, revenue from related parties - Refer to Note 8 | 8,072,026,887 | 4,070,376,111 | 17,234,645,419 | 8,687,501,884 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2. Cost of sales

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|-----------------------------|-----------------------|----------------------|--|--|
| Cost of finished goods sold | 18,463,850,930 | 977,901,317 | 26,204,939,301 | 3,303,136,041 |
| Cost of merchandise sold | 641,785,093 | 3,933,477,029 | 641,785,093 | 9,594,711,682 |
| Cost of services rendered | 2,276,886,045 | 3,023,489,808 | 4,502,866,369 | 5,564,445,262 |
| Total | 21,382,522,068 | 7,934,868,154 | 31,349,590,763 | 18,462,292,985 |

5.3. Finance income

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|-----------------------------|----------------------|----------------------|--|--|
| Deposit interest | 211,661,630 | 4,503,699 | 456,680,789 | 6,925,345 |
| Dividends, profits received | 5,734,572,500 | 2,008,401,500 | 5,734,572,500 | 2,008,401,500 |
| Total | 5,946,234,130 | 2,012,905,199 | 6,191,253,289 | 2,015,326,845 |

5.4. Finance expense

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|--|--------------------|-------------------|--|--|
| Interest expense | - | 49,845,391 | - | 87,672,078 |
| Provision for decline in value of trading securities | (2,871,500) | 385,700 | (2,234,400) | (172,900) |
| Total | (2,871,500) | 50,231,091 | (2,234,400) | 87,499,178 |

5.6. General and administrative expense

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|---|--------------------|--------------------|--|--|
| Salaries | 126,000,000 | 127,784,944 | 252,000,000 | 255,980,691 |
| Others | 116,757,850 | 183,087,548 | 266,889,622 | 508,969,525 |
| Provisions for doubtful debts | 8,796,288 | 365,216,473 | 8,796,288 | 365,216,473 |
| Provision reversals of provision for doubtful debts | (85,171,422) | - | (85,171,422) | - |
| Total | 166,382,716 | 676,088,965 | 442,514,488 | 1,130,166,689 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.7. Other income

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|--|-------------------|----------------|--|--|
| Gains from disposal and sale of fixed assets | 69,444,444 | - | 3,151,069,189 | - |
| Others | - | - | - | - |
| Total | 69,444,444 | - | 3,151,069,189 | - |

5.8. Other expense

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|---|-------------------|----------------|--|--|
| Administrative penalties, tax penalties | - | - | 19,803,795 | 799,712 |
| Cost of Disposal of Fixed Assets | - | - | - | - |
| Others | 30,009,734 | 770,873 | 93,951,032 | 34,980,679 |
| Total | 30,009,734 | 770,873 | 113,754,827 | 35,780,391 |

5.9. Production and business costs by elements

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|---------------------------------------|-----------------------|----------------------|--|--|
| Materials, tools and supplies expense | 13,710,399,907 | 300,155,393 | 19,269,646,916 | 1,528,711,029 |
| Employee expense | 1,746,097,232 | 333,500,869 | 3,035,893,815 | 712,874,094 |
| Depreciation expense | 2,370,561,693 | 2,739,598,427 | 4,779,698,818 | 5,479,196,831 |
| Service expense | 3,241,537,793 | 4,582,976,240 | 4,226,557,543 | 10,728,867,289 |
| Other expenses | 266,784,869 | 478,288,176 | 266,784,869 | 498,440,176 |
| Total | 21,335,381,494 | 8,434,519,105 | 31,578,581,961 | 18,948,089,419 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.10. Current corporate income tax expense

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|--|----------------------|-----------------|--|--|
| Total accounting profit before tax | 11,028,525,601 | 1,421,068,438 | 14,807,282,271 | 1,044,016,883 |
| Điều chỉnh các khoản thu nhập chịu thuế | (5,731,600,320) | (1,894,621,109) | (5,277,609,341) | - |
| Add: Increasing adjustments | 2,972,180 | 113,780,391 | 456,963,159 | 368,655,389 |
| - Non-deductible expenses | 24,094,734 | 35,780,391 | 107,839,827 | 35,780,391 |
| - Remuneration of the Board of Directors and the Supervisory Committee not evolving in execution | 78,000,000 | 78,000,000 | 156,000,000 | 156,000,000 |
| - Unrealized revenue arising from fixed asset sale transactions | (99,122,554) | - | 193,123,332 | - |
| Less: Decreasing adjustments | 5,734,572,500 | 2,008,401,500 | 5,734,572,500 | 2,008,401,500 |
| - Dividends/profits received | 5,734,572,500 | 2,008,401,500 | 5,734,572,500 | 2,008,401,500 |
| Less: Losses carried forward from previous years | 214,583,759 | - | 214,583,759 | 427,977,235 |
| Taxable income from main business activities | 5,082,341,522 | (473,552,671) | 9,315,089,171 | (1,023,706,463) |
| - Taxable income from Quang Ngai Branch | 4,997,072,999 | (101,059,986) | 5,631,405,674 | (1,023,706,463) |
| - Taxable income from headquarters | 299,852,282 | (372,492,685) | 3,898,267,256 | - |
| Current corporate income tax rate | 20% | 20% | 20% | 20% |
| Corporate income tax expense from main business activities | 1,016,468,304 | - | 1,863,017,834 | - |
| Less: Corporate income tax exemption of preferential business activities | - | - | - | - |
| Corporate income tax expense calculated on taxable income in the year | 1,016,468,304 | - | 1,863,017,834 | - |
| <i>In which:</i> | | | | |
| CIT expense of the current year | 1,016,468,304 | - | 1,863,017,834 | - |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. SEGMENT REPORTING

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

- Selling commercial concrete
- Trading
- Services

For the financial year ending 30 June 2025

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY

 Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

| | Commercial concrete | | Trading | | Services | | Total | |
|---|-----------------------|----------------------|--------------------|----------------------|----------------------|----------------------|-----------------------|----------------------|
| | Q2-2025 | Q2-2024 | Q2-2025 | Q2-2024 | Q2-2025 | Q2-2024 | Q2-2025 | Q2-2024 |
| | VND | VND | VND | VND | VND | VND | VND | VND |
| Revenues | | | | | | | | |
| External sales | 23,544,103,992 | 727,554,124 | 643,822,137 | 3,955,088,804 | 2,400,963,916 | 3,387,479,394 | 26,588,890,045 | 8,070,122,322 |
| Total | 23,544,103,992 | 727,554,124 | 643,822,137 | 3,955,088,804 | 2,400,963,916 | 3,387,479,394 | 26,588,890,045 | 8,070,122,322 |
| Expenses | | | | | | | | |
| Cost of sales | 18,463,850,930 | 977,901,317 | 641,785,093 | 3,933,477,029 | 2,276,886,045 | 3,023,489,808 | 21,382,522,068 | 7,934,868,154 |
| Selling expenses | - | - | - | - | - | - | - | - |
| General and Administrative expenses | - | - | - | - | - | - | 166,382,716 | 676,088,965 |
| Total | 18,463,850,930 | 977,901,317 | 641,785,093 | 3,933,477,029 | 2,276,886,045 | 3,023,489,808 | 21,548,904,784 | 8,610,957,119 |
| Net profit/(loss) | 5,080,253,062 | (250,347,193) | 2,037,044 | 21,611,775 | 124,077,871 | 363,989,586 | 5,039,985,261 | (540,834,797) |
| Financial incomes | | | | | | | 5,946,234,130 | 2,012,905,199 |
| Financial expense | | | | | | | (2,871,500) | 50,231,091 |
| Net other income | | | | | | | 39,434,710 | (770,873) |
| Accounting profit before taxation | | | | | | | 11,028,525,601 | 1,421,068,438 |
| Current corporate income tax expense | | | | | | | 1,016,468,304 | - |
| Deferred corporate income tax expense | | | | | | | 19,824,510 | - |
| Net profit/(loss) after taxation | | | | | | | 9,992,232,787 | 1,421,068,438 |

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY

 Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Other information

| | Commercial concrete | | Trading | | Services | | Total | |
|---------------------|---------------------|----------------|--------------|--------------|--------------|--------------|------------------------|------------------------|
| | As at | As at | As at | As at | As at | As at | As at | As at |
| | 30 Jun. 2025 | 01 Jan. 2025 | 30 Jun. 2025 | 01 Jan. 2025 | 30 Jun. 2025 | 01 Jan. 2025 | 30 Jun. 2025 | 01 Jan. 2025 |
| | VND | VND | VND | VND | VND | VND | VND | VND |
| Segment assets | 61,381,494,914 | 58,784,339,431 | - | - | - | - | 61,381,494,914 | 58,784,339,431 |
| Unallocated assets | - | - | - | - | - | - | 71,558,573,781 | 66,505,893,934 |
| Total assets | | | | | | | 132,940,068,695 | 125,290,233,365 |

| | Commercial concrete | | Trading | | Services | | Total | |
|--------------------------|---------------------|---------------|--------------|--------------|--------------|--------------|-----------------------|----------------------|
| | As at | As at | As at | As at | As at | As at | As at | As at |
| | 30 Jun. 2025 | 01 Jan. 2025 | 30 Jun. 2025 | 01 Jan. 2025 | 30 Jun. 2025 | 01 Jan. 2025 | 30 Jun. 2025 | 01 Jan. 2025 |
| | VND | VND | VND | VND | VND | VND | VND | VND |
| Segment liabilities | 14,042,712,659 | 7,433,860,255 | - | - | - | - | 14,042,712,659 | 7,433,860,255 |
| Unallocated liabilities | - | - | - | - | - | - | 3,839,171,988 | 1,660,473,617 |
| Total liabilities | | | | | | | 17,881,884,647 | 9,094,333,872 |

| | Commercial concrete | | Trading | | Services | | Total | |
|---------------------------|---------------------|---------------|---------|---------|----------|---------|---------------|---------------|
| | Q2-2025 | Q2-2024 | Q2-2025 | Q2-2024 | Q2-2025 | Q2-2024 | Q2-2025 | Q2-2024 |
| | VND | VND | VND | VND | VND | VND | VND | VND |
| Cost of purchasing assets | 883,518,519 | - | - | - | - | - | 883,518,519 | - |
| Depreciation expense | 2,370,561,693 | 2,467,200,358 | - | - | - | - | 2,370,561,693 | 2,467,200,358 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

7. RELATED PARTIES

List of related parties

| | <u>Relationship</u> |
|---|---|
| 1. Dinco Construction Engineering Joint Stock Company | Shareholders with significant influence |
| 2. Dufago Chu Lai Concrete Joint Stock Company | Subsidiary |
| 3. Rofadi One Member Limited Liability Company | Subsidiary |
| 4. Dufago Concrete One Member Limited Liability Company | Subsidiary |
| 5. The Board of Directors and management | Key management personnel |

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

| | As at 30 Jun. 2025 VND | As at 01 Jan. 2025 VND |
|--|---------------------------------------|---------------------------------------|
| Receivables | | |
| Dinco Construction Engineering Joint Stock Company | 1,088,695,601 | 11,480,960,606 |
| Dufago Chu Lai Concrete Joint Stock Company | 798,848,870 | 1,266,068,652 |
| Dufago Concrete One Member Limited Liability Company | 7,394,004,733 | 4,289,720,864 |
| Total – Refer to Note 4.2 | 9,281,549,204 | 17,036,750,122 |

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

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|--|------------------------|------------------------|---|---|
| Sale of goods and rendering of services: | | | | |
| Dinco Construction Engineering Joint Stock Company | 108,073,500 | 682,896,717 | 6,884,281,452 | 1,645,938,487 |
| Dufago Concrete One Member Limited Liability Company | 5,708,490,049 | 2,614,804,298 | 7,714,560,819 | 5,519,735,365 |
| Dufago Chu Lai Concrete Joint Stock Company | 2,255,463,338 | 772,675,096 | 2,635,803,148 | 1,521,828,032 |
| | - | | | |
| Total – Refer to note 5.1 | 8,072,026,887 | 4,070,376,111 | 17,234,645,419 | 8,687,501,884 |

| | Q2-2025 VND | Q2-2024 VND | The first six months of 2025 VND | The first six months of 2024 VND |
|--|------------------------|------------------------|---|---|
| Purchase of goods: | | | | |
| Dufago Chu Lai Concrete Joint Stock Company | 673,296,316 | - | 673,296,316 | - |
| Dufago Concrete One Member Limited Liability Company | 57,286,987 | 3,929,997,890 | 57,286,987 | 9,598,190,821 |
| Total | 730,583,303 | 3,929,997,890 | 730,583,303 | 9,598,190,821 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors, Supervisory Committee and Internal Audit Committee:

| Full name | Position | Q2-2025 | Q2-2024 | The first six months of 2025 | The first six months of 2024 |
|----------------------------|------------------------------------|------------|------------|------------------------------|------------------------------|
| | | VND | VND | VND | VND |
| Mr. Le Truong Ky | Chairman of the BODs | 30,000,000 | 30,000,000 | 60,000,000 | 60,000,000 |
| Mr. Dang Tien Duc | Deputy chairman of the BODs | 18,000,000 | 18,000,000 | 36,000,000 | 36,000,000 |
| Ms. Huynh Phuoc Huyen Vy | Member of the BODs | 18,000,000 | 18,000,000 | 36,000,000 | 36,000,000 |
| Mr. Nguyen Ngoc Tuan | Member of the BODs | 18,000,000 | 18,000,000 | 36,000,000 | 36,000,000 |
| Mr. Le Anh Long | Head of Supervisory Committee | 15,000,000 | 15,000,000 | 30,000,000 | 30,000,000 |
| Mr. Chu Van Tuan | Member of Supervisory Committee | 9,000,000 | 9,000,000 | 18,000,000 | 18,000,000 |
| Mr. Tran Canh Thanh | Member of Supervisory Committee | 9,000,000 | 9,000,000 | 18,000,000 | 18,000,000 |
| Ms. Nguyen Thi Minh Phuong | Member of Internal Audit Committee | 9,000,000 | 9,000,000 | 18,000,000 | 18,000,000 |

Salaries, bonuses and other incomes of Management:

| Full name | Position | Q2-2025 | Q2-2024 | The first six months of 2025 | The first six months of 2024 |
|----------------------|-------------------------|-------------|-------------|------------------------------|------------------------------|
| | | VND | VND | VND | VND |
| Mr. Dang Tien Duc | General Director | 166,358,646 | 165,358,646 | 329,489,895 | 314,855,938 |
| Mr. Nguyen Van Trieu | Deputy General Director | 84,062,146 | 81,718,542 | 166,034,770 | 155,688,959 |
| Ms. Nguyen Thi Thao | Deputy General Director | 67,822,709 | 69,494,708 | 133,783,021 | 130,006,791 |

8. EVENTS AFTER THE END OF THE REPORTING YEAR

There were no significant events arising after the end of the reporting year to the date of the separate financial statements.



Le Truong Ky
Chairman of the Board of Directors
Danang City, 29 July 2025

Nguyen Thi Thao
Chief Accountant

Dao Thi Thanh Mai
Preparer