DONGTHAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENT

TWO QUARTER

(From 01/04/2025 to 30/06/2025)

To: .....

Form No. B 01 - DN/HN

CONSOLIDATED BALANCE SHEET
As of June 30, 2025

Unit: VND

ASSETS	Code	As of June 30, 2025	As of January 01, 2025
A. CURRENT ASSETS	**100**	**182.893.651.500**	**175.458.991.765**
I. Cash and cash equivalents	**110**	**24.291.002.406**	**11.976.412.984**
1. Cash	111	24.291.002.406	11.976.412.984
2. Cash equivalents	112	-	-
II. Short-term financial investments	**120**	**39.409.852.603**	**305.000.000.000**
1. Held-to-maturity investments	123	39.409.852.603	53.705.000.000
III. Current receivables	**130**	**63.687.979.868**	**60.495.904.743**
1. Current trade receivables	131	33.144.216.112	30.615.737.938
2. Current prepayments to suppliers	132	31.783.791.990	31.012.734.608
3. Other current receivables	136	2.908.713.222	3.260.235.746
4. Current provision for doubtful debts	137	(4.148.741.456)	(4.392.803.549)
IV. Inventories	**140**	**47.359.810.086**	**48.293.633.777**
1. Inventories	141	47.399.322.240	48.333.145.931
2. Provision for devaluation of inventories	149	(39.512.154)	(39.512.154)
V. Other current assets	**150**	**8.145.006.537**	**988.040.261**
1. Current prepaid expenses	151	2.076.383.537	295.105.990
2. Deductible value added tax	152	-	-
3. Taxes and other receivables from the State	153	6.068.623.000	692.934.271
B. NON-CURRENT ASSETS	**200**	**942.225.658.818**	**934.051.348.898**
I. Non-current receivables	**210**	**2.811.342.636**	**10.124.970.631**
1. Other non-current receivables	216	2.811.342.636	10.124.970.631
II. Fixed assets	**220**	**94.070.510.180**	**102.833.336.552**
1. Tangible fixed assets	221	72.197.195.220	80.680.934.476
Historical cost	222	341.581.767.831	367.844.068.798
Accumulated depreciation	223	(269.384.572.611)	(287.163.134.322)
2. Finance leased fixed assets	224	18.432.958.235	18.712.045.351
Historical cost	225	25.959.244.055	25.959.244.055
Accumulated depreciation	226	(7.526.285.820)	(7.247.198.704)
3. Intangible fixed assets	227	3.440.356.725	3.440.356.725
Historical cost	228	6.029.344.330	6.029.344.330
Accumulated amortization	229	(2.588.987.605)	(2.588.987.605)
III. Investment properties		**75.724.362.258**	**77.451.914.250**
1. Historical cost	231	86.377.599.542	86.377.599.542
2. Accumulated depreciation	232	(10.653.237.284)	(8.925.685.292)
IV. Non-current assets in progress	**240**	**440.274.104.266**	**437.722.416.211**
1. Construction in progress	242	440.274.104.266	437.722.416.211
V. Long-term financial investments	**250**	-	-
1. Investments in equity of other entities	253	1.192.413.670	1.192.413.670
2. Provision for devaluation of long-term financia	254	(1.192.413.670)	(1.192.413.670)
3. Held-to-maturity investments	255	-	-
VI. Other non-current assets	**260**	**329.345.339.478**	**305.918.711.254**
1. Non-current prepaid expenses	261	327.320.040.480	303.798.861.184
2. Deferred income tax assets	262	2.025.298.998	2.119.850.070
TOTAL ASSETS (270 = 100 + 200)	**270**	**1.125.119.310.318**	**1.109.510.340.663**

Form No. B 01 - DN/HN

CONSOLIDATED BALANCE SHEET (CONTINUED)
As of June 30, 2025

Unit: VND

SOURCES	Code	As of June 30, 2025	As of January 01, 2025
C. LIABILITIES	**300**	**581.509.520.633**	**563.221.556.197**
I. Current liabilities	**310**	**212.545.851.722**	**362.980.691.525**
1. Current trade payables	311	17.581.207.892	18.085.995.691
2. Current prepayments from customers	312	10.003.142.001	4.725.739.488
3. Taxes and other payables to the State	313	41.080.666.226	4.797.378.903
4. Payables to employees	314	261.253.000	6.525.744
5. Current accrued expenses	315	443.992.830	2.275.791.830
6. Current unearned revenue	318	8.507.341.545	4.683.944.073
7. Other current payables	319	50.086.806.321	50.019.715.726
8. Current borrowings and finance lease liabilities	320	79.489.268.081	270.549.292.271
9. Current provision	321	644.048.008	904.938.448
10. Bonus and welfare fund	322	4.448.125.818	6.931.369.351
II. Non-current liabilities	**330**	**368.963.668.911**	**200.240.864.672**
1. Non-current unearned revenue	336	348.845.254.775	180.086.726.576
2. Non-current borrowings and finance lease liabili	338	20.118.414.136	20.118.414.136
3. Deferred corporate income tax	341	-	35.723.960
D. EQUITY	**400**	**543.609.789.685**	**546.288.784.466**
I. Owner's Equity	**410**	**543.609.789.685**	**546.288.784.466**
1. Contributed Capital	411	386.000.000.000	386.000.000.000
Ordinary shares with voting rights	411a	386.000.000.000	386.000.000.000
2. Treasury shares	415	(46.460.000)	(46.460.000)
3. Surplus from asset revaluation	416	232.661.029	232.661.029
4. Development and investment fund	418	161.573.314.312	161.320.056.665
5. Undistributed profit after tax	421	(18.764.490.151)	(15.971.736.838)
Undistributed profit after tax brought forward	421a	(2.116.890.243)	(1.262.019.911)
Undistributed profit after tax for the current period	421b	(16.647.599.908)	(14.709.716.927)
6. Non-controlling interests	429	14.614.764.495	14.754.263.610
TOTAL SOURCES (440 = 300 + 400)	**440**	**1.125.119.310.318**	**1.109.510.340.663**

M.S.D.N: 1400101... CÔNG TY CỔ PHẦN XÂY LẮP VÀ VẬT LIỆU XÂY DỰNG ĐỒNG THÁP TỈNH ĐỒNG THÁP

Nguyen Hoang Anh
General Director
Dong Thap, July 24, 2025

Le Ngoc Qui
Person in charge of Accounting

Le Ngoc Qui
Prepared by

DONGTHAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY A
Address: No. 03, Ton Duc Thang Street, Ward 1, Cao Lanh City, Dong Thap Province

INCOME STATEMENT
QUARTER II OF 2025

Item	Code	Quarter II		Accumulated from the beginning of	
		This year	Previous year	This year	Previous year
1.Revenue from sales and services	01	47.764.293.518	53.345.994.698	79.546.502.629	93.440.347.581
2.Revenue deductions	02	-	-	-	-
3.Net revenue from sales and services	10	47.764.293.518	53.345.994.698	79.546.502.629	93.440.347.581
4.Cost of goods sold	11	36.071.953.228	39.711.275.648	59.025.485.523	67.413.457.198
5.Gross profit from sales and services	20	11.692.340.290	13.634.719.050	20.521.017.106	26.026.890.383
6.Financial income	21	939.210.891	5.145.906.063	947.311.516	5.329.778.998
7.Financial expenses	22	1.277.550.457	7.889.234.766	3.632.407.714	12.590.213.611
- Of which: Interest expenses		1.277.550.457	7.885.134.766	3.632.407.714	12.571.423.796
8.Selling expenses	23	6.231.015.873	5.902.236.435	12.257.861.179	11.020.028.946
9.Administrative expenses	24	6.057.306.382	8.189.121.863	15.491.201.826	18.367.214.251
10.Net operating profit	30	(934.321.531)	(3.199.967.951)	(9.913.142.097)	(10.620.787.427)
11.Other income	31	8.768.970.490	1.411.868.555	9.063.176.029	1.461.601.278
12.Other expenses	32	732.770.793	137.015.534	732.865.992	184.976.103
13.Other profit (40 = 31 - 32)	40	8.036.199.697	1.274.853.021	8.330.310.037	1.276.625.175
14.Profit before tax	50	7.101.878.166	(1.925.114.930)	(1.582.832.060)	(9.344.162.252)
15.Current CIT expense	51	280.200.763	72.959.183	280.200.763	96.138.423
16.Deferred CIT expense	52	103.922.581	(124.369.658)	104.396.472	(133.625.812)
17.Net profit after tax	60	6.717.754.822	(1.873.704.455)	(1.967.429.295)	(9.306.674.863)
18.Net profit after tax of the parent company	61	6.130.433.337	(1.930.772.194)	(2.424.910.335)	(9.408.168.392)
19.Net profit after tax of non-controlling interests	62	587.321.485	57.067.739	457.481.040	101.493.529
20.Basic EPS (*)	70	**171**	**(50)**	**(244)**	**(198)**
21.Diluted EPS (*)	71				

Nguyen Hoang Anh
General Director
Dong Thap, July 24, 2025

Le Ngoc Qui
Person in charge of Accounting

Le Ngoc Qui
Prepared by

Form No. B 03 - DN/HN

CONSOLIDATED CASH FLOW STATEMENT
(Using the indirect method)
As of June 30, 2025

Unit: VND

ITEM	Cod	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	**01**	(1.582.832.060)	(9.344.162.252)
2. Adjustments for:			
Depreciation of fixed assets and investment property	02	(10.232.768.157)	11.515.841.672
Provisions	03	(504.952.533)	(288.670.678)
Gains or losses from investment activities	05	(6.437.437.739)	(6.110.156.863)
Interest expenses	06	3.632.407.714	12.571.423.796
3. Operating profit before changes in working	**08**	**(15.125.582.775)**	**8.344.275.675**
Increase or decrease in receivables	09	2.053.431.164	6.669.186.084
Increase or decrease in inventories	10	933.823.691	6.883.012.404
Increase or decrease in payables (excluding interest payable and corporate income tax payable)	11	231.264.459.942	(76.052.246.336)
Increase or decrease in prepaid expenses	12	(25.302.456.843)	3.258.967.946
Interest paid	14	(3.831.665.297)	(12.900.145.345)
Corporate income tax paid	15	(940.181.519)	(5.321.694.507)
Other cash receipts from operating activities	16	-	8.100.000
Other cash payments for operating activities	17	(2.701.015.204)	(1.309.999.144)
Net cash flows from operating activities	**20**	**186.350.813.159**	**(70.420.543.223)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Cash paid for the purchase and construction of fixed assets and other long-term assets	21	(3.247.175.084)	(3.999.333.600)
2. Cash received from the disposal or sale of fixed assets	22	7.929.166.667	953.703.704
3. Cash paid for loans or purchases of debt instruments from other entities	23	(27.204.852.603)	(9.000.000.000)
4. Cash received from loan repayments or the sale of debt	24	38.500.000.000	136.500.000.000
5. Cash received from interest on loans, dividends, and	27	1.457.115.973	11.940.444.751
Net cash flow from investing activities	**30**	**17.434.254.953**	**136.394.814.855**

Form No. B 03 - DN/HN

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

(Indirect method)

June 30, 2025

Unit: VND

ITEM	Cod	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Cash received from borrowings	33	78.840.286.979	167.681.356.400
2. Cash paid for repayment of borrowings	34	(269.900.311.169)	(242.887.954.074)
3. Cash paid for repayment of finance lease principal	35	-	-
4. Dividends and profits paid to owners	36	(410.454.500)	(24.944.649.840)
Net cash flows from financing activities	**40**	**(191.470.478.690)**	**(100.151.247.514)**
NET CASH FLOW DURING THE PERIOD (50 = 20+30+40)	**50**	**12.314.589.422**	**(34.176.975.882)**
Cash and cash equivalents at the beginning of the	60	11.976.412.984	46.197.657.103
Effect of exchange rate changes on foreign currency conversion	61	-	-
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (70 = 50 + 60 + 61)	**70**	**24.291.002.406**	**12.020.681.221**

M.S.D.N: 1400101396 CÔNG TY CỔ PHẦN XÂY LẮP VÀ VẬT LIỆU XÂY DỰNG ĐỒNG THÁP TỈNH ĐỒNG THÁP

Nguyen Hoang Anh
General Director
Dong Thap, July 24, 2025

Le Ngoc Qui
Person in charge of Accounting

Le Ngoc Qui
Prepared by

NOTES TO THE FINANCIAL STATEMENTS

1. OPERATION CHARACTERISTICS OF THE COMPANY

1.1 Ownership structure

Dong Thap Building Materials & Construction Joint Stock Company (hereinafter referred to as the "Company") was formerly Dong Building Materials & Construction One Member Limited Liability Company, established under business registration certificate number 1400101396, initially issued on July 9, 2010.

The Company was converted into a joint-stock company under Decision No. 997/QD-UBND-HC dated September 25, 2015, of the People's Committee of Dong Thap Province regarding the conversion of Dong Building Materials & Construction One Member Limited Liability Company into a joint-stock company.

On November 10, 2016, Dong Thap Building Materials & Construction Joint Stock Company received capital and assets from Dong Building Materials & Construction One Member Limited Liability Company according to the Handover Minutes of "Capital and Assets from State-owned Enterprise to Dong Thap Building Materials & Construction Joint Stock Company." The Company has operated as a joint-stock company since November 11, 2016, under business registration certificate number 1400101396, amended for the 9th time on April 22, 2024, issued by the Dong Thap Planning and Investment Department.

The charter capital according to the business registration certificate is 386,000,000,000 VND.

The Company's head office is at No. 03, Ton Duc Thang Street, Ward 01, Cao Lanh City, Dong Thap Province.

The total number of employees as of June 30, 2025 is 248 (as of January 1, 2025 is: 291).

1.2 Business sectors

- Construction, installation and sand exploitation;
- Industrial Production;
- Trade and services;
- Construction of transportation works and civil works;
- Investment and trading of Real estate;
- Investment and trading of industrial park.

1.3 Business activities

According to the Business Registration Certificate, the Company's main business lines are:

- River sand exploitation - Site leveling;
- Production and trading of all kinds of building materials: Ready-mixed concrete - Centrifugal concrete - Hot asphalt concrete;
- Investment in construction, trading of industrial park infrastructure and real estate;
- Construction of transportation works, industrial works, civil works, residential housing and interior decoration;
- Survey, design of civil, industrial, traffic works and construction consulting services;
- Mechanical and physical testing of building materials, construction quality inspection, structural safety inspection.

1.4 Normal operating cycle

The Company's normal business and production cycle is 12 months.

1.5 Enterprise structure

During the year, the Company was structured with direct ownership, comprising the parent company and 02 direct subsidiaries.

1.6 Directly consolidated subsidiaries

Name	Address	Voting rights ratio	Capital contribution ratio	Profit ratio
Subsidiaries:				
Dong Thap BMC Transport Joint Stock Company	Cao Lanh, Dong Thap	51,0%	51,0%	51,0%
Dong Thap BMC Construction Design Consulting Joint Stock Company	Cao Lanh, Dong Thap	67,93%	67,93%	67,93%

2. BASIS FOR PREPARATION OF FINANCIAL STATEMENTS

2.1 Applied accounting standards and system

The accompanying separate financial statements are presented in Vietnam Dong ("VND"), based on the historical cost principle and in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and other applicable accounting regulations in Vietnam.

The accompanying separate financial statements are not intended to reflect the financial position, operation results and cash flows in accordance with generally accepted accounting principles in countries other than Vietnam.

2.2 Applied ledger system

The Company applies the General Journal accounting system.

2.3 Annual accounting period

The Company's accounting period starts on January 01 and ends on December 31.

2.4 Accounting currency unit

The currency used in accounting is VND.

3. APPLIED ACCOUNTING POLICIES

3.1 Foreign currency

- The exchange rate applied when recognizing and revaluing assets is the buying rate of the commercial bank where the Company regularly transacts;
- The exchange rate applied when recognizing and revaluing liabilities is the selling rate of the commercial bank where the Company regularly transacts.

Transactions in foreign currencies are recorded at the actual transaction exchange rate on the transaction date. Differences in exchange rates arising during settlement are recognized in the income statement for the period. Balances of monetary items, receivables, and payables denominated in foreign currencies, except for prepayments to suppliers, prepaid expenses, and deferred revenue in foreign currencies, are exchanged into the reporting currency at the actual transaction exchange rate on the balance sheet date. The net difference in exchange rates arising from the revaluation of foreign currency balances at the end of the period are recognized in profit or loss for the period.

3.2 Cash and Cash equivalents

Cash and Cash equivalents include Cash on hand and Cash in banks.

3.3 Financial investments

Held-to-maturity investments

Held-to-maturity investments include items such as term deposits.

Investments in equity of other entities

Investments in subsidiary

An investment is classified as an investment in a subsidiary when the Company has control over the policies and operations, usually demonstrated by holding more than 50% of the voting rights.

Investments in subsidiaries are reported at cost, including the purchase price and any directly related costs of investment (if any). In the case of investments using non-monetary assets, the cost of the investments is recorded at the fair value of the non-monetary assets at the time of the transaction.

Dividends and profits distributed in the period after the investment date are recognized as financial income at fair value on the receivable date.

Investments in Associates

An investment is classified as an investment in associates when the Company holds directly or indirectly from 20% to less than 50% of the voting rights of the investee without any other agreement.

Investments in associates are reflected at cost, including the purchase price and any costs directly related to the investment (If any). In the case of investments in non-monetary assets, the cost of the investments is recorded at the fair value of the non-monetary assets at the Date of occurrence.

Dividends and profits distributed for the period after the Date of investment are recognized as revenue from financial activities at fair value on the Date the right to receive arises.

Other investments

Investments classified as other investments are investments other than investments in subsidiary, joint venture, and associate.

Other investments are reported at cost, including the purchase price and any directly related costs. If the investment is made with non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the transaction date.

Method for provisioning for devaluation in financial investment

For long-term financial investments

At the time of preparing financial statements, for other investments that are not listed securities or registered for trading on the domestic stock market and are not freely traded securities on the market, a loss allowance for other investments is made when there is a basis indicating a decrease in value compared to the enterprise's investment value, with the level of provision in accordance with the provisions of Circular No. 48/2019/TT-BTC dated August 08, 2019 of the Ministry of Finance, but not exceeding the actual investment value being recorded in the accounting books.

3.4 Receivables

Recognition principle

Receivables, including trade and other receivables, are presented at their book value after deducting allowances for doubtful debts.

Principle for provisioning for doubtful debts

At the reporting date, a provision for doubtful debts is established for overdue receivables and receivables not yet due but likely to be uncollectible on time. The provision is made in accordance with Circular No. 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance and the assessment of the Board of Directors to ensure that the value of receivables does not exceed the recoverable amount.

Increases or decreases in the allowance account balance are recognized in general administrative expenses on the income statement.

3.5 Inventories

Recognition principle for Inventory

Inventories are recorded at the lower of cost and net realizable value.
The cost of inventories includes all purchase costs, conversion costs and other costs incurred in bringing the inventories to their present location and condition. For manufactured products, the cost includes all direct material costs, direct labor costs and general production costs based on usual operation.

The purchase cost of inventories includes the purchase price, non-refundable taxes, transportation costs, handling charges, storage costs during the purchasing process and other costs directly related to the acquisition of inventories. Trade discounts and provision for devaluation of inventories due to non-conforming or substandard goods are deducted from the purchase cost.

Net realizable value is the estimated selling price less the estimated costs of completion and the estimated costs of marketing, selling and distribution.

Valuation method of Inventory

The cost of inventories is determined by the FIFO method.

Accounting method of Inventory

Inventories are accounted for using the perpetual inventory method.

Accounting method of provision for devaluation in inventories

At the reporting date, provision for devaluation of inventories is made for damaged, deteriorated, obsolete, slow-moving inventories and inventories with a book value higher than the net realizable value with the provision made in accordance with the guidance in Circular No. 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance to ensure that the value of inventories does not exceed market value.

Increases or decreases in the allowance for inventory obsolescence are recognized in the cost of goods sold on the income statement.

The provision for devaluation of inventories is determined on an item-by-item basis.

Raw materials, supplies and tools reserved for production purposes are not provided for if the products they contribute to will be sold at or above their production cost.

3.6 Tangible fixed assets

Tangible fixed assets are presented at cost less accumulated depreciation.

Initial recognition and measurement principle

The cost of tangible fixed assets includes the purchase price and all costs directly related to bringing the assets to a ready-to-use condition.

Depreciation method

The cost of tangible fixed ASSETS is depreciated using the straight-line method over the ASSETS' estimated useful life.

The estimated useful lives for certain asset categories are as follows:

• Buildings and architectural structures	• Buildings and Structures	10 – 20 years
• Machinery and equipment	• Machinery and Equipment	06 – 30 years
• Transportation and transmission equipment	• Transport and Transmission Vehicles	06 – 10 years
• Office equipment	• Office Equipment	04 – 07 years
• Other assets	• Other Assets	10 – 20 years

3.7 Intangible fixed assets

Intangible fixed assets are reported at cost less accumulated amortization..

Initial recognition and measurement principle

Cost represents all expenditures incurred by the company to acquire the intangible fixed asset up to the point it is ready for its intended use.

Accounting principles for intangible fixed assets

Land use rights

Land use rights with indefinite useful lives are not amortized.

Computer software

Computer software that is not an integral part of the related hardware is recognized as an intangible asset and amortized over its useful life.

3.8 Leases

Classification of leases

A financial lease is a lease that transfers significant risks and rewards incidental to ownership of an asset to the lessee. All other leases are classified as operating leases.

Finance leases

Leased assets under financial leases are recognized as assets and liabilities on the balance sheet at the same amounts equal to the fair value of the leased asset at the starting date of the lease.

If the fair value of the leased asset exceeds the present value of the minimum lease payments, the latter is used for recognition.

Lease payments under finance leases are apportioned between finance charges and reduction of the lease principal. Finance charges are allocated to each accounting period during the lease term at a constant periodic rate of interest on the remaining balance of the liability for each period.

Assets acquired under finance leases are depreciated using the straight-line method over their estimated useful lives, similar to owned assets, in case of the lease term is shorter, specifically as follows:

Tran Quoc Toan Industrial Park Infrastructure	40 years

Operating leases

Lease payments under operating leases are recognized as operating expenses on a straight-line basis over the lease term.

3.9 Construction in progress

Assets under construction for production, rental, administrative or other purposes are recorded at cost. This cost includes related service charges and borrowing costs, recognized in accordance with accounting policy of the Company. Depreciation of these assets, similar to other assets, commences when the asset is available for use.

3.10 Prepaid Expenses

Prepaid expenses are classified as current and non-current based on their original terms and primarily relate to the cost of tools, equipment, and prepaid land lease payments. These expenses are depreciation over the prepayment period or during the period which economic benefits are expected to be realized.

3.11 Liabilities

Liabilities are classified as payables to sellers and other payables according to the principle: Payables to sellers are payables of a commercial nature arising from transactions of buying and selling goods, services, assets, and the seller is an entity independent of the buyer; The remaining payables are classified as other payables.

Liabilities are tracked by original term, remaining term at the reporting Date, by original currency, and by counterparty.

Liabilities are recognized at no less than the obligation to pay.

3.12 Borrowing costs

All other interest expenses are recognized in the income statement as incurred.

3.13 Accrued expenses

Accrued expenses represent future payment obligations related to goods and services received from vendors during the reporting period but not yet paid due to missing invoices or incomplete accounting documentation. These are recognized in the cost of production or sales during the reporting period.

3.14 Equity

Contributed capital

Contributed capital is recorded based on the actual capital contributed of the shareholders.

Profit distribution

Net profit after corporate income tax may be distributed to shareholders after approval by the General Meeting of Shareholders and after allocations in compliance with Vietnamese law.

3.15 Revenue and other income

Revenue from sales

Revenue from sales is determined based on the fair value of amounts received or to be received receivable. In most cases, revenue is recognized when the significant risks and rewards of ownership are transferred to the buyer.

Revenue from service rendered

Revenue from service rendered is recognized when the outcome of the transaction can be reliably estimated. For service transactions spanning multiple periods, revenue is recognized in each period based on the completed portion at the balance sheet date.

Interest income

Interest income is recognized on an accrual basis, determined by the outstanding balance of deposit accounts and the applicable interest rate.

3.16 Revenue deductions

Revenue deductions include returned goods.

Revenue deductions occurring in the same period as the sale are offset against revenue in that period. Deductions occurring after the sales period but before the financial statement release date are offset against revenue in the reporting period. Deductions occurring after the sales period and after the financial statement release date are offset against revenue in the period the deduction occurred.

3.17 Cost of goods sold

Cost of goods sold and services rendered represents the total cost incurred for finished goods, merchandise, services, and investment properties sold during the period, in accordance with revenue recognition principles.

3.18 Financial expenses

Financial expenses reflect the expenses incurred during the period, mainly including interest expenses.

3.19 Selling and General & Administrative expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods, and providing services, including labor, fuel, fixed asset depreciation, advertising and transportation costs.

General & administrative expenses reflect the general management costs of the company, including expenses for salaries of administrative staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union funds, unemployment insurance for administrative staff; office supplies, tools, depreciation of fixed assets used for business administration; land rent, license fees; allowance for doubtful accounts; outsourced services (electricity, water, telephone, fax, etc.); and other cash expenses (hospitality, etc.).

3.20 Taxes

Current corporate income tax (CIT) expense

Current CIT expense is determined based on taxable income and the current year's CIT rate of **20%**.

Value added tax

Value added tax of goods and services provided by the Company is calculated at a tax rate of 10%.

Land use rights transfer: Not subject to tax.
According to Resolution No. 174/2024/QH15 passed by the National Assembly Standing Committee on November 30, 2024, the Company is entitled to apply the VAT tax rate of 8% to finished products sold during the year as prescribed from January 01, 2025 to the end of June 30, 2025.

Other taxes

Applied in accordance with current tax laws in Vietnam.

The Company's tax reports will be subject to inspection by the tax authorities. As the application of tax laws and regulations to many different types of transactions can be interpreted in many different ways, the amount of tax presented on the financial statements may be changed according to the final decision of the tax authorities.

3.21 Related parties

Related parties are enterprises or individuals who, directly or indirectly through one or more intermediaries, control, are controlled by, or are under common control with the Company. Affiliated companies, individuals directly or indirectly holding voting rights in the Company leading to significant influence over the Company, key management personnel including directors and executive officers of the Company, close family members of these individuals, or companies affiliated with these individuals are also considered related parties.

4. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET

4.1 Cash and Cash equivalents

	As of June 30, 2025 VND	As of January 01, 2025 VND
Cash	2.216.393.704	2.138.735.073
Demand deposits	22.074.608.702	9.837.677.911
Cash equivalents	-	-
Total	**24.291.002.406**	**11.976.412.984**

4.2 Financial investments

Short-term financial investments	As of June 30, 2025	As of January 01, 2025
Vietnam Joint Stock Commercial Bank for Industry and Trade - Sa Dec	10.000.000.000	-
Joint Stock Commercial Bank for Investment and Development of Viet Nam - Dong Thap Branch	7.200.000.000	19.000.000.000
Joint Stock Commercial Bank for Investment and Development of Viet Nam - Ly Thuong Kiet Transaction Office	-	9.000.000.000
Vietnam Bank for Agriculture and Rural Development - Cao Lanh District	22.000.000.000	22.500.000.000
Petrolimex Group Commercial Joint Stock Bank	209.852.603	205.000.000
Kien Long Commercial Joint Stock Bank - Dong Thap Branch	-	3.000.000.000
	39.409.852.603	**53.705.000.000**

Equity investments in other entities are detailed as follows:

	As of June 30, 2025 VND			As of January 01, 2025 VND		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
Investments in other entities:						
Docimexco Joint Stock Company	1.192.413.670	-	(1.192.413.670)	1.192.413.670	-	(1.192.413.670)

4.3 Current trade receivables

	As of June 30, 2025 VND	As of January, 2025 VND
Receivables from customer:		
Branch of Construction Corporation No 1 Joint Stock Company in Dong Thap Province	5.379.689.011	7.472.691.217
Branch of Hai Dang Joint Stock Company in Dong Thap	3.776.492.000	3.541.332.000
Other customers	23.988.035.101	19.601.714.721
Total	**33.144.216.112**	**30.615.737.938**

4.4 Current prepayments to suppliers

	As of June 30, 2025 VND	As of January, 2025 VND
Prepayments to suppliers:		
Dong Thap Province Land Fund Development Center	26.513.835.000	26.513.835.000
Southern Environment and Geology Joint Stock Company	2.981.033.237	2.757.613.855
Other suppliers	2.288.923.753	1.741.285.753
Total	**31.783.791.990**	**31.012.734.608**

4.5 Other receivables

	As of June 30, 2025 VND		As of January 01, 2025 VND	
	Value	Provision	Value	Provision
Current:				
Accrued interest from term deposits	774.307.805	-	1.514.813.271	-
Advances	1.257.948.601	-	1.008.508.213	-
Other current receivables	876.456.816	-	736.914.262	-
Total	**2.908.713.222**	-	**3.260.235.746**	-
Non-current:				
Deposits, guarantees	2.811.342.636	-	10.124.970.631	-

4.6 Inventories

	As of 06/30/2025 VND		As of 01/01/2025 VND	
	Historical cost	Provision	Historical cost	Provision
Raw materials	7.257.195.507	-	5.547.165.710	-
Work in progress	3.417.269.751	-	2.610.331.651	-
Finished goods	2.573.191.747	(39.512.154)	2.447.397.785	(39.512.154)
Goods	34.151.665.235	-	37.728.250.785	-
Total	**47.399.322.240**	**(39.512.154)**	**48.333.145.931**	**(39.512.154)**

4.7 Non-current assets in progress

	As of June 30, 2025 VND	As of January 01, 2025 VND
Tan Kieu Thap Muoi Industrial Park	440.268.104.266	437.722.416.211
Electric boiler for production of centrifugal concrete culverts	6.000.000	-
Total	**440.274.104.266**	**437.722.416.211**

4.8 Prepaid expenses

	As of June 30, 2025 VND	As of January 01, 2025 VND
Current:		
Lighting costs for Tan Kieu Industrial Park	377.770.000	-
Allocation of repair costs for CC 22, 33, 37	130.070.700	-
Allocation of repair costs for CC 35	379.377.550	-
Allocation of repair costs for CC 26	81.085.714	-
Allocation of uniform expense for 2025	325.537.543	-

Allocation of Personal Protective Equipment Expense	143.994.292	-
Other expenses	638.547.738	295.105.990
Total	**2.076.383.537**	**295.105.990**

Non-current:

Land lease of Tran Quoc Toan Industrial Park	68.696.043.687	69.729.556.431
Land lease cost at Tan Lap Industrial Cluster	227.820.499.019	228.884.581.019
Repair costs	1.785.899.440	2.052.823.163
Premises lease fee	824.720.000	1.099.760.000
Allocation of mineral exploitation consulting fee	26.421.094.411	-
BMC Nam Song Tien Project	1.046.960.914	938.789.630
Other expenses	724.823.009	1.093.350.941
Total	**327.320.040.480**	**303.798.861.184**

4.9 Increase, decrease of tangible fixed assets

Item	Buildings and structures VND	Machinery and equipment VND	Transportation and transmission equipment VND	Management equipment and tools VND	Other tangible fixed assets VND	Total VND
Historical cost:						
As of January 01, 2025	40.019.860.936	235.015.515.121	84.079.633.814	680.214.270	8.048.844.657	367.844.068.798
Purchased during the year	-	308.176.848	-	-	-	308.176.848
Investment in finished construction	79.133.333	-	-	-	-	79.133.333
Liquidation, sales and transfer	-	(25.767.283.875)	(882.327.273)	-	-	(26.649.611.148)
Other decreases	-	-	-	-	-	-
As of June 30, 2025	**40.098.994.269**	**209.556.408.094**	**83.197.306.541**	**680.214.270**	**8.048.844.657**	**341.581.767.831**
Accumulated depreciation:						
As of January 01, 2025	24.127.438.346	198.178.877.106	60.229.448.236	680.214.270	3.947.156.364	287.163.134.322
Depreciation during the year	847.852.889	4.852.731.319	2.236.014.585	-	397.701.540	8.334.300.333
Liquidation, sales and transfer	-	(25.767.283.875)	(345.578.169)	-	-	(26.112.862.044)
Other decreases	-	-	-	-	-	-
As of June 30, 2025	**24.975.291.235**	**177.264.324.550**	**62.119.884.652**	**680.214.270**	**4.344.857.904**	**269.384.572.611**
Net book value:						

As of January 01, 2025	15.892.422.590	36.836.638.015	23.850.185.578	-	4.101.688.293	80.680.934.476
As of June 30, 2025	**15.123.703.034**	**32.292.083.544**	**21.077.421.889**	-	**3.703.986.753**	**72.197.195.220**

4.10 Increase, decrease of intangible fixed assets

Item	Land use rights VND	Computer software VND	Other intangible fixed assets VND	Total VND
Historical cost:				
As of January 01, 2025	3.440.356.725	76.000.000	2.512.987.605	6.029.344.330
As of June 30, 2025	**3.440.356.725**	**76.000.000**	**2.512.987.605**	**6.029.344.330**
Accumulated amortization:				
As of January 01, 2025	-	76.000.000	2.512.987.605	2.588.987.605
Amortization during the year	-	-	-	-
As of June 30, 2025	**-**	**76.000.000**	**2.512.987.605**	**2.588.987.605**
Net book value:				
As of January 01, 2025	3.440.356.725	-	-	3.440.356.725
As of June 30, 2025	**3.440.356.725**	**-**	**-**	**3.440.356.725**

The historical cost of fully-depreciated-but-still-in-use intangible fixed assets is VND 2,588,987,605.

4.11 Increases, decrease of finance leased fixed assets

This refers to the Tran Quoc Toan Industrial Park infrastructure leased by the Company from the Dong Thap Provincial Department of Finance with the lease payment based on the total state budget investment value for the Tran Quoc Toan Industrial Park infrastructure, which is 25,959,244,055 VND over 40 years, starting from January 1, 2017.

4.12 Increases, decrease of investment properties for lease

Investment properties for lease:	Infrastructure – Industrial Cluster VND
Historical cost:	
As of January 01, 2025	
Infrastructure - Industrial Cluster	86.377.599.542
As of June 30, 2025	**86.377.599.542**
Accumulated depreciation:	
As of January 01, 2025	8.925.685.292
Depreciation for the period	1.727.551.992
As of June 30, 2025	**10.653.237.284**
Net book value:	
As of January 01, 2025	77.451.914.250
As of June 30, 2025	**75.724.362.258**

As of the reporting date, the Company has not yet determined the fair value of the investment property held for lease for disclosure in the separate financial statements because Vietnamese Accounting Standards and the Vietnamese corporate accounting regime currently do not provide guidance on calculating fair value using valuation techniques. The fair value of these investment properties may differ from their book value.

4.13 Current trade payables

	As of June 30, 2025 VND		As of January 01, 2025 VND	
	Value	Amount within repayment capacity	Value	Amount within repayment capacity
Kim Nguyen Trading and Service Limited Liability Company	4.676.649.400	4.676.649.400	1.575.685.323	1.575.685.323
Quang Vinh Manufacturing and Trading Limited Liability Company	1.442.922.300	1.442.922.300	1.588.435.800	1.588.435.800
Other payables	11.461.636.192	11.461.636.192	14.921.874.568	14.921.874.568
Total	**17.581.207.892**	**17.581.207.892**	**18.085.995.691**	**18.085.995.691**

4.14 Current prepayment from customers

	As of June 30, 2025 VND	As of January 01, 2025 VND
Thanh An 96 Installation and Construction Joint Stock Company	1.932.100.390	-
Other customers	8.071.041.611	4.725.739.488
Total	**10.003.142.001**	**4.725.739.488**

4.15 Taxes and (receivable)/payable to the State

	As of June 30, 2025 VND		During the Period VND		As of January 01, 2025 VND	
	Receivables	Payable	Payable	Paid	Receivable	Payable
Value added tax	-	14.325.888.704	16.383.413.691	5.672.856.822	-	3.615.331.835
Corporate income tax	-	278.697.327	282.340.762	941.684.955	-	938.041.520
Personal income tax	-	62.559.211	172.141.713	323.433.782	-	213.851.280
Natural resource consumption tax	-	855.345.000	855.345.000	-	-	-
Environmental fees	-	376.315.857	376.851.800	-	35.943	-
Land rental fees	6.068.623.000	-	941.790.219	7.010.413.219	-	-
Business license tax	-	-	18.000.000	18.000.000	-	-
Exploitation rights fees, Water surface lease fees	-	25.151.705.859	26.640.367.271	795.763.084	692.898.328	-

Other taxes	-	30.154.268	-		-	30.154.268
Total	**6.068.623.000**	**41.080.666.266**	**45.670.250.456**	**14.762.151.862**	**692.934.271**	**4.797.378.903**

4.16 Current accrued expenses

	As of June 30, 2025 VND	As of January 01, 2025 VND
Prepayment for sand mining license	-	-
Prepayment for water surface lease for sand mining	282.173.171	591.728.171
Interest expense	70.714.637	226.402.357
Others	91.105.022	134.982.621
Total	**443.992.830**	**953.113.149**

4.17 Other current payables

	As of June 30, 2025 VND	As of January 01, 2025 VND
Dividends payable	250.000.000	250.000.000
Received collateral	49.470.090.916	49.646.690.916
Other payables	366.715.405	123.024.810
Total	**50.086.806.321**	**50.019.715.726**

4.18 Unearned revenue

	As of June 30, 2025 VND	As of January 01, 2025 VND
Current		
Prepayments from industrial park land lease	8.507.341.545	4.683.944.073
Non-current		
Prepayments from industrial park land lease	348.845.254.775	180.086.726.576

Non-current unearned revenue represents a one-time prepayment from customers for the entire 50-year land lease term at the Tran Quoc Toan Industrial Park, ending on February 13, 2058, and a one-time prepayment from customers for the entire 48-year land lease term at the Tan Lap Industrial Cluster, ending on August 17, 2070.

4.19 Borrowings and finance leases

The loans are detailed as follows:

	As of June 30, 2025 VND		During the Year VND		As of January 01, 2025 VND	
	Value	Amount within repayment capacity	Increase	Decrease	Value	Amount within repayment capacity
Short-term:						
Joint Stock Commercial Bank for Investment and Development of Viet Nam - Dong Thap Branch	-	-	-	26.852.624.949	26.852.624.949	26.852.624.949
Vietnam Joint Stock Commercial Bank for Industry and Trade - Sa Dec Branch	53.340.286.979	53.340.286.979	53.340.286.979	50.247.686.220	50.247.686.220	50.247.686.220
Joint Stock Commercial Bank for Foreign Trade of Vietnam Dong Thap Branch	-	-			-	-
Vietnam Bank for Agriculture and Rual Development - Chau Thanh District Branch	25.500.000.000	25.500.000.000	25.500.000.000	31.000.000.000	31.000.000.000	31.000.000.000
Non-current loans due to date	648.981.102	648.981.102	-	161.800.000.000	162.448.981.102	162.448.981.102
Total	**79.489.268.081**	**79.489.268.081**	**78.840.286.979**	**269.900.311.169**	**270.549.292.271**	**270.549.292.271**

	VND		VND		VND	
	Value	Amount repayable	Increase	Decrease	Value	Amount repayable
Non-current:						
Dong Thap Provincial Development Investment Fund	-	-	-	107.800.000.000	107.800.000.000	107.800.000.000
Joint Stock Commercial Bank for Investment and Development of Viet Nam – Dong Thap Branch	-	-	-	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Sa Dec Branch	-	-	-	54.000.000.000	54.000.000.000	54.000.000.000
Finance lease liabilities	20.767.395.238	20.767.395.238	-	-	20.767.395.238	20.767.395.238
Less: Non-current loans due to date	(648.981.102)	(648.981.102)	-	(161.800.000.000)	(162.448.981.102)	(162.448.981.102)
Total	**20.118.414.136**	**20.118.414.136**	**-**	**-**	**20.118.414.136**	**20.118.414.136**
Total	**99.607.682.217**	**99.607.682.217**	**78.840.286.979**	**269.900.311.169**	**290.667.706.407**	**290.667.706.407**

5. Current corporate income tax expense

Current corporate income tax expense is determined based on taxable income at the corporate income tax rate for each company within the Company as follows:

Name of Company	Corporate Income Tax Rate for this period
Dong Thap Building Materials & Construction Joint Stock Company	20%
Dong Thap BMC Transport Joint Stock Company	20%
Dong Thap BMC Construction Design Consulting Joint Stock Company	20%

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Nguyen Hoang Anh
General Director

Dong Thap, July __, 2025

Le Ngoc Qui
Person in charge of Accounting

Le Ngoc Qui
Prepared by

CÔNG TY CỔ PHẦN XÂY LẮP VÀ VẬT LIỆU XÂY DỰNG ĐỒNG THÁP

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