

TERIM BALANCE SHEET (Full form) (Form No. B 01a - DN)
(Issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance)

Quarter 3, 2025

As at December 30, 2025

Taxpayer: Dong Duong Construction and Trading Joint Stock Company
Tax code: 0101264009

☒ Support for retrieving data from previous year

Unit: VND

ASSETS	Code	Explanation	End of quarter number	Beginning of year number
1	2	3	4	5
A - SHORT-TERM ASSETS (100 = 110 + 120 + 130 + 140 + 150)	100		289,294,401,521	274,785,141,123
I. Cash and cash equivalents (110 = 111 + 112)	110		962,084,413	5,718,855,441
1. Cash	111		962,084,413	1,718,855,441
2. Cash equivalents	112		0	4,000,000,000
II. Short-term financial investments (120 = 121 + 122 + 123)	120		11,500,000,000	0
1. Trading securities	121		0	0
2. Provision for devaluation of trading securities (*)	122		0	0
3. Investments held to maturity	123		11,500,000,000	0
III. Short-term receivables (131 + 132 + 133 + 134 + 135 + 136 + 137 + 139)	130		103,599,333,602	63,980,862,072
1. Short-term receivables from customers	131		67,330,444,021	53,175,713,084
2. Short-term prepayments to suppliers	132		3,284,402,492	476,000,000
3. Short-term internal receivables 133	133		0	0
4. Receivables according to construction contract progress schedule 134	134		0	0
5. Short-term loan receivables	135		32,646,000,000	10,000,000,000
6. Other short-term receivables	136		338,487,089	329,148,988
7. Provision for doubtful short-term receivables (*)	137		0	0
8. Provision for doubtful short-term receivables (*) 137 U U	139		0	0
IV. Inventories (140 = 141 + 149)	140		172,684,506,865	204,259,176,786
1. Inventories	141		173,766,606,486	205,341,276,407
2. Provision for inventory depreciation (*)	149		-1,082,099,621	-1,082,099,621
V. Other current assets (150 = 151 + 152 + 153 + 154 + 155)	150		548,476,641	826,246,824
1. Short-term prepaid expenses	151		421,068,647	495,089,334
2. Deductible VAT	152		0	154,469,503
3. Taxes and other receivables from the State 153	153		127,407,994	176,687,987
4. Government bond repurchase transactions	154		0	0
5. Other short-term assets	155		0	0
B - LONG-TERM ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260)	200		44,176,244,929	47,583,553,489
I. Long-term receivables (210 = 211 + 212 + 213 + 214 + 215 + 216 + 219)	210		215,646,400	215,646,400
1. Long-term receivables from customers 211	211		0	0
2. Long-term prepayments to sellers	212		0	0
3. Working capital at affiliated units	213		0	0
4. Long-term internal receivables	214		0	0
5. Long-term loan receivables	215		0	0
6. Other long-term receivables	216		215,646,400	215,646,400
7. Provision for long-term doubtful receivables (*)	219		0	0
II. Fixed assets (220 = 221 + 224 + 227)	220		43,926,965,174	47,307,428,678
1. Tangible fixed assets (221 = 222 + 223)	221		41,009,275,180	44,170,988,680
- Original price	222		88,600,605,700	88,600,605,700
- Accumulated depreciation (*)	223		-47,591,330,520	-44,429,617,020
2. Financial lease fixed assets (224 = 225 + 226)	224		2,406,249,994	2,624,999,998
- Original price	225		3,500,000,000	3,500,000,000
- Accumulated depreciation (*)	226		-1,093,750,006	-875,000,002
3. Intangible fixed assets (227 = 228 + 229)	227		511,440,000	511,440,000
- Original price	228		511,440,000	511,440,000
- Accumulated depreciation (*)	229		0	0
III. Investment property ((230 = 231 + 232)	230		0	0
- Original price	231		0	0
- Accumulated depreciation value (*)	232		0	0



			0	0
IV. Long-term unfinished assets (240 = 241 + 242)	240		0	0
1. Long-term unfinished production and business costs	241		0	0
2. Unfinished basic construction costs	242		0	0
V. Long-term financial investments (250 = 251 + 252 + 253 + 254 + 255)	250		0	0
1. Investments in subsidiaries	251		0	0
2. Investments in joint ventures and associates	252		0	0
3. Capital contributions to other entities	253		0	0
4. Provisions for long-term financial investments (*)	254		0	0
5. Investments held to maturity	255		0	60,478,411
			33,633,355	60,478,411
VI. Other long-term assets (260 = 261 + 262 + 263 + 268)	260		33,633,355	0
1. Long-term prepaid expenses	261		33,633,355	0
2. Deferred income tax assets	262		0	0
3. Long-term equipment, supplies, spare parts	263		0	0
4. Other long-term assets	268		0	322,368,694,612
TOTAL ASSETS (270 = 100 + 200)	270		333,470,646,450	173,169,633,987
C. LIABILITIES (300 = 310 + 330)	300		180,990,783,209	173,169,633,987
I. Short-term debt (310 = 311 + 312 + ... + 322 + 323 + 324)	310		180,990,783,209	22,806,590,766
1. Short-term payables to suppliers	311		36,332,596,954	17,622,601,062
2. Short-term prepayments from customers	312		4,825,333,864	6,027,511,684
3. Taxes and other amounts payable to the State	313		6,131,349,727	0
4. Payables to employees	314		0	422,233,997
5. Short-term payable expenses	315		125,000,000	0
6. Short-term internal payables	316		0	0
7. Payables according to construction contract progress plan	317		0	0
8. Short-term unrealized revenue	318		86,100,000	0
9. Other short-term payables	319		4,872,156,630	2,502,222,461
10. Short-term loans and financial lease liabilities	320		128,606,483,633	123,776,711,616
11. Short-term payable provisions	321		0	0
12. Bonus and welfare fund	322		11,762,401	11,762,401
13. Price stabilization fund	323		0	0
14. Government bond repurchase transactions	324		0	0
II. Long-term debt. (330 = 331 + 332 + ... + 342 + 343)	330		0	0
1. Long-term trade payables	331		0	0
2. Long-term prepayments from customers	332		0	0
3. Long-term accrued expenses	333		0	0
4. Internal payables for working capital	334		0	0
5. Long-term internal payables	335		0	0
6. Long-term unearned revenue	336		0	0
7. Other long-term payables	337		0	0
8. Long-term borrowings and finance lease	338		0	0
9. Convertible bonds	339		0	0
10. Preferred shares	340		0	0
11. Deferred income tax payable	341		0	0
12. Long-term payable provisions	342		0	0
13. Science and technology development fund	343		0	0
D. OWNER'S EQUITY (400 = 410 + 430)	400		152,479,863,241	149,199,060,625
I. Owner's equity (410 = 411 + 412 + ... + 420 + 421 + 422)	410		152,479,863,241	149,199,060,625
1. Owner's contributed capital (411 = 411a + 411b)	411		120,000,000,000	120,000,000,000
- Common shares with voting rights	411a		120,000,000,000	120,000,000,000
- Preferred shares	411b		0	0
2. Share premium	412		-114,500,000	-114,500,000
3. Bond conversion options	413		0	0
4. Other owners' capital	414		0	0
5. Treasury shares (*)	415		0	0
6. Differences from revaluation of assets	416		0	0
7. Differences from exchange rates	417		0	0
8. Development investment fund	418		35,287,203	35,287,203
9. Enterprise arrangement support fund	419		0	0
10. Other funds belonging to owners' equity	420		0	0
11. Undistributed profit after tax (421 = 421a + 421b)	421		32,559,076,038	29,278,273,422
- Undistributed profit after tax accumulated to the end of the previous period	421a		30,990,225,100	24,924,425,013
- Undistributed profit after tax of this period	421b		1,568,850,938	4,353,848,409
12. Capital source for investment in construction and infrastructure	422		0	0
II. Other sources of funds and funds (430 = 431 + 432)	430		0	0
1. Source of funds	431		0	0

2. Source of funds for forming fixed assets	432		0	0
TOTAL CAPITAL SOURCES (440 = 300 + 400)	440		333,470,646,450	322,368,694,612

Prepared by: Trần Trung Quân
 Chief Accountant: Nguyễn Thị Kim Loan

Director: VŨ HOÀNG
 Date of signing: 20/10/2025

Prepared by

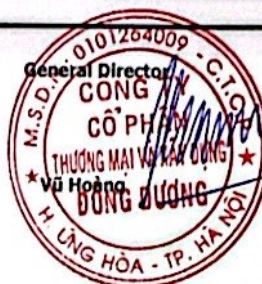


Trần Trung Quân

Chief Accountant



Nguyễn Thị Kim Loan



CASH FLOW (BY INDIRECT METHOD) (Form No. B 03 - DN)
(Issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance))

Quarter 2, 2025

Taxpayer: **Dong Duong Construction and Trading Joint Stock Company**
Tax code:

☐ Support for getting data from previous year

Unit: Vietnam Dong

Indicator		Explanation	This year	Previous year
1	2	3	4	5
I. Cash flow from business activities				
1. Profit before tax	01		2,017,978,417	5,866,319,786
2. Adjustments for items				
- Depreciation of fixed assets and investment real estate	02		1,126,821,168	5,199,829,994
- Provisions	03		0	1,082,099,621
- Gains and losses from exchange rate differences due to revaluation of foreign	04			-2,823,783,440
- Gains and losses from investing activities	05			119,721,655
- Interest expense	06			9,588,136,659
- Other adjustments	07		0	0
3. Profit from business activities before changes in working capital	08		3,144,799,585	19,032,324,275
- Increases and decreases in receivables	09		-7,092,653,429	222,769,167,127
- Increase, decrease in inventories	10		25,204,324,046	-18,787,841,982
Increase, decrease in payables (excluding interest payable, corporate income tax	11		15,114,543,709	-207,418,308,420
- Increase, decrease in prepaid expenses	12		-96,532,065	-555,567,745
- Increase, decrease in trading securities	13		0	0
- Interest paid	14		0	-9,165,902,662
- Corporate income tax paid	15		0	-2,494,125,122
- Other cash receipts from operating activities	16		0	0
- Other cash payments for operating activities	17		0	0
Net cash flows from operating activities	20		36,274,481,846	2,879,745,471
II. Cash flow from investing activities				
1. Cash spent on purchasing and constructing fixed assets and other long-term	21		0	0
2. Cash received from liquidation and sale of fixed assets and other long-term	22		0	1,153,636,364
3. Cash spent on lending and purchasing debt instruments of other entities	23		-32,500,000,000	-10,000,000,000
4. Cash recovered from lending and reselling debt instruments of other entities	24		4,000,000,000	0
5. Cash spent on investing in other entities	25		0	0
6. Cash recovered from investing in other entities	26		0	0
7. Cash received from interest on loans, dividends and profits distributed	27		0	15,742,770
Net cash flow from investing activities	30		-28,500,000,000	-8,830,620,866
III. Cash flow from financing activities				
1. Cash received from issuing shares, receiving capital contributions from owners	31		0	0
2. Cash returned to owners, repurchased shares of the enterprise issued	32		0	0
3. Cash received from borrowings	33		39,745,484,530	295,505,764,546
4. Cash paid to repay principal of loans	34		-47,883,592,079	-287,663,778,486
5. Cash paid to repay principal of financial leases	35		0	-721,875,000
6. Dividends, profits paid to owners	36		0	0
Net cash flow from financing activities	40		-8,138,107,549	7,120,111,060
Net cash flow during the period (50=20+30+40)	50		-363,625,703	1,169,235,665
Cash and cash equivalents at the beginning of the period	60		1,325,710,116	4,549,354,068
Impact of changes in foreign exchange rates	61		0	265,708
Cash and cash equivalents at the end of the (70=50+60+61)	70		962,084,413	5,718,855,441

Preparer: **Trần Trung Quân**

General Director: **VŨ HOÀNG**

Chief Accountant: **Nguyễn Thị Kim Loan**

Signing date: **20/10/2025**

Accounting service provider:

Preparer

Chief Accountant





Trần Trung Quân

Nguyễn Thị Kim Loan



INTERIM BUSINESS PERFORMANCE REPORT (Full form) (Form No. B-02/DN)

Issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance))

Quarter 3, 2025

Taxpayer:

Dong Duong Construction and Trading Joint Stock Company

Tax code:

0101264009

☐ Support for data retrieval from previous year

Unit: VND

Indicator	Code	Explanation	Quarter 2/2025		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Sales revenue and service provision	01		99,564,928,086	84,884,576,400	295,150,410,567	316,259,440,906
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales and service provision (10 = 01 - 02)	10		99,564,928,086	84,884,576,400	295,150,410,567	316,259,440,906
4. Cost of goods sold	11		95,349,722,801	79,162,930,668	282,059,943,904	294,245,864,267
5. Gross profit from sales and service provision (20 = 10 - 11)	20		4,215,205,285	5,721,645,732	13,090,466,663	22,013,576,639
6. Financial revenue	21		219,532,788	235,203	736,916,874	761,169,518
7. Financial expenses 22	22		1,523,097,387	2,258,314,159	5,998,915,464	10,866,631,734
- In which: Interest expense	23		1,523,097,387	939,498,402	1,523,097,387	2,983,665,524
8. - In which: Interest expense	25		140,057,754	237,215,223	544,789,436	1,564,514,191
9. Business management expenses	26		621,610,741	723,564,560	2,077,015,051	2,802,317,568
10. Net profit from business activities (30 = 20 + (21 - 22) - 25 - 26)	30		2,149,972,191	2,502,786,993	5,206,663,586	7,541,282,664
11. Other income	31		4,750		914,762	
12. Other expenses	32		131,998,524	89,912,848	132,036,125	1,056,642,988
13. Other profits (40 = 31 - 32)	40		-131,993,774	-89,912,848	-131,121,363	-1,056,642,988
14. Total accounting profit before tax (50 = 30 + 40)	50		2,017,978,417	2,412,874,145	5,075,542,223	6,484,639,676
15. Expenses Current corporate income	51		403,595,683	482,574,829	1,015,108,444	1,267,438,660
16. Deferred corporate income tax expense	52		0	0		0
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		1,614,382,734	1,930,299,316	4,060,433,779	5,217,201,016
18. Basic earnings per share. (*)	70		0	0		0
19. Diluted earnings per share (*)	71		0	0		0

Prepared by:

Trần Trung Quân

Director:

VŨ HOÀNG

Chief Accountant:

Nguyễn Thị Kim Loan

Date of signing:

20/10/2025

Practice certificate number:

Prepared by

Trần Trung Quân

Chief Accountant

Nguyễn Thị Kim Loan



NOTES TO THE FINANCIAL STATEMENTS

Quarter 3, 2025

Form of capital ownership

Form of capital ownership: Dong Duong Trading and Construction Joint Stock Company was granted a business registration certificate for a joint stock company No. 0103001177 by the Hanoi Department of Planning and Investment, first registered on July 3, 2002. According to the 11th change of business registration certificate on April 14, 2023. The company's charter capital is 120,000,000,000 VND (One hundred and twenty billion VND), the par value of shares is 10,000 VND/share, head office: Bac Van Dinh Industrial Cluster, Lien Bat Commune, Ung Hoa District, Hanoi City.

Business fields

Production and trading of wooden furniture, interior decoration, handicrafts, all kinds of sand..

Business lines

- The main activities of the Company are:
- Wholesale of other household items, Details: Production and trading of wooden furniture, interior decoration, handicrafts;
- Specialized design activities. Details of interior and exterior decoration;
- Wholesale of other materials and installation equipment in construction. Details of selling construction materials, supplies, machinery,

2. ACCOUNTING REGIME AND POLICIES APPLIED AT THE COMPANY

Accounting period, currency used in accounting

The Company's annual accounting period according to the calendar year starts from January 1 and ends on December 31 every year.
The currency used in accounting records is Vietnamese Dong (VND).

2.2. Applicable Accounting Standards and Regimes

Applicable Accounting Regime

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Declaration on compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard and circular guiding the implementation of the

2.3. Financial Instruments

Initial Recognition

Financial Assets

The Company's financial assets include cash and cash equivalents, trade and other receivables, and loans. At the time of initial recognition, financial assets are measured at their purchase price/issuance cost plus any other costs directly related to the purchase and issuance of such financial assets.

Financial Liabilities

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at their issue price plus any costs directly related to the issuance of such financial liabilities.

Value after initial recognition

Currently, there are no specific regulations on the revaluation of financial instruments after initial recognition.

2.4. Cash and cash equivalents

Cash includes cash on hand, demand deposits and cash equivalents

2.5. Financial investments

Investments held to maturity are term bank deposits held to maturity for the purpose of earning periodic interest and other investments

Investments in joint ventures and associates are initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at cost less provision for investment impairment.

Provision for impairment of investments in associates is made at the end of the period based on the Financial Statements of the associates at the time of provision.



2.6. Receivables

Receivables are monitored in detail by receivable term, receivable entity, original currency, and other factors according to the Company's management needs. Receivables are classified as short-term and long-term in the Financial Statements based on the remaining term of

Provision for doubtful debts is made for the following amounts: Overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that are not due for payment but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

2.7. Inventories

Inventories are initially recorded at cost, including: Purchase costs, processing costs and other directly related costs incurred to bring the inventories to their location and condition at the time of initial recording. After initial recognition, at the time of preparing the Financial Statements, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at the net realizable value.

The value of inventory is determined by the weighted average method.

Inventories are accounted for by the regular declaration method.

The provision for inventory devaluation is made at the end of the year based on the difference between the original price of the inventory greater than the net realizable value.

2.8. Fixed assets

Tangible fixed assets and intangible fixed assets are initially recorded at their original price. During use, tangible fixed assets and intangible fixed assets are recorded at their original cost, accumulated depreciation and residual value.

Depreciation of fixed assets is calculated using the straight-line method with the estimated depreciation period as follows:

- Buildings and structures	30 years
- Means of transport	06 - 10 years
- Office equipment	02 - 04 years
- Land use rights with a term of	22 years
- Long-term land use rights	Not depreciated

2.9. Prepaid expenses

Expenses incurred related to the results of production and business activities of many accounting periods are recorded as prepaid expenses to be gradually allocated to the results of business activities in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria.

The Company's prepaid expenses include:

- Prepaid warehouse rental expenses are recorded in the income statement on a straight-line basis over the term of the warehouse rental contract.
- Tools and supplies include assets held by the Company for use in the normal course of business, with an original cost of each asset less than VND 30 million and therefore not eligible for recognition as fixed assets under current regulations. The original cost of tools and supplies is allocated on a straight-line basis over a period of 06 to 36 months.
- Other prepaid expenses are recorded at original cost and are allocated on a straight-line basis over a period of 06 to 36 months.

2.10. Payables

Payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs. Payables are classified as short-term and long-term on the Financial Statements based on the remaining term of the payables at the reporting date.

2.11. Loans

Loans are monitored for each lending entity, each loan agreement and the repayment term of the loans. In case of loans or debts in foreign currencies, they are monitored in detail according to the original currency.

2.12. Borrowing costs

Borrowing costs are recorded in production and business expenses in the year when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans serving the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

2.13. Payable expenses

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables such as: interest expenses payable on loans... are recorded in production and business expenses of the reporting period.

The recording of payable expenses into production and business expenses during the year is carried out according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and the actual expenses is reversed.

2.14. Owner's equity

The owner's investment capital is recorded according to the actual capital contributed by the owner.

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Company. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders and after setting up funds according to the Company's Charter and the provisions

2.15. Revenue

Sales revenue

Sales revenue is recognized when the following conditions are simultaneously satisfied:

- The majority of risks and benefits associated with the ownership of the product or goods have been transferred to the
- The Company no longer holds ownership of the goods as the owner of the goods or the right to control the goods;
- The revenue is determined relatively reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined.

Financial revenue

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when satisfying both (2) of the

- It is possible to obtain economic benefits from the transaction;
- Revenue is determined relatively reliably.

2.16. Revenue deductions

Deductions from sales revenue and service provision arising during the year are: returned goods.

Returned goods arising in the same period of consumption of products, goods and services are adjusted to reduce revenue of the arising period. In case products, goods and services have been consumed in previous periods, and revenue deductions arise in the following period, the revenue reduction shall be recorded according to the following principle: If they arise before the issuance of the Financial Statements, the revenue reduction shall be recorded on the separate Financial Statements of the reporting period (previous period), and if they arise after the issuance of the separate Financial Statements, the revenue of the arising period (next period) shall be recorded.

2.17. Cost of goods sold

The cost of goods sold in the year shall be recorded in accordance with the revenue arising in the year and ensure compliance with the principle of prudence. Cases of material and goods loss exceeding the norm, costs exceeding the normal norm, lost inventories after deducting the responsibility of the relevant collective or individual, etc. shall be fully and promptly recorded in the cost of goods sold in the year.

2.18. Financial expenses

The expenses recorded in financial expenses in the year are: Borrowing costs.

The above amount is recorded at the total amount arising in the year, without offsetting against financial income.

2.19. Corporate income tax

a) Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income in the year and corporate income tax rate in the current fiscal year.

b) Current corporate income tax rate

C The Company is subject to a corporate income tax rate of 20% for production and business activities with taxable income for the fiscal year ending on December 31, 2023.

2.20. Earnings per share

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Basic earnings per share is calculated by dividing the profit or loss after tax allocated to shareholders owning common shares of the Company (after adjusting for the allocation of the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding in the year.

2.21. Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties of the Company include:

- Enterprises that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, including parent companies, subsidiaries and associates;
- Individuals who directly or indirectly hold voting power of the Company that gives them significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant part of the voting power or have significant influence over these enterprises.

In considering each possible related party relationship for the preparation and presentation of the Financial Statements, the Company pays attention to the substance of the relationship rather than the legal form

	30/09/2025	01/01/2025
	VND	VND
Cash	728,389,665	939,442,825
Demand deposits	233,694,748	779,412,616
Cash equivalents	32,646,000,000	4,000,000,000
	33,608,084,413	5,718,855,441

Held-to-maturity investments

	30/9/2025	01/01/2025
	Cost Provision	Cost Provision
	VND VND	VND VND
Short-term investments	- 11,500,000,000	- -
Short-term investments	- 11,500,000,000	- -
	- 11,500,000,000	- -

	30/09/2025	31/3/2025
	Provision Value	Provision Value
	VND VND	VND VND
SHORT-TERM CUSTOMERS		
- LONG DUONG VIETNAM	17,778,616,933	-
- AN NHAN TRADING AND INVESTMENT COMPANY	16,846,174,868	-
- M&K Vietnam Trading Company Limited	-	1,954,714,600
- Other receivables from customers	20,702,844,821	24,339,154,588
	55,327,636,622	- 26,293,869,188

	30/6/2025	01/01/2025
	Reserve Value	Reserve Value
	VND VND	VND VND
- QMC Applied Science Company Limit	18,000,000	18,000,000
- MB Life Insurance Company Limited		200,000,000
- M&K Vietnam Trading Company Limited		100,000,000

ASCO CO Auditing and Valuation Co	50,000,000	158,000,000
Vietnam International Investment Joint	3,098,000,000	
BIG VIETNAM VALUATION JOINT STOCK COMPANY		
Other prepayments to suppliers	113,256,415	
	3,279,256,415	- 476,000,000

OTHER AREA

30/09/2025		01/01/2025	
Reserve	Value	Reserve	Value
VND	VND	VND	VND

a) Short-term

-	Loan interest	338,487,089	262,136,986
-	Margin deposit	215,646,400	215,646,400
		554,133,489	- 477,783,386

INVENTORY

30/09/2025		01/01/2025	
Original	price Provision	Original	price Provision
VND	VND	VND	VND

-	Raw materials	117,670,083,057	128,804,879,878
-	Work in progress	45,086,575,949 (1,082,099,621)	54,566,417,029 (1,082,099,621)
-	Merchandise	6,436,227,771	21,969,979,500
-	Finished goods	4,573,719,709	
		173,766,606,486 (1,082,099,621)	205,341,276,407 (1,082,099,621)

30/9/2025		01/01/2025	
Houses, structures	Machinery, Equipment	Means of transport, other fixed assets	Total
VND	VND	VND	VND

TANGIBLE FIXED ASSETS

Original cost

	50,150,371,159	36,336,432,586	2,113,801,955	88,600,605,700
-	-	-	-	-
	50,150,371,159	36,336,432,586	2,113,801,955	88,600,605,700

Accumulated depreciation

	19,849,577,928	22,928,927,579	1,651,111,513	44,429,617,020
	1,583,732,070	1,460,176,065	117,805,365	3,161,713,500
	-	-	-	-
	21,433,309,998	24,389,103,644	1,768,916,878	47,591,330,520

maining value

	30,300,793,231	13,407,505,007	462,690,442	44,170,988,680
	28,717,061,161	11,947,328,942	344,885,077	41,009,275,180

The Company's intangible fixed assets include::

- Value of long-term land use rights of 551m2 of land in Van Dinh, Ung Hoa, worth 511.440.000 vnd

30/09/2025		01/01/2025	
Value	Number of debtors	Value	Number of debtors

Loans and financial leasing debts

Vietnam Bank
for Agriculture
and Rural
Development -
Hung Vuong
Branch

-

-

-

-

Vietnam Joint Stock Commercial Bank for Investment and Development - Ha Dong Branch			
Vietnam Joint Stock Commercial Bank Military			
Commercial Joint Stock Bank			
Long-term debt due			
	40,407,855,621	44,468,780,678	44,468,780,678
	88,018,159,262	76,148,134,988	76,148,134,988
		2,033,035,200	
	180,468,750	1,126,760,750	1,126,760,750
	<u>128,606,483,633</u>	<u>- 123,776,711,616</u>	<u>121,743,676,416</u>

SHORT-TERM PAYABLES

	30/09/2025		01/01/2025	
	value	mount available	value	mount available for
	VND	VND	VND	VND
KIM NAM HIGH-TECH MATERIALS	16,821,021,938	16,821,021,938		
Vinh Hung Joint Stock Company Bran	3,226,541,807	3,226,541,807	-	-
TRUONG THINH MEKONG JOINT S	8,657,241,015	8,657,241,015		
Thoi Dai Technical Solutions Joint Stock Company			16,122,123,651	16,122,123,651
Hai Nam Investment, Trade and Produc	1,480,312,776	1,480,312,776	1,480,312,776	1,480,312,776
Quang Thanh International Import-Export Trading Company Limited			2,219,896,325	2,219,896,325
Payable to other entities	6,147,479,418	5,004,563,369	2,984,258,014	2,984,258,014
	<u>36,332,596,954</u>	<u>35,189,680,905</u>	<u>22,806,590,766</u>	<u>22,806,590,766</u>

SHORT-TERM ADVANCE PAYMENT

	30/09/2025		01/01/2025	
	VND		VND	
Guo Hui International Trading (Singapore) Pte. LTD		676,218,852		16,676,218,852
Sen Trading and Service Company Limited		554,571,200		241,802,720
APO Vietnam Joint Venture Company Limited				349,920,000
Chung Anh Investment and Trade Company Limited				-
Thanh Lich Hotel Company Limited		239,100,000		239,100,000
Payable to other entities	-	3,355,443,812	-	83,439,490
	-	<u>4,825,333,864</u>	-	<u>17,590,481,062</u>

TAXES AND OTHER PAYABLES TO THE STATE

	30/09/2025		01/01/2025	
	Amount payable	Tax payable		
GTGT - VAT	127,407,994	3,730,118,287	127,407,994	1,014,132,936
Corporate		2,191,061,158		4,042,579,099
Personal income		5,800,042	49,279,993	
Real estate tax and land rent		155,231,068		155,231,068
	<u>127,407,994</u>	<u>6,082,210,555</u>	<u>176,687,987</u>	<u>5,211,943,103</u>

a) Reconciliation table of changes in owner's equity

Owner's investment capital	Retained profits	Total
VND	VND	VND
100,000,000,000	29,278,273,422	129,278,273,422

	938,946,335	938,946,335
	(114,500,000)	(114,500,000)
120,000,000,000	30,102,719,757	130,102,719,757
120,000,000,000	30,635,383,161	150,635,383,161
	-	-
	-	-
	-	-
120,000,000,000	30,635,383,161	150,635,383,161

Profit this year

Details of owner's investment capital

	End of year	Rate	Beginning of year	Rate	
	VND	%	VND	%	
Mr. Vu Hoang	7,130,065,000	5.94%	7,130,065,000	5.94%	
Mr. Dang Thanh Son	7,642,667,000	6.19%	7,642,667,000	6.19%	
Mr. Nguyen Xuan Muoi	10,088,000,000	8.41%	10,088,000,000	8.41%	
Other shareholders	95,139,268,000	79.46%	95,139,268,000	79.46%	
	120,000,000,000	100.00%	120,000,000,000	100.00%	

c) Capital transactions with owners and dividend distribution, profit sharing

	Year 2025	Year 2024
Owner's capital	120,000,000,000	120,000,000,000
-	-	-
-	120,000,000,000	120,000,000,000

d) Shares

	30/9/2025	01/01/2025
Number of shares registered for issuance	12,000,000	12,000,000
Number of shares issued and fully contributed	12,000,000	12,000,000
- Common shares	12,000,000	12,000,000
Number of outstanding shares	12,000,000	12,000,000
- Common shares	12,000,000	12,000,000
Par value of outstanding shares:	10,000	10,000

	30/9/2025	01/01/2025
	VND	VND
Sales revenue	99,564,928,086	84,884,576,400
	99,564,928,086	84,884,576,400

Of which: Revenue to related parties
#REF!

	30/6/2025	01/01/2025
	VND	VND
Cost of goods sold	95,349,722,801	79,162,930,668
	95,349,722,801	79,162,930,668

	30/9/2025	01/01/2025
	VND	VND
Interest on deposits, loans	219,532,788	235,203
Profit on sale of investments	-	-

100%
100%
100%

	<u>219,532,788</u>	<u>235,203</u>
	<u>30/9/2025</u>	<u>01/01/2025</u>
	VND	VND
Interest on loans	1,523,097,387	939,498,402
Foreign exchange loss due to revaluation of year-end balance		
	<u>1,523,097,387</u>	<u>939,498,402</u>
	<u>30/9/2025</u>	<u>01/01/2025</u>
	VND	VND
Cost of sales	140,057,754	237,215,223
	<u>140,057,754</u>	<u>237,215,223</u>
	<u>30/9/2025</u>	<u>01/01/2025</u>
Business administration expenses	621,610,741	723,564,560
	<u>621,610,741</u>	<u>723,564,560</u>
	<u>30/9/2025</u>	<u>01/01/2025</u>
	VND	VND
Corporate income tax from business activities		
Total accounting profit before corporate income tax	2,017,978,417	2,412,874,145
Taxable income	2,017,978,417	2,412,874,145
	<u>403,595,683</u>	<u>482,574,829</u>
	<u>30/9/2025</u>	<u>01/01/2025</u>
	VND	VND
Total current corporate income tax expense	403,595,683	482,574,829

Related party Relationship

Related parties

- Thang Long Investment and Construction Joint Stock

Relationship

(*)

The Company has the same key

Quarter 3/2025 Quarter 1/2025

Comparative figures are figures on the Financial Statements for the fiscal year ending December 31, 2024

Preparer



Trần Trung Quân

Chief Accountant



Nguyễn Thị Kim Loan

