

**DIN CAPITAL INVESTMENT GROUP  
JOINT STOCK COMPANY**

**SEPARATE FINANCIAL STATEMENTS**

For the third quarter accounting period from 01 July 2025 to 30 September 2025

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**BALANCE SHEET**

As of the end of September 30, 2025

Unit: VND

ASSETS	Code	Notes	As at 30 Sep.2025	As at 1 Jan.2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>68,092,030,128</b>	<b>46,316,909,093</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4.1</b>	<b>6,181,061,267</b>	<b>5,260,352,150</b>
1. Cash	111		6,181,061,267	5,260,352,150
2. Cash equivalents	112		-	-
<b>II. Current financial investments</b>	<b>120</b>	<b>4.4</b>	<b>11,510,387,300</b>	<b>8,009,137,100</b>
1. Trading securities	121		20,530,730	20,530,730
2. Provision for trading securities	122		(10,143,430)	(11,393,630)
3. Held to maturity investments	123		11,500,000,000	8,000,000,000
<b>III. Current account receivables</b>	<b>130</b>		<b>47,324,302,900</b>	<b>30,485,073,057</b>
1. Trade receivables	131	4.2	63,043,556,572	35,128,127,619
2. Advances to suppliers	132	4.3	331,421,812	169,140,124
3. Current loan receivables	135	4.5	-	11,000,000,000
4. Other current receivables	136	4.6	182,954,113	497,810,045
5. Provision for doubtful debts	137	4.7	(16,233,629,597)	(16,310,004,731)
<b>IV. Inventories</b>	<b>140</b>	<b>4.8</b>	<b>2,554,574,434</b>	<b>1,760,332,943</b>
1. Inventories	141		2,554,574,434	1,760,332,943
<b>V. Other current assets</b>	<b>150</b>		<b>521,704,227</b>	<b>802,013,843</b>
1. Current prepayments	151	4.9	521,704,227	518,949,998
2. Value added tax deductible	152		-	26,913,821
3. Tax and other receivables from the state budget	153	4.10	-	256,150,024
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>70,945,442,203</b>	<b>78,973,324,272</b>
<b>I. Non-current account receivables</b>	<b>210</b>		<b>-</b>	<b>-</b>
<b>II. Fixed assets</b>	<b>220</b>		<b>19,049,929,382</b>	<b>27,036,743,476</b>
1. Tangible fixed assets	221	4.11	19,049,929,382	27,036,743,476
Cost	222		163,917,261,985	185,569,551,475
Accumulated depreciation	223		(144,867,332,603)	(158,532,807,999)
2. Intangible fixed assets	227		-	-
<b>III. Investment property</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV. Non-current assets in progress</b>	<b>240</b>		<b>-</b>	<b>-</b>
<b>V. Non-current financial investments</b>	<b>250</b>	<b>4.4</b>	<b>49,509,490,000</b>	<b>49,509,490,000</b>
1. Investments in subsidiaries	251		49,509,490,000	49,509,490,000
<b>VI. Other non-current assets</b>	<b>260</b>		<b>2,386,022,821</b>	<b>2,427,090,796</b>
1. Non-current prepayments	261	4.9	2,350,150,717	2,427,090,796
2. Tài sản thuế thu nhập hoãn lại	262		35,872,104	-
3. Other non-current assets	268		-	-
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>139,037,472,331</b>	<b>125,290,233,365</b>

**BALANCE SHEET (CONTINUED)**

As of the end of September 30, 2025

Unit: VND

RESOURCES	Code	Notes	As at 30 Sep.2025	As at 1 Jan.2025
<b>C. LIABILITIES</b>	<b>300</b>		<b>18,381,067,976</b>	<b>9,094,333,872</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>18,381,067,976</b>	<b>9,094,333,872</b>
1. Trade payables	311	4.12	13,507,427,664	7,425,324,665
2. Taxes and amounts payable to the state budget	313	4.10	3,401,858,248	713,857,065
3. Payables to employees	314	4.14	468,081,746	440,677,671
4. Accrued expenses	315	4.15	10,968,727	8,525,000
5. Other current payables	319	4.16	117,467,254	149,080,813
6. Bonus and welfare fund	322		875,264,337	356,868,658
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>120,656,404,355</b>	<b>116,195,899,493</b>
<b>I. Equity</b>	<b>410</b>	<b>4.18</b>	<b>120,656,404,355</b>	<b>116,195,899,493</b>
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		23,754,180,850	19,293,675,988
Beginning accumulated retained earnings	421a		5,173,071,439	17,609,640,141
Retained earnings of the current year	421b		18,581,109,411	1,684,035,847
<b>II. Other capital and funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>139,037,472,331</b>	<b>125,290,233,365</b>



General Director  
Dang Tien Duc

Da Nang, 28 October 2025

Chief Accountant  
Nguyen Thi Thao

Prepared by  
Dao Thi Thanh Mai



## INCOME STATEMENT

For the third quarter accounting period from 1 July 2025 to 30 September 2025

Unit: VND

ITEMS	Code	Notes	Q3-2025	Q3-2024	The first nine months of 2025	The first nine months of 2024
1. Revenue	01	5.1	29,476,349,540	14,354,809,355	66,844,935,011	33,099,238,636
2. Deductions	02		-	-	-	-
3. Net revenue	10		29,476,349,540	14,354,809,355	66,844,935,011	33,099,238,636
4. Cost of sales	11	5.2	22,231,397,877	10,731,540,151	53,580,988,640	29,193,833,136
5. Gross profit	20		7,244,951,663	3,623,269,204	13,263,946,371	3,905,405,500
6. Finance income	21	5.3	163,327,278	12,596,382	6,354,580,567	2,027,923,227
7. Finance expense	22	5.4	984,200	(426,728,568)	(1,250,200)	(339,229,390)
Of which, interest expense	23		-	18,065,100	-	105,737,178
8. Selling expense	25	5.5	-	-	-	-
9. General and administrative expense	26	5.6	257,728,137	444,540,476	700,242,625	1,574,707,165
10. Operating loss	30		7,149,566,604	3,618,053,678	18,919,534,513	4,697,850,952
11. Other income	31	5.7	20,000	1,000	3,151,089,189	1,000
12. Other expense	32	5.8	104,665,976	500	218,420,803	35,780,891
13. Net other loss	40		(104,645,976)	500	2,932,668,386	(35,779,891)
14. Accounting loss before taxation	50		7,044,920,628	3,618,054,178	21,852,202,899	4,662,071,061
15. Current corporate income tax expense	51	5.10	1,443,947,758	-	3,306,965,592	-
16. Deferred corporate income tax expense	52		2,752,563	-	(35,872,104)	-
17. Net profit/(loss) after taxation	60		5,598,220,307	3,618,054,178	18,581,109,411	4,662,071,061



General Director

Dang Tien Duc

Da Nang, 28 October 2025

Chief Accountant

Nguyen Thi Thao

Prepared by

Dao Thi Thanh Mai

**CASH FLOW STATEMENT**

(Indirect method)

For the third quarter accounting period from 1 July 2025 to 30 September 2025

Unit: VND

ITEMS	Code	Notes	The first nine months of 2025	The first nine months of 2024
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Net profit/(loss) before taxation	01		21,852,202,899	4,662,071,061
2. Adjustment for:				
Depreciation and amortisation	02		7,035,659,358	8,190,965,535
Provisions	03		(77,625,334)	(79,750,095)
Gains/losses from investment	05		(9,464,651,632)	(2,023,923,227)
Interest expense	06		-	105,737,178
3. Operating profits before adjustments to working	08		19,345,585,291	10,855,100,452
Increase or decrease in accounts receivable	09		(27,752,062,807)	1,379,037,800
Increase or decrease in inventories	10		(794,241,491)	(2,053,015,939)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		6,181,601,837	4,108,597,187
Increase or decrease prepaid expenses	12		74,185,850	(44,498,393)
Interest paid	14		-	(126,619,280)
Corporate income tax paid	15		(464,078,980)	-
Other cash outflows from operating activities	17		(237,237,370)	-
Net cash from operating activities	20		(3,646,247,670)	14,118,601,827
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
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)	(11,000,000,000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		33,000,000,000	100,000,000
5. Investments in other entities	25		-	(17,500,000,000)
6. Proceeds from sales of investments in other entities	26		-	11,000,000,000
7. Interest and dividends received	27		6,329,704,362	2,023,923,227
Net cash from investing activities	30		17,931,928,287	(15,376,076,773)
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Repayment of borrowings	34		-	(1,763,340,000)
2. Dividends paid	36		(13,364,971,500)	(4,454,990,500)
Net cash from financing activities	40		(13,364,971,500)	(6,218,330,500)
<b>NET INCREASE/(DECREASE) IN CASH</b>	50		920,709,117	(7,475,805,446)
Cash and cash equivalents at beginning of year	60		5,260,352,150	8,469,979,753
Impact of exchange rate fluctuation	61		-	-
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	70		6,181,061,267	994,174,307



General Director

Dang Tien Duc

Da Nang, 28 October 2025

Chief Accountant

Nguyen Thi Thao

Prepared by

Dao Thi Thanh Mai



**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/QĐ-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 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam.

The number of employees as at 30 September 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 September 2025, the Company's subsidiaries were as follows:

<b>Name</b>	<b>Address</b>	<b>Voting rights</b>	<b>Percent capital</b>	<b>Percent interest</b>
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 September 2025 were as follows:

<b>Name</b>	<b>Address</b>
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 30 September 2025 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 30 September 2025. 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:

	<b><u>Year 2025</u></b>
▪ 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 July 2025 to 30 September 2025 according to the provisions of Decree No. 174/2025/NĐ-CP dated 30 June 2025);
- 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 Sep. 2025 VND	As at 01 Jan. 2025 VND
Cash in hand	63,335,855	326,267,163
Cash at banks	6,117,725,412	4,934,084,987
<b>Total</b>	<b>6,181,061,267</b>	<b>5,260,352,150</b>

## 4.2. Current trade receivables

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Dinco Construction Engineering Joint Stock Company	15,256,080	11,480,960,606
Dufago Concrete One Member Company Limited	9,962,140,494	4,407,934,746
Newtecons Construction Investment Joint Stock Company	290,144,287	1,560,621,288
FDSG Joint Stock Company	35,928,418,180	-
Others	16,847,597,531	17,678,610,979
<b>Total</b>	<b>63,043,556,572</b>	<b>35,128,127,619</b>
In which: Trade receivables from related parties	10,088,024,751	17,036,750,122

## 4.3. Current advances to suppliers

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Tan Viet Securities Joint Stock Company	-	110,000,000
Quang Ngai Branch of ABH Hanoi Joint Stock Company	163,452,300	-
An Phu An Khanh Trading Company Limited	84,378,000	-
Others	83,591,512	59,140,124
<b>Total</b>	<b>331,421,812</b>	<b>169,140,124</b>

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY**Address: 4<sup>th</sup> 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 Sep. 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	10,387,300	10,143,430	20,530,730	9,137,100	11,393,630
<b>Total</b>	<b>20,530,730</b>	<b>10,387,300</b>	<b>10,143,430</b>	<b>20,530,730</b>	<b>9,137,100</b>	<b>11,393,630</b>

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 held.

Held to maturity investments are analysed as follows:

	As at 30 Sep. 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
<b>Total</b>	<b>11,500,000,000</b>	<b>11,500,000,000</b>	<b>8,000,000,000</b>	<b>8,000,000,000</b>



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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Other investments are analysed as follows:

	As at 30 Sep. 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	-	-
<b>Total</b>	<b>49,509,490,000</b>	-	-	<b>49,509,490,000</b>	-	-

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 7.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 4.5. Current loan receivables

	As at 30 Sep. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Provision	Value	Provision
Mr. Pham Hai Long (*)	-	-	11,000,000,000	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>11,000,000,000</b>	<b>-</b>

## 4.6. Other receivables

	As at 30 Sep. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Provision	Value	Provision
Advances	1,267,323	-	288,534,912	-
Social insurance	-	-	2,071,635	-
Deposits	20,700,000	-	50,700,000	-
Accrued interest	123,713,698	-	139,835,617	-
Other receivables	37,273,092	-	16,667,881	-
<b>Total</b>	<b>182,954,113</b>	<b>-</b>	<b>497,810,045</b>	<b>-</b>

## 4.7. Doubtful debts

	As at 30 Sep. 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
<b>Total</b>	<b>16,239,426,827</b>	<b>5,797,230</b>	<b>17,036,417,248</b>	<b>726,412,517</b>

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.



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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

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

	As at 30 Sep. 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	
<b>Total</b>	<b>16,239,426,827</b>	<b>5,797,230</b>		<b>17,036,417,248</b>	<b>726,412,517</b>	

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 4.8. Inventories

	As at 30 Sep. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Provision	Value	Provision
Raw materials	2,554,574,434	-	1,749,982,943	-
Merchandise	-	-	10,350,000	-
<b>Total</b>	<b>2,554,574,434</b>	<b>-</b>	<b>1,760,332,943</b>	<b>-</b>

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 Sep. 2025	01 Jan. 2025
	VND	VND
Current		
Tools and supplies pending amortisation	-	602,511
Insurance fee for machinery and equipment	309,544,187	332,618,893
Road fee, vehicle inspection fee	187,504,846	184,176,786
Other expenses	422,202	1,551,808
	-	-
<b>Total</b>	<b>521,704,227</b>	<b>518,949,998</b>
Non-current		
Land rental (*)	2,219,117,498	2,296,299,032
Tools and supplies pending amortisation	131,033,219	130,791,764
<b>Total</b>	<b>2,350,150,717</b>	<b>2,427,090,796</b>

(\*) 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.



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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**4.10. Tax and amounts receivable from/payable to the state budget**

	As at 30 Sep. 2025		Movements in the year		As at 1 Jan. 2025	
	Receivable	Payable	Payable	Paid/ Deducted	Receivable	Payable
	VND		VND		VND	
Value added tax	-	275,267,421	5,892,537,098	5,814,259,787	-	196,990,110
Corporate income tax	-	3,050,815,568	3,306,965,592	464,078,980	256,150,024	464,078,980
Personal income tax	-	75,775,259	607,095,753	584,108,469	-	52,787,975
Other taxes	-	-	4,000,000	4,000,000	-	-
<b>Total</b>	<b>-</b>	<b>3,401,858,248</b>	<b>9,810,598,443</b>	<b>6,866,447,236</b>	<b>256,150,024</b>	<b>713,857,065</b>

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY**

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

**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)
<b>As at 30 Sep. 2025</b>	<b>3,444,846,768</b>	<b>17,393,930,625</b>	<b>142,724,169,114</b>	<b>250,201,915</b>	<b>104,113,563</b>	<b>163,917,261,985</b>
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	182,584,638	656,879,615	6,196,090,352	104,753	-	7,035,659,358
Fixed asset liquidation	(2,211,979,641)	(18,041,649,743)	-	(447,505,370)	-	(20,701,134,754)
<b>As at 30 Sep. 2025</b>	<b>2,045,031,242</b>	<b>13,774,927,137</b>	<b>128,693,058,746</b>	<b>250,201,915</b>	<b>104,113,563</b>	<b>144,867,332,603</b>
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
<b>As at 30 Sep. 2025</b>	<b>1,399,815,526</b>	<b>3,619,003,488</b>	<b>14,031,110,368</b>	<b>-</b>	<b>-</b>	<b>19,049,929,382</b>

The amount of year-end net book value of tangible fixed assets totalling VND 4,215,901,381 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 86,609,374,921.



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 4.12. Current trade payables

	As at 30 Sep. 2025 VND		As at 01 Jan. 2025 VND	
	Value	Payable value	Value	Payable value
Dong Do Construction and Service Company Limited	1,760,441,400	1,760,441,400	1,013,372,500	1,013,372,500
Dai Hoang Investment and Trading Joint Stock Company	4,179,232,000	4,179,232,000	3,025,072,805	3,025,072,805
Hiep Tuyet Company Limited	3,608,323,884	3,608,323,884	-	-
TATA - DAEWOO VIET NAM Company Limited	-	-	1,785,000,000	1,785,000,000
Others	3,959,430,380	3,959,430,380	1,601,879,360	1,601,879,360
<b>Total</b>	<b>13,507,427,664</b>	<b>13,507,427,664</b>	<b>7,425,324,665</b>	<b>7,425,324,665</b>

## 4.14. Payables to employees

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Salary, bonus	468,081,746	440,677,671
<b>Total</b>	<b>468,081,746</b>	<b>440,677,671</b>

## 4.15. Accrued expenses

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Accrued interest	-	-
Others	10,968,727	8,525,000
<b>Total</b>	<b>10,968,727</b>	<b>8,525,000</b>

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 4.16. Other current payables

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Trade union dues	10,456,815	4,895,227
Da Nang Post Insurance Company	-	99,994,116
Others	107,010,439	44,191,470
<b>Total</b>	<b>117,467,254</b>	<b>149,080,813</b>



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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**4.18. Owners' equity**

**4.18.1. Changes in owners' equity**

	Owners' contributed capital VND	Items of owners' equity			Total 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	-	-	-	18,581,109,411	18,581,109,411
Distributed bonus and welfare fund (*)	-	-	-	(755,633,049)	(755,633,049)
Dividends (*)	-	-	-	(13,364,971,500)	(13,364,971,500)
<b>As at 30 Sep. 2025</b>	<b>89,099,810,000</b>	<b>49,416,000</b>	<b>7,752,997,505</b>	<b>23,754,180,850</b>	<b>120,656,404,355</b>

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 4.18.2.Details of owners' equity

	As at 30 Sep. 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
<b>Total</b>	<b>89,099,810,000</b>	<b>89,099,810,000</b>

## 4.18.3 Capital transactions with owners

	As at 30 Sep. 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	-	-
<b>Ending balance</b>	<b>89,099,810,000</b>	<b>89,099,810,000</b>

## 4.18.4. Shares

	As at 30 Sep. 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	-
<b>As at 30 Sep. 2025</b>	<b>7,752,997,505</b>

## 4.20. Off balance sheet items

	As at 30 Sep. 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
<b>Total</b>	<b>546,696,850</b>	<b>546,696,850</b>

## 5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

## 5.1. Revenue from selling goods and rendering services

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Revenue from selling finished goods	27,149,370,635	9,957,280,270	59,056,074,336	12,311,768,044
Revenue from selling merchandise	-	1,046,212,780	643,822,137	10,660,151,297
Revenue from rendering services	2,326,978,905	3,351,316,305	7,145,038,538	10,127,319,295
<b>Total</b>	<b>29,476,349,540</b>	<b>14,354,809,355</b>	<b>66,844,935,011</b>	<b>33,099,238,636</b>
In which, revenue from related parties	2,446,031,864	13,242,538,551	19,680,677,283	21,930,040,435



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 5.2. Cost of sales

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Cost of finished goods sold	20,110,641,772	7,589,287,320	46,315,581,073	10,314,111,657
Cost of merchandise sold	-	996,742,827	641,785,093	10,594,933,648
Cost of services rendered	2,120,758,105	2,145,510,004	6,623,622,474	8,284,787,831
<b>Total</b>	<b>22,231,397,877</b>	<b>10,731,540,151</b>	<b>53,580,988,640</b>	<b>29,193,833,136</b>

## 5.3. Finance income

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Deposit interest	122,329,154	8,596,382	579,009,943	15,521,727
Dividends, profits received	-	-	5,734,572,500	2,008,401,500
Payment discount	40,998,124	4,000,000	40,998,124	4,000,000
<b>Total</b>	<b>163,327,278</b>	<b>12,596,382</b>	<b>6,354,580,567</b>	<b>2,027,923,227</b>

## 5.4. Finance expense

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Interest expense	-	18,065,100	-	105,737,178
Provision for decline in value of trading securities	984,200	(444,793,668)	(1,250,200)	(444,966,568)
<b>Total</b>	<b>984,200</b>	<b>(426,728,568)</b>	<b>(1,250,200)</b>	<b>(339,229,390)</b>

## 5.6. General and administrative expense

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Salaries	126,000,000	127,338,876	378,000,000	383,319,567
Others	131,728,137	317,201,600	398,617,759	826,171,125
Provisions for doubtful debts	-	-	8,796,288	457,344,276
Provision reversals of provision for doubtful debts	-	-	(85,171,422)	(92,127,803)
<b>Total</b>	<b>257,728,137</b>	<b>444,540,476</b>	<b>700,242,625</b>	<b>1,574,707,165</b>

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 5.7. Other income

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Gains from disposal and sale of fixed assets	-	1,000	3,151,069,189	1,000
Others	20,000	-	20,000	-
<b>Total</b>	<b>20,000</b>	<b>1,000</b>	<b>3,151,089,189</b>	<b>1,000</b>

## 5.8. Other expense

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Administrative penalties, tax penalties	-	-	19,803,795	799,712
Cost of Disposal of Fixed Assets	-	-	-	-
Others	104,665,976	500	198,617,008	34,981,179
<b>Total</b>	<b>104,665,976</b>	<b>500</b>	<b>218,420,803</b>	<b>35,780,891</b>

## 5.9. Production and business costs by elements

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Materials, tools and supplies expense	17,524,363,475	6,452,460,912	36,794,010,391	7,981,171,941
Employee expense	1,932,711,110	298,739,785	4,968,604,925	1,011,613,879
Depreciation expense	2,255,960,540	2,711,768,704	7,035,659,358	8,190,965,535
Service expense	351,351,832	1,919,491,050	4,830,561,465	2,921,525,098
Other expenses	72,852,388	333,191,622	86,985,167	831,631,798
<b>Total</b>	<b>22,137,239,345</b>	<b>11,715,652,073</b>	<b>53,715,821,306</b>	<b>20,936,908,251</b>

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 5.10. Current corporate income tax expense

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Total accounting profit before tax	7,044,920,628	3,618,054,178	21,852,202,899	4,662,071,061
Điều chỉnh các khoản thu nhập chịu thuế	174,818,161	(1,748,526,002)	(5,102,791,180)	(1,202,995,615)
Add: Increasing adjustments	174,818,161	259,875,498	631,781,320	805,405,885
- Non-deductible expenses	110,580,976	93,437,999	218,420,803	306,093,388
- Remuneration of the Board of Directors and the Supervisory Committee not evolving in execution	78,000,000	78,000,000	234,000,000	234,000,000
- Unrealized revenue arising from fixed asset sale transactions	(13,762,815)	-	179,360,517	-
Less: Decreasing adjustments	-	2,008,401,500	5,734,572,500	2,008,401,500
- Dividends/profits received	-	2,008,401,500	5,734,572,500	2,008,401,500
Less: Losses carried forward from previous years	-	3,789,492,177	214,583,759	3,459,075,446
Taxable income from main business activities	7,219,738,789	(1,919,964,001)	16,534,827,960	-
Current corporate income tax rate	20%	20%	20%	20%
Corporate income tax expense from main business activities	1,443,947,758	-	3,306,965,592	-
Less: Corporate income tax exemption of preferential business activities	-	-	-	-
Corporate income tax expense calculated on taxable income in the year	1,443,947,758	-	3,306,965,592	-
In which:				
CIT expense of the current year	1,443,947,758	-	3,306,965,592	-



**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 September 2025

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY**

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

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

	Commercial concrete		Trading		Services		Total	
	Q3-2025 VND	Q3-2024 VND	Q3-2025 VND	Q3-2024 VND	Q3-2025 VND	Q3-2024 VND	Q3-2025 VND	Q3-2024 VND
<b>Revenues</b>								
External sales	27,149,370,635	9,957,280,270	-	1,046,212,780	2,326,978,905	3,351,316,305	29,476,349,540	14,354,809,355
<b>Total</b>	<b>27,149,370,635</b>	<b>9,957,280,270</b>	<b>-</b>	<b>1,046,212,780</b>	<b>2,326,978,905</b>	<b>3,351,316,305</b>	<b>29,476,349,540</b>	<b>14,354,809,355</b>
<b>Expenses</b>								
Cost of sales	20,110,641,772	7,589,287,320	-	996,742,827	2,120,756,105	2,145,510,004	22,231,397,877	10,731,540,151
Selling expenses	-	-	-	-	-	-	-	-
General and Administrative expenses	-	-	-	-	-	-	257,728,137	444,540,476
<b>Total</b>	<b>20,110,641,772</b>	<b>7,589,287,320</b>	<b>-</b>	<b>996,742,827</b>	<b>2,120,756,105</b>	<b>2,145,510,004</b>	<b>22,489,126,014</b>	<b>11,176,080,627</b>
<b>Net profit/(loss)</b>	<b>7,038,728,863</b>	<b>2,367,992,950</b>	<b>-</b>	<b>49,469,953</b>	<b>206,222,800</b>	<b>1,205,806,301</b>	<b>6,987,223,526</b>	<b>3,178,728,728</b>
Financial incomes							163,327,278	12,596,382
Financial expense							984,200	(426,728,568)
Net other income							(104,645,976)	500
Accounting profit before taxation							7,044,920,628	3,618,054,178
Current corporate income tax expense							1,443,947,758	-
Deferred corporate income tax expense							2,752,563	-
<b>Net profit/(loss) after taxation</b>							<b>5,598,220,307</b>	<b>3,618,054,178</b>

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY**

Address: 4<sup>th</sup> 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 30 Sep. 2025 VND	As at 01 Jan. 2025 VND	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Segment assets	68,745,852,603	58,784,339,431	-	-	-	-	68,745,852,603	58,784,339,431
Unallocated assets	-	-	-	-	-	-	70,291,619,728	66,505,893,934
<b>Total assets</b>							<b>139,037,472,331</b>	<b>125,290,233,365</b>

	Commercial concrete		Trading		Services		Total	
	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Segment liabilities	13,518,396,391	7,433,860,255	-	-	-	-	13,518,396,391	7,433,860,255
Unallocated liabilities	-	-	-	-	-	-	4,862,671,585	1,660,473,617
<b>Total liabilities</b>							<b>18,381,067,976</b>	<b>9,094,333,872</b>

	Commercial concrete		Trading		Services		Total	
	Q3-2025 VND	Q3-2024 VND	Q3-2025 VND	Q3-2024 VND	Q3-2025 VND	Q3-2024 VND	Q3-2025 VND	Q3-2024 VND

Cost of purchasing assets	-	-	-	-	-	-	-	-
Depreciation expense	2,255,960,540	2,711,768,704	-	-	-	-	2,255,960,540	2,711,768,704



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

## 7. RELATED PARTIES

List of related partiesRelationship

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 Sep. 2025 VND	As at 01 Jan. 2025 VND
Receivables		
Dinco Construction Engineering Joint Stock Company	15,256,080	11,480,960,606
Dufago Chu Lai Concrete Joint Stock Company	110,628,177	1,266,068,652
Dufago Concrete One Member Limited Liability Company	9,962,140,494	4,289,720,864
<b>Total – Refer to Note 4.2</b>	<b>10,088,024,751</b>	<b>17,036,750,122</b>

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

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Sale of goods and rendering of services:				
Dinco Construction Engineering Joint Stock Company	82,385,000	9,371,913,534	6,966,666,452	11,017,852,021
Dufago Concrete One Member Limited Liability Company	1,996,808,453	3,085,678,738	9,711,369,272	8,605,414,103
Dufago Chu Lai Concrete Joint Stock Company	366,838,411	784,946,279	3,002,641,559	2,306,774,311
<b>Total – Refer to note 5.1</b>	<b>2,446,031,864</b>	<b>13,242,538,551</b>	<b>19,680,677,283</b>	<b>21,930,040,435</b>

	Q3-2025 VND	Q3-2024 VND	The first nine months of 2025 VND	The first nine months of 2024 VND
Purchase of goods:				
Dufago Chu Lai Concrete Joint Stock Company	78,153,867	9,109,742	751,450,183	9,109,742
Dufago Concrete One Member Limited Liability Company	210,827,781	1,031,732,807	268,114,768	10,629,923,628
<b>Total</b>	<b>288,981,648</b>	<b>1,040,842,549</b>	<b>1,019,564,951</b>	<b>10,639,033,370</b>

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

Full name	Position	Q3-2025	Q3-2024	The first nine months of 2025	The first nine months of 2024
		VND	VND	VND	VND
Mr. Le Truong Ky	Chairman of the BODs	30,000,000	30,000,000	90,000,000	90,000,000
Mr. Dang Tien Duc	Deputy chairman of the BODs	18,000,000	18,000,000	54,000,000	54,000,000
Ms. Huynh Phuoc Huyen Vy	Member of the BODs	18,000,000	18,000,000	54,000,000	54,000,000
Mr. Nguyen Ngoc Tuan	Member of the BODs	18,000,000	18,000,000	54,000,000	54,000,000
Mr. Le Anh Long	Head of Supervisory Committee	15,000,000	15,000,000	45,000,000	45,000,000
Mr. Chu Van Tuan	Member of Supervisory Committee	9,000,000	9,000,000	27,000,000	27,000,000
Mr. Tran Canh Thanh	Member of Supervisory Committee	9,000,000	9,000,000	27,000,000	27,000,000
Ms. Nguyen Thi Minh Phuong	Member of Internal Audit Committee	9,000,000	9,000,000	27,000,000	27,000,000

During the period, the Company did not incur any salaries, bonuses, or other benefits for the members of Management.

## 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.



**General Director**  
Dang Tien Duc  
Danang City, 28 October 2025

**Chief Accountant**  
Nguyen Thi Thao

**Preparer**  
Dao Thi Thanh Mai