

SONADEZI CORPORATION  
DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY  


**FINANCIAL STATEMENT  
QUARTER 4/2025**

**BALANCE SHEET**  
As of December 31, 2025

Unit: VND

ASSETS	Code	Notes	End of Period	Beginning of Year
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>25.264.386.519</b>	<b>53.262.871.043</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>1.814.779.006</b>	<b>23.515.577.887</b>
1. Cash	111		1.814.779.006	23.515.577.887
2. Cash equivalents	112		0	0
<b>II. Short-term financial investment</b>	<b>120</b>		<b>209.331.775</b>	<b>203.390.685</b>
1. Trading securities	121		0	0
2. Provision for decline in value of trading securities (*)	122		0	0
3. Investments held to maturity	123		209.331.775	203.390.685
<b>III. Short-term receivables</b>	<b>130</b>		<b>5.111.569.216</b>	<b>16.359.190.595</b>
1. Short-term receivables from customers	131		9.968.366.523	21.764.014.386
2. Advances to suppliers	132		2.024.672.444	1.750.021.790
3. Short-term internal receivables	133		0	0
4. Receivables according to the progress of construction contracts	134		0	0
5. Short-term loan receivables	135		0	0
6. Other short-term receivables	136		1.356.848.844	396.823.720
7. Provision for doubtful short-term receivables	137		-8.238.318.595	-7.551.669.301
8. Missing assets awaiting resolution	139		0	0
<b>IV. Inventory</b>	<b>140</b>		<b>12.809.164.888</b>	<b>10.170.684.635</b>
1. Inventory	141		12.809.164.888	10.170.684.635
2. Provision for inventory write-down (*)	149		0	0
<b>V. Other current assets</b>	<b>150</b>		<b>5.319.541.634</b>	<b>3.014.027.241</b>
1. Short-term prepaid expenses	151		4.248.777.730	2.262.770.858
2. Deductible VAT	152		474.917.847	0
3. Tax and other receivables from the State	153		595.846.057	751.256.383
4. Government bond buyback transaction	154		0	0
5. Other short-term assets	155		0	0
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>160.921.702.093</b>	<b>149.522.273.313</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>15.483.483.407</b>	<b>13.201.709.318</b>
1. Long-term receivables from customers	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Investment in subsidiaries and affiliates	213		0	0
4. Other long-term internal receivables	214		0	0
5. Receivables on long-term loans	215		0	0
6. Other long-term receivables	216		15.483.483.407	13.201.709.318
7. Provision for doubtful long-term receivables (*)	219		0	0
<b>II. Fixed assets</b>	<b>220</b>		<b>13.033.055.443</b>	<b>10.309.577.825</b>



ASSETS	Code	Notes	End of Period	Beginning of Year
<b>1. Tangible fixed assets</b>	<b>221</b>		<b>12.993.055.427</b>	<b>10.259.577.813</b>
- Original cost	222		71.009.187.006	79.726.714.984
- Accumulated Depreciation	223		-58.016.131.579	-69.467.137.171
<b>2. Financial leased fixed assets</b>	<b>224</b>		<b>0</b>	<b>0</b>
- Original cost	225		0	0
- Accumulated Depreciation	226		0	0
<b>3. Intangible fixed assets</b>	<b>227</b>		<b>40.000.016</b>	<b>50.000.012</b>
- Original cost	228		296.586.100	359.296.027
- Accumulated Amortization	229		-256.586.084	-309.296.015
<b>III Investment Properties</b>	<b>230</b>		<b>0</b>	<b>0</b>
- Original cost	231		0	0
- Accumulated Amortization	232		0	0
<b>IV. Work-in-Progress Assets</b>	<b>240</b>		<b>25.029.366.318</b>	<b>22.356.347.967</b>
1. Long-term construction-in-progress	241		0	0
2. Basic construction-in-progress costs	242		25.029.366.318	22.356.347.967
<b>V. Long-term financial investments</b>	<b>250</b>		<b>0</b>	<b>0</b>
1. Investment in subsidiaries	251		0	0
2. Investments in associates and joint-ventures	252		0	0
3. Equity investments in other entities	253		0	0
4. Provisions for long-term financial investments (*)	254		0	0
5. Investments held to maturity	255		0	0
<b>VI. Other long-term assets</b>	<b>260</b>		<b>107.375.796.925</b>	<b>103.654.638.203</b>
1. Long-term prepaid expenses	261		107.375.796.925	103.654.638.203
2. Deferred income tax assets	262		0	0
3. Long term equipment, supplies and spare parts	263		0	0
4. Other long-term assets	268		0	0
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>186.186.088.612</b>	<b>202.785.144.356</b>



## BALANCE SHEET (CONTINUED)

As of December 31, 2025


Unit: VND

TOTAL LIABILITIES AND OWNER'S EQUITY	Code	Notes	End of Period	Beginning of Year
<b>C. LIABILITIES</b>	<b>300</b>		<b>48.343.928.060</b>	<b>38.473.199.758</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>35.402.157.080</b>	<b>24.800.571.236</b>
1. Short-term payables to suppliers	311		9.621.058.813	6.829.323.933
2. Advance payment from customers	312		1.551.795.751	780.783.834
3. Taxes and other payables to the State	313		20.499.716.359	9.871.398.715
4. Payables to employees	314		1.345.640.410	1.909.521.921
5. Short-term accrued expenses	315		158.545.455	216.219.455
6. Short-term internal payables	316		0	0
7. Payables according to the progress of construction contracts	317		0	0
8. Short-term unearned revenue	318		0	0
9. Other short-term payables	319		1.432.507.447	1.233.657.148
10. Short-term borrowings and finance lease liabilities	320		437.823.865	3.560.053.000
11. Provision for short term payables	321		0	0
12. Reward and welfare fund	322		355.068.980	399.613.230
13. Price stabilization fund	323		0	0
14. Government bond buyback transactions	324		0	0
<b>II. Long-term liabilities</b>	<b>330</b>		<b>12.941.770.980</b>	<b>13.672.628.522</b>
1. Long-term payables to suppliers	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term accrued expenses	333		0	0
4. Payables for capital contributions	334		0	0
5. Long-term internal payables	335		0	0
6. Long-term deferred revenue	336		0	0
7. Other long-term payables	337		9.716.776.985	10.461.251.765
8. Long-term borrowings and finance lease liabilities	338		0	0
9. Convertible bonds	339		0	0
10. Preferred shares	340		0	0
11. Deferred income tax liabilities	341		0	0
12. Provision for long term payables	342		3.224.993.995	3.211.376.757
13. Scientific and technology development fund	343		0	0
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>137.842.160.552</b>	<b>164.311.944.598</b>
<b>I. Owner's Equity</b>	<b>410</b>		<b>137.842.160.552</b>	<b>164.311.944.598</b>
1. Owner's contributed capital	411		128.340.000.000	128.340.000.000
- Common shares with voting rights	411A		128.340.000.000	128.340.000.000
- Preferred shares	411B		0	0
2. Share premium	412		32.380.000.000	32.380.000.000
3. Convertible bond options	413		0	0
4. Other owner's capital	414		0	0
5. Treasury shares (*)	415		0	0



TOTAL LIABILITIES AND OWNER'S EQUITY	Code	Notes	End of Period	Beginning of Year
6. Revaluation surplus	416		0	0
7. Foreign exchange differences	417		0	0
8. Development Investment Fund	418		18.205.427.084	18.205.427.084
9. Business reorganization support fund	419		0	0
10. Other funds under owner's equity	420		0	0
11. Retained Earnings	421		-41.083.266.532	-14.613.482.486
- Retained Earnings Cumulative to End of Prior Period	421A		-14.613.482.486	-7.541.274.425
- Retained Earnings of the Current Period	421B		-26.469.784.046	-7.072.208.061
12 Construction investment fund	422		0	0
<b>II. Funding and other funds</b>	<b>430</b>		<b>0</b>	<b>0</b>
1. Funding	431		0	0
2. Funding formed from fixed assets	432		0	0
<b>TOTAL LIABILITIES AND OWNER'S EQUITY (440=300+400)</b>	<b>440</b>		<b>186.186.088.612</b>	<b>202.785.144.356</b>

Prepared by

  
Phan Thi Thuy Trang

Chief Accountant

  
Le Thi Hong

January 16, 2025  
General Director  
  
  
Tran Anh Dien


## INCOME STATEMENT

From October 01, 2025 to December 31, 2025

Unit: VND

Items	Code	Note	Q4		Cumulative year to date	
			This year	Previous year	Previous year	This year
1. Revenue from Sales and Services	01		6.396.656.457	26.629.386.260	94.510.130.009	34.712.779.671
2. Deductions from Revenue	02		0	0	0	0
3. Net Revenue from Sales and Services (10=01-02)	10		6.396.656.457	26.629.386.260	94.510.130.009	34.712.779.671
4. Cost of goods sold	11		10.254.193.487	18.695.828.766	78.144.426.028	40.335.083.683
5. Gross profit from Sales and Service (20=10-11)	20		-3.857.537.030	7.933.557.494	16.365.703.981	-5.622.304.012
6. Financial Income	21		200.992	9.477.296	17.890.399	18.871.267
7. Financial Expenses	22		16.672.727	228.807.273	1.060.341.483	149.881.012
- Including: Interest Expense	23		16.672.727	228.807.273	1.060.341.483	149.881.012
8. Selling expenses	25		52.104.270	177.504.048	2.005.124.324	264.527.016
9. Administrative Expenses	26		3.117.171.840	3.424.936.157	12.728.107.006	12.475.874.797
10. Net Operating Profit/(Loss) (30=20+(21-22)-26)	30		-7.043.284.875	4.111.787.312	590.021.567	-18.493.715.570
11. Other income	31		1.260.079.084	249.654.950	2.110.134.063	5.240.306.391
12. Other expenses	32		-189.287.091	7.810.146.926	9.772.363.691	13.216.374.867
13. Other Profit/(Loss) (40=31-32)	40		1.449.366.175	-7.560.491.976	-7.662.229.628	-7.976.068.476
14. Total Profit/(Loss) Before Tax (50=30+40)	50		-5.593.918.700	-3.448.704.664	-7.072.208.061	-26.469.784.046
15. Corporate Income Tax	51		0	0	0	0
16. Deferred Income tax	52		0	0	0	0
17. Net Profit/(Loss) After Tax (60=50-51)	60		-5.593.918.700	-3.448.704.664	-7.072.208.061	-26.469.784.046
18. Basic Earnings Per Share	70		0	0	0	0
19. Diluted Earnings Per Share	71		0	0	0	0

Prepared by

  
Phan Thi Thuy Trang

Chief Accountant

  
Le Thi Hong

January 16, 2025

General Director



  
Tran Anh Dien



## CASH FLOW STATEMENT

(Using the Direct Method)


From October 01, 2025 to December 31, 2025

Unit: VND

Items	Codes	Note	Q4		Cumulative year to date	
			This year	Previous year	Previous year	This year
<b>I. Cash flow from operating activities</b>						
1. Cash received from sales, service provision and other revenue	01		15.103.077.514	31.425.040.485	93.910.976.898	53.992.281.547
2. Cash paid to suppliers for goods and services	02		-5.494.380.922	-10.613.546.944	-37.139.817.974	-35.451.485.117
3. Cash paid to employees	03		-3.275.209.590	-2.452.466.951	-10.071.864.286	-13.141.648.895
4. Interest paid	04		-16.672.727	-232.724.736	-953.975.505	-149.881.012
5. Corporate income tax paid	05		0	0	0	0
6. Other cash receipts from operating activities	06		1.334.011.957	262.226.882	479.336.808	5.714.618.171
7. Other cash payment for operating activities	07		-5.475.288.571	-63.483.415.553	-92.721.035.400	-28.468.409.635
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>2.175.537.661</b>	<b>-45.094.886.817</b>	<b>-46.496.379.459</b>	<b>-17.504.524.941</b>
<b>II. Cash flows from investing activities</b>						
1. Cash paid for purchase, construction of fixed assets and other long-term assets	21		0	0	0	0
2. Cash received from disposal and sale of fixed assets other long-term assets	22		0	-4.580.000	-4.580.000	-3.493.940
3. Cash paid for loans, purchase of debt instruments of other entities	23		0	0	-200.000.000	0
4. Cash received from loan collections and resale of debt instruments	24		0	0	0	0
5. Cash paid for equity investments in other entities	25		0	0	0	0
6. Cash received from equity investments in other entities	26		0	0	0	0
7. Interest, dividends, and profit received	27		0	0	0	0
<b>Net cash flow from investing activities</b>	<b>30</b>		<b>0</b>	<b>-4.580.000</b>	<b>-204.580.000</b>	<b>-3.493.940</b>
<b>III. Cash flow from financial activities</b>						
1. Cash received from issuing shares, owner's capital contributions	31		0	72.800.000.000	72.800.000.000	0

2. Cash paid for owner's capital withdrawals, repurchase of issued shares	32		0	-20.000.000	-20.000.000	0
3. Cash received from loans	33		0	0	7.000.000.000	0
4. Cash paid for loan principal repayment	34		-632.727.000	-8.735.000.000	-14.202.529.846	-4.192.780.000
5. Cash paid for financial lease liabilities	35		0	0	0	0
6. Dividends and profits paid to owners	36		0	0	0	0
<b>Net cash flow from financial activities</b>	<b>40</b>		<b>-632.727.000</b>	<b>64.045.000.000</b>	<b>65.577.470.154</b>	<b>-4.192.780.000</b>
<b>Net cash flow during the period (50=20+30+40)</b>	<b>50</b>		<b>1.542.810.661</b>	<b>18.945.533.183</b>	<b>18.876.510.695</b>	<b>-21.700.798.881</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>271.968.345</b>	<b>4.570.044.704</b>	<b>4.639.067.192</b>	<b>23.515.577.887</b>
Effect of exchange rate changes on foreign currency conversion	61		0	0	0	0
<b>Cash and cash equivalents at the end of the period (70 = 50+60+61)</b>	<b>70</b>		<b>1.814.779.006</b>	<b>23.515.577.887</b>	<b>23.515.577.887</b>	<b>1.814.779.006</b>

Prepared by

  
Tran Thi Thuy Trang

Chief Accountant

  
Le Thi Hong

January 16, 2025  
General Director

  
  
Tran Anh Dien



# ACCOUNT MOVEMENT BALANCE SHEET

From October 01, 2025 to December 31, 2025

Unit: VND

Codes	Items	BEGINNING BALANCE		TRANSACTIONS DURING THE PERIOD		ENDING BALANCE	
		Debit	Credit	Debit	Credit	Debit	Credit
A	B	1	2	3	4	5	6
111	Cash	87.788.051		1.750.186.919	1.822.991.744	14.983.226	
112	Cash equivalents	183.180.294		16.397.902.552	14.781.287.066	1.799.795.780	
128	Other short-term investment	210.331.775			1.000.000	209.331.775	
131	Receivables from customers	17.292.576.737	1.039.983.834	7.267.055.383	15.103.077.514	9.968.366.523	1.551.795.751
133	Deductibles VAT			1.023.742.675	548.824.828	474.917.847	
136	Internal receivables	14.784.536.193		154.258.114	28.583.377	14.910.210.930	
138	Other receivables	345.701.486	9.137.093.685	414.319.168	345.413.284	459.495.669	9.181.981.984
141	Advances (detailed by receivers)	606.144.642	5.437.789	1.499.775.590	1.204.129.268	896.353.175	
152	Raw materials	8.766.355.025		3.154.687.035	2.158.242.475	9.762.799.585	
153	Instrument & tool	2.100.000		400.233.331	400.233.331	2.100.000	
154	Cost for work-in-process	2.581.777.294		6.647.380.634	6.993.272.408	2.235.885.520	
155	Finished products	1.785.131.657		6.129.090.821	7.105.842.695	808.379.783	
211	Tangible fixed assets	68.009.312.889		2.999.874.117		71.009.187.006	
213	Intangible fixed assets	296.586.100				296.586.100	
214	Depreciation of fixed assets		57.552.589.056		720.128.607		58.272.717.663
229	Provision for long term investment devaluation		7.551.669.301	5.000.000	691.649.294		8.238.318.595
241	Capital construction-in-process	25.727.620.835		317.200.028	1.015.454.545	25.029.366.318	
242	Long-term prepaid expenses	107.060.192.567		5.801.109.974	1.236.727.886	111.624.574.655	
244	Long term collateral & deposit	15.484.483.407				15.484.483.407	
331	Trade payables	2.795.585.343	4.228.509.203	5.525.263.908	11.688.726.417	2.024.672.444	9.621.058.813
333	Taxes and payables to the State	595.846.057	17.101.990.036	3.460.885.181	6.858.611.504	595.846.057	20.499.716.359
334	Payables to employees		764.212.211	2.138.642.555	2.720.070.754		1.345.640.410
335	Accruals		2.773.231.606	5.863.769.835	3.249.083.684		158.545.455
336	Internal payables		14.784.536.193	28.583.377	154.258.114		14.910.210.930
338	Other payables	973.224	1.343.658.858	1.364.626.031	1.094.342.845		1.072.402.448
341	Long-term borrowings		1.070.550.865	632.727.000			437.823.865
344	Long-term deposits received		2.239.374.780	1.344.474.780			894.900.000



Codes	Items	BEGINNING BALANCE		TRANSACTIONS DURING THE PERIOD		ENDING BALANCE	
		Debit	Credit	Debit	Credit	Debit	Credit
352	Provisions for payables		3.222.064.927		2.929.068		3.224.993.995
353	Bonus and welfare funds		365.241.980	10.173.000			355.068.980
411	Owner's Equity Investment		160.720.000.000				160.720.000.000
414	Investment & development funds		18.205.427.084				18.205.427.084
421	Undistributed earnings	35.489.347.832		5.947.752.027	353.833.327	41.083.266.532	
511	Sales			6.396.656.457	6.396.656.457		
515	Financial activities income			200.992	200.992		
621	Direct raw materials cost			2.082.597.886	2.082.597.886		
622	Direct labor cost			1.225.753.462	1.225.753.462		
627	General operation cost			6.354.804.550	6.354.804.550		
632	Cost of goods sold			10.415.994.042	10.415.994.042		
635	Financial activities expenses			16.672.727	16.672.727		
641	Selling expenses			63.853.270	63.853.270		
642	General & administration expenses			3.813.968.136	3.813.968.136		
711	Other income			1.676.301.504	1.676.301.504		
811	Other expenses			226.935.329	226.935.329		
911	Evaluation of business results			13.604.688.560	13.604.688.560		
	<b>Total</b>	<b>302.105.571.408</b>	<b>302.105.571.408</b>	<b>126.157.140.950</b>	<b>126.157.140.950</b>	<b>308.690.602.332</b>	<b>308.690.602.332</b>

Prepared by

*Phan Thi Thuy Trang*

Chief Accountant

*Le Thi Hong*

Le Thi Hong

January 16, 2025  
General Director  
*Tran Anh Dien*  
Tran Anh Dien




## STATUS OF FULFILLMENT OF OBLIGATIONS TO THE GOVERNMENT

From October 01, 2025 to December 31, 2025

Unit: VND

Items	Codes	Opening balance amount	Transactions during the period		Year-to-date (YTD) cumulative balance		Closing balance amount
			Payable amount	Amount paid	Payable amount	Amount paid	
<b>I. Taxes</b>	<b>10</b>	<b>3.195.345.363</b>	<b>6.286.164.222</b>	<b>2.888.437.899</b>	<b>15.184.754.286</b>	<b>10.567.598.884</b>	<b>6.593.071.686</b>
1. Value - Added Tax (VAT) on domestic sales	11	259.105.974	27	259.106.001	653.862.649	836.339.519	0
2. Value - Added Tax (VAT) on imported goods	12	0			0	0	0
3. Special consumption tax	13	0			0	0	0
4. Export / Import tax	14	0			0	0	0
5. Company income tax	15	-595.846.057			155.410.326	0	-595.846.057
6. Personal income tax	16	11.267.000	53.166.500	43.101.750	161.198.259	170.229.109	21.331.750
7. Natural resources tax	17	572.408.133	-40.613.831		583.669.131	2.565.855.665	531.794.302
8. Land & housing tax	18		258.376.273	258.376.273	258.376.273	258.728.634	0
9. Land rental charges	19	2.808.255.188	3.827.536.503	0	8.739.755.987	2.103.964.296	6.635.791.691
10. Other taxes	20	140.155.125	2.187.698.750	2.327.853.875	4.632.481.661	4.632.481.661	0
<b>II. Other payables to the State</b>	<b>30</b>	<b>13.310.798.616</b>	<b>23.622.454</b>	<b>23.622.454</b>	<b>11.649.675.692</b>	<b>5.483.455.485</b>	<b>13.310.798.616</b>
1. Surcharges	31	0			0	0	0
2. Fees, charges	32	2.143.689.275	23.622.454	23.622.454	253.090.343	801.265.412	2.143.689.275
3. Others	33	11.167.109.341			11.396.585.349	4.682.190.073	11.167.109.341
<b>Total</b>	<b>40</b>	<b>16.506.143.979</b>	<b>6.309.786.676</b>	<b>2.912.060.353</b>	<b>26.834.429.978</b>	<b>16.051.054.369</b>	<b>19.903.870.302</b>

Prepared by

  
Phan Thi Thuong

Chief Accountant

  
Le Thi Hong

January 2, 2025

General Director

  
  
Tran Anh Dien



## NOTES TO THE FINANCIAL STATEMENTS

Previous period: From October 01, 2024 to December 31, 2024

Current period: From October 01, 2025 to December 31, 2025

### I. Characteristics of business operations

**1. Form of capital ownership:** Joint-stock company

Head office: 138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Bien Hoa City, Dong Nai Province

**2. Business fields:** Sand and stone extraction; construction material manufacturing; land leveling; real estate business.

**3. Business activities:** Sand and stone extraction; construction materials production; land leveling, real estate business.

**4. Normal operating cycle:** 12 months.

**5. Characteristics of business activities in the Fiscal Year affect the financial statements.**

**6. Corporate structure: Subordinate unit without legal status:**

- Dong Nai Concrete Enterprise: Includes 02 concrete stations  
An Binh Concrete Station: Quarter 10, An Binh Ward, Bien Hoa City, Dong Nai Province  
Ho Nai Concrete Station: Lots E and F, Ho Nai 3 Industrial Cluster, Ho Nai 3 Commune, Trang Bom District, Dong Nai Province
- Tunnel Brick Factory: Phuoc Tan Commune, Bien Hoa City, Dong Nai Province
- Mineral Mining Enterprise:  
Tan Cang 5 Quarry: Tan Cang Hamlet, Phuoc Tan Commune, Bien Hoa City, Dong Nai Province  
Thien Tan 5 Quarry: Thien Tan Commune, Vinh Cuu District, Dong Nai Province

### II. Accounting Period and Currency

**1. Accounting period:** Begins on January 1 and ends on December 31

**2. Currency used in accounting:** Vietnamese Dong (VND)

### III. Accounting Standards and Practices Applied

**1. Accounting practices applied:** The company applies Vietnamese Accounting Standards (VAS) and related regulations

**2. Statement of compliance with accounting standards and practices:**

The company complies with Vietnamese Accounting Standards and Practices for preparing and presenting financial statements. During the reporting period, the company implemented new accounting standards and guidelines from the Ministry of Finance.

### IV. Accounting Policies

**1. Principles for converting financial statements prepared in foreign currencies to Vietnamese Dong**

**2. Types of exchange rates applied in accounting:**

- Exchange rates used in accounting: Exchange rates from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV).
- Exchange rates for recording and re-evaluating assets: Buying exchange rates
- Exchange rates for recording and re-evaluating liabilities: Selling exchange rates
- Exchange rates for other transactions: Buying exchange rates

**3. Principles for determining the effective interest rate for discounting cash flows**

**4. Principles for recognizing cash and cash equivalents**

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, savings deposits, deposits for collateral and margin accounts, and short-term investments that are recoverable within three months from the date of investment or investments that have high liquidity.

Highly liquid investments are investments that can be easily converted into specific amounts of cash with minimal risk at the reporting date.

Cash equivalents are determined in accordance with the Vietnamese Accounting Standard "Cash Flow Statements."

**5. Principles for accounting financial investments**

- Other investments:  
Investments classified as "other investments" include those not in subsidiaries, joint ventures, or associates. Other investments are recorded at cost, which includes the purchase price plus any directly related investment costs (if any).



Dividends and profits distributed for periods after the investment date are recognized as financial income at their fair value on the date the entitlement arises.

– Methods for provisioning financial investment impairment:

Provision for long-term financial investment losses is made in accordance with the guidance provided in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2016.

Accordingly, the Company is required to make provisions if the economic entity in which the Company has invested incurs losses (except for planned losses according to the business plan established prior to the investment), with the maximum provision for each investment being equal to the amount of capital invested.

**6. Principles of accounting for receivables**

– Recognition principles

Receivables are classified as trade receivables, internal receivables, and other receivables based on the following principles: Trade receivables are commercial receivables arising from sales transactions; Intra-company receivables are amounts receivable between a parent company and its subordinate units without independent legal status and operating under dependent accounting. Other receivables are classified as miscellaneous receivables.

Receivables are monitored based on their original term, remaining term as of the reporting date, original currency, and individual counterparties.

Receivables that meet the definition of monetary items denominated in foreign currencies are measured at the actual exchange rate at the end of the period.

Receivables are recorded at the recoverable amount.

– Principles for Provisions for Doubtful Debts:

Provisions are made for overdue receivables or those with clear evidence of non-collection.

Increases or decreases in the balance of the provision for doubtful debts are recorded as administrative expenses in the income statement.

**7. Principles of accounting for inventories**

– Recognition principle: Inventories are recognized under Vietnamese Accounting Standard No. 02.

– Measurement method: Weighted average method

– Accounting method: Perpetual inventory system

– Method for Provisioning for Inventory Devaluation

At the end of the fiscal year, a provision for inventory devaluation must be made if the net realizable value of the inventory is lower than its cost.

The amount of the inventory devaluation provision is determined as the excess of the inventory's cost over its net realizable value.

Increases or decreases in the provision for inventory devaluation are recorded in the cost of goods sold on the income statement.

The provision for inventory devaluation is made on an item-by-item basis. For unfinished services in progress, the provision is calculated for each type of service with a distinct pricing structure.

**8. Principles for recognition and depreciation of fixed assets, finance-leased assets, and investment properties**

– Principles for Recognition of Fixed Assets (Tangible, Intangible, Finance-Leased): In accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013.

– Principles for Recognition of Investment Properties: Recognized at cost.

– Depreciation Method for Fixed Assets and Investment Properties: Using the straight-line method over the estimated useful life of the asset.

**9. Principles of accounting for prepaid expenses:**

Prepaid expenses are classified as short-term prepaid expenses and long-term prepaid expenses based on their original term, primarily including expenses related to the cost of tools and expenses incurred at factories.

These expenses are allocated over the prepaid period or the duration in which the economic benefits are expected to be generated.

**10. Principles of accounting for liabilities**

Liabilities are classified as payables to suppliers, internal payables, and other payables based on the following principle: Payables to suppliers are trade payables arising from transactions involving the purchase of goods, services, or assets, where the buyer and seller are independent parties.

Internal payables are amounts owed between the parent unit and its subordinate units without legal entity status and dependent accounting. Remaining payables are classified as other payables.

Liabilities are monitored based on their original term, remaining term at the reporting date, original currency, and by each counterparty.



Liabilities that meet the definition of monetary items denominated in foreign currencies are revalued at the exchange rates prevailing at the end of the period.

Liabilities are recognized at no less than the amount of the obligation to be settled.

**11. Principles of recognition and capitalization of borrowing costs**

**Capitalization of Borrowing Costs**

Borrowing costs that are directly attributable to the acquisition, construction, or production of qualifying assets that take a substantial period of time to be ready for use or sale are capitalized as part of the cost of those assets. Any income generated from the temporary investment of borrowed funds is deducted from the carrying amount of the related asset.

All other borrowing costs are expensed in the income statement when incurred.

**12. Principles of recognition of accrued expenses**

Accrued expenses are liabilities for goods or services that have been received from suppliers or provided to customers but have not yet been recorded, based on information available at the year-end and estimates derived from historical experience.

When such expenses arise, if there is a discrepancy compared to the previously accrued amount, the accounting records are adjusted to reflect the additional or reduced expense corresponding to the discrepancy.

**13. Principles of recognition of equity:**

Owner's equity is recognized based on the actual capital contributed by the owner.

Dividends are recognized as a liability on the date they are declared.

**Profit Distribution:**

Profit after corporate income tax can be distributed to shareholders after being approved by the General Meeting of Shareholders and after setting aside statutory reserves in accordance with the Company's Charter and the regulations of Vietnamese law.

**14. Principles and Methods of Revenue Recognition**

– Revenue from sales of goods:

Revenue from sales of goods is determined at the fair value of the amounts received or receivable. In most cases, revenue is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer.

– Revenue from provision of services:

Revenue is recognized when the outcome of the transaction can be reliably measured. In cases where the provision of services spans multiple periods, revenue is recognized in each period based on the proportion of work completed as of the balance sheet date for that period.

– Disposal and sale of fixed assets and investment properties:

Income from the liquidation and sale of fixed assets and investment properties is the excess of proceeds from the liquidation and sale over the remaining value of the fixed assets or investment properties including the disposal costs.

– Revenue from Construction Contracts:

When the outcome of a construction contract can be reliably estimated, revenue and expenses associated with the contract are recognized in proportion to the work completed as of the end of the accounting period. When the outcome of a construction contract cannot be reliably estimated, no profit is recognized, even if the total costs incurred for the contract may exceed the total contract revenue.

**15. Principles of accounting for cost of goods sold**

Cost of goods sold is recognized based on the matching principle with revenue. Expenses exceeding the normal levels of inventory costs are immediately recognized in the cost of goods sold.

**16. Principles of accounting for financial expenses:**

Interest expenses, including accrued amounts and exchange rate difference losses during the reporting period, are fully recognized in the financial statements.

**17. Principles of Accounting for Selling Expenses and General and Administrative Expenses**

Selling expenses and general and administrative expenses are fully recognized for all costs incurred during the period.

**18. Principles and methods for recognizing current corporate income tax expenses.**

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate applicable for the current year.

**19. Other Accounting Principles and Methods.**



**V. Additional information for the items presented in the Balance Sheet**

*Units: VND*

**1. Cash and equivalents**

	Ending balance	Beginning balance
- Cash in hand	14.983.226	255.271.045
- Cash in bank	1.799.795.780	23.260.306.842
- Cash equivalents	-	-
<b>TOTAL</b>	<b>1.814.779.006</b>	<b>23.515.577.887</b>

**2. Short-term investment**

	Fair value	Ending balance Book value	Fair value	Beginning balance Book value
<b>b) Held-to-maturity investments</b>				
<b>b1) Short-term</b>				
- Term deposits	209.331.775	209.331.775	203.390.685	203.390.685
<b>TOTAL</b>	<b>209.331.775</b>	<b>209.331.775</b>	<b>203.390.685</b>	<b>203.390.685</b>

**3. Accounts receivable from customers**

	Ending balance	Beginning balance
<b>a) Short-term account receivables</b>	<b>9.968.366.523</b>	<b>21.764.014.386</b>
- Details of receivables from customers accounting for 10% or more of total customer receivables	1.734.122.998	9.764.349.099
NHON TRACH 2 CONCRETE COMPONENTS JSC	-	2.378.751.101
PHUONG THAO COMPANY LIMITED	-	5.227.771.455
BAO GIA NGOC ONE MEMBER LIMITED LIABILITY COMPANY	1.003.289.998	-
VIET SAND LIMITED COMPANY	730.833.000	1.046.497.000
HUU TRONG COMPANY LIMITED	-	1.111.329.543
- Other receivables from customers	8.234.243.525	11.999.665.287
<b>b) Long-term account receivables</b>		
- Details of receivables from customers accounting for 10% or more of total customer receivables		
- Other receivables from customers		
<b>c) Receivables from related parties (detailed by each entity)</b>		

**4. Advanced payments to suppliers**

	Ending balance	Beginning balance
<b>a) Short-term</b>	<b>2.024.672.444</b>	<b>1.750.021.790</b>
- Details of advances to suppliers accounting for 10% or more of total advances to suppliers	968.828.697	968.828.697
NAM KHANG CONSULTING JOINT STOCK COMPANY	196.128.000	196.128.000
SOUTHERN GEOLOGICAL PRODUCTION SCIENTIFIC UNIO	174.700.697	174.700.697

SONACONS CONSTRUCTION JOINT STOCK COMPANY	198.000.000	198.000.000
DUC THANH INVESTMENT & TECHNOLOGY JOINT STOCK COMPANY	400.000.000	400.000.000
- Other advances	1.055.843.747	781.193.093

#### 5. Other receivables

	Value	Ending balance Provision	Value	Beginning balance Provision
a) Short-term				
- Receivable from employees				
- Deposit, collateral	1.000.000		21.000.000	
- Other receivables	1.355.848.844		375.823.720	
<b>TOTAL</b>	<b>1.356.848.844</b>		<b>396.823.720</b>	
b) Long-term				
- Receivables from dividends and distributed profits				
- Deposit, collateral	15.483.483.407		13.201.709.318	
<b>TOTAL</b>	<b>15.483.483.407</b>		<b>13.201.709.318</b>	

#### 6. Bad Debts

	Principal value	Ending balance Revocable debt value	Principal value	Beginning balance Revocable debt value
- Total value of overdue receivables and loans or receivables not yet overdue but deemed uncollectible	8.692.889.392	454.570.796	8.053.912.799	502.243.498

#### 7. Inventories

	Ending balance	Beginning balance
- Goods in transit		
- Raw materials	9.762.799.585	428.036.468
- Tools and Instrument	2.100.000	4.200.000
- Cost for work in process	2.235.885.520	1.990.440.504
- Finished products	808.379.783	7.748.007.663
- Goods		
- Entrusted goods for sale		
<b>TOTAL</b>	<b>12.809.164.888</b>	<b>10.170.684.635</b>



**8. Increase and decrease in tangible fixed assets**

Items	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Other tangible fixed assets	Total
<b>Original Cost of Tangible Fixed Assets</b>						
Year-beginning balance	23.432.954.360	26.854.444.701	18.096.138.276	3.430.784.141	7.912.393.506	79.726.714.984
- Purchases during the year	41.500.000	1.015.454.545	-	407.550.000	-	1.464.504.545
- Completed construction investments	1.294.627.059	1.805.555.556	-		1.125.569.512	4.225.752.127
- Other increases	-	50.000.000	-	-	-	50.000.000
- Transferred to investment properties	-	-	-	-	-	
- Liquidation and sale of fixed assets	606.346.739	4.863.549.724	8.929.888.187	-	58.000.000	14.457.784.650
- Other decreases	-	-	-	-	-	
Year-ending balance	<b>24.162.734.680</b>	<b>24.861.905.078</b>	<b>9.166.250.089</b>	<b>3.838.334.141</b>	<b>8.979.963.018</b>	<b>71.009.187.006</b>
<b>Accumulated depreciation</b>						
Year-beginning balance	19.133.834.958	24.404.085.316	15.658.755.932	3.426.784.141	6.843.676.824	69.467.137.171
- Depreciation for the year	992.639.508	1.052.917.147	651.505.935	18.232.003	205.699.806	2.920.994.399
- Other increases	-	-	-	-	-	
- Transferred to investment properties	-	-	-	-	-	
- Liquidation and sale of fixed assets	606.346.739	4.813.549.724	8.929.888.187	-	22.233.341,00	14.372.017.991
- Other decreases	-	-	-	-	-	
Year-ending balance	<b>19.520.127.727</b>	<b>20.643.452.739</b>	<b>7.380.373.680</b>	<b>3.445.016.144</b>	<b>7.027.143.289</b>	<b>58.016.113.579</b>
<b>Net book value</b>						
- Year-beginning balance	4.299.119.402	2.450.359.385	2.437.382.344	4.000.000	1.068.716.682	10.259.577.813
- Year-ending balance	<b>4.642.606.953</b>	<b>4.218.452.339</b>	<b>1.785.876.409</b>	<b>393.317.997</b>	<b>1.952.819.729</b>	<b>12.993.073.427</b>

9. Increase, decrease of intangible fixed assets

Items	Computer software	Other intangible fixed assets	Total
<b>Original Cost</b>			
Year-beginning balance	179.296.027	180.000.000	359.296.027
- Purchases during the year	-	-	-
- Internally generated	-	-	-
- Increases from business combinations	-	-	-
- Other increases	-	-	-
- Disposals	62.709.927	-	62.709.927
- Other decreases	-	-	-
Year-ending balance	<b>116.586.100</b>	<b>180.000.000</b>	<b>296.586.100</b>
<b>Accumulated Amortization</b>	-	-	-
Year-beginning balance	129.296.015	180.000.000	309.296.015
- Amortization for the year	9.999.996	-	9.999.996
- Other increases	-	-	-
- Disposals	62.709.927	-	62.709.927
- Other decreases	-	-	-
Year-ending balance	<b>76.586.084</b>	<b>180.000.000</b>	<b>256.586.084</b>
<b>Net book value</b>	-	-	-
- Year-beginning balance	50.000.012	-	50.000.012
- Year-ending balance	<b>40.000.016</b>	-	<b>40.000.016</b>



#### 10. Long-term Work in Progress

	Ending balance	Beginning balance
a) Long-term production and business work in progress.	-	-
b) Construction in progress		
- Purchases	-	-
- Construction	25.029.366.318	22.356.347.967
- Repairs	-	-
<b>TOTAL</b>	<b>25.029.366.318</b>	<b>22.356.347.967</b>
- Detailed projects accounting for ≥10% of total construction-in-progress value	25.029.366.318	22.356.347.967
Tan Cang 5 Quarry	15.719.245.833	12.425.506.073
Tuynel Brick Factory	318.387.520	
Dong nai New Materials Factory	8.991.732.965	9.930.841.894

#### 11. Prepaid expenses

	Ending balance	Beginning balance
a) Short-term		
- Other expenses	4.248.777.730	2.262.770.858
<b>TOTAL</b>	<b>4.248.777.730</b>	<b>2.262.770.858</b>
b) Long-term		
- Enterprise foundation expenses	-	-
- Expenses incurred from insurance purchase	-	-
- Other expenses	107.375.796.925	103.654.638.203
<b>TOTAL</b>	<b>107.375.796.925</b>	<b>103.654.638.203</b>
- Details for each unit	107.375.796.925	103.654.638.203
Tuynel brick factories	287.297.391	96.854.566
Tan Cang 5 Quarry	74.927.652.227	74.891.881.017
Thien Tan 5 Quarry	31.820.440.548	28.312.059.612
An Binh Concrete Station	340.406.759	353.843.008

#### 12. Payables to Suppliers

	Ending balance		Beginning balance	
	Value	Payable value	Value	Payable value
a) Short-term	9.621.058.813	9.621.058.813	6.829.323.933	6.829.323.933
- Detailed Breakdown of Parties Accounting for 10% or More of Total Payables	5.076.958.191	5.076.958.191	4.369.468.095	4.369.468.095
Ngoc Qui Co., Ltd..	-	-	1.608.732.664	1.608.732.664
PHAM TAN CHUNG	-	-	972.588.924	972.588.924
MICCO-NAM BO MINING CHEMICAL INDUSTRY CO., LTD	-	-	1.788.146.507	1.788.146.507
HOANG YEN TRADING LIMITED LIABILITY COMPANY	2.948.982.846	2.948.982.846	-	-
THE GIOI NHA CONSTRUCTION	2.127.975.345	2.127.975.345		

MATERIAL SUPERMARKET JOINT STOCK COMPANY KIEN ANH PHAT CONSTRUCTION DESIGN CONSULTING CO., LTD.	1.738.173.138	-	-	-
- Other payables	4.544.100.622	4.544.100.622	2.459.855.838	2.459.855.838
b) Long-term				
- Detailed				
Breakdown of				
Parties Accounting	-	-	-	-
for 10% or More of				
Total Payables				
- Other payables	-	-	-	-
<b>TOTAL</b>	<b>9.621.058.813</b>	<b>9.621.058.813</b>	<b>6.829.323.933</b>	<b>6.829.323.933</b>
			<b>9.621.058.813</b>	

**13. Taxes and payables to the State**

	Beginning of year	Amount payable during the year	Amount paid during the year	End of year
Taxes payables				
- VAT	182.476.870	653.862.649	836.339.519	-
- Corporate income tax	-	-	-	-
- Personal income tax	30.362.600	161.198.259	170.229.109	21.331.750
- Natural resource tax	2.513.980.836	583.669.131	2.565.855.665	531.794.302
- Land tax and land lease fees	-	8.998.132.260	2.362.340.569	6.635.791.691
- Environmental protection tax and other taxes	-	4.632.481.661	4.632.481.661	-
- Fees, charges and other payables	2.691.864.344	253.090.343	801.265.412	2.143.689.275
- Others	4.452.714.065	11.396.585.349	4.682.190.073	11.167.109.341
<b>TOTAL</b>	<b>9.871.398.715</b>	<b>26.679.019.652</b>	<b>16.050.702.008</b>	<b>20.499.716.359</b>

*Note: Included in the amount remitted to the State Budget is the land rent reduction for 2024 in the amount of VND 1,804,062,234.*

	Beginning of year	Amount receivable during the year	Amount received during the year	End of year
Taxes receivables				
- Corporate income tax	751.256.383	-	155.410.326	595.846.057
<b>TOTAL</b>	<b>751.256.383</b>		<b>155.410.326</b>	<b>595.846.057</b>



**14. Other payables**

	Ending balance	Beginning balance
a) Short-term		
- Surplus of assets awaiting resolution	-	-
- Trade union funds	-	(460.000)
- Social insurance	-	-
- Health insurance	-	-
- Unemployment insurance	-	-
- Payables related to equitization	-	-
- Short-term deposits and guarantees	294.900.000	294.900.000
- Dividends, profits payable	730.122.448	736.710.448
- Other payables	407.484.999	202.506.700
<b>TOTAL</b>	<b>1.432.507.447</b>	<b>1.233.657.148</b>
b) Long-term		
- Long-term deposits and guarantees	600.000.000	1.344.474.780
- Other payables	9.116.776.985	9.116.776.985
<b>TOTAL</b>	<b>9.716.776.985</b>	<b>10.461.251.765</b>

**15. Loans and Financial Lease Obligations**

	Beginning of year		During the period		End of year	
	Value	Payable value	Increase	Decrease	Value	Payable value
<b>Short-term loans</b>	<b>3.560.053.000</b>	<b>3.560.053.000</b>	<b>1.070.550.865</b>	<b>4.192.780.000</b>	<b>437.823.865</b>	<b>437.823.865</b>
Bank loans	-	-	1.070.550.865	632.727.000	437.823.865	437.823.865
Long-term loans due	3.560.053.000	3.560.053.000	-	3.560.053.000	-	-
Long-term loans	-	-	-	-	-	-
Bank loans	-	-	-	-	-	-
Less: Long-term loans due	-	-	-	-	-	-
<b>TOTAL</b>	<b>3.560.053.000</b>	<b>3.560.053.000</b>	<b>1.070.550.865</b>	<b>4.192.780.000</b>	<b>437.823.865</b>	<b>437.823.865</b>

**16. Provisions for payables**

	End of year	Beginning of year
a) Short-term		
-Provision for product warranty		
-Other provisions		
<b>TOTAL</b>		
b) Long-term		
-Provision for product warranty		
-Other provisions (e.g., environmental restoration costs)	3.224.993.995	3.211.376.757
<b>TOTAL</b>	<b>3.224.993.995</b>	<b>3.211.376.757</b>



**17. Owner's equity**

**a. Statement of changes in owner's equity**

	Owner's contributed capital	Capital surplus	Development investment fund	Undistributed Profit/Loss	TOTAL
Beginning balance of the year	88.340.000.000	-	18.205.427.084	(7.541.274.425)	99.004.152.659
Profit from the previous year	-	-	-	(7.072.208.061)	(7.072.208.061)
Dividend distribution	-	-	-	-	-
Fund appropriation	-	-	-	-	-
Fund utilization	-	-	-	-	-
Beginning balance of the current year	128.340.000.000	32.380.000.000	18.205.427.084	(14.613.482.486)	164.311.944.598
Profit for the current year	-	-	-	(26.469.784.046)	(26.469.784.046)
Dividend distribution	-	-	-	-	-
Capital increase	-	-	-	-	-
Other increase	-	-	-	-	-
Fund appropriation	-	-	-	-	-
<b>Ending balance of the current year</b>	<b>128.340.000.000</b>	<b>32.380.000.000</b>	<b>18.205.427.084</b>	<b>(41.083.266.532)</b>	<b>137.842.160.552</b>

**b. Details of owner's contributed capital**

	Ending of year	Beginning of year
SONADEZI CORPORATION	46.193.400.000	46.193.400.000
DONG NAI NO. 2 CONSTRUCTION	31.347.370.000	31.347.370.000
NHON TRACH 2 REINFORCED CONCRETE CORPORATION	30.200.000.000	30.200.000.000
DAI VIET SECURITIES INCORPORATION	10.000.000.000	10.000.000.000
Other shareholders	10.599.230.000	10.599.230.000
<b>TOTAL</b>	<b>128.340.000.000</b>	<b>128.340.000.000</b>

**c. Shares**

	Ending of year	Beginning of year
Number of shares registered for issuance	12.834.000	12.834.000
Number of common shares issued to the public	12.834.000	12.834.000
Number of common shares outstanding	12.834.000	12.834.000

Par value of outstanding shares 10.000 VND/share

## 18. Funds of the enterprise

	Development Investment Fund
Beginning balance of the year	18.205.427.084
Appropriated during the year	-
Spent during the year	-
Ending balance of the year	18.205.427.084

## 19. Items outside the Balance Sheet

	End of year	Beginning of year
Foreign currencies		
USD	0	0
EUR	0	0
Uncollectible debts already resolved	1.660.175.032	1.660.175.032

## VI. Supplementary information for the items presented in the Income Statement

(Unit: VND)

1. Total revenue from sales of goods and services	Current period	Previous period
a) Revenue		
- Revenue from sales	5.631.716.184	25.738.915.980
- Reduction in internal sales revenue	-	
- Revenue from services.	764.940.273	890.470.280
<b>TOTAL</b>	<b>6.396.656.457</b>	<b>26.629.386.260</b>
<b>2. Cost of Goods Sold</b>	<b>Current period</b>	<b>Previous period</b>
- Finished goods and merchandise sold	9.869.027.729	18.098.633.971
- Reduction for the cost of finished goods sold internally;	-	
- Cost of services provided	385.165.758	597.194.795
<b>TOTAL</b>	<b>10.254.193.487</b>	<b>18.695.828.766</b>
<b>3. Financial income</b>	<b>Current period</b>	<b>Previous period</b>
- Interest income from deposits and loans;	200.992	9.477.296
<b>TOTAL</b>	<b>200.992</b>	<b>9.477.296</b>
<b>4. Financial expenses</b>	<b>Current period</b>	<b>Previous period</b>
- Interest expenses;	16.672.727	228.807.273
- Other financial expenses.		
<b>TOTAL</b>	<b>16.672.727</b>	<b>228.807.273</b>
<b>5. Selling &amp; Administrative Expenses</b>	<b>Current period</b>	<b>Previous period</b>
a) Administrative Expenses	3.117.171.840	3.424.936.157
- Details of expenses accounting for 10% or more of the total general & administrative expenses	2.912.680.525	3.250.311.423
Staff expenses;	1.858.624.792	1.279.259.800
Taxes, fees, charges	365.652.744	841.406.747
Provisions	686.649.294	249.643.897



Other cash expenses.	1.753.695	880.000.979
- Other administrative expenses	204.491.315	174.624.734
<b>b) Selling Expenses</b>	<b>52.104.270</b>	<b>177.504.048</b>
- Details of expenses accounting for 10% or more of the total selling expenses	52.104.270	93.474.111
Expenses: Other cash-based selling expenses of the Tuynel Brick Factory;	29.607.000	93.474.111
Expenses: Other cash-based selling expenses of the Dong Nai Concrete Plant.	22.497.270	-
- Other selling expenses	-	84.029.937
<b>6. Other income</b>	<b>Current period</b>	<b>Previous period</b>
- Gain from disposals of fixed assets	(416.222.420)	249.654.950
- Other items	1.676.301.504	-
<b>TOTAL</b>	<b>1.260.079.084</b>	<b>249.654.950</b>
<b>7. Other expenses</b>	<b>Current period</b>	<b>Previous period</b>
- Residual value of fixed assets and expenses related to the disposal or transfer of fixed assets;	(416.222.420)	4.580.000
- Penalties incurred;	74.100.147	4.528.855.965
- Miscellaneous expenses	152.835.182	3.276.710.961
<b>TOTAL</b>	<b>(189.287.091)</b>	<b>7.810.146.926</b>
*Penalties incurred		
<b>8. Production and operating costs</b>	<b>Current period</b>	<b>Previous period</b>
- Raw material	2.252.607.258	6.155.756.428
- Labour costs	1.225.753.462	1.296.188.191
- Depreciation and amortization	634.779.678	413.652.214
- External services cost:	569.402.207	437.465.236
Concrete factories	-	6.143.357
Stone factories	327.483.448	164.202.122
Tuynel brick factories	241.918.759	267.119.757
- Other cost	4.693.072.345	15.497.636.782
Concrete factories	38.284.230	168.893.252
Stone factories	3.668.843.210	13.854.475.364
Tuynel brick factories	948.096.419	895.303.402
Company office	37.848.486	578.964.764
<b>TOTAL</b>	<b>9.375.614.950</b>	<b>23.800.698.851</b>
<b>9. Corporate income tax</b>	<b>Current period</b>	<b>Previous period</b>
Corporate income tax expenses are calculated based on the taxable income of the current year.	-	-

**VII. Additional information on remuneration of the Board of Directors, Board of Management, Key Management Personnel, and Board of Supervisors:**

**1. Remuneration and income received by the Board of Directors during the year are as follows:**

<u>Full name</u>	<u>Position</u>	<u>2025 (VND)</u>
Mr. Truong Viet Hoang Son	Chairman	15.000.000
Mr. Truong Cuong	Member	15.000.000
Mr. Tran Anh Dien	Member	15.000.000
Mr. Huynh Trung Hieu	Member	15.000.000
Mr. Vu Trong Dung	Member	15.000.000
<b>Total</b>		<b>75.000.000</b>

**2. Remuneration and income received by the Board of Management and other Key Management Personnel during the year are as follows:**

<u>Full name</u>	<u>Position</u>	<u>2025 (VND)</u>
Mr. Tran Anh Dien	General Director	105.000.000
Mr. Huynh Trung Hieu	Deputy General Director	96.000.000
Ms. Nguyen Tu Loan	Chief Accountant (dismissed from 13 October 2025)	3.913.000
Ms. Le Thi Hong	Chief Accountant (appointed from 13 October 2025)	89.087.000
<b>Total</b>		<b>204.913.000</b>

**3. Remuneration and income received by the Board of Supervisors during the year are as follows:**

<u>Full name</u>	<u>Position</u>	<u>2025 (VND)</u>
Ms. Ho Thi Minh Tam	Head of the Board	90.000.000
Ms. Nguyen Thi Lien	Member	12.000.000
Ms. Dinh Thi Nhi Uyen	Member	12.000.000
<b>Total</b>		<b>114.000.000</b>

**VIII. Supplementary Information on Items Presented in the Cash Flow Statement**

**1. Non-cash transactions that affect future cash flow statements**

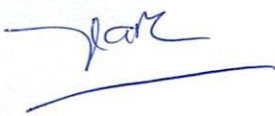
- Acquisition of assets through directly related liabilities or financial leasing transactions;
- Acquisition of businesses through the issuance of shares;
- Conversion of debt into owner's equity;
- Other non-cash transactions;

**2. Cash amounts held by the enterprise that cannot be used.**

**IX. Other Information**

1. Contingent liabilities, commitments, and other financial information;
2. Events occurring after the end of the accounting period;
3. Information on related parties (beyond what has been disclosed in the sections above);
4. Presentation of assets, revenues, and business results by segment (by business area or geographical region) in accordance with Accounting Standard No. 28 "Segment Reporting"(1);
5. Comparative information (any changes in information in financial statements from prior accounting periods);
6. Information about assessment of the company's ability to continue as a going concern;
7. Other relevant information.

Prepared by

  
Phan Thi Tung Trang

Chief Accountant

  
Le Thi Hong

January 16, 2025  
General Director  
  
Tran Anh Dien