

PERIODIC DISCLOSURE OF FINANCIAL STATEMENT

To: Ha Noi Stock Exchange

According to Clause 3, Article 14, Circular No. 96/2020/TT-BTC dated November 16th, 2020 of The Ministry of Finance providing guidelines on disclosure of information on securities market, DNA Investment Joint Stock Company submits the disclosure of 2025 audited financial statement to Ha Noi Stock Exchange as follow:

1. Corporation's name: DNA Investment Joint Stock Company

- Stock symbol: KSD
- Address: Le Chan Street, Chau Son Industrial, Chau Son Ward, Ninh Binh.
- Telephone: 0226.384.8888-0226.384.0408
- Fax: 0226.3850.869

2. Content of the disclosed information:

2025 audited financial statement:

☒ Separate financial statement (The listed organization does not have subsidiaries companies and its parent accounting unit has subordinate units)

☐ Consolidated financial statement (The listed organization has subsidiaries companies)

☐ Combined financial statement (The listed organization has affiliated accounting units with independent accounting systems)

- Cases require to explain the reasons:

+ The accredited audit organization issued a qualified opinion rather than an unqualified opinion on the financial statement (regarding the 2025 audited financial statement):

☐ Yes

☒ No

Explanation document in case of a qualified opinion:

☐ Yes

☐ No

+ Profit after tax for the reporting period varies by at least 5% before and after auditing, shifting from a loss to a profit or vice versa:

☒ Yes

☐ No

** This English translation is equivalent to and consistent with the original Vietnamese version. In case of any discrepancies or differences in interpretation between the Vietnamese and English versions, the Vietnamese version shall prevail.*



Explanation document in case of a qualified opinion:

☒ Yes

☐ No

+ Profit after tax in the financial statement of the reporting period varies by at least 10% compared to the same period last year:

☒ Yes

☐ No

Explanation document in case of a qualified opinion:

☒ Yes

☐ No

+ Profit after tax for the reporting period shows a loss, shifting from a profit in the same period of the previous year to a loss in this period, or vice versa:

☒ Yes

☐ No

Explanation document in case of a qualified opinion:

☒ Yes

☐ No

This information is disclosed on the company's website dated March 27, 2026 at: <http://www.hangermetal.vn/>

3. Report on transaction with a value of 35% of total assets in 2025

In the case where the listed organization has transaction, it is required to fully report on the following contents:

- Transaction detail:

- Trading density/corporation's total assets (%) (according to the most recent annual financial statement):

- Transaction completion date:

We hereby commit that the information disclosed above is true and accurate, and we take full responsibility before the law for the content of the disclosed information.

DNA INVESTMENT JOINT STOCK COMPANY

Attached documents:

- 2025 audited financial statement
- Explanation document of the variance in Profit after tax

Authorized person for information disclosure



BUI THI LOAN

** This English translation is equivalent to and consistent with the original Vietnamese version. In case of any discrepancies or differences in interpretation between the Vietnamese and English versions, the Vietnamese version shall prevail.*

**DNA INVESTMENT JOINT STOCK
CORPORATION**

Audited financial statements
For the year ended 31 December 2025



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DNA INVESTMENT JOINT STOCK CORPORATION

Le Chan Street, Chau Son Industrial Park, Chau Son Ward, Ninh Binh Province, Vietnam

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors DNA Investment Joint Stock Corporation (hereinafter called "the Company") presents this report together with the financial statements of the Company for the year ended 31 December 2025.

GENERAL INFORMATION

DNA Investment Joint Stock Corporation (hereinafter called "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No. 0700212810 for the first time on 29 September 2009, and the 12th amendment dated 23 July 2025 issued by the Ninh Binh Provincial Department of Finance.

THE MEMBERS OF THE BOARD OF MANAGEMENT, THE BOARD OF SUPERVISORS, AND THE BOARD OF GENERAL DIRECTORS

The members of the Board of Management, the Board of Supervisors, and the Board of General Directors of the Company during the year and to the date of this statement are as follows:

The Board of Management

<u>Full name</u>	<u>Position</u>	<u>Date of appointment/dismissal</u>
Ms. Dam Thi Ai Len	Chairwoman	
Mr. Bui Viet Vuong	Deputy Chairman	
Mr. Fu Jianmu	Member	
Ms. Bui Thi Thuy Hang	Member	
Mr. Nguyen Tien Dat	Independent Member	(Appointed on 10 April 2025)

The Board of Supervisors

<u>Full name</u>	<u>Position</u>	<u>Date of appointment/dismissal</u>
Ms. Nguyen Thi Thu Ha	Head of BOS	(Appointed on 10 April 2025)
Ms. Bui Thi Loan	Member	(Dismissed on 10 April 2025)
Ms. Do Thi Thanh	Member	

The Board of General Directors

<u>Full name</u>	<u>Position</u>
Mr. Bui Viet Vuong	General Director

LEGAL REPRESENTATIVE

The legal representative of the company during the financial year and up to the date of this report is Mr. Bui Viet Vuong – General Director.

AUDITORS

International Auditing and Valuation Company Limited – Hanoi Branch has been appointed to audit the financial statements of the Company for the year ended 31 December 2025.

DISCLOSURE OF THE BOARD OF GENERAL DIRECTORS RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS

The Board of General Directors of the Company is responsible for preparing the financial statements, which give a true and fair view of the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these financial statements, The Board of General Directors is required to:

**STATEMENT OF THE BOARD OF GENERAL DIRECTORS
(Continued)**

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continued in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds.

The Board of General Directors of the Company commits that it has complied with the above requirements in preparing the Financial Statements and found that no unusual problems occurred that could affect the business's ability going concern.

The Board of General Directors of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these financial statements.

APPROVAL OF THE FINANCIAL STATEMENTS

The Board of General Directors approves the attached financial statements. The financial statements reflected truly and fairly the Company's financial position as at 31 December 2025, as well as the financial performance and cash flows for the year ended 31 December 2025, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of General Directors commits that the Company has complied with Decree No. 245/2025/ND-CP dated 11 September 2025, which amends and supplements Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government detailing the implementation of a number of articles of the Law on Securities. The Company also confirms that it has not violated any information disclosure obligations as stipulated in Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the securities market, and Circular No. 18/2025/TT-BTC dated 26 April 2025, which amends and supplements Circular No. 68/2024/TT-BTC dated 18 September 2024 on securities trading on the securities trading system; clearing and settlement of securities transactions; operations of securities companies; and information disclosure on the securities market.

For and on behalf of The Board of General Directors,



Mr. Bui Viet Vuong

General Director

Ninh Binh, 26 March 2026

No: 20061/2025/BCTC/IAVHN

INDEPENDENT AUDITORS' REPORT

To: The shareholders
The Board of Management, the Board of Supervisors, and the Board of General Directors of DNA Investment Joint Stock Corporation

We have audited the accompanying financial statements of DNA Investment Joint Stock Corporation (hereinafter called "the Company"), prepared on 26 March 2026, as set out from page 5 to page 38, which comprise the statement of financial position as at 31 December 2025, the statement of income, and statement of cash flows for the year then ended, and the notes to the financial statements.

The Board of General Directors Responsibility

The Board of General Directors of the Company is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as The Board of General Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of General Directors as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

INDEPENDENT AUDITORS' REPORT (Continued)

Auditors' Opinion

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.



NGUYEN THI THUY

Director

Audit Practising Registration Certificate
No. 4057-2024-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED – HANOI BRANCH

Hanoi, 26 March 2026

DO THI THU HUYEN

Auditor

Audit Practising Registration Certificate
No. 2991-2024-283-1

STATEMENT OF FINANCIAL POSITION*As at 31 December 2025*

ASSETS	Code	Note	Closing balance VND	Opening balance VND
A. SHORT-TERM ASSETS	100		77,950,714,480	84,962,194,583
I. Cash and cash equivalents	110	5.1	12,304,360,239	15,012,788,241
1. Cash	111		11,104,360,239	15,012,788,241
2. Cash equivalents	112		1,200,000,000	-
II. Short-term investments	120		13,884,482,192	21,207,819,133
1. Held-to-maturity investments	123	5.2	13,884,482,192	21,207,819,133
III. Short-term receivables	130		35,618,714,306	41,386,500,188
1. Short-term trade receivables	131	5.3	13,843,314,747	37,522,487,434
2. Short-term advances to suppliers	132	5.4	8,158,692,507	5,004,088,716
3. Short-term loan receivables	135	5.5	13,000,000,000	-
4. Other short-term receivables	136	5.6	616,707,052	59,924,038
5. Short-term allowance for doubtful debts	137		-	(1,200,000,000)
IV. Inventories	140	5.7	12,951,397,877	6,831,223,095
1. Inventories	141		12,951,397,877	6,831,223,095
V. Other short-term assets	150		3,191,759,866	523,863,926
1. Short-term prepaid expenses	151	5.8	10,431,816	12,030,872
2. Value added tax deductibles	152		3,181,328,050	511,833,054
B. LONG-TERM ASSETS	200		64,071,045,062	37,579,552,063
I. Long-term receivables	210		-	-
II. Fixed assets	220		31,138,914,341	33,841,409,325
1. Tangible fixed assets	221	5.9	31,138,914,341	33,841,409,325
- Cost	222		82,920,525,071	83,423,399,339
- Accumulated depreciation	223		(51,781,610,730)	(49,581,990,014)
III. Investment properties	230		-	-
IV. Long-term assets in progress	240		20,474,123,605	277,762,800
1. Construction in progress	242	5.10	20,474,123,605	277,762,800
V. Long-term financial investments	250		9,000,000,000	-
1. Investments in joint-ventures, associates	252	5.11	9,000,000,000	-
VI. Other long-term assets	260		3,458,007,116	3,460,379,938
1. Long-term prepaid expenses	261	5.8	3,458,007,116	3,460,379,938
TOTAL ASSETS (270 = 100 + 200)	270		142,021,759,542	122,541,746,646

STATEMENT OF FINANCIAL POSITION (Continued)

As at 31 December 2025

RESOURCES	Code	Note	Closing balance VND	Opening balance VND
C. LIABILITIES	300		21,278,711,788	2,325,371,898
I. Short-term liabilities	310		3,424,569,877	2,325,371,898
1. Short-term trade payables	311	5.12	80,592,911	240,512,768
2. Short-term advances from customers	312	5.13	22,423,722	100,000,000
3. Taxes and amounts payable to the State budget	313	5.14	212,440,008	2,520,282
4. Payables to employees	314		254,400,000	-
5. Short-term accrued expenses	315	5.15	36,000,000	36,944,444
6. Short-term unearned revenue	318	5.16	2,476,859,181	1,456,263,668
7. Other short-term payables	319	5.17	341,854,055	3,553,868
8. Short-term borrowings and finance lease liabilities	320	5.18	-	485,576,868
II. Long-term liabilities	330		17,854,141,911	-
1. Long-term borrowings and finance lease liabilities	338	5.18	17,854,141,911	-
D. EQUITY	400		120,743,047,754	120,216,374,748
I. Owner's equity	410	5.19	120,743,047,754	120,216,374,748
1. Owner's contributed capital	411		120,000,000,000	120,000,000,000
- Ordinary shares with voting rights	411a		120,000,000,000	120,000,000,000
2. Investment and development fund	418		200,000,000	200,000,000
3. Retained earnings	421		543,047,754	16,374,748
- Retained earnings accumulated to the prior year end	421a		16,374,748	729,960,952
- Retained earnings/(losses) of the current year	421b		526,673,006	(713,586,204)
II. Other resources and funds	430		-	-
TOTAL RESOURCES				
(440=300+400)	440		142,021,759,542	122,541,746,646

Preparer
Nguyen Manh Khue

Chief Accountant
Nguyen Hong Tuan

General Director
Bui Viet Vuong
Ninh Binh, Vietnam
26 March 2026



STATEMENT OF INCOME

For the year ended 31 December 2025

ITEMS	Code	Note	Current period	Prior period
			VND	VND
1. Gross revenue from goods sold and services rendered	01	6.1	33,190,532,546	47,136,727,334
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		33,190,532,546	47,136,727,334
4. Cost of goods sold and services rendered	11	6.2	30,710,390,161	41,333,038,267
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		2,480,142,385	5,803,689,067
6. Financial income	21	6.3	2,361,275,095	1,549,385,342
7. Financial expenses	22	6.4	126,905,243	372,900,811
In which: Interest expense	23		119,856,021	132,374,710
8. Selling expenses	25	6.5	675,089,791	724,495,805
9. General and administration expenses	26	6.6	3,416,862,744	5,114,898,908
10. Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		622,559,702	1,140,778,885
11. Other income	31	6.7	74,403,500	4,010,068
12. Other expenses	32	6.8	125,566,546	1,686,642,863
13. Other losses (40 = 31 - 32)	40		(51,163,046)	(1,682,632,795)
14. Accounting profit/ (losses) before tax (50=30+40)	50		571,396,656	(541,853,910)
15. Current corporate income tax expense	51	6.9	44,723,650	171,732,294
16. Deferred corporate tax expense	52		-	-
17. Net profit/ (losses) after corporate income tax (60 = 50 - 51 - 52)	60		526,673,006	(713,586,204)
18. Basic earnings per share	70	6.10	43.89	(59.47)
19. Diluted earnings per share	71	6.10	43.89	(59.47)

Preparer
Nguyen Manh Khue

Chief Accountant
Nguyen Hong Tuan

General Director
Bui Viet Vuong
Ninh Binh, Vietnam
26 March 2026



STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

(Direct method)

ITEMS	Note	Current period VND	Prior period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Proceeds from goods sold, services rendered and other revenues	01	59,571,743,228	48,267,905,699
2. Expenditures paid to suppliers	02	(39,206,249,774)	(53,587,809,660)
3. Expenditures paid to employees	03	(3,024,848,808)	(4,601,983,309)
4. Interest paid	04	(119,856,021)	(132,698,189)
5. Corporate income tax paid	05	-	(171,732,294)
6. Other cash inflows from operating activities	06	125,858,515	29,781,404,525
7. Other cash outflows on operating activities	07	(2,838,748,891)	(14,168,934,326)
Net cash flows from operating activities	20	14,507,898,249	5,386,152,446
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(21,230,905,665)	-
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	-	7,000,000,000
3. Cash outflow for lending, buying debt instruments	23	(32,884,482,192)	(23,000,000,000)
4. Cash recovered from lending, selling debt	24	27,207,819,133	15,000,000,000
5. Equity investments in other entities	25	(9,000,000,000)	-
6. Interest earned, dividends and profits received	27	1,302,472,274	479,650,461
Net cash flows from investing activities	30	(34,605,096,450)	(520,349,539)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	22,156,928,431	3,481,479,282
2. Repayment of borrowings	34	(4,788,363,388)	(10,871,219,900)
Net cash flows from financing activities	40	17,368,565,043	(7,389,740,618)
Net increase/(decrease) in cash for the year (50=20+30+40)	50	(2,728,633,158)	(2,523,937,711)
Cash and cash equivalents at the beginning of the year	60	15,012,788,241	17,506,244,840
Effects of changes in foreign exchange rates	61	20,205,156	30,481,112
Cash and cash equivalents at the end of the year	70	12,304,360,239	15,012,788,241

Preparer
Nguyen Manh Khue

Chief Accountant
Nguyen Hong Tuan

General Director
Bui Viet Vuong
Ninh Binh, Vietnam
26 March 2026

NOTES TO THE FINANCIAL STATEMENTS*For the year ended 31 December 2025*

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL INFORMATION**1.1. Structure of ownership**

DNA Investment Joint Stock Corporation (hereinafter called "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No. 0700212810 for the first time on 29 September 2009, and the 12th amendment dated 23 July 2025 issued by the Ninh Binh Provincial Department of Finance.

The Company's charter capital is VND 120,000,000,000 (In words: One hundred twenty billion VND). The total number of shares is 12,000,000 shares.

The total number of employees of the Company as of 31 December 2025 is 23 (31 December 2024: 27)

1.2. Business area

The Company's main business area are Production of hangers for export, trading of all kinds of iron and steel.

1.3. Business activities

During the year, the Company's main business activities are:

- Trading in metals, metal ores;
- Wholesale of other construction materials and installation equipment;
- Production and processing of all kinds of metal clothes hangers "Metal Hanger";
- Renting factories for offices and production workshops; and
- Renting warehouses and equipment.

1.4. Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months or less.

1.5. Corporate Structure

Company name	Place of incorporation (or registration) and operation	Ownership (%)	Voting rights (%)	Principal activities
Associate company				
Kim Hang International Company Limited	D2 Street, Hoa Mac Industrial Park, Duy Tien Ward, Ninh Binh Province, Vietnam	40	40	Manufacture of iron, steel and cast iron

1.6. Disclosure of information comparability in the financial statements

The data presented in the financial statements for the year ended 31 December 2025 are comparable to the corresponding figures of the prior year.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Accounting convention

The accompanying financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Going concern assumption

There have been no events that cast significant doubt on its ability to continue as a going concern. The company neither intends nor is forced to cease operations, or significantly scale back its operations.

2.3. Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. NEWLY ISSUED ACCOUNTING GUIDANCE NOT YET EFFECTIVE

On 27 October 2025, the Ministry of Finance of Vietnam issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the enterprise accounting regime. Circular 99 becomes effective from 01 January 2026 and is applicable to financial years beginning on or after 01 January 2026. This Circular replaces the following regulations:

- Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the enterprise accounting regime (except for provisions related to accounting for the equitization of state-owned enterprises);
- Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance amending and supplementing Article 128 of Circular 200;
- Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular 200; and
- Circular No. 195/2012/TT-BTC dated 15 November 2012 providing accounting guidance applicable to project owners.

The Company's Board of General Directors is currently assessing the impact of the adoption of Circular 99 on the Company's financial statements for future accounting periods beginning on or after 01 January 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of General Directors best knowledge, actual results may differ from those estimates.

4.2. Transactions in foreign currencies

Transactions arising in currencies other than the Company's accounting currency (USD) are accounted for at the actual exchange rate on the date of the transaction according to the following principles:

- Operations giving rise to receivables are accounted for at the buying exchange rate of the commercial bank where the Company appoints customers to pay;
- Operations giving rise to payables are accounted for at the selling exchange rate of the commercial bank where the Company plans to transact; and
- For purchases of assets or expenses to be paid immediately in foreign currency (not using accounts payable): purchasing foreign exchange rate of commercial banks where the company makes the payment.

Foreign exchange rate used to reassess the balance of monetary assets and liabilities denominated in foreign currencies at the statement of financial position date are determined according to the following principles:

- For monetary items denominated in foreign currencies are classified as other assets: purchasing foreign exchange rate of the Bank company regularly traded; and
- For monetary items denominated in foreign currencies are classified as liabilities: selling foreign exchange rate of Bank company regularly traded.

All actual exchange rate differences arising during the year and differences due to reassessment of foreign currency balances at the end of the period are accounted for in the results of operations.

4.3. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

4.4. Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the statement of income on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

Allowance for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less allowances for doubtful debts. Allowance for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in subsidiaries, joint ventures, associates

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the statement of

income. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries, joint ventures and associates are carried in the Statement of Financial Position at cost less allowance for impairment of such investments (if any). Allowance for impairment of investments in subsidiaries, joint ventures and associates are made when there is reliable evidence for declining in value of these investments at the statement of financial position date.

4.5. Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is established for each doubtful debt based on the age of overdue debts, or expected loss, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

4.6. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

4.7. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for their intended use.

The historical cost of self-constructed or self-manufactured tangible fixed assets includes construction costs, actual production costs incurred, plus installation and trial-run costs.

Tangible fixed assets are depreciated using the straight-line method with the estimated depreciation period as follows:

	<u>Years</u>
Buildings and structures	10 – 25 years
Machinery and equipment	06 – 15 years
Motor vehicles	04 – 10 years
Office equipment	06 – 10 years

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the statement of income.

4.8. Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.9. Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses: Ground leveling costs, repair and renovation costs; tools and equipment used and other prepaid expenses.

4.10. Accounts payable and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company, including the number of payables on imports through trustees.
- Accrued expenses reflect the payables for goods and services received from the seller or provided for the buyer, for which no invoices have yet been received from suppliers. Those payables also reflect the number of payables to employees on vacation wages, production, and business costs that must accrue.
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

4.11. Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

4.12. Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

4.13. Unearned revenue

Unearned revenue is defined as revenue that is received ahead of schedule for one or more accounting periods. This primarily consists of client prepayments for lengthy asset rentals. The Company records unearned revenues corresponding to the obligations that the Company will have to perform in the future. When the conditions for revenue recognition are satisfied, unearned revenue will be shown in the statement of income for the year that corresponds to the portion that satisfies the requirements for revenue recognition.

4.14. Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

4.15. Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

4.16. Revenue and earnings

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company; and.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

4.17. Cost of goods sold and service rendered

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

4.18. Selling expenses

Selling expenses reflect the actual expenses in the process of sales of goods and services rendered. Mainly includes delivering expenses.

4.19. General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

4.20. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

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

4.21. Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash, cash equivalents, trade and other receivables, deposits, financial investments and derivative financial instruments.

Financial liabilities: At the date of initial recognition financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise trade and other payables, accrued expenses, obligations under finance leases, borrowings and derivative financial instruments.

Subsequent measurement after initial recognition

Currently, there are no requirements for the subsequent measurement of the financial instruments after initial recognition.

4.22. Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a

related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	Closing balance	Opening balance
	VND	VND
Cash	958,088,254	1,354,312,552
Demand deposits in banks	10,146,271,985	13,658,475,689
Cash equivalents (i)	1,200,000,000	-
	12,304,360,239	15,012,788,241

(i) 1-month term deposit at Ho Chi Minh City Development Joint Stock Commercial Bank – Ha Nam Branch.

5.2. Held-to-maturity investments

	Closing balance		Opening balance	
	Cost	Book value	Cost	Book value
	VND	VND	VND	VND
Term deposits at Ho Chi Minh City Development Joint Stock Commercial Bank (1)	12,384,482,192	12,384,482,192	13,000,000,000	13,000,000,000
Term deposits at National Citizen Commercial Joint Stock Bank (2)	1,500,000,000	1,500,000,000	-	-
Term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade	-	-	5,207,819,133	5,207,819,133
Term deposits at Joint Stock Commercial Bank for Investment and Development of Vietnam	-	-	3,000,000,000	3,000,000,000
	13,884,482,192	13,884,482,192	21,207,819,133	21,207,819,133

(1) Represents term deposits with remaining maturities of less than 12 months at Ho Chi Minh City Development Joint Stock Commercial Bank – Ha Nam Branch, including:

- A 13-month term deposit contract with an interest rate of 6.5% per annum, with interest capitalized at maturity, with an outstanding balance of VND 7,273,402,740.
- A 6-month term deposit contract with an interest rate of 5.5% per annum, with interest capitalized at maturity, with an outstanding balance of VND 1,027,769,863.
- A 6-month term deposit contract with an interest rate of 5.5% per annum, with interest capitalized at maturity, with an outstanding balance of VND 4,083,309,589.

(2) Represents a 6-month term deposit placed on 7 May 2025 at National Citizen Commercial Joint Stock Bank, with an interest rate of 6.25% per annum, with interest paid upfront, with an outstanding balance of VND 1,500,000,000.

5.3. Short-term trade receivables

	Closing balance VND	Opening balance VND
A.S.C.T (Camnodia) Co., Ltd	9,955,895,882	25,031,001,625
GSL International Joint Stock Company	3,082,253,043	-
PT.Pacific Global Group	753,487,611	-
Tung Tan Plastic Company Limited	2,675,610	3,000,000,000
Receivables from other customers	49,002,601	9,491,485,809
	13,843,314,747	37,522,487,434

5.4. Short-term advances for suppliers

	Closing balance VND	Opening balance VND
Sun Ha Nam Joint Stock Company	5,908,582,291	-
GSL International Joint Stock Company	2,000,000,000	3,751,000,000
24H Fire Protection and Electronic Security Company Limited	250,000,000	250,000,000
Others	110,216	1,003,088,716
	8,158,692,507	5,004,088,716

5.5. Short-term loan receivables

	Closing balance VND	Opening balance VND
Mr. Bui Trong Tan (i)	10,000,000,000	-
Mr. Le Cong Thang (ii)	3,000,000,000	-
	13,000,000,000	-

- (i) Represents a loan under Loan Agreement No. 01.11/2025/HDV/BTT-DNA dated 01 November 2025, with a principal amount of VND 10,000,000,000, a term of ... months, and an interest rate of 7.2% per annum, with interest payable at the end of the loan term. The outstanding balance of the loan as at 31 December 2025 was VND 10,000,000,000. The loan is unsecured.
- (ii) Represents a loan under Loan Agreement No. 01.12/2025/HDV/BTT-DNA dated 30 December 2025, with a principal amount of VND 10,000,000,000, a term of 12 months, and an interest rate of 7.5% per annum, with interest payable at the end of the loan term. The outstanding balance of the loan as at 31 December 2025 was VND 3,000,000,000. The loan is unsecured.

5.6. Short-term other receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Advance	516,844,038	-	59,924,038	-
Loan interest receivable (i)	99,863,014	-	-	-
	616,707,052	-	59,924,038	-

- (i) Represents the outstanding balance of accrued interest receivable from Loan Agreement No. 01.11/2025/HDV/BTT-DNA dated 01 November 2025 and Loan Agreement No. 01.12/2025/HDV/BTT-DNA dated 30 December 2025.

5.7. Inventories

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Raw materials	1,927,302,213	-	3,581,840,271	-
Finished goods	2,072,082,780	-	2,227,723,700	-
Merchandise	8,952,012,884	-	1,021,659,124	-
	12,951,397,877	-	6,831,223,095	-

5.8. Prepaid expenses

5.8.1. Short-term prepaid expenses

	Closing balance VND	Opening balance VND
Tools and supplies issued for use	10,431,816	12,030,872
	10,431,816	12,030,872

5.8.2. Long-term prepaid expenses

	Closing balance VND	Opening balance VND
Land leveling costs (*)	2,113,542,468	2,183,506,080
Tools and supplies issued for use	304,353,680	297,836,101
Asset repair expenses	843,091,293	891,168,083
Other prepaid expenses	197,019,675	87,869,674
	3,458,007,116	3,460,379,938

(*) This represents leveling costs incurred to prepare the construction site for the Company's factory on land leased from the State (represented by the Department of Natural Resources and Environment of Ha Nam Province - now known as the Department of Agriculture and Environment of Ninh Binh Province). The amortization period corresponds to the land lease term.

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NOTES TO THE FINANCIAL STATEMENTS (Continued)

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5.9. Increases, decreases in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
COST					
Opening balance	44,161,040,991	14,429,729,980	24,801,497,247	31,131,121	83,423,399,339
Increase in the year	552,719,260	277,762,800	125,000,000	-	955,482,060
- <i>Transfer from construction in progress</i>	-	277,762,800	-	-	277,762,800
- <i>Purchase in the year</i>	552,719,260	-	125,000,000	-	677,719,260
Decrease in the year	(1,458,356,328)	-	-	-	(1,458,356,328)
- <i>Liquidation or transfer</i>	(1,458,356,328)	-	-	-	(1,458,356,328)
Closing balance	43,255,403,923	14,707,492,780	24,926,497,247	31,131,121	82,920,525,071
ACCUMULATED DEPRECIATION					
Opening balance	24,755,598,961	10,029,182,897	14,766,077,035	31,131,121	49,581,990,014
Increase in the year	1,699,228,446	817,508,157	1,015,702,419	-	3,532,439,022
- <i>Depreciation charged</i>	1,699,228,446	817,508,157	1,015,702,419	-	3,532,439,022
Decrease in the year	(1,332,818,306)	-	-	-	(1,332,818,306)
- <i>Liquidation or transfer</i>	(1,332,818,306)	-	-	-	(1,332,818,306)
Closing balance	25,122,009,101	10,846,691,054	15,781,779,454	31,131,121	51,781,610,730
NET BOOK VALUE					
- Opening balance	19,405,442,030	4,400,547,083	10,035,420,212	-	33,841,409,325
- Closing balance	18,133,394,822	3,860,801,726	9,144,717,793	-	31,138,914,341

The original cost of fully depreciated tangible fixed assets that were still in use as at 31 December 2025 amounted to VND 13,789,200,250 (as at 1 January 2025: VND 11,786,903,250).

5.10. Long-term assets in progress

	Closing balance VND	Opening balance VND
Acquisition of fixed assets (i)	16,376,393,729	277,762,800
Construction in progress (ii)	4,097,729,876	-
	20,474,123,605	277,762,800

- (i) The Company is in the process of acquiring real estate at the Era and Innovation Urban Area Project, located in Tien Tan and Tien Hiep Communes and Lam Ha and Quang Trung Wards, Phu Ly City, Ha Nam Province (now Ha Nam Ward, Ninh Binh Province). These properties have been mortgaged as collateral for borrowings as disclosed in Note 5.17.2.
- (ii) This relates to the workshop repair project No.1 – renovation of the rest house and auxiliary facilities at the Company's head office located at Le Chan Street, Chau Son Industrial Park, Chau Son Ward, Ninh Binh Province. As at 31 December 2025, the project had been approximately 90% completed according to plan and is expected to be completed and put into operation in the first quarter of 2026.

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5.11. Equity investments in other entities

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Fair value VND	Fair value VND
<i>Investments in joint ventures, associates</i>	9,000,000,000	-	-	-
Kim Hang International Company Limited (i)	9,000,000,000	-	(ii)	-
	9,000,000,000	-	-	-

(i) According to Resolution No. 05/2025/NQ-HĐQT of the Board of Directors of DNA Investment Joint Stock Company dated 21 November 2025, the Company approved the capital contribution to establish Kim Hang International Company Limited. The total capital committed by DNA Investment Joint Stock Company to Kim Hang International Company Limited is VND 19,200,000,000, representing 40% of the charter capital. As at 31 December 2025, the Company had contributed VND 9,000,000,000.

(ii) The Company has not determined the fair value of these unquoted investments due to the absence of specific guidance on the determination of fair value.

Summary of the associate's operations:

- Kim Hang International Company Limited mainly operates in the manufacture of iron, steel and cast iron.

5.12. Short-term trade payables

	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
IR Law Company Limited	32,400,000	32,400,000	64,800,000	64,800,000
Quang Hung Development Trading Company Limited	23,544,000	23,544,000	-	-
Mr. Le Phu Khanh	17,227,840	17,227,840	-	-
Others	7,421,071	7,421,071	175,712,768	175,712,768
	80,592,911	80,592,911	240,512,768	240,512,768

5.13. Short-term advances from customers

	Closing balance	Opening balance
	VND	VND
Thoi Dai Electronic Technology Company Limited	22,423,722	100,000,000
	22,423,722	100,000,000

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NOTES TO THE FINANCIAL STATEMENTS (Continued)

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5.14. Taxes and amounts payables to the State budget	Opening balance		Movement in the year		Closing balance	
	Taxes Payable VND	Taxes VND	Amount payable VND	Amount paid VND	Taxes Payable VND	Taxes VND
VAT on domestic sales	-	-	2,228,645,216	2,228,645,216	-	-
Value added tax on imports	-	-	1,013,014,175	1,013,014,175	-	-
Import and export tax	-	-	253,171,103	253,171,103	-	-
Corporate income tax	-	-	44,723,650	-	44,723,650	-
Personal income tax	2,520,282	-	21,696,935	20,840,859	3,376,358	-
Rental charges	-	-	328,680,000	164,340,000	164,340,000	-
	2,520,282	-	3,889,931,079	3,680,011,353	212,440,008	-

The Company's tax finalization will be subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted in different ways, the amount of tax presented in the financial statements may change based on the final decision of the tax authorities.

5.15. Short – term accrued expenses

Closing balance VND	Opening balance VND
Audit service fees	
36,000,000	36,944,444
36,000,000	36,944,444

5.16. Unearned revenue

Closing balance VND	Opening balance VND
Unearned revenue from factory rental	
2,476,859,181	1,456,263,668
2,476,859,181	1,456,263,668

5.17. Short – term other payables

Closing balance VND	Opening balance VND
Social insurance	-
Health insurance	-
Unemployment insurance	3,553,868
Deposits and collateral received	-
341,854,055	3,553,868

NOTES TO THE FINANCIAL STATEMENTS (Continued)

5.18. Borrowings and finance lease liabilities

5.18.1. Short – term borrowings and finance lease liabilities

	Opening balance		In the year		Closing balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Short-term borrowings	485,576,868	485,576,868	4,302,786,520	4,788,363,388	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Nam Branch	485,576,868	485,576,868	4,302,786,520	4,788,363,388	-	-
Total	485,576,868	485,576,868	4,302,786,520	4,788,363,388	-	-

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NOTES TO THE FINANCIAL STATEMENTS (Continued)

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5.18.2. Long – term borrowings and finance lease liabilities

	Opening balance		In the year		Closing balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Long-term borrowings	-	-	17,854,141,911	-	17,854,141,911	17,854,141,911
National Citizen Commercial Joint Stock Company - Ha Nam Branch	-	-	17,854,141,911	-	17,854,141,911	17,854,141,911
(i)	-	-	-	-	-	-

(1) Long-term borrowings from National Citizen Commercial Joint Stock Bank – Ha Nam Branch under the following loan agreements:

- Loan Agreement No. 1917/25/HDCV/HNM dated 20 March 2025 between the Company and National Citizen Commercial Joint Stock Bank – Ha Nam Branch, with a loan amount of VND 11,948,759,260, a loan term of 180 months, and an interest rate as agreed in the debt acknowledgment note. The loan is disbursed on a drawdown basis, with a principal grace period of 36 months from 26 March 2025. The purpose of the loan is to pay for the purchase of two terraced houses coded C1077 and C1079 under the Sun Urban City Project, located in Ha Nam Ward, Ninh Binh Province (formerly Phu Ly City, Ha Nam Province), to be used as the Company's office. Collateral: Collateral as stipulated in Mortgage Agreement No. 1582/25/HDBD/HNM dated 20 March 2025, including the property rights arising from Residential Sale and Purchase Agreement No. C1077/SUC/HMBNO dated 18 March 2025 and Residential Sale and Purchase Agreement No. C1079/SUC/HMBNO dated 18 March 2025 between Ha Nam Sun Joint Stock Company and DNA Investment Joint Stock Company; the entire balance and interest arising from the Company's payment account opened at NCB used to receive proceeds arising from the above housing purchase agreements (if any); and all rights and benefits arising from the collateral (including but not limited to yields, income, compensation, indemnities, insurance, etc.). The outstanding principal balance as at 31 December 2025 was VND 11,948,759,260.

- Loan Agreement No. 2246/25/HDCV/HNM dated 31 March 2025 between the Company and National Citizen Commercial Joint Stock Bank – Ha Nam Branch, with a loan amount of VND 5,905,382,651, a loan term of 180 months, and an interest rate as agreed in the debt acknowledgment note. The loan is disbursed per drawdown, with a principal grace period of 36 months from 3 April 2025. The purpose of the loan is to pay for the purchase of house C1081 under the Sun Urban City Project, located in Ha Nam Ward, Ninh Binh Province (formerly Phu Ly City, Ha Nam Province). Collateral: Collateral as stipulated in Mortgage Agreement No. 1978/25/HDBD/HNM dated 31 March 2025, including the property rights arising from Residential Sale and Purchase Agreement No. C1081/SUC/HMBNO dated 28 March 2025 between Ha Nam Sun Joint Stock Company and DNA Investment Joint Stock Company; the entire balance and interest arising from the Company's payment account opened at NCB used to receive proceeds arising from the above housing purchase agreement (if any); and all rights and benefits arising from the collateral (including but not limited to yields, income, compensation, indemnities, insurance, etc.). The outstanding principal balance as at 31 December 2025 was VND 5,905,382,651.

DNA INVESTMENT JOINT STOCK CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Continued)

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5.19. Owner's equity

5.19.1. Reconciliation table of equity

	Owner's contributed capital VND	Investment and development fund VND	Retained earnings VND	Total VND
Prior year's opening balance	120,000,000,000	100,000,000	829,960,952	120,929,960,952
Decrease in the prior year	-	100,000,000	(813,586,204)	(713,586,204)
- Appropriation to development investment fund	-	100,000,000	(100,000,000)	-
- Loss for the period	-	-	(713,586,204)	(713,586,204)
Prior year's closing balance	120,000,000,000	200,000,000	16,374,748	120,216,374,748
Current year's opening balance	120,000,000,000	200,000,000	16,374,748	120,216,374,748
Increase in the year	-	-	526,673,006	526,673,006
- Profit for the year	-	-	526,673,006	526,673,006
Current year's closing balance	120,000,000,000	200,000,000	543,047,754	120,743,047,754

5.19.2. Details of owner's investment capital

	Closing balance		Opening balance	
	Actual VND	Ratio %	Actual VND	Ratio %
Mr. Fu Jianmu	29,560,000,000	24.63%	29,560,000,000	24.63%
Mr. Bui Viet Vuong	29,960,000,000	24.97%	29,960,000,000	24.97%
Mr. Nguyen Hong Tuan	9,257,000,000	7.71%	9,149,000,000	7.62%
Ms. Dam Thi Ai Len	9,620,000,000	8.02%	9,620,000,000	8.02%
Ms. Bui Thi Thuy Hang	1,356,000,000	1.13%	-	0.00%
Capital of other subjects	40,247,000,000	33.54%	41,711,000,000	34.76%
	120,000,000,000	100.00%	120,000,000,000	100.00%

5.19.3. Capital transactions with owners and dividend distribution, profit sharing

	Current period	Prior period
	VND	VND
Owner's invested equity	-	-
Capital contribution at the beginning of the year	120,000,000,000	120,000,000,000
Contributed capital increased during the year	-	-
Contributed capital decreased during the year	-	-
Capital contribution at the end of the year	120,000,000,000	120,000,000,000
Dividends and distributed profits	-	100,000,000

5.19.4. Shares

	Closing balance	Opening balance
	VND	VND
- Number of shares registered for issuance	12,000,000	12,000,000
- Number of shares issued to the public	12,000,000	12,000,000
+ <i>Ordinary shares</i>	<i>12,000,000</i>	<i>12,000,000</i>
- Number of shares repurchased	-	-
+ <i>Ordinary shares</i>	-	-
- Number of outstanding shares in circulation	12,000,000	12,000,000
+ <i>Ordinary shares</i>	<i>12,000,000</i>	<i>12,000,000</i>

An ordinary share has par value of 10,000 VND/share.

5.19.5. Profits distribution

	Current period	Prior period
	VND	VND
Undistributed profit at the beginning of the year	16,374,748	829,960,952
Profit from business activities in the year	526,673,006	(713,586,204)
Distribution of funds and dividends, including:	-	(100,000,000)
- <i>Appropriation for development investment fund</i>	-	<i>(100,000,000)</i>
Remaining undistributed profit	543,047,754	16,374,748

5.20. Off Statement of Financial Position items

5.20.1. Foreign currencies

	<u>Closing balance</u>	<u>Opening balance</u>
US Dollar (USD)	817.93	1,112.86

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INCOME

6.1. Revenue from goods sold and services rendered

	<u>Current period VND</u>	<u>Prior period VND</u>
Revenue from sale of goods	14,194,160,582	17,603,611,140
Revenue from sales of finished products	10,366,870,942	23,426,384,863
Revenue from services rendered	8,629,501,022	6,024,963,831
Other revenue	-	81,767,500
	<u>33,190,532,546</u>	<u>47,136,727,334</u>

6.2. Cost of goods sold and services rendered

	<u>Current period VND</u>	<u>Prior period VND</u>
	-	-
Cost of finished goods sold	13,947,146,520	17,444,589,290
Cost of merchandise sold	12,918,125,670	22,125,228,052
Cost of services rendered	3,845,117,971	1,763,220,925
	<u>30,710,390,161</u>	<u>41,333,038,267</u>

6.3. Financial income

	<u>Current period VND</u>	<u>Prior period VND</u>
Bank and loan interest	1,402,335,288	438,483,293
Realized foreign exchange gains	668,323,240	499,019,045
Unrealized foreign exchange gains	290,616,567	611,883,004
	<u>2,361,275,095</u>	<u>1,549,385,342</u>

6.4. Financial expenses

	<u>Current period VND</u>	<u>Prior period VND</u>
Interest expense	119,856,021	132,374,710
Realized foreign exchange losses	7,049,222	240,526,101
	<u>126,905,243</u>	<u>372,900,811</u>

6.5. Selling expenses

	Current period VND	Prior period VND
Cost of outsourced services	152,048,419	722,395,805
Others	523,041,372	2,100,000
	675,089,791	724,495,805

6.6. General and administration expenses

	Current period VND	Prior period VND
Management staff costs	1,552,511,336	1,878,768,154
Cost of tools, instruments and supplies	2,222,216	192,669,491
Fixed asset depreciation expense	361,255,644	388,945,502
Taxes, charges and fees	80,422,400	447,051,995
Others	2,620,451,148	1,007,463,766
Provision for losses of bad receivables	1,100,810,000	1,200,000,000
Reversal of provision for doubtful receivables	(2,300,810,000)	-
	3,416,862,744	5,114,898,908

6.7. Other income

	Current period VND	Prior period VND
Others	74,403,500	4,010,068
	74,403,500	4,010,068

6.8. Other expenses

	Current period VND	Prior period VND
Loss from disposal and liquidation of fixed assets	125,538,022	1,625,131,744
- Income from liquidated fixed assets	-	7,000,000,000
- Residual value, liquidation costs	125,538,022	8,625,131,744
Administrative fines	28,524	61,511,119
	125,566,546	1,686,642,863

6.9. Corporate income tax expense

	Current period VND	Prior period VND
Corporate income tax expense based on taxable profit in the current year (i)	44,723,650	-
Adjustments for corporate income tax expense in previous years to the current year	-	171,732,294
Total current corporate income tax expense	44,723,650	171,732,294

(i) The current corporate income tax expense for the year was computed as follows:

	Current period VND	Prior period VND
Profit/(Loss) before tax	571,396,656	(541,853,910)
- Adjustments increase	1,103,375,679	157,511,119
+) <i>Expenses are not deductible</i>	432,072,866	61,511,119
+) <i>Remuneration of the Board of Directors does not directly operate</i>	128,000,000	61,511,119
+) <i>Loan interest expenses are not deducted from Affiliate Transactions</i>	543,302,813	-
- Adjustments decrease	1,411,692,041	543,302,813
+) <i>Losses carried forward from previous years</i>		
+) <i>Exchange rate difference profit from evaluation of cash items at the end of the year</i>	20,205,156	30,481,112
+) <i>Exchange rate difference profit from the evaluation of accounts receivable at the end of the year</i>	190,779,672	512,821,701
Profits subject to corporate income tax	263,080,294	(927,645,604)
Income from business activities	263,080,294	(927,645,604)
Estimated corporate income tax payable	44,723,650	-
<i>Corporate income tax expenses from business activities are subject to a tax rate of 17%</i>	17%	20%
Corporate income tax expense from operating activities	44,723,650	-
Additional adjustments to previous year's corporate income tax	-	171,732,294
Corporate income tax expense based on taxable profit in the current year	44,723,650	171,732,294

6.10. Basic earnings per share and Diluted earnings per share

	Current period	Prior period
Basic earnings per share		
Accounting profit after corporate income tax (VND)	526,673,006	(713,586,204)
Profit or loss attributable to ordinary shareholders (VND)	526,673,006	(713,586,204)
<i>Average ordinary shares in circulation for the year (shares)</i>	<i>12,000,000</i>	<i>12,000,000</i>
Basic earnings per share (VND/Share)	43.89	(59.47)

6.11. Production cost by nature

	Current period VND	Prior period VND
Raw materials and consumables	36,094,372,254	31,908,931,042
Labour	3,555,213,393	4,485,788,814
Cost of tools, instruments and supplies	28,678,687	632,435,598
Depreciation and amortisation	3,532,439,022	4,493,532,616
Taxes, charges and fees	80,422,400	510,733,013
Contingency Expenses	1,100,810,000	1,200,000,000
Cost of outsourced services	271,614,925	2,561,607,649
Others	2,077,520,668	453,224,917
	46,741,071,349	46,246,253,649

7. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF CASH FLOWS

7.1. Actual amounts of borrowings received during the year

	Current period VND	Prior period VND
Proceeds from borrowings under normal contracts	22,156,928,431	3,481,479,282
	22,156,928,431	3,481,479,282

7.2. Actual amounts of principal paid during the year

	Current period VND	Prior period VND
Repayment of borrowings under normal contracts	4,788,363,388	10,871,219,900
	4,788,363,388	10,871,219,900

8. FINANCIAL INSTRUMENTS

8.1. Categories of financial

	Carrying amounts	
	Closing balance VND	Opening balance VND
Financial assets		
Cash and cash equivalents	12,304,360,239	15,012,788,241
Trade and other receivables	14,460,021,799	38,782,411,472
Loan receivables	13,000,000,000	-
Short-term financial investments	13,884,482,192	21,207,819,133
Long-term financial investments	9,000,000,000	-
	62,648,864,230	75,003,018,846
	Carrying amounts	
	Closing balance VND	Opening balance VND
Financial liabilities		
Trade payables, Other payables	422,446,966	244,066,636
Accrued expenses	36,000,000	36,944,444
Borrowings and lease	17,854,141,911	485,576,868
	18,312,588,877	766,587,948

The Company has not assessed the fair value of financial assets and financial liabilities as at the end of the accounting period because Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on November 6, 2009 ("Circular 210") as well as the current regulations do not provide specific guidance on the determination of the fair value of financial assets and financial liabilities. Circular 210 requires the application of International Financial Reporting Standards (IFRS) for the presentation of financial statements and the disclosure of information on financial instruments, but does not provide equivalent guidance on the measurement and recognition of financial instruments, including the application of fair value, in accordance with IFRS.

8.2. Financial risk management objectives

The Company has set up risk management system to identify and assess the risks exposed by the Company and designed control policies and procedures to manage those risks at an acceptable level. Risk management system is reviewed on a regular basis to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (including foreign currency risk, interest rate risk and price risk), credit risk and liquidity risk.

Market risk

The Company's activities expose it primarily to the financial risks of changes in foreign currency exchange rates, interest rates and prices. The Company does not hedge these risk exposures due to the lack of active market for the trading activities of financial instruments.

Foreign currency risk management

The Company undertakes certain transactions denominated in foreign currencies; consequently, exposures to exchange rate fluctuations arise.

Interest rate risk management

The Company has significant interest rate risks arising from interest bearing loans which are arranged. The risk is managed by the Company by maintaining an appropriate level of borrowings and analysing market competition to enjoy favourable interest rates from appropriate lenders.

Commodity price risk management [to the extent applicable]

The Company purchases materials, commodities from local and foreign suppliers for business purpose. Therefore, the Company is exposed to the risk of changes in selling prices of materials, commodities.

Credit risk

Credit risk is the risk that one party to a financial instrument or contract will fail to fulfill its obligation, resulting in a financial loss to the Company. The Company is exposed to credit risk arising from its business operations (primarily related to trade receivables) and financial activities (including bank deposits, loans, and other financial instruments).

Liquidity risk management

The purpose of liquidity risk management is to ensure the availability of funds to meet present and future financial obligations. Liquidity is also managed by ensuring that the excess of maturing liabilities over maturing assets in any period is kept to manageable levels relative to the amount of funds that the Company believes can generate within that period. The Company policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and adequate committed funding from its owners [shareholders] to meet its liquidity requirements in the short and longer term.

The following table details the Company's remaining contractual maturity for its non-derivative financial assets and financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Closing balance VND	Opening balance VND	More than 5 years VND	Total VND
Opening balance				
Cash and cash equivalents	15,012,788,241	-	-	15,012,788,241
Trade and other receivables	36,382,411,472	-	-	36,382,411,472
Short-term financial investments	21,207,819,133	-	-	21,207,819,133
	72,603,018,846	-	-	72,603,018,846
	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Opening balance				
Trade payables, Other payables	244,066,636	-	-	244,066,636
Accrued expenses	36,944,444	-	-	36,944,444
Borrowings and lease	485,576,868	-	-	485,576,868
	766,587,948	-	-	766,587,948
	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Closing balance				
Cash and cash equivalents	12,304,360,239	-	-	12,304,360,239
Trade and other receivables	14,460,021,799	-	-	14,460,021,799
Loan receivables	13,000,000,000	-	-	13,000,000,000
Short-term financial investments	13,884,482,192	-	-	13,884,482,192
Long-term financial investments	-	-	9,000,000,000	9,000,000,000
	53,648,864,230	-	9,000,000,000	62,648,864,230
	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Tổng VND
Closing balance				
Trade payables, Other payables	422,446,966	-	-	422,446,966
Accrued expenses	36,000,000	-	-	36,000,000
Borrowings and lease	-	-	17,854,141,911	17,854,141,911
	458,446,966	-	17,854,141,911	18,312,588,877

The Board of Management assesses the liquidity risk at a low level. The Board of Management believes that the Company is capable of generating sufficient cash flows to meet its financial obligations as they fall due.

9. OTHER INFORMATION

9.1. Transactions and balances with related parties

The related parties with the Company include key management members, the individuals involved with key management members and other related parties.

List of related parties

Other related parties	Relationship
Ms. Dam Thi Ai Len	Chairwoman
Mr. Bui Viet Vuong	Deputy Chairman cum General Director
Mr. Fu Jianmu	Member of BOM
Ms. Bui Thi Thuy Hang	Member of BOM (Appointed on 10 April 2025)
Mr. Nguyen Tien Dat	Independent member of BOM
Mr. Nguyen Hong Tuan	Chief Accountant
Ms. Nguyen Thi Thu Ha	Head of BOS (Appointed on 10 April 2025)
Ms. Bui Thi Loan	Head of BOS (Dismissed on 10 April 2025)
Ms. Do Thi Thanh	Member

Income of key management members:

Remuneration paid to the Company's Board of Management, Board of Supervisors, and Board of General Directors during the year was as follows:

	Position	Current period VND	Prior period VND
Ms. Dam Thi Ai Len	Chairwoman	60,000,000	60,000,000
Mr. Bui Viet Vuong	Deputy Chairman cum General Director	444,000,000	420,000,000
Mr. Fu Jianmu	Member of BOM	36,000,000	36,000,000
Ms. Bui Thi Thuy Hang	Member of BOM (Appointed on 10 April 2025)	24,000,000	-
Mr. Nguyen Tien Dat	Independent member of BOM	36,000,000	24,000,000
Ms. Nguyen Thi Thu Ha	Head of BOS (Appointed on 10 April 2025)	20,000,000	12,000,000
Ms. Bui Thi Loan	Head of BOS (Dismissed on 10 April 2025)	148,000,000	156,000,000
Ms. Do Thi Thanh	Member	12,000,000	12,000,000
Mr. Nguyen Hong Tuan	Chief Accountant	187,560,000	186,000,000
		967,560,000	906,000,000

DNA INVESTMENT JOINT STOCK CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Continued)

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9.2. Information of Department

a. Segment reporting by business activities (primary segment)

PRIOR YEAR

Items	Sale of goods VND	Sale of finished products VND	Other activities VND	Total reported segments VND	Total VND
Net external sales	17,603,611,140	23,426,384,863	6,106,731,331	47,136,727,334	47,136,727,334
Net inter-segment sales	19,625,360,838	25,027,336,782	2,519,735,360	47,172,432,980	47,172,432,980
Operating profit	(2,021,749,698)	(1,600,951,919)	3,586,995,971	(35,705,646)	(35,705,646)
Segment assets	37,630,488,285	50,077,583,180	13,054,098,956	100,762,170,421	100,762,170,421
Unallocated assets	-	-	-	-	21,779,576,225
Total assets	37,630,488,285	50,077,583,180	13,054,098,956	100,762,170,421	122,541,746,646
Segment liabilities	866,161,441	1,152,663,002	300,473,304	2,319,297,748	2,319,297,748
Unallocated liabilities	-	-	-	-	6,074,150
Total liabilities	866,161,441	1,152,663,002	300,473,304	2,319,297,748	2,325,371,898

DNA INVESTMENT JOINT STOCK CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Continued)

Form B 09 - DN

CURRENT YEAR

Items	Sale of goods		Sale of finished products		Other activities		Total reported segments		Total	
	VND		VND		VND		VND		VND	
Net external sales	14,194,160,582		10,366,870,942		8,629,501,022		33,190,532,546		33,190,532,546	
Net inter-segment sales	15,697,098,296		14,196,223,386		4,909,021,014		34,802,342,696		34,802,342,696	
Operating profit	(1,502,937,714)		(3,829,352,444)		3,720,480,008		(1,611,810,150)		(1,611,810,150)	
Segment assets	54,363,474,465		39,704,998,438		33,050,891,298		127,119,364,201		127,119,364,201	
Unallocated assets	-		-		-		-		14,902,395,341	
Total assets	54,363,474,465		39,704,998,438		33,050,891,298		127,119,364,201		142,021,759,542	
Segment liabilities	8,862,940,441		6,473,152,053		5,388,325,231		20,724,417,725		20,724,417,725	
Unallocated liabilities	-		-		-		-		554,294,063	
Total liabilities	8,862,940,441		6,473,152,053		5,388,325,231		20,724,417,725		21,278,711,788	

b. Segment reporting by geographical areas (secondary segment)

PRIOR YEAR

Items	Domestic VND	Export VND	Total VND
Net external sales	23,710,342,471	23,426,384,863	47,136,727,334
Segment assets	19,207,810,215	22,125,228,052	41,333,038,267
Total expenditures on acquisition of fixed asset	4,502,532,256	1,301,156,811	5,803,689,067

CURRENT YEAR

Items	Domestic VND	Export VND	Total VND
Net external sales	21,842,812,899	11,347,719,647	33,190,532,546
Segment assets	17,465,635,479	13,244,754,682	30,710,390,161
Total expenditures on acquisition of fixed asset	4,377,177,420	(1,897,035,035)	2,480,142,385

9.3. Comparative figures

The comparative figures are data on the financial statements 2024 of the Company audited by International Auditing and Valuation Company Limited.



Preparer
Nguyen Manh Khue



Chief Accountant
Nguyen Hong Tuan



General Director
Bui Viet Vuong
Ninh Binh, Vietnam
26 March 2026