

No.: 092026/CV-TL

Dong Nai, March 30, 2026

PERIODIC FINANCIAL STATEMENTS DISCLOSURE

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the stock market, Dong Nai Roofsheets and Construction Materials Joint Stock Company hereby discloses its financial statements for 2025 to the Hanoi Stock Exchange as follows:

1. Organization name: **Dong Nai Roofsheets and Construction Materials Joint Stock Company**

- Stock code: DCT
- Address: Bien Hoa 1 Industrial Park, Street no. 4, Tran Bien Ward, Dong Nai province
- Tel: _____ Fax: _____
- Email: _____
- Website: _____

2. Contents of disclosed information:

- Financial Statement for 2025
 - ☒ Separate Financial Statements (The listed company does not have subsidiaries and the parent accounting entity has no subordinate units);
 - ☐ Consolidated financial statements (The listed company has subsidiaries)
 - ☐ Combined Financial Statements (The listed company has subordinate accounting units with independent accounting systems).

- Circumstances requiring explanation:

+ The auditing organization provides a non-unqualified opinion on the financial statements (for reviewed/audited financial statement...):

☒ Yes

☐ No

Explanation document provided, tick yes:

☒ Yes

☐ No



+ The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa:

☒ Yes

☐ No

Explanation document provided, tick yes:

☒ Yes

☐ No

+ The profit after tax in the income statement of reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanation document provided, tick yes:

☒ Yes

☐ No

+ The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes

☐ No

Explanation document provided, tick yes:

☐ Yes

☐ No

This information has been disclosed on the company website on 30/03/2026 at the following link: <http://donac.net/hinh-anh-cong-ty/quan-he-co-dong>

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

REPRESENTATIVE OF THE ORGANIZATION

Legal Representative/

Authorized Person for Information Disclosure

(Signature, full name, title, and official seal)

Enclosed documents:

- FS for 2025

- Explanation document.



TỔNG GIÁM ĐỐC
Trần Thị Mộng Thu

**DONG NAI ROOFSHEET &
CONSTRUCTION MATERIAL
JOINT STOCK COMPANY**

----- ✧ -----

No.: 102026/CV-TL

V/v: Explanation of the 2025

Audited Financial Statements

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

----- ✧ -----

Dong Nai Province, March 30, 2026

To: HA NOI STOCK EXCHANGR

In compliance with the information disclosure obligations of a listed company in accordance with Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance, which provides guidance on information disclosure in the securities market, Dong Nai Roofsheets & Construction Material Joint Stock Company hereby provides the following explanation to the relevant authorities:

1. Profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year

Unit: VND

Indicator	2025	2024	Change	
			Value	%
Net revenue from sales and service provision	249,891,842,894	94,879,164,053	155,012,678,841	163%
Other income	54,491,570,118	19,785,955,291	34,705,614,827	175%
Profit before tax	(62,019,701,241)	(80,328,335,370)	18,308,634,129	22,8%
Profit after tax	(62,019,701,241)	(80,328,335,370)	18,308,634,129	22,8%

Profit after corporate income tax as presented in the 2025 audited financial statements recorded a loss of VND 62,019,701,241, representing a 22.8% reduction in losses compared to 2024, due to the following reasons:

- Net revenue from sales and services in 2025 increased to VND 249,891,842,894, mainly due to the stabilization of production activities at the Nhon Trach branch. As a result, revenue in 2025 increased by 163% compared to 2024.

- In 2025, the Company recorded other income from exclusive production fees, amounting to VND 54,491,570,118, compared to 2024.

- In addition, the Company incurred high borrowing costs, with interest rates of 12.5% per annum and overdue interest penalties of 6.25% per annum, leading to significant finance expenses and resulting in operating losses.

2. Variance in profit after tax before and after audit/review of 5% or more

Based on the Independent Auditor's Report issued by A&C Auditing and Consulting Co., Ltd. dated March 31, 2026, and the Company's internally prepared financial statements for the year ended 2025, certain adjustments were made to the audited 2025 financial statements, including the following:

- Provision for doubtful receivables: VND 20,686,155.
- Reclassification of raw materials and tools expenses (Debit Account 6412/Credit Account 6418): VND 143,810,545.
- Reclassification of depreciation of tangible assets (Debit Account 6424/ Credit Account 6429): VND 444,257,772.
- Offset of receivables and payables with Vietnam Construction Materials Joint Stock Company (Debit Account 1311/ Credit Account 3311): VND 163,235,650;
- Reclassification of salary expenses (Nhon Trach) (Debit Account 6421/ Credit Account 6429): VND 202,900,000.
- Adjustment for duplicate entries (Debit Account 3311/ Credit Account 6429): VND 330,000.
- Adjustment for duplicate entries (Debit Account 3311/ Credit Account 632): VND 9,000,000.

These adjustments resulted in changes to the figures presented in the balance sheet and the income statement of the Company.

3. Loss in profit after tax for the reporting period

Profit after corporate income tax in 2025 recorded a loss of VND 62,019,701,241, mainly due to:

- Business activities in 2025: gross profit from sales and provision of services recorded a loss of VND 21,851,588,694;
- Other income: VND 54,491,570,118;
- Borrowing interest expense is too high at 12.5% per year, with overdue interest at 6.25% per year, resulting in borrowing interest expense in 2025 of VND 87,572,866,463.

Due to the above reasons, Dong Nai Roofsheets & Construction Material Joint Stock Company reported a loss after tax for 2025.

4. Regarding the auditor's disclaimer of opinion on the audited Financial Statements for 2025

Based on the audited Financial Statements for 2025 of Dong Nai Roofsheets & Construction Material Joint Stock Company, the Company hereby provides explanations regarding the "disclaimer of opinion" issued by A&C Auditing and Consulting Co., Ltd. as follows:

As at the end of the financial year ended December 31, 2025, the Company recorded a loss of VND 62,019,701,241. In addition, the accumulated losses as at this date amounted to VND 930,101,656,135, exceeding the contributed capital of the owners and funds by VND 558,433,731,734. Furthermore, as at December 31, 2025, current liabilities exceeded

current assets by VND 924,703,978,584 (refer to Note VII.3 of the Notes to the Financial Statements). The Company has also not repaid the due principal of long-term borrowings to Viet Nam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch in the amount of VND 460,657,270,145 (beginning balance: VND 460,657,270,145). In addition, accrued loan interest and late payment penalties payable amounted to VND 791,957,774,383 (beginning balance: VND 704,384,907,920). On February 13, 2026 Viet Nam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch issued Notice No. 1152/CNTPHCM-TH informing that the overdue principal and interest debts had been transferred to Asset Management Company Limited - Viet Nam Joint Stock Commercial Bank for Industry and Trade (refer to Notes V.17 and V.18 of the Notes to the Financial Statements). On December 7, 2023, the Dong Nai Department of Planning and Investment (now the Department of Finance of Dong Nai Province) issued Official Letter No. 5806/SKHĐT-KTĐN regarding the relocation schedule of enterprises in Bien Hoa 1 Industrial Park under “The project on converting Bien Hoa 1 Industrial Park into an urban – commercial – service area and environmental improvement”, as approved by the People’s Committee of Dong Nai Province. The Company falls under the group of enterprises required to complete relocation under Phase 2 before December 2025. On November 20, 2025, the Company received Decision No. 2973/QĐ-UBND issued by the People’s Committee of Tran Bien Ward, Dong Nai Province, regarding the land recovery of Sonadezi Corporation leased to the Company (refer to Note V.20a of the Notes to the Financial Statements). These conditions indicate the existence of material uncertainties that may cast significant doubt on the Company’s ability to continue as a going concern. The Board of Management is preparing the Financial Statements on a going concern basis. However, we were unable to obtain sufficient appropriate audit evidence to assess whether the use of the going concern assumption in the preparation of the Financial Statements by the Board of Management is appropriate.

- At December 31, 2025, the Company’s business operations remained unprofitable due to high depreciation expenses of the Nhon Trach plant, high borrowing costs, and significant overdue interest penalties. According to the Statement of Profit or Loss for the financial year 2025, gross profit from sales and service provision was negative VND 21.8 billion (compared to negative VND 6.4 billion as at December 31, 2024). The main reason is that production and sales volume at the Nhon Trach Plant only reached 168,533.69 tons per year due to weak market demand, resulting in underutilization of the cement production line with a designed capacity of 1,800,000 tons per year. Depreciation expenses at the Nhon Trach Plant in 2025 amounted to VND 29.8 billion. Meanwhile, bank lending interest rates were high at 12.5% per annum, with overdue interest penalties at 6.25% per annum. Total borrowing costs in 2025 amounted to VND 87.6 billion (compared to VND 87.8 billion as at December 31, 2024), leading to overall operating losses. If these borrowings can be restructured, the Company may be able to maintain profitable operations to offset accumulated losses, remedy the negative equity position, and support the appropriateness of the going concern assumption in preparing the Financial Statements.



- The Company has not considered making a provision for doubtful receivables related to Cong Thanh Cement JSC, as well as other doubtful receivables and advances to suppliers for Production and Trading of Construction Materials LNG TOM Joint Stock Company in the respective amounts of VND 279,566,881,907; VND 32,830,483,250; and VND 5,966,172,800. This non-recognition is not in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting Regime for enterprises. The auditor has issued a disclaimer of opinion regarding the going concern assumption of Cong Thanh Cement JSC. If the Company had fully recognized provisions for doubtful receivables in accordance with regulations, as at December 31, 2025, the "Provision for doubtful debts" (Code 137) on the Balance Sheet would have increased to VND 298,907,426,539, and "Undistributed after-tax profit" (Code 421) would have decreased correspondingly.
 - The Company has not made provision for doubtful receivables from Cong Thanh Cement JSC amounting to VND 279,566,881,907, and for doubtful receivables and advances to suppliers Production and Trading of Construction Materials LNG TOM Joint Stock Company amounting to VND 32,830,483,250 and VND 5,966,172,800, because the Company is in the process of urging and sending official letters to recover these receivables.
- According to the list of securities holders as at December 31, 2025 provided by the Vietnam Securities Depository and Clearing Corporation, the Company was issued Share Ownership Register No. 3600475018 dated July 22, 2024, issued by the Company itself, including 22,298 treasury shares. However, this transaction has not yet been recorded in the accounting books, and related information in the Minutes of Meetings, Resolutions of the General Meeting of Shareholders and the Board of Management, as well as other supporting documents, does not mention this matter.
 - Due to a system software error since 2011 which cannot be accessed, and incomplete handover between former and current personnel, the Company is currently reviewing and attempting to retrieve historical accounting records for further explanation.

The above constitutes the full explanation of Dong Nai Roofsheets & Construction Material Joint Stock Company relation to the audited Financial Statements for 2025 as audited by A&C Auditing and Consulting Co., Ltd.

Sincerely!

Recipients :

- As above
- Archived: Office.

LEGAL REPRESENTATIVE

(Sign and Full name)



TỔNG GIÁM ĐỐC
Trần Thị Mộng Thu