

**DEVELOPMENT INVESTMENT CONSTRUCTION
HOI AN JOINT STOCK COMPANY**

AUDITED FINANCIAL STATEMENTS
For the financial year ended 31 December 2025

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

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DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

REPORT OF THE CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT

The Chairman of the Board of Directors and Management of Development Investment Construction Hoi An Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the accompanying audited financial statements of the Company for the financial year ended 31 December 2025.

Members of the Board of Directors, the Supervisory Committee and Management during the year and on the date of this report include:

Board of Directors

| <u>Full name</u> | <u>Position</u> |
|--------------------|-----------------|
| Mr. Tran Dinh Loi | Chairman |
| Mr. Tran Van Viet | Deputy Chairman |
| Mr. Tran Dinh Danh | Member |
| Mr. Ho Hai Bac | Member |
| Mr. Tran Quoc Tuan | Member |

Supervisory Committee

| <u>Full name</u> | <u>Position</u> |
|------------------------|-----------------|
| Ms. Pham Thi Thanh Tam | Head |
| Mr. Tran Van Son | Member |
| Mr. Le Dinh Thinh | Member |

Management

| <u>Full name</u> | <u>Position</u> |
|-------------------------|-------------------------|
| Mr. Tran Van Viet | General Director |
| Mr. Pham Anh Thi | Deputy General Director |
| Mr. Nguyen Hoang Phuong | Deputy General Director |
| Mr. Tran Dinh Huy | Deputy General Director |

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Tran Dinh Loi, Chairman of the Board of Directors.

RESPONSIBILITY OF THE CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT

The Chairman of the Board of Directors and Management of the company are responsible for preparing the financial statements of each period which give a true and fair view of the financial position of the Company and the results of its operations and its cash flows. In preparing these financial statements, the Chairman of the Board of Directors and Management are required to:

- 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 departures that need to be 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 continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the financial statements so as to mitigate error or fraud.

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

REPORT OF THE CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT (CONTINUED)

The Chairman of the Board of Directors and Management are responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and ensure that the financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements. The Chairman of the Board of Directors and Management are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Chairman of the Board of Directors and Management confirm that the Company has complied with the above requirements in preparing these financial statements.

AUDITOR

The accompanying financial statements were audited by ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited (Head office: No. 142 Xo Viet Nghe Tinh Street, Hoa Cuong Ward, Danang City, Vietnam; Telephone: (84) 0236.363.3333; Fax: (84) 0236.363.3338; Website: www.ecovis.com/vietnam/audit).

STATEMENT BY THE CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT

In opinion of the Chairman of the Board of Directors and Management, the accompanying 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 the results of its operations and its cash flows for the financial year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements.



Tran Dinh Loi
Chairman of the Board of Directors
Da Nang City, 30 March 2026

No.: 227/2026/BCKT-E.AFA

INDEPENDENT AUDITOR'S REPORT

To: **Shareholders**
Board of Directors and Management
DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Report on the financial statements

We have audited the accompanying financial statements of Development Investment Construction Hoi An Joint Stock Company (hereinafter referred to as "the Company") prepared on 30 March 2026 as set out from page 05 to page 37, which comprise the balance sheet as at 31 December 2025, and the income statement, and cash-flow statement for the financial year then ended, and the notes to the financial statements.

Responsibility of the Chairman of the Board of Directors and Management

The Chairman of the Board of Directors and Management are responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of financial statements and for such internal control as the Chairman of the Board of Directors and Management determine is necessary to enable the preparation and presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's 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 auditor's 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 auditor considers internal control relevant to the entity'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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Chairman of the Board of Directors and Management, 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 AUDITOR'S REPORT (CONTINUED)

Opinion

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and of the results of its financial performance and its cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting and relevant legislation as to the preparation and presentation of financial statements.



Tran Thi Nhu Phuong
Deputy General Director
Audit Practice Registration Certificate
No. 2293-2023-240-1

Authorized person

Nguyen Thanh Lam
Auditor
Audit Practice Registration Certificate
No. 4231-2023-240-1

ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited
Da Nang City, 30 March 2026

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

Form B 01 – DN

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

BALANCE SHEET

As at 31 December 2025

Unit: VND

| ASSETS | Code | Notes | As at 31 Dec. 2025 | As at 01 Jan. 2025 |
|----------------------------------------------------|-------------|--------------|-------------------------------|-------------------------------|
| A. CURRENT ASSETS | 100 | | 453,021,604,257 | 617,985,456,817 |
| I. Cash and cash equivalents | 110 | 4.1 | 12,502,863,212 | 3,665,761,501 |
| 1. Cash | 111 | | 11,299,461,349 | 2,481,448,218 |
| 2. Cash equivalents | 112 | | 1,203,401,863 | 1,184,313,283 |
| II. Current financial investments | 120 | | - | - |
| III. Current account receivables | 130 | | 94,409,430,190 | 112,579,716,245 |
| 1. Trade receivables | 131 | 4.2 | 39,972,720,169 | 42,104,991,079 |
| 2. Advances to suppliers | 132 | 4.3 | 13,136,918,344 | 6,824,069,589 |
| 3. Other current receivables | 136 | 4.4 | 45,827,655,661 | 63,884,583,631 |
| 4. Provision for doubtful debts | 137 | 4.5 | (4,527,863,984) | (233,928,054) |
| IV. Inventories | 140 | 4.6 | 344,932,622,932 | 498,375,789,236 |
| 1. Inventories | 141 | | 344,932,622,932 | 498,375,789,236 |
| 2. Provision for decline in value of inventories | 149 | | - | - |
| V. Other current assets | 150 | | 1,176,687,923 | 3,364,189,835 |
| 1. Current prepayments | 151 | | - | - |
| 2. Value added tax deductible | 152 | | 1,162,012,610 | 3,364,189,835 |
| 3. Tax and other receivables from the state budget | 153 | 4.11 | 14,675,313 | - |
| B. NON-CURRENT ASSETS | 200 | | 15,411,926,177 | 4,866,057,635 |
| I. Non-current account receivables | 210 | | 11,983,196,340 | 322,605,417 |
| 1. Non-current trade receivables | 211 | | - | - |
| 2. Other non-current receivables | 216 | 4.4 | 11,983,196,340 | 322,605,417 |
| II. Fixed assets | 220 | | 1,052,221,639 | 2,063,241,844 |
| 1. Tangible fixed assets | 221 | 4.7 | 1,052,221,639 | 2,063,241,844 |
| Cost | 222 | | 23,167,622,551 | 23,167,622,551 |
| Accumulated depreciation | 223 | | (22,115,400,912) | (21,104,380,707) |
| 2. Intangible fixed assets | 227 | | - | - |
| III. Investment property | 230 | | - | - |
| IV. Non-current assets in progress | 240 | | - | - |
| V. Non-current financial investments | 250 | | - | - |
| VI. Other non-current assets | 260 | | 2,376,508,198 | 2,480,210,374 |
| 1. Non-current prepayments | 261 | 4.8 | 2,376,508,198 | 2,480,210,374 |
| 2. Other non-current assets | 268 | | - | - |
| TOTAL ASSETS | 270 | | 468,433,530,434 | 622,851,514,452 |

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

Form B 01 – DN

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

BALANCE SHEET (CONTINUED)

As at 31 December 2025

Unit: VND

| RESOURCES | Code | Notes | As at 31 Dec. 2025 | As at 01 Jan. 2025 |
|-----------------------------------------------------------|------------|-------|------------------------|------------------------|
| C. LIABILITIES | 300 | | 343,299,869,995 | 502,994,753,054 |
| I. Current liabilities | 310 | | 164,249,869,995 | 459,674,253,054 |
| 1. Trade payables | 311 | 4.9 | 21,376,897,867 | 28,196,596,115 |
| 2. Advances from customers | 312 | 4.10 | 7,784,364,804 | 15,148,394,978 |
| 3. Taxes and amounts payable to the state budget | 313 | 4.11 | 4,987,504,180 | 1,964,730,800 |
| 4. Payables to employees | 314 | 4.12 | 437,743,926 | 464,689,432 |
| 5. Accrued expenses | 315 | 4.13 | 1,563,335,337 | 1,158,170,629 |
| 6. Other current payables | 319 | 4.14 | 2,894,413,947 | 21,909,128,033 |
| 7. Current loans and obligations under finance leases | 320 | 4.15 | 123,022,093,243 | 389,197,357,439 |
| 8. Bonus and welfare fund | 322 | | 2,183,516,691 | 1,635,185,628 |
| II. Non-current liabilities | 330 | | 179,050,000,000 | 43,320,500,000 |
| 1. Non-current trade payables | 331 | | - | - |
| 2. Non-current loans and obligations under finance leases | 338 | 4.15 | 179,050,000,000 | 43,320,500,000 |
| D. OWNER'S EQUITY | 400 | | 125,133,660,439 | 119,856,761,398 |
| I. Equity | 410 | 4.16 | 125,133,660,439 | 119,856,761,398 |
| 1. Owner's contributed capital | 411 | | 68,941,640,000 | 68,941,640,000 |
| Ordinary shares carrying voting rights | 411a | | 68,941,640,000 | 68,941,640,000 |
| Preference shares | 411b | | - | - |
| 2. Share premiums | 412 | | 19,801,941,805 | 19,801,941,805 |
| 3. Investment and development fund | 418 | | 14,953,678,492 | 13,617,241,799 |
| 4. Retained earnings | 421 | | 21,436,400,142 | 17,495,937,794 |
| Beginning accumulated retained earnings | 421a | | 4,481,818,408 | 4,131,570,869 |
| Retained earnings of the current year | 421b | | 16,954,581,734 | 13,364,366,925 |
| II. Other capital and funds | 430 | | - | - |
| TOTAL RESOURCES | 440 | | 468,433,530,434 | 622,851,514,452 |



Tran Dinh Loi
Chairman of the Board of Directors
Da Nang City, 30 March 2026

Vo Ho Quynh Giao
Chief Accountant

Nguyen Thi Thu Thao
Preparer

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

Form B 02 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**INCOME STATEMENT**

For the financial year ended 31 December 2025

Unit: VND

| ITEMS | Code | Notes | Year 2025 | Year 2024 |
|----------------------------------------------|------|--------|-----------------|-----------------|
| 1. Revenue | 01 | 5.1 | 258,962,931,790 | 222,112,989,462 |
| 2. Deductions | 02 | | - | - |
| 3. Net revenue | 10 | | 258,962,931,790 | 222,112,989,462 |
| 4. Cost of sales | 11 | 5.2 | 214,013,138,002 | 180,174,290,457 |
| 5. Gross profit | 20 | | 44,949,793,788 | 41,938,699,005 |
| 6. Financial income | 21 | 5.3 | 25,642,679 | 28,687,937 |
| 7. Financial expense | 22 | 5.4 | 7,638,605,345 | 6,080,199,160 |
| <i>Of which, interest expense</i> | 23 | | 7,638,605,345 | 6,080,199,160 |
| 8. Selling expense | 24 | 5.5 | - | 7,008,960,000 |
| 9. General and administration expense | 25 | 5.6 | 15,470,253,054 | 11,647,450,898 |
| 10. Operating profit/(loss) | 30 | | 21,866,578,068 | 17,230,776,884 |
| 11. Other income | 31 | | 7,000 | - |
| 12. Other expense | 32 | 5.7 | 30,290,909 | - |
| 13. Net other income/(loss) | 40 | | (30,283,909) | - |
| 14. Accounting profit/(loss) before taxation | 50 | | 21,836,294,159 | 17,230,776,884 |
| 15. Current corporate income tax expense | 51 | 5.9 | 4,881,712,425 | 3,866,409,959 |
| 16. Deferred corporate income tax expense | 52 | | - | - |
| 17. Net profit/(loss) after taxation | 60 | | 16,954,581,734 | 13,364,366,925 |
| 18. Basic earnings per share | 70 | 4.16.5 | 2,459 | 1,746 |
| 19. Diluted earnings per share | 71 | 4.16.6 | 2,459 | 1,746 |



Trần Đình Lợi
Chairman of the Board of Directors
Da Nang City, 30 March 2026

Võ Ho Quỳnh Giao
Chief Accountant

Nguyễn Thị Thu Thảo
Preparer

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Cam Pho Ward, Hoi An City, Quang Nam Province, Vietnam

Form B 03 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**CASH FLOW STATEMENT****(Direct method)**

For the financial year ended 31 December 2025

Unit: VND

| ITEMS | Code | Notes | Year 2025 | Year 2024 |
|----------------------------------------------------------------------------|-----------|-------|--------------------------|--------------------------|
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| 1. Cash receipts from customers | 01 | | 242,037,042,530 | 224,801,890,146 |
| 2. Cash paid to suppliers | 02 | | (104,874,935,882) | (145,647,954,099) |
| 3. Cash paid to employees | 03 | | (7,024,158,555) | (12,925,245,709) |
| 4. Interest paid | 04 | | (26,121,992,750) | (7,484,856,141) |
| 5. Corporate income tax paid | 05 | | (1,903,164,504) | (4,488,068,558) |
| 6. Other cash inflows from operating activities | 06 | | 61,650,742,498 | 54,505,921,884 |
| 7. Other cash outflows from operating activities | 07 | | (14,165,064,109) | (3,335,922,917) |
| Net cash from operating activities | 20 | | 149,598,469,228 | 105,425,764,606 |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| 1. Acquisition and construction of fixed assets and other long-term assets | 21 | | - | (1,183,164,983) |
| 2. Interest and dividends received | 27 | | 25,642,679 | 28,687,937 |
| Net cash from investing activities | 30 | | 25,642,679 | (1,154,477,046) |
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| 1. Proceeds from issuing stocks and capital contribution from owners | 31 | | - | 2,065,095,305 |
| 2. Proceeds from borrowings | 33 | 6.1 | 289,081,977,483 | 206,975,307,605 |
| 3. Repayment of borrowings | 34 | 6.2 | (419,527,741,679) | (320,287,225,991) |
| 4. Dividends paid | 36 | | (10,341,246,000) | - |
| Net cash from financing activities | 40 | | (140,787,010,196) | (111,246,823,081) |
| NET INCREASE/(DECREASE) IN CASH | 50 | | 8,837,101,711 | (6,975,535,521) |
| Cash and cash equivalents at beginning of year | 60 | | 3,665,761,501 | 10,641,297,022 |
| Impact of exchange rate fluctuation | 61 | | - | - |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | 70 | | 12,502,863,212 | 3,665,761,501 |



Tran Dinh Loi
Chairman of the Board of Directors
Da Nang City, 30 March 2026

Vo Ho Quynh Giao
Chief Accountant

Nguyen Thi Thu Thao
Preparer

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

Development Investment Construction Hoi An Joint Stock Company (hereinafter referred to as "the Company"), was established based on the equitization of DIC – Hoi An Construction Investment Company, pursuant to Decision No. 202/QĐ-BXD dated 6 February 2006, issued by the Minister of Construction. The Company operates under Business Registration Certificate No. 4000391600 dated 01 March 2006, granted by the Department of Planning and Investment of Quang Nam Province (now Da Nang City) and other amended certificates thereafter with the latest one dated 02 August 2024.

Currently, the Company's shares are registered for trading on the Hanoi Stock Exchange (HNX) under the ticker symbol DIH since 22 February 2011, in accordance with the Share Trading Registration Certificate No. 78/QĐ-SDGHN.

The charter capital as stipulated in the Business Registration Certificate is VND 68,941,640,000.

The Company's registered head office is at No. 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam.

The number of employees as at 31 December 2025 was 47 (31 December 2024: 48).

1.2. Business field

Construction of buildings and real estate activities.

1.3. Operating industry and principal activities

Under the Business Registration Certificate, the Company's main business activities comprise:

- Manufacture of clay building materials;
- Building completion and finishing;
- Trading of own or rented property and land use rights. Detailed: Investment and development of new urban areas and industrial zones; investment and business in the development of housing, urban technical infrastructure, and infrastructure for industrial zones, export processing zones, high-tech zones, and new economic zones;
- Construction of residential buildings;
- Construction of non-residential buildings;
- Construction of railway;
- Construction of roads;
- Construction of electrical works;
- Construction of water supply and drainage works;
- Construction of telecommunications and communication constructions;
- Construction of other utility projects
- Construction of hydraulic structures;
- Construction of mining and quarrying facilities;
- Construction of manufacturing facilities;
- Construction of other civil engineering projects;

1.4. Normal operating cycle

The Company's normal operating cycle is carried out for a time period of 12 months.

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**1.5. The Company's structure**

As at 31 December 2025, the Company's dependent units were as follows:

| Unit name | Address |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Dien Ban Tuynen Brick Factory – Branch of Development Investment Construction Hoi An Joint Stock Company (*) | Cam Son Industrial Cluster, Dien Ban Bac Ward, Da Nang City, Vietnam |
| Branch of Development Investment Construction Hoi An Joint Stock Company in Ho Chi Minh City (*) | B20 Phu My Residential Area, Quarter 6, Pham Huu Lau Street, Tan My Ward, Ho Chi Minh City, Vietnam |

(*) The Company is currently undertaking the procedures for the dissolution of these two branches.

1.6. Statement of Comparability of Information in Financial statements

The comparative figures are those of the audited financial statements for the year ended 31 December 2024.

2. BASIS OF PREPARATION**2.1. Accounting standards, accounting system**

The accompanying financial statements, expressed in Vietnamese Dong (VND), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

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. Forms of accounting records

The form of accounting records applied in the Company is the General Journal.

2.3. Financial year

The Company's financial year is from 01 January to 31 December.

2.4. Reporting and functional currency

The Company maintains its accounting records in VND.

3. SIGNIFICANT ACCOUNTING POLICIES**3.1. Use of estimates**

The preparation of the financial statements requires the Chairman of the Board of Directors and Management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses in the financial statements for the financial year ended 31 December 2025. Although these estimates are based on best knowledge of the Chairman of the Board of Directors and Management of all relevant information available at the date when the financial statements are prepared, this does not prevent actual figures differing from estimates.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.3. Account receivables

Recognition method

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

Provision for doubtful debts

As of the date of preparing the financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the principal repayment period according to the original sale contract, excluding the debt extension between the parties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the income statement.

3.4. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method

Provision for decline in value of inventories

As of the date of preparing the financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the income statement.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a separate selling price is charged.

3.5. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised separately at their fair values and deducted from the historical cost of the respective tangible fixed assets.

The costs of tangible fixed assets constructed by contractors are the finalised costs of the construction, other directly related expenses and the registration fee (if any).

Depreciation and amortisation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

| | <u>Year 2025</u> |
|---------------------------|-------------------------|
| ▪ Buildings, structures | 07 – 10 years |
| ▪ Machinery and equipment | 05 – 08 years |
| ▪ Motor vehicles | 08 – 10 years |
| ▪ Office equipment | 03 – 07 years |

3.6. Leases

Operating leases

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

3.7. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies, insurance expenses, repair expenses, which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the income statement:

- Tools and supplies are amortised to the income statement over 24 months to 36 months;

3.8. Liabilities

Liabilities are classified into trade payables, intra-company payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; intra-company payables represent those between the entity and its dependent accounting units having no legal status; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.9. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the income statement when incurred.

3.10. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year.

The accrued expenses of the Company comprise accruals of interest expense. The interest expense is determined on an accrual basis by reference to remaining days of loan and at the interest rate.

3.11. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Treasury shares

Treasury shares are recognised at purchased cost and presented in the balance sheet as a deduction from equity.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved the General annual meeting of shareholders and reserves are created in accordance with the Company's Charter and legal regulations in Vietnam.

3.12. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Revenue from construction contracts

Revenue from construction contracts is recognised in accordance with the accounting policy on construction contracts as Note 3.13 below.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

3.13. Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the date of the balance sheet as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs - except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably:

- Revenue is only recognised to the extent of contract costs incurred that it is probable will be recoverable;
- Contract costs are only recognised as an expense in the period in which they are incurred.

3.14. Cost of sales

Cost of sales and services provided represents total costs of construction products, services which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.15. Finance expense

Finance expenses represent all expenses incurred in the reporting year which mainly include borrowing costs.

3.16. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, which include expenses relating to electronic invoicing services.

General and administrative expenses represent common expenses, which include payroll costs for office employees (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

3.17. Taxation

Corporate income tax

Current corporate income tax expense:

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Value added tax

The value-added tax applied to goods and services provided by the Company is 10%, with a reduced VAT rate of 8% applied to goods and services from 01 January 2025 to 31 December 2025, in accordance with Decree 180/2024/ND-CP dated 31 December 2024, and Decree 174/2025/ND-CP dated 30 June 2025, issued by the Government.

Other taxes

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

The tax reports of the Company will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

3.18. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Company and held as treasury shares.

3.19. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Company and held as treasury shares.

3.20. Segment reporting

A segment is a distinguishable component of the Company that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

Reference to Note 7 below.

3.21. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including directors and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

4.1. Cash and cash equivalents

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|-------------------------------------------|------------------------------|------------------------------|
| Cash in hand | 171,699,841 | 943,845,688 |
| Cast at banks | 11,127,761,508 | 1,537,602,530 |
| Cash equivalents (Less than 3 months) (*) | 1,203,401,863 | 1,184,313,283 |
| Total | 12,502,863,212 | 3,665,761,501 |

(*) The one-month term deposit of VND 1,203,401,863 is pledged for loans at Vietnam Joint Stock Commercial Bank for Industry and Trade under the collateral agreement for valuable papers No. 45012/2019/HĐBĐ/NHCT484 dated 27 August 2019.

4.2. Current trade receivables

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|---------------------------------------------------|------------------------------|------------------------------|
| Tracodi Construction Holdings Joint Stock Company | 22,198,944,402 | 23,700,944,402 |
| Da Nang Department of Health | 6,912,716,657 | 9,733,177,657 |
| Others | 10,861,059,110 | 8,670,869,020 |
| Total | 39,972,720,169 | 42,104,991,079 |

4.3. Current advances to suppliers

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|------------------------------------------|------------------------------|------------------------------|
| Da Nang City Land Development Center (*) | 8,417,548,000 | 2,111,353,000 |
| Dang Khoa Quang Nam Joint Stock Company | 1,340,984,000 | 1,340,984,000 |
| Others | 3,378,386,344 | 3,371,732,589 |
| Total | 13,136,918,344 | 6,824,069,589 |

(*) Advance payment of funds to the Da Nang City Land Development Center for land recovery and compensation at the Lam Sa – Tu Le – Xuan Hoa Residential Area project.

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.4. Other current receivables**

| | As at 31 Dec. 2025 | | As at 01 Jan. 2025 | |
|---------------------------------|-----------------------|---------------------|-----------------------|---------------------|
| | VND | | VND | |
| | Value | Provision | Value | Provision |
| Current: | | | | |
| Advances | 45,577,082,694 | (40,222,825) | 63,651,894,805 | (40,222,825) |
| Others | 250,572,967 | - | 232,688,826 | - |
| Total | 45,827,655,661 | (40,222,825) | 63,884,583,631 | (40,222,825) |
| Non - current: | | | | |
| Deposits, mortgages, Collateral | 11,983,196,340 | - | 322,605,417 | - |
| Total | 11,983,196,340 | - | 322,605,417 | - |

4.5. Doubtful debts

| | As at 31 Dec. 2025 | | As at 01 Jan. 2025 | |
|-----------------------------------------------------------|-----------------------|-----------------------|--------------------|--------------------|
| | VND | | VND | |
| | Cost | Recoverable amount | Cost | Recoverable amount |
| Overdue current trade receivables with low recoverability | 22,432,872,456 | 17,905,008,472 | 233,928,054 | - |
| Total | 22,432,872,456 | 17,905,008,472 | 233,928,054 | - |

The Chairman of the Board of Directors and Management assessed the ability to recover the overdue receivables as low because these receivables have been outstanding for a long time and have not yet been collected.

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

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

| | As at 31 Dec. 2025 | | | As at 01 Jan. 2025 | | |
|---------------------------------------------------|-----------------------|-----------------------|--------------|--------------------|--------------------|--------------|
| | VND | | | VND | | |
| | Cost | Recoverable amount | Overdue days | Cost | Recoverable amount | Overdue days |
| Son Tra Joint Stock Company | 50,591,529 | - | Over 3 years | 50,591,529 | - | Over 3 years |
| People's Committee of Cam An Ward | 69,623,900 | - | Over 3 years | 69,623,900 | - | Over 3 years |
| Internal Road of the Resettlement Area | 40,222,825 | - | Over 3 years | 40,222,825 | - | Over 3 years |
| Quang Nam Construction and Water Supply Company | 56,489,800 | - | Over 3 years | 56,489,800 | - | Over 3 years |
| Tracodi Construction Holdings Joint Stock Company | 22,198,944,402 | 17,905,008,472 | 1 - 2 years | | | |
| Others | 17,000,000 | - | Over 3 years | 17,000,000 | - | Over 3 years |
| Total | 22,432,872,456 | 17,905,008,472 | | 233,928,054 | - | |

4.6. Inventories

| | As at 31 Dec. 2025 | | As at 01 Jan. 2025 | |
|------------------|------------------------|-----------|------------------------|-----------|
| | VND | | VND | |
| | Value | Provision | Value | Provision |
| Raw Materials | 4,321,116,057 | - | 4,901,847,807 | - |
| Work in progress | 340,291,283,442 | - | 493,020,922,996 | - |
| Finished goods | 320,223,433 | - | 453,018,433 | - |
| Total | 344,932,622,932 | - | 498,375,789,236 | - |

There is no slow moving and obsolescent inventory at the period-end.

(*) The land use right certificates, ownership of houses, and other assets attached to land located in the Residential Area of Lam Sa – Tu Le – Xuan Hoa Block, Cam Pho Ward, Hoi An City, Quang Nam Province (now under Hoi An Ward, Da Nang City) have been mortgaged for the loan at the Vietnam Bank for Agriculture and Rural Development – Hoi An Branch.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.7. Tangible fixed assets

| Items | Buildings, structures VND | Machinery and equipment VND | Motor vehicles VND | Office equipment VND | Total VND |
|---------------------------|---------------------------------|-----------------------------------|-----------------------|-------------------------|-----------------------|
| Cost: | | | | | |
| As at 01 Jan. 2025 | 4,534,182,995 | 14,287,871,689 | 4,232,940,867 | 112,627,000 | 23,167,622,551 |
| Purchase | - | - | - | - | - |
| As at 31 Dec. 2025 | 4,534,182,995 | 14,287,871,689 | 4,232,940,867 | 112,627,000 | 23,167,622,551 |
| Accumulated depreciation: | | | | | |
| As at 01 Jan. 2025 | 4,517,955,521 | 12,532,273,986 | 3,941,524,200 | 112,627,000 | 21,104,380,707 |
| Depreciation | 16,227,474 | 725,792,731 | 269,000,000 | - | 1,011,020,205 |
| As at 31 Dec. 2025 | 4,534,182,995 | 13,258,066,717 | 4,210,524,200 | 112,627,000 | 22,115,400,912 |
| Net book value: | | | | | |
| As at 01 Jan. 2025 | 16,227,474 | 1,755,597,703 | 291,416,667 | - | 2,063,241,844 |
| As at 31 Dec. 2025 | - | 1,029,804,972 | 22,416,667 | - | 1,052,221,639 |

The amount of year-end net book value of tangible fixed assets totalling VND 82,954,543 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 16,923,366,659.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.8. Current accrued expenses

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|----------------------|------------------------------|------------------------------|
| Land rental cost (*) | 2,376,508,198 | 2,480,210,374 |
| Total | 2,376,508,198 | 2,480,210,374 |

(*) The one-time land rental payment for the property at 25 Hung Vuong Street, Cam Pho Ward, Hoi An City, which serves as the company's headquarters, has been pledged as collateral at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hoi An Branch.

4.9. Current trade payables

| | As at 31 Dec. 2025 VND | | As at 01 Jan. 2025 VND | |
|---------------------------|---------------------------|-----------------------|---------------------------|-----------------------|
| | Value | Payable value | Value | Payable value |
| Le Van Sa Company Limited | 1,973,123,642 | 1,973,123,642 | 2,365,872,748 | 2,365,872,748 |
| Stock Companies and | | | | |
| Investment Philosophy of | | | | |
| Technology Phu An | 1,086,388,950 | 1,086,388,950 | 1,486,388,950 | 1,486,388,950 |
| Others | 18,317,385,275 | 18,317,385,275 | 24,344,334,417 | 24,344,334,417 |
| Total | 21,376,897,867 | 21,376,897,867 | 28,196,596,115 | 28,196,596,115 |

4.10. Current advances from customers

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|----------------------------------------------------------------------------------------|------------------------------|------------------------------|
| Da Nang Project Management Board for Civil, Industrial and Technical Infrastructure | 5,941,186,928 | 8,284,952,818 |
| Da Nang Project Management Board for Transport and Agriculture Construction | - | 4,985,645,873 |
| Others | 1,843,177,876 | 1,877,796,287 |
| Total | 7,784,364,804 | 15,148,394,978 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.11. Tax and amounts payable to the State budget

| | As at 31 Dec. 2025 VND | | Movements in the year VND | | As at 01 Jan. 2025 VND |
|-----------------------|------------------------------|----------------------|------------------------------|-----------------------|------------------------------|
| | Receivable | Payable | Payable | Paid/Deducted | Payable |
| Value added tax | - | 58,871,979 | 13,791,177,218 | 13,732,305,239 | - |
| Corporate income tax | - | 4,927,900,009 | 4,881,712,425 | 1,903,164,504 | 1,949,352,088 |
| Personal income tax | 14,675,313 | - | 800,914,170 | 830,968,195 | 15,378,712 |
| Land tax, land rental | - | 732,192 | 169,742,956 | 169,010,764 | - |
| Business License Tax | - | - | 4,000,000 | 4,000,000 | - |
| Others | - | - | - | - | - |
| Total | 14,675,313 | 4,987,504,180 | 19,647,546,769 | 16,639,448,702 | 1,964,730,800 |

4.12. Payables to employees

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|--------------|------------------------------|------------------------------|
| Salaries | 437,743,926 | 464,689,432 |
| Total | 437,743,926 | 464,689,432 |

4.13. Accrued expenses

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|----------------------------------------------------------------|------------------------------|------------------------------|
| Loan interest | 1,563,335,337 | 898,840,629 |
| Others | - | 259,330,000 |
| Total | 1,563,335,337 | 1,158,170,629 |
| Of which accrued expenses to related parties – Refer to Note 8 | 27,682,190 | - |

4.14. Other payables

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|-------------------------------------------|------------------------------|------------------------------|
| Trade union expenditure, social insurance | 92,054,746 | 57,243,000 |
| Loan interest | 2,161,525,829 | 21,379,001,494 |
| Others | 640,833,372 | 472,883,539 |
| Total | 2,894,413,947 | 21,909,128,033 |

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.15. Loans and finance lease liabilities

Loans and finance lease liabilities are analysed as follows:

| | As at 31 Dec. 2025 | | Movements in the year | | As at 01 Jan. 2025 | |
|--------------------------------------------------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | VND | | VND | | VND | |
| | Value | Payable value | Increase | Decrease | Value | Payable value |
| Current loans: | 123,022,093,243 | 123,022,093,243 | 125,507,477,483 | 306,082,741,679 | 303,597,357,439 | 303,597,357,439 |
| Vietnam Bank for Agriculture and Rural Development - Hoi An Branch (1) | 42,279,594,990 | 42,279,594,990 | 42,752,592,126 | 46,445,095,348 | 45,972,098,212 | 45,972,098,212 |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Hoi An Branch (2) | 50,931,422,079 | 50,931,422,079 | 60,435,709,183 | 51,043,489,455 | 41,539,202,351 | 41,539,202,351 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoi An Branch (3) | 5,939,176,174 | 5,939,176,174 | 12,319,176,174 | 24,994,156,876 | 18,614,156,876 | 18,614,156,876 |
| VN Group Joint Stock Company (4) | 23,871,900,000 | 23,871,900,000 | 10,000,000,000 | 164,800,000,000 | 178,671,900,000 | 178,671,900,000 |
| Individuals | - | - | - | 18,800,000,000 | 18,800,000,000 | 18,800,000,000 |
| Current portion of non - current loans: | - | - | - | 85,600,000,000 | 85,600,000,000 | 85,600,000,000 |
| Quang Nam Development Investment Fund | - | - | - | 13,600,000,000 | 13,600,000,000 | 13,600,000,000 |
| Truong Hai Group Joint Stock Company | - | - | - | 72,000,000,000 | 72,000,000,000 | 72,000,000,000 |
| Total | 123,022,093,243 | 123,022,093,243 | 125,507,477,483 | 391,682,741,679 | 389,197,357,439 | 389,197,357,439 |

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

| | As at 31 Dec. 2025 | | Movements in the year | | As at 01 Jan. 2025 | |
|----------------------------------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Value | Payable value | Increase | Decrease | Value | Payable value |
| | VND | VND | VND | VND | VND | VND |
| Non - current loans: | | | | | | |
| Vietnam Joint Stock Commercial Bank for | | 82,000,000,000 | 82,000,000,000 | - | | |
| Industry and Trade - Hoi An Branch (5) | 82,000,000,000 | | | | | |
| Individuals (6) | 97,050,000,000 | 97,050,000,000 | 100,374,500,000 | 46,645,000,000 | 43,320,500,000 | 43,320,500,000 |
| Total | 179,050,000,000 | 179,050,000,000 | 182,374,500,000 | 46,645,000,000 | 43,320,500,000 | 43,320,500,000 |
| Overall total | 302,072,093,243 | 302,072,093,243 | 307,881,977,483 | 438,327,741,679 | 432,517,857,439 | 432,517,857,439 |
| Loans and finance lease from related parties – Refer to Note 8 | 26,600,000,000 | 26,600,000,000 | 26,600,000,000 | 3,000,000,000 | 3,000,000,000 | 3,000,000,000 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(1) Current loan from Vietnam Bank for Agriculture and Rural Development – Hoi An Branch under Contract No. 4209-LAV-202500597 dated 09/12/2025. The credit limit is VND 46,000,000,000, with loan terms and interest rates determined based on each specific debt acknowledgment. Purpose of the loan: serving the Company's business operations.

(2) Current loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Hoi An Branch under the Credit Limit Approval Notice dated 13/03/2025. The credit limit is VND 125,000,000,000, with loan terms and interest rates determined based on each specific debt acknowledgment. Purpose of the loan: serving the Company's business operations.

(3) Current loan from Vietnam Joint Stock Commercial Bank for Foreign Trade – Hoi An Branch under Contract No. 12200/25/400/HĐTD.NH dated 03/12/2025. The credit limit is VND 15,000,000,000, with loan terms and interest rates determined based on each specific debt acknowledgment. Purpose of the loan: serving the Company's business operations.

(4) Short-term loan from VN Group Joint Stock Company under Loan Agreement No. 017/2024/HĐVV dated 01/07/2024, Appendix No. PL01/2024/HĐVV dated 31/12/2024 and Appendix No. PL01/2025/HĐVV dated 30/06/2025. Loan term: 12 months from the disbursement date; interest rate: 6% per annum. Purpose of the loan: serving the Company's business operations.

Short-term loan from VN Group Joint Stock Company under Loan Agreement No. 2108/2025/HĐVV dated 21/08/2025, with a principal amount of VND 10,000,000,000. Loan term: 12 months from the disbursement date; interest rate: 6% per annum. Purpose of the loan: serving the Company's business operations.

(5) Non - current loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Hoi An Branch under Contract No. 55895/2025/HĐCVDADT/NHCT484-DIC dated 31/10/2025. The credit limit is VND 165,000,000,000, with loan terms 60 months and interest rates determined based on each specific debt acknowledgment. Purpose of the loan: financing investment costs of the Lam Sa – Tu Le – Xuan Hoa Residential Area project.

(6) Non - current loans from individuals, with an interest rate of 6% per annum. Purpose of the loan: serving the Company's business operations.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.16. Owners' equity

4.16.1. Changes in owners' equity

| | Owners' contributed capital | Capital surplus VND | Items of owners' equity | | | Total VND |
|-----------------------------------------------------|-----------------------------|-----------------------|-------------------------|---------------------------------|-----------------------|------------------------|
| | | | Treasury shares VND | Investment and development fund | Retained earnings VND | |
| As at 01 Jan. 2024 | 59,949,620,000 | 18,865,793,764 | (1,128,947,264) | 12,208,875,167 | 15,940,324,133 | 105,835,665,800 |
| Previous year's capital increase | 8,992,020,000 | - | - | - | (8,992,020,000) | - |
| Previous year's profits | - | - | - | - | 13,364,366,925 | 13,364,366,925 |
| Distribution to investment and development | - | - | - | 1,408,366,632 | (1,408,366,632) | - |
| Distribution to bonus and welfare fund | - | - | - | - | (1,408,366,632) | (1,408,366,632) |
| Sale of Treasury Shares | - | 936,148,041 | 1,128,947,264 | - | - | 2,065,095,305 |
| As at 01 Jan. 2025 | 68,941,640,000 | 19,801,941,805 | - | 13,617,241,799 | 17,495,937,794 | 119,856,761,398 |
| Current year's profits | - | - | - | - | 16,954,581,734 | 16,954,581,734 |
| Distribution to investment and development fund (*) | - | - | - | 1,336,436,693 | (1,336,436,693) | - |
| Distribution to bonus and welfare fund (*) | - | - | - | - | (1,336,436,693) | (1,336,436,693) |
| Dividend distribution (*) | - | - | - | - | (10,341,246,000) | (10,341,246,000) |
| As at 31 Dec. 2025 | 68,941,640,000 | 19,801,941,805 | - | 14,953,678,492 | 21,436,400,142 | 125,133,660,439 |

(*) The Company has distributed after-tax profits for the year 2024 in accordance with Resolution No. 16/NQ-DHĐCĐ of the 2025 Annual General Meeting of Shareholders dated 28 April 2025.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.16.2. Details of owners' equity

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|--------------------|------------------------------|------------------------------|
| Mr. Tran Dinh Huy | 13,136,850,000 | 13,136,850,000 |
| Mr. Do Thanh Quang | 6,068,130,000 | 6,068,130,000 |
| Other shareholders | 49,736,660,000 | 49,736,660,000 |
| Total | 68,941,640,000 | 68,941,640,000 |

4.16.3. Capital transactions with owners

| | Year 2025 VND | Year 2024 VND |
|----------------------------------|-----------------------|-----------------------|
| Beginning balance | 68,941,640,000 | 59,949,620,000 |
| Capital contribution in the year | - | 8,992,020,000 |
| Capital redemption in the year | - | - |
| Ending balance | 68,941,640,000 | 68,941,640,000 |

4.16.4. Shares

| | As at 31 Dec. 2025 | As at 01 Jan. 2025 |
|-------------------------------------------------------|-----------------------|-----------------------|
| Number of shares registered for issue | 6,894,164 | 6,894,164 |
| Number of shares sold to public | 6,894,164 | 6,894,164 |
| - Ordinary shares | 6,894,164 | 6,894,164 |
| - Preference shares (Classified as owners' equity) | - | - |
| Number of shares repurchased (Treasury shares) | - | - |
| - Ordinary shares | - | - |
| - Preference shares (Classified as owners' equity) | - | - |
| Number of shares outstanding | 6,894,164 | 6,894,164 |
| - Ordinary shares | 6,894,164 | 6,894,164 |
| - Preference shares (Classified as owners' equity) | - | - |
| Par value per outstanding share: VND 10,000 per share | | |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.16.5. Basic earnings per share

| | Year 2025 VND | Year 2024 VND |
|------------------------------------------------------------------------|------------------|------------------|
| Profit / (loss) after tax attributable to ordinary share holders | 16,954,581,734 | 13,364,366,925 |
| Adjusted for (interim) distribution to bonus and welfare fund | - | (1,336,436,693) |
| Earnings for the purpose of calculating basic earnings per share | 16,954,581,734 | 12,027,930,232 |
| Weighted average number of ordinary shares outstanding during the year | 6,894,164 | 6,886,970 |
| Basic earnings per share | 2,459 | 1,746 |

4.16.6. Diluted earnings per share

| | Year 2025 VND | Year 2024 VND |
|-------------------------------------------------------------------------------------|------------------|------------------|
| Profit / (loss) after tax attributable to ordinary share holders | 16,954,581,734 | 13,364,366,925 |
| Adjusted for (interim) distribution to bonus and welfare fund | - | (1,336,436,693) |
| Earnings for the purpose of calculating diluted earnings per share | 16,954,581,734 | 12,027,930,232 |
| Weighted average number of ordinary shares outstanding during the period (*) | 6,894,164 | 6,886,970 |
| Adjusted for dilutive potential ordinary shares outstanding during the period | - | - |
| Number of ordinary shares for the purpose of calculating diluted earnings per share | 6,894,164 | 6,886,970 |
| Diluted earnings per share | 2,459 | 1,746 |

In 2025, the Company's General Meeting of Shareholders has not yet approved a plan for the appropriation of the bonus and welfare fund. Accordingly, the after-tax profit used to calculate the basic and diluted earnings per share for 2024 represents the entire after-tax profit attributable to the Company's shareholders. These indicators for 2025 may be subject to change when the Company makes a decision regarding fund appropriation in the future.

The appropriation figures for the bonus and welfare fund in 2024 have been restated based on the 2025 Annual General Meeting of Shareholders' resolution on the distribution of 2024 profits. Accordingly, the restated basic/diluted earnings per share for 2024 is VND 1,746 per share (previously reported in last year's financial statements as VND 1,941 per share).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.16.7. Dividends

According to Resolution No. 16/NQ-ĐHĐCĐ dated 28 April 2025, of the General Meeting of Shareholders, the Company has approved the 2024 dividend distribution plan with a payout ratio of 15% of charter capital.

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

5.1. Revenue from selling goods and rendering services

| | Year 2025 VND | Year 2024 VND |
|-------------------------------------------------------------------------------------------------|------------------------|------------------------|
| Revenue from construction activities | 35,524,134,730 | 33,292,957,720 |
| Revenue from sale of bricks | 782,592,600 | - |
| Revenue from real estate activities | 222,656,204,460 | 188,820,031,742 |
| Total | 258,962,931,790 | 222,112,989,462 |
| Of which revenue from selling goods and rendering services to related parties – Refer to Note 8 | 12,574,334,590 | - |

5.2. Cost of sales

| | Year 2025 VND | Year 2024 VND |
|---------------------------------|------------------------|------------------------|
| Cost of construction activities | 34,205,933,973 | 31,783,014,273 |
| Cost of selling bricks | 713,526,650 | - |
| Cost of real estate activities | 179,093,677,379 | 148,391,276,184 |
| Total | 214,013,138,002 | 180,174,290,457 |

5.3. Finance income

| | Year 2025 VND | Year 2024 VND |
|------------------|-------------------|-------------------|
| Deposit interest | 25,642,679 | 28,687,937 |
| Total | 25,642,679 | 28,687,937 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.4. Finance expense

| | Year 2025 VND | Year 2024 VND |
|----------------------------------------------------------------|--------------------------|--------------------------|
| Interest expense | 7,638,605,345 | 6,080,199,160 |
| Total | 7,638,605,345 | 6,080,199,160 |
| Of which interest expense to related parties – Refer to Note 8 | 60,558,902 | - |

5.5. Selling expense

| | Year 2025 VND | Year 2024 VND |
|--------------------|--------------------------|--------------------------|
| Brokerage expenses | - | 7,008,960,000 |
| Total | - | 7,008,960,000 |

5.6. General and administrative expense

| | Year 2025 VND | Year 2024 VND |
|---------------------------------------|--------------------------|--------------------------|
| Materials expense | 19,636,364 | 208,514,733 |
| Employee expense | 8,140,385,773 | 7,770,449,194 |
| Depreciation and amortisation expense | 285,227,553 | 534,381,077 |
| Service expense | 1,926,497,717 | 2,513,442,023 |
| Provision for doubtful debts | 4,293,935,930 | - |
| Other expenses | 804,569,717 | 620,663,871 |
| Total | 15,470,253,054 | 11,647,450,898 |

5.7. Other income

| | Year 2025 VND | Year 2024 VND |
|----------------------|--------------------------|--------------------------|
| Administrative fines | 30,290,909 | - |
| Total | 30,290,909 | - |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Production and business costs by element

| | Year 2025 VND | Year 2024 VND |
|---------------------------------------|-----------------------|-----------------------|
| Materials expense | 26,353,086,212 | 25,780,409,795 |
| Employee expense | 13,269,435,608 | 15,578,702,083 |
| Depreciation and amortisation expense | 1,011,020,205 | 1,133,792,902 |
| Service expense | 8,145,139,808 | 12,073,052,523 |
| Other expenses | 23,548,338,739 | 25,459,219,166 |
| Total | 72,327,020,572 | 80,025,176,469 |

5.9. Current corporate income tax expense

| | Year 2025 VND | Year 2024 VND |
|---------------------------------------------|----------------------|----------------------|
| Accounting profits before tax | 21,836,294,159 | 17,230,776,884 |
| Adjustments of taxable income | 2,572,267,966 | 2,101,272,909 |
| Add: Increasing adjustments | 2,572,267,966 | 2,101,272,909 |
| - Non-deductible expenses | 2,572,267,966 | 2,101,272,909 |
| Less: Decreasing adjustments | - | - |
| Total taxable income | 24,408,562,125 | 19,332,049,793 |
| Income from real estate activities | 24,054,584,346 | 18,975,733,787 |
| Income from other activities | 353,977,779 | 356,316,006 |
| Current CIT rate | 20% | 20% |
| Income from real estate activities | 4,810,916,869 | 3,795,146,757 |
| Income from other activities | 70,795,556 | 71,263,202 |
| Current corporate income tax expense | 4,881,712,425 | 3,866,409,959 |

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CASH FLOW STATEMENT

6.1. Cash receipts from loans in the year

| | Year 2025 VND | Year 2024 VND |
|-------------------------------------------------|------------------------|------------------------|
| Cash receipts from loans under normal contracts | 289,081,977,483 | 206,975,307,605 |
| Total | 289,081,977,483 | 206,975,307,605 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.2. Cash repayments of principal amounts borrowed

| | Year 2025 VND | Year 2024 VND |
|------------------------------------------------------------|------------------------|------------------------|
| Cash repayment of principal amounts under normal contracts | 419,527,741,679 | 320,287,225,991 |
| Total | 419,527,741,679 | 320,287,225,991 |

7. SEGMENT REPORTING

For management purposes, the Company is organised on a nation - wide basis into the following manufacturing sector:

For the financial year ended 31/12/2025

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

| | Manufacture of bricks, roofing tiles | | Construction activities | | Real estate activities | | Total | |
|-------------------------------------------------|-----------------------------------------|-----------|-------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|
| | Year 2025 | Year 2024 | Year 2025 | Year 2024 | Year 2025 | Year 2024 | Year 2025 | Year 2024 |
| | VND | VND | VND | VND | VND | VND | VND | VND |
| Net revenue | | | | | | | | |
| From customers | 782,592,600 | - | 35,524,134,730 | 33,292,957,720 | 222,656,204,460 | 188,820,031,742 | 258,962,931,790 | 222,112,989,462 |
| Total | 782,592,600 | - | 35,524,134,730 | 33,292,957,720 | 222,656,204,460 | 188,820,031,742 | 258,962,931,790 | 222,112,989,462 |
| Operating expenses | | | | | | | | |
| Cost of sales | 713,526,650 | - | 34,205,933,973 | 31,783,014,273 | 179,093,677,379 | 148,391,276,184 | 214,013,138,002 | 180,174,290,457 |
| Selling expense | - | - | - | - | - | 7,008,960,000 | - | 7,008,960,000 |
| General and administration expense | 69,065,950 | - | 247,758,090 | 240,858,158 | 15,153,429,014 | 11,406,592,740 | 15,470,253,054 | 11,647,450,898 |
| Total | 782,592,600 | - | 34,453,692,063 | 32,023,872,431 | 194,247,106,393 | 166,806,828,924 | 229,483,391,056 | 198,830,701,355 |
| Operating profit | - | - | 1,070,442,667 | 1,269,085,289 | 28,409,098,067 | 22,013,202,818 | 29,479,540,734 | 23,282,288,107 |
| Financial income | | | | | | | 25,642,679 | 28,687,937 |
| Financial expense | | | | | | | 7,638,605,345 | 6,080,199,160 |
| Net other income/(loss) | | | | | | | (30,283,909) | - |
| Accounting profit/(loss) before taxation | | | | | | | 21,836,294,159 | 17,230,776,884 |
| Current corporate income tax expense | | | | | | | 4,881,712,425 | 3,866,409,959 |
| Deferred corporate income tax expense | | | | | | | - | - |
| Net profit/(loss) after taxation | | | | | | | 16,954,581,734 | 13,364,366,925 |

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

Address: 25 Hung Vuong, Hoi An Ward, Da Nang City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

| | Manufacture of bricks, roofing tiles | | | Construction activities | | | Real estate activities | | | Total | |
|---------------------------|-----------------------------------------|----------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|------------------------|---------------|--------------|---------------|
| | As at | As at | As at | As at | As at | As at | As at | As at | As at | As at | As at |
| | 31 Dec. 2025 | 01 Jan. 2025 | 31 Dec. 2025 | 31 Dec. 2025 | 01 Jan. 2025 | 01 Jan. 2025 | 31 Dec. 2025 | 01 Jan. 2025 | 31 Dec. 2025 | 01 Jan. 2025 | 01 Jan. 2025 |
| | VND | VND | VND | VND | VND | VND | VND | VND | VND | VND | VND |
| Segment assets | 7,796,200,603 | 8,162,766,474 | 143,036,181,112 | 140,536,068,296 | 317,601,148,719 | 474,152,679,682 | 468,433,530,434 | 622,851,514,452 | | | |
| Unallocated assets | - | - | - | - | - | - | - | - | - | - | - |
| Total assets | 7,796,200,603 | 8,162,766,474 | 143,036,181,112 | 140,536,068,296 | 317,601,148,719 | 474,152,679,682 | 468,433,530,434 | 622,851,514,452 | | | |
| Segment liabilities | 7,796,200,603 | 8,162,766,474 | 132,581,769,392 | 230,560,086,580 | 202,921,900,000 | 264,271,900,000 | 343,299,869,995 | 502,994,753,054 | | | |
| Unallocated liabilities | - | - | - | - | - | - | - | - | - | - | - |
| Total liabilities | 7,796,200,603 | 8,162,766,474 | 132,581,769,392 | 230,560,086,580 | 202,921,900,000 | 264,271,900,000 | 343,299,869,995 | 502,994,753,054 | | | |
| | | | | | | | | | | | |
| | Manufacture of bricks, roofing tiles | | | Construction activities | | | Real estate activities | | | Total | |
| | Year 2025 | Year 2024 | Year 2025 | Year 2024 | Year 2025 | Year 2024 | Year 2025 | Year 2024 | Year 2025 | Year 2024 | Year 2024 |
| | VND | VND | VND | VND | VND | VND | VND | VND | VND | VND | VND |
| Cost of purchasing assets | - | - | - | 1,183,164,983 | - | - | - | - | - | - | 1,183,164,983 |
| Depreciation expense | - | 112,264,182 | 1,011,020,205 | 1,021,528,720 | - | - | 1,011,020,205 | - | 1,011,020,205 | - | 1,133,792,902 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

8. RELATED PARTIES

List of related partiesRelationship

| | |
|-----------------------------------|-----------------------------------|
| Board of Directors and Management | Key Management personnel |
| Ms. Vo Ho Quynh Giao | Chief Accountant |
| Mr. Do Thanh Quang | Significant influence shareholder |
| Mr. Doan Minh Thong | Related person |
| Ms. Le Thi Kim Nhung | Related person |
| Ms. Tran Thi Kim Cuc | Related person |
| Ms. Tran Thi Bich Hau | Related person |
| Ms. Tran Thi Kim Hoa | Related person |

At the end of the reporting year, the balances with related parties are as follows:

| | As at 31 Dec. 2025 VND | As at 01 Jan. 2025 VND |
|--------------------------------------------|------------------------------|------------------------------|
| Loans and finance lease liabilities | | |
| Mr. Hoang Minh Thong | - | 3,000,000,000 |
| Mr. Tran Van Son | 7,100,000,000 | - |
| Mr. Tran Dinh Huy | 2,500,000,000 | - |
| Mr. Le Dinh Thinh | 2,000,000,000 | - |
| Ms. Le Thi Kim Nhung | 4,000,000,000 | - |
| Ms. Tran Thi Kim Cuc | 4,500,000,000 | - |
| Ms. Tran Thi Bich Hau | 4,500,000,000 | - |
| Ms. Tran Thi Kim Hoa | 2,000,000,000 | - |
| Total – Refer to Note 4.15 | 26,600,000,000 | 3,000,000,000 |
| Loan interest payables | | |
| Mr. Tran Van Son | 3,106,849 | - |
| Mr. Tran Dinh Huy | 3,698,630 | - |
| Mr. Le Dinh Thinh | 3,287,671 | - |
| Ms. Le Thi Kim Nhung | 6,575,342 | - |
| Ms. Tran Thi Kim Cuc | 4,027,397 | - |
| Ms. Tran Thi Bich Hau | 4,027,397 | - |
| Ms. Tran Thi Kim Hoa | 2,958,904 | - |
| Total – Refer to Note 4.13 | 27,682,190 | - |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

Real estate transfer

| | | |
|----------------------------------|-----------------------|----------|
| Mr. Tran Van Son | 6,287,167,295 | - |
| Ms. Vo Ho Quynh Giao | 6,287,167,295 | - |
| Total – Refer to Note 5.1 | 12,574,334,590 | - |

Year 2025
VND

Year 2024
VND

Proceeds from borrowings

| | | |
|-----------------------|---------------|---|
| Mr. Tran Van Son | 7,100,000,000 | - |
| Mr. Tran Dinh Huy | 2,500,000,000 | - |
| Mr. Le Dinh Thinh | 2,000,000,000 | - |
| Ms. Le Thi Kim Nhung | 4,000,000,000 | - |
| Ms. Tran Thi Kim Cuc | 4,500,000,000 | - |
| Ms. Tran Thi Bich Hau | 4,500,000,000 | - |
| Ms. Tran Thi Kim Hoa | 2,000,000,000 | - |

Total – Refer to Note 4.15

26,600,000,000

-

Repayment of borrowings

| | | |
|----------------------|---------------|---|
| Mr. Hoang Minh Thong | 3,000,000,000 | - |
|----------------------|---------------|---|

Total – Refer to Note 4.15

3,000,000,000

-

Interest expense

| | | |
|-----------------------|------------|---|
| Mr. Tran Van Son | 35,983,561 | - |
| Mr. Tran Dinh Huy | 3,698,630 | - |
| Mr. Le Dinh Thinh | 3,287,671 | - |
| Ms. Le Thi Kim Nhung | 6,575,342 | - |
| Ms. Tran Thi Kim Cuc | 4,027,397 | - |
| Ms. Tran Thi Bich Hau | 4,027,397 | - |
| Ms. Tran Thi Kim Hoa | 2,958,904 | - |

Total – Refer to Note 5.4

60,558,902

-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors and Supervisory Committee:

| Full name | Title | Year 2025 VND | Year 2024 VND |
|------------------------|------------------------------------------------------------------|------------------|------------------|
| Mr. Tran Dinh Loi | Chairman of the Board of Directors | 720,000,000 | 720,000,000 |
| Mr. Tran Van Viet | Deputy Chairman of the Board of Directors | 96,000,000 | 96,000,000 |
| Mr. Tran Minh Toan | Member of the Board of Directors (Dismissed on 26 April 2024) | - | 32,000,000 |
| Mr. Tran Dinh Danh | Member of the Board of Directors | 96,000,000 | 96,000,000 |
| Mr. Ho Hai Bac | Member of the Board of Directors | 96,000,000 | 96,000,000 |
| Mr. Tran Quoc Tuan | Member of the Board of Directors (Appointed on 26 April 2024) | 96,000,000 | 64,000,000 |
| Ms. Pham Thi Thanh Tam | Head of the Supervisory Committee | 60,000,000 | 60,000,000 |
| Mr. Tran Van Son | Member of the Supervisory Committee | 54,000,000 | 54,000,000 |
| Mr. Le Dinh Thinh | Member of the Supervisory Committee (Appointed on 26 April 2024) | 54,000,000 | 36,000,000 |
| Mr. Tran Dinh Dung | Member of the Supervisory Committee (Dismissed on 26 April 2024) | - | 18,000,000 |

Salaries, bonuses and other incomes of Management, Board of Directors, Supervisory Committee and other key personels:

| Full name | Title | Year 2025 VND | Year 2024 VND |
|-------------------------|------------------------------------------------------------------|------------------|------------------|
| Mr. Tran Van Viet | General Director | 483,768,000 | 480,000,000 |
| Mr. Pham Anh Thi | Deputy General Director | 266,306,096 | 282,110,000 |
| Mr. Nguyen Hoang Phuong | Deputy General Director | 255,755,694 | 272,788,406 |
| Mr. Tran Dinh Huy | Deputy General Director | 277,446,800 | 271,776,190 |
| | | - | - |
| Mr. Tran Dinh Loi | Chairman of the Board of Directors | 99,000,000 | 30,000,000 |
| Mr. Ho Hai Bac | Member of the Board of Directors | - | - |
| Mr. Tran Van Son | Member of the Supervisory Committee | 222,004,597 | 219,770,186 |
| Mr. Le Dinh Thinh | Member of the Supervisory Committee (Appointed on 26 April 2024) | 223,792,000 | 216,377,075 |

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

9. COMMITMENT UNDER OPERATING LEASES

The Company as a lessee

The company rents office land under Land Lease Contract No. 204/HDTĐ dated 03 September 2008 with the Department of Natural Resources and Environment of Quang Nam province (now Da Nang City), covering an area of 287.2 m², with a lease term until November 2048. The land rental fee has been paid in full for the entire lease period until November 2048 and is gradually allocated to expenses during the period.

| | Year 2025 VND | Year 2024 VND |
|----------------------------------------------------------------------|------------------|------------------|
| Payments under operating leases recognised as an expense in the year | 103,702,176 | 103,702,176 |

10. EVENTS AFTER THE END OF THE REPORTING YEAR

There were no significant events arising after the end of the reporting year to the date of the financial statements.



Tran Dinh Loi
Chairman of the Board of Directors
Da Nang City, 30 March 2026

Vo Ho Quynh Giao
Chief Accountant

Nguyen Thi Thu Thao
Preparer