

NOTES TO THE FINANCIAL STATEMENTS

Quarter 2, 2025

Form of capital ownership

Form of capital ownership: Dong Duong Trading and Construction Joint Stock Company was granted a business registration certificate for a joint stock company No. 0103001177 by the Hanoi Department of Planning and Investment, first registered on July 3, 2002. According to the 11th change of business registration certificate on April 14, 2023. The company's charter capital is 120,000,000,000 VND (One hundred and twenty billion VND), the par value of shares is 10,000 VND/share, head office: Bac Van Dinh Industrial Cluster, Lien Bat Commune, Ung Hoa District, Hanoi City.

Business fields

Production and trading of wooden furniture, interior decoration, handicrafts, all kinds of sand..

Business lines

- The main activities of the Company are:
- Wholesale of other household items. Details: Production and trading of wooden furniture, interior decoration, handicrafts;
- Specialized design activities. Details of interior and exterior decoration;
- Wholesale of other materials and installation equipment in construction. Details of selling construction materials, supplies, machinery, industrial

2. ACCOUNTING REGIME AND POLICIES APPLIED AT THE COMPANY

Accounting period, currency used in accounting

The Company's annual accounting period according to the calendar year starts from January 1 and ends on December 31 every year.

The currency used in accounting records is Vietnamese Dong (VND).

2.2. Applicable Accounting Standards and Regimes

Applicable Accounting Regime

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Declaration on compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard and circular guiding the implementation of the current Enterprise Accounting

2.3. Financial Instruments

Initial Recognition

Financial Assets

The Company's financial assets include cash and cash equivalents, trade and other receivables, and loans. At the time of initial recognition, financial assets are measured at their purchase price/issuance cost plus any other costs directly related to the purchase and issuance of such financial assets.

Financial Liabilities

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at their issue price plus any costs directly related to the issuance of such financial liabilities.

Value after initial recognition

Currently, there are no specific regulations on the revaluation of financial instruments after initial recognition.

2.4. Cash and cash equivalents

Cash includes cash on hand, demand deposits and cash equivalents

2.5. Financial investments

Investments held to maturity are term bank deposits held to maturity for the purpose of earning periodic interest and other investments held to maturity.

Investments in joint ventures and associates are initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at cost less provision for investment impairment.

Provision for impairment of investments in associates is made at the end of the period based on the Financial Statements of the associates at the time of provision.

2.6. Receivables



Receivables are monitored in detail by receivable term, receivable entity, original currency, and other factors according to the Company's management needs. Receivables are classified as short-term and long-term in the Financial Statements based on the remaining term of receivables at the reporting

Provision for doubtful debts is made for the following amounts: Overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that are not due for payment but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

2.7. Inventories

Inventories are initially recorded at cost, including: Purchase costs, processing costs and other directly related costs incurred to bring the inventories to their location and condition at the time of initial recording. After initial recognition, at the time of preparing the Financial Statements, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at the net realizable value.

The value of inventory is determined by the weighted average method.

Inventories are accounted for by the regular declaration method.

The provision for inventory devaluation is made at the end of the year based on the difference between the original price of the inventory greater than the net realizable value.

2.8. Fixed assets

Tangible fixed assets and intangible fixed assets are initially recorded at their original price. During use, tangible fixed assets and intangible fixed assets are recorded at their original cost, accumulated depreciation and residual value.

Depreciation of fixed assets is calculated using the straight-line method with the estimated depreciation period as follows:

- Buildings and structures	30 years
- Means of transport	06 - 10 years
- Office equipment	02 - 04 years
- Land use rights with a term of	22 years
- i Long-term land use rights	Not depreciated

2.9. Prepaid expenses

Expenses incurred related to the results of production and business activities of many accounting periods are recorded as prepaid expenses to be gradually allocated to the results of business activities in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria.

The Company's prepaid expenses include:

- Prepaid warehouse rental expenses are recorded in the income statement on a straight-line basis over the term of the warehouse rental contract.
- Tools and supplies include assets held by the Company for use in the normal course of business, with an original cost of each asset less than VND 30 million and therefore not eligible for recognition as fixed assets under current regulations. The original cost of tools and supplies is allocated on a straight-line basis over a period of 06 to 36 months.
- Other prepaid expenses are recorded at original cost and are allocated on a straight-line basis over a period of 06 to 36 months.

2.10. Payables

Payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs. Payables are classified as short-term and long-term on the Financial Statements based on the remaining term of the payables at the reporting date.

2.11. Loans

Loans are monitored for each lending entity, each loan agreement and the repayment term of the loans. In case of loans or debts in foreign currencies, they are monitored in detail according to the original currency.

2.12. Borrowing costs

Borrowing costs are recorded in production and business expenses in the year when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans serving the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

2.13. Payable expenses

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables such as: interest expenses payable on loans... are recorded in production and business expenses of the reporting period.

the recording of payable expenses into production and business expenses during the year is carried out according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and the actual expenses is reversed.

2.14. Owner's equity

The owner's investment capital is recorded according to the actual capital contributed by the owner.

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Company. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders and after setting up funds according to the Company's Charter and the provisions of Vietnamese law.

2.15. Revenue

Sales revenue

Sales revenue is recognized when the following conditions are simultaneously satisfied:

- The majority of risks and benefits associated with the ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds ownership of the goods as the owner of the goods or the right to control the goods;
- The revenue is determined relatively reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined.

Financial revenue

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when satisfying both (2) of the following

- It is possible to obtain economic benefits from the transaction;
- Revenue is determined relatively reliably.

2.16. Revenue deductions

Deductions from sales revenue and service provision arising during the year are: returned goods.

Returned goods arising in the same period of consumption of products, goods and services are adjusted to reduce revenue of the arising period. In case products, goods and services have been consumed in previous periods, and revenue deductions arise in the following period, the revenue reduction shall be recorded according to the following principle: If they arise before the issuance of the Financial Statements, the revenue reduction shall be recorded on the separate Financial Statements of the reporting period (previous period), and if they arise after the issuance of the separate Financial Statements, the revenue of the arising period (next period) shall be recorded.

2.17. Cost of goods sold

The cost of goods sold in the year shall be recorded in accordance with the revenue arising in the year and ensure compliance with the principle of prudence. Cases of material and goods loss exceeding the norm, costs exceeding the normal norm, lost inventories after deducting the responsibility of the relevant collective or individual, etc. shall be fully and promptly recorded in the cost of goods sold in the year.

2.18. Financial expenses

The expenses recorded in financial expenses in the year are: Borrowing costs.

The above amount is recorded at the total amount arising in the year, without offsetting against financial income.

2.19. Corporate income tax

a) Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income in the year and corporate income tax rate in the current fiscal year.

b) Current corporate income tax rate

C The Company is subject to a corporate income tax rate of 20% for production and business activities with taxable income for the fiscal year ending on December 31, 2023.

2.20. Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax allocated to shareholders owning common shares of the Company (after adjusting for the allocation of the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding in the year.

2.21. Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties of the Company include:

- Enterprises that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, including parent companies, subsidiaries and associates;

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- Individuals who directly or indirectly hold voting power of the Company that gives them significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant part of the voting power or have significant influence over these enterprises.

In considering each possible related party relationship for the preparation and presentation of the Financial Statements, the Company pays attention to the substance of the relationship rather than the legal form

	30/6/2025	31/3/2025
	VND	VND
Cash	1,304,499,376	301,511,392
Demand deposits	20,483,467	1,137,548,593
Cash equivalents	727,273	4,000,000,000
	<u>1,325,710,116</u>	<u>5,439,059,985</u>

Held-to-maturity investments

	31/03/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Short-term investments	-	-	-	-
- Short-term investments	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

	30/6/2025		31/3/2025	
	Provision	Value	Provision	Value
	VND	VND	VND	VND
SHORT-TERM RECEIVABLES FROM CUSTOMERS				
- Thang Long Investment and Construction Joint Stock Company No. 4	9,610,657,804	-	4,246,685,276	-
- Nhat Long Vietnam Joint Stock Company	2,219,212,541	-	4,081,405,248	-
- M&K Vietnam Trading Company Limited		-	1,054,714,600	-
- Other receivables from customers	25,640,286,614	-	21,794,464,126	-
	<u>37,470,156,959</u>	<u>-</u>	<u>31,177,269,250</u>	<u>-</u>

	30/6/2025		31/3/2025	
	Reserve	Value	Reserve	Value
	VND	VND	VND	VND
- QMC Applied Science Company Limited	18,000,000	-	18,000,000	-
- MB Life Insurance Company Limited		-		-
- M&K Vietnam Trading Company Limited		-		-
- ASCO CO Auditing and Valuation Company Limited	50,000,000	-	108,000,000	-
- Vietnam International Investment Joint Stock Company	3,098,000,000	-	8,374,340,784	-
- Truong Thinh Mekong Joint Stock Company		-	4,913,583,510	-
- Other prepayments to suppliers	113,256,415	-	5,100,000,000	-
	<u>3,279,256,415</u>	<u>-</u>	<u>18,513,924,294</u>	<u>-</u>

OTHER AREA

	30/6/2025		31/3/2025	
	Reserve	Value	Reserve	Value
	VND	VND	VND	VND
a) Short-term				
- Loan interest	596,856,776	-	278,348,556	-
- Margin deposit	-	-	-	-

596,856,776	-	278,348,556	-
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INVENTORY

	30/6/2025		31/3/2025	
	Original	price Provision	Original	price Provision
	VND	VND	VND	VND
- Raw materials	124,585,560,965	-	138,826,261,987	-
- Work in progress	49,476,663,449	(1,082,099,621)	50,686,619,474	(1,082,099,621)
- Merchandise	20,793,979,500	-	13,604,583,237	-
- Finished goods	3,749,603,857	-	-	-
	<u>198,605,807,771</u>	<u>(1,082,099,621)</u>	<u>203,117,464,698</u>	<u>(1,082,099,621)</u>

	30/6/2025		31/3/2025	
	Houses, structures	Machinery, Equipment	Means of transport, other fixed assets	Total
	VND	VND	VND	VND
Original cost				
Opening balance	50,150,371,159	36,336,432,586	2,113,801,955	88,600,605,700
Purchased during the year	-	-	-	-
Liquidation, sale	-	-	-	-
Ending balance	<u>50,150,371,159</u>	<u>36,336,432,586</u>	<u>2,113,801,955</u>	<u>88,600,605,700</u>

TANGIBLE FIXED ASSETS

Original cost

Accumulated depreciation

Remaining value

Beginning balance	20,377,488,618	23,415,652,934	1,690,379,968	45,483,521,520
Depreciation during the year	527,910,690	486,725,355	39,268,455	1,053,904,500
Disposal, sale	-	-	-	-
Ending balance	<u>20,905,399,308</u>	<u>23,902,378,289</u>	<u>1,729,648,423</u>	<u>46,537,426,020</u>
At the beginning of the year	29,772,882,541	12,920,779,652	423,421,987	43,117,084,180
At the end of the year	<u>29,244,971,851</u>	<u>12,434,054,297</u>	<u>384,153,532</u>	<u>42,063,179,680</u>

The Company's intangible fixed assets include::

- Value of long-term land use rights of 551m2 of land in Van Dinh, Ung Hoa, worth

	30/6/2025		31/03/2025	
	Value	Number of debtors	Value	Number of debtors
Loans and financial leasing debts				
Vietnam Bank for Agriculture and Rural Development - Hung Vuong Branch	-	-	-	-
Vietnam Joint Stock Commercial Bank for Investment and Development - Ha Dong Branch	44,609,709,328	44,609,709,328	44,468,780,678	44,468,780,678
Vietnam Joint Stock Commercial Bank - Prosperity Military Commercial	87,921,377,904	-	76,148,134,988	76,148,134,988
Joint Stock Bank	4,033,035,200	-	2,033,035,200	-
TP Bank	360,937,500	-	1,126,760,750	1,126,760,750
Long-term debt due	<u>136,925,059,932</u>	<u>44,609,709,328</u>	<u>123,776,711,616</u>	<u>121,743,676,416</u>

SHORT-TERM PAYABLES

	30/6/2025		31/3/2025	
	value	"Amount available for payment"	value	"Amount available for payment"
	VND	VND	VND	VND

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- South Americ Quang Thanh International Import-Export Tr	2,219,896,325	2,219,896,325	2,219,896,325	2,219,896,325
- Trang Ha Transport Co., Ltd.			2,796,926,112 ##	2,796,926,112
- M&K Vietnam Trading Co., Ltd	306,414,980	306,414,980	2,434,946,626 ##	2,434,946,626
- Vinh Hung Joint Stock Company Branch in Bac Ninh	291,193,532	291,193,532	4,665,354,246 ##	4,665,354,246
- Thoi Dai Technical Solutions Joint Stock Company				-
- Hai Nam Investment, Trade and Production Company Limite	1,480,312,776	1,480,312,776		-
- Quang Thanh International Import-Export Trading Company Limited				-
- Payable to other entities	5,004,563,369	5,004,563,369	6,476,431,191	6,476,431,191
	<u>9,302,380,982</u>	<u>9,302,380,982</u>	<u>16,373,658,175</u>	<u>16,373,658,175</u>

SHORT-TERM ADVANCE PAYMENT

	30/6/2025	31/3/2025
	VND	VND
Guo Hui International Trading (Singapore) Pte. LTD	16,676,218,852	16,676,218,852
Sen Trading and Service Company Limited	448,404,000	
APO Vietnam Joint Venture Company Limited		
Chung Anh Investment and Trade Company Limited		988,691,440
Thanh Lich Hotel Company Limited	239,100,000	239,100,000
Payable to other entities	- 2,724,332,200	- 324,332,200
	<u>- 20,088,055,052</u>	<u>- 18,228,342,492</u>

TAXES AND OTHER PAYABLES TO THE

	30/06/2025		31/3/2025	
	Amount payable	Tax payable	Amount payable	Tax payable
- GTGT - VAT	127,407,994	1,300,124,521	127,407,994	1,014,132,936
- Corporate income tax		1,974,657,728		4,051,098,463
Personal income tax	59,160,299		47,976,493	
Real estate tax and land rent		155,231,068		155,231,068
	<u>186,568,293</u>	<u>3,430,013,317</u>	<u>175,384,487</u>	<u>5,220,462,467</u>

a) Reconciliation table of changes in owner's equity

	Owner's investment	Retained profits	Total
	VND	VND	VND
Previous year's opening balance	100,000,000,000	29,278,273,422	129,278,273,422
Previous year's profit		938,946,335	938,946,335
Other decreases		(114,500,000)	(114,500,000)
Previous year's closing balance	<u>120,000,000,000</u>	<u>30,102,719,757</u>	<u>130,102,719,757</u>
This year's opening balance	120,000,000,000	30,635,383,161	150,635,383,161
Profit this year	-	-	-
Balance at the end of this year	<u>120,000,000,000</u>	<u>30,635,383,161</u>	<u>150,635,383,161</u>

Details of owner's investment capital

	End of year	Rate	Beginning of year	Rate
	VND	%	VND	%
Mr. Vu Hoang	7,130,065,000	5.94%	7,130,065,000	5.94%
Mr. Dang Thanh Son	7,642,667,000	6.19%	7,642,667,000	6.19%
Mr. Nguyen Xuan Muoi	10,088,000,000	8.41%	10,088,000,000	8.41%
Other shareholders	95,139,268,000	79.46%	95,139,268,000	79.46%
	<u>120,000,000,000</u>	<u>100.00%</u>	<u>120,000,000,000</u>	<u>100.00%</u>

c) Capital transactions with owners and dividend distribution, profit sharing

16-325

Owner's capital

Contributed capital at the beginning of the year
Number of shares issued and fully contributed

Year 2025

Year 2024

120,000,000,000

120,000,000,000

120,000,000,000

120,000,000,000

d) Shares

Number of shares registered for issuance
Number of shares issued and fully contributed
- Common shares
Number of outstanding shares
- Common shares
Par value of outstanding shares:

30/6/2025

31/3/2025

12,000,000

12,000,000

12,000,000

12,000,000

12,000,000

12,000,000

12,000,000

12,000,000

12,000,000

12,000,000

10,000

10,000

30/6/2025

31/3/2025

VND

VND

123,394,842,271

72,190,640,210

123,394,842,271

72,190,640,210

-

-

Sales revenue

Of which: Revenue to related parties

#

30/6/2025

31/3/2025

VND

VND

118,475,158,684

68,235,062,419

118,475,158,684

68,235,062,419

Cost of goods sold

30/6/2025

31/3/2025

VND

VND

515,957,741

1,426,345

-

-

515,957,741

1,426,345

Interest on deposits, loans

Profit on sale of investments

30/6/2025

31/3/2025

VND

VND

2,509,195,407

1,966,622,670

2,509,195,407

1,966,622,670

Interest on loans

Foreign exchange loss due to revaluation of year-end balance

30/6/2025

31/3/2025

VND

VND

183,955,898

220,775,784

183,955,898

220,775,784

Cost of sales

30/6/2025

31/03/2025

911,216,779

544,187,531

911,216,779

544,187,531

Business administration expenses

30/6/2025

31/3/2025

VND

VND

Corporate income tax from business activities
Total accounting profit before corporate income tax
Taxable income

1,831,273,244	1,226,290,562
611,512,761	245,258,112

Current corporate income tax expense (t	<u>2,442,786,005</u>	<u>1,512,471,377</u>
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Total current corporate income tax expense

<u>2,442,786,005</u>	<u>1,512,471,377</u>
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Related party Relationship

Related parties

Thang Long Investment and Construction Joint Stock Company No.

Relationship

(*)

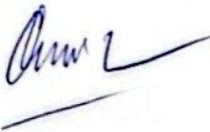
The Company has the same key members

Quarter 2/2025

Quarter 1/2025

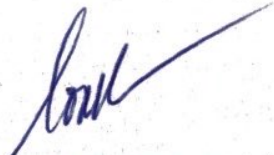
Comparative figures are figures on the Financial Statements for the fiscal year ending December 31, 2024

Preparer



Trần Trung Quân

Chief Accountant



Nguyễn Thị Kim Loan



TERIM BALANCE SHEET (Full form) (Form No. B 01a - DN)
(Issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance)
Quarter 2, 2025
As at June 30, 2025

Taxpayer: Dong Duong Construction and Trading Joint Stock Company
Tax code: 0101264009

☒ Support for retrieving data from previous year

Unit: VND

ASSETS	Code	Explanation	End of quarter number	Beginning of year number
1	2	3	4	5
A - SHORT-TERM ASSETS (100 = 110 + 120 + 130 + 140 + 150)	100		279.071.025.016	274.785.141.123
I. Cash and cash equivalents (110 = 111 + 112)	110		1.325.710.116	5.718.855.441
1. Cash	111		1.325.710.116	1.718.855.441
2. Cash equivalents	112		0	4.000.000.000
II. Short-term financial investments (120 = 121 + 122 + 123)	120		11.500.000.000	0
1. Trading securities	121		0	0
2. Provision for devaluation of trading securities (*)	122		0	0
3. Investments held to maturity	123		11.500.000.000	0
III. Short-term receivables (131 + 132 + 133 + 134 + 135 + 136 + 137 + 139)	130		68.176.868.520	63.980.862.072
1. Short-term receivables from customers	131		60.300.755.329	53.175.713.084
2. Short-term prepayments to suppliers	132		3.279.256.415	476.000.000
3. Short-term internal receivables 133	133		0	0
4. Receivables according to construction contract progress schedule 134	134		0	0
5. Short-term loan receivables	135		4.000.000.000	10.000.000.000
6. Other short-term receivables	136		596.856.776	329.148.988
7. Provision for doubtful short-term receivables (*)	137		0	0
8. Provision for doubtful short-term receivables (*) 137 0 0	139		0	0
9. Shortage of assets awaiting resolution				
IV. Inventories (140 = 141 + 149)	140		197.523.708.150	204.259.176.786
1. Inventories	141		198.605.807.771	205.341.276.407
2. Provision for inventory depreciation (*)	149		(1.082.099.621)	(1.082.099.621)
V. Other current assets (150 = 151 + 152 + 153 + 154 + 155)	150		544.738.230	826.246.824
1. Short-term prepaid expenses	151		358.169.937	495.089.334
2. Deductible VAT	152		0	154.469.503
3. Taxes and other receivables from the State 153	153		186.568.293	176.687.987
4. Government bond repurchase transactions	154		0	0
5. Other short-term assets	155		0	0
B - LONG-TERM ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260)	200		45.053.786.342	47.583.553.489
I. Long-term receivables (210 = 211 + 212 + 213 + 214 + 215 + 216 + 219)	210		0	215.646.400
1. Long-term receivables from customers 211	211		0	0
2. Long-term prepayments to sellers	212		0	0
3. Working capital at affiliated units	213		0	0
4. Long-term internal receivables	214		0	0
5. Long-term loan receivables	215		0	0
6. Other long-term receivables	216		0	215.646.400
7. Provision for long-term doubtful receivables (*)	219		0	0
II. Fixed assets (220 = 221 + 224 + 227)	220		45.053.786.342	47.307.428.678
1. Tangible fixed assets (221 = 222 + 223)	221		42.063.179.680	44.170.988.680
- Original price	222		88.600.605.700	88.600.605.700
- Accumulated depreciation (*)	223		(46.537.426.020)	(44.429.617.020)
2. Financial lease fixed assets (224 = 225 + 226)	224		2.479.166.662	2.624.999.998
- Original price	225		3.500.000.000	3.500.000.000
- Accumulated depreciation (*)	226		(1.020.833.338)	(875.000.002)
3. Intangible fixed assets (227 = 228 + 229)	227		511.440.000	511.440.000
- Original price	228		511.440.000	511.440.000
- Accumulated depreciation (*)	229		0	0
III. Investment property ((230 = 231 + 232)	230		0	0
- Original price	231		0	0
- Accumulated depreciation value (*)	232		0	0



IV. Long-term unfinished assets (240 = 241 + 242)	240		0	0
1. Long-term unfinished production and business costs	241		0	0
2. Unfinished basic construction costs	242		0	0
V. Long-term financial investments (250 = 251 + 252 + 253 + 254 + 255)	250		0	0
1. Investments in subsidiaries	251		0	0
2. Investments in joint ventures and associates	252		0	0
3. Capital contributions to other entities	253		0	0
4. Provisions for long-term financial investments (*)	254		0	0
5. Investments held to maturity	255		0	0
VI. Other long-term assets (260 = 261 + 262 + 263 + 268)	260		0	60,478,411
1. Long-term prepaid expenses	261		0	60,478,411
2. Deferred income tax assets	262		0	0
3. Long-term equipment, supplies, spare parts	263		0	0
4. Other long-term assets	268		0	0
TOTAL ASSETS (270 = 100 + 200)	270	324,124,811,358		322,368,694,612
C - LIABILITIES (300 = 310 + 330)	300	173,568,640,994		173,169,633,987
I. Short-term debt (310 = 311 + 312 + ... + 322 + 323 + 324)	310	173,568,640,994		173,169,633,987
1. Short-term payables to suppliers	311	9,302,380,982		22,806,590,766
2. Short-term prepayments from customers	312	20,088,055,052		17,622,601,062
3. Taxes and other amounts payable to the State	313	4,482,320,646		6,027,511,684
4. Payables to employees	314	0		0
5. Short-term payable expenses	315	6,447,671		422,233,997
6. Short-term internal payables	316	0		0
7. Payables according to construction contract progress plan	317	0		0
8. Short-term unrealized revenue	318	0		0
9. Other short-term payables	319	2,752,614,310		2,502,222,461
10. Short-term loans and financial lease liabilities	320	136,925,059,932		123,776,711,616
11. Short-term payable provisions	321	0		0
12. Bonus and welfare fund	322	11,762,401		11,762,401
13. Price stabilization fund	323	0		0
14. Government bond repurchase transactions	324	0		0
II. Long-term debt (330 = 331 + 332 + ... + 342 + 343)	330	0		0
1. Long-term trade payables	331	0		0
2. Long-term prepayments from customers	332	0		0
3. Long-term accrued expenses	333	0		0
4. Internal payables for working capital	334	0		0
5. Long-term internal payables	335	0		0
6. Long-term unearned revenue	336	0		0
7. Other long-term payables	337	0		0
8. Long-term borrowings and finance lease	338	0		0
9. Convertible bonds	339	0		0
10. Preferred shares	340	0		0
11. Deferred income tax payable	341	0		0
12. Long-term payable provisions	342	0		0
13. Science and technology development fund	343	0		0
D - OWNER'S EQUITY (400 = 410 + 430)	400	150,556,170,364		149,199,060,625
I. Owner's equity (410 = 411 + 412 + ... + 420 + 421 + 422)	410	150,556,170,364		149,199,060,625
1. Owner's contributed capital (411 = 411a + 411b)	411	120,000,000,000		120,000,000,000
- Common shares with voting rights	411a	120,000,000,000		120,000,000,000
- Preferred shares	411b	0		0
2. Share premium	412	(114,500,000)		(114,500,000)
3. Bond conversion options	413	0		0
4. Other owners' capital	414	0		0
5. Treasury shares (*)	415	0		0
6. Differences from revaluation of assets	416	0		0
7. Differences from exchange rates	417	0		0
8. Development investment fund	418	35,287,203		35,287,203
9. Enterprise arrangement support fund	419	0		0
10. Other funds belonging to owners' equity	420			
11. Undistributed profit after tax (421 = 421a + 421b)	421	30,635,383,161		29,278,273,422
- Undistributed profit after tax accumulated to the end of the previous period	421a	29,278,273,422		24,924,425,013
- Undistributed profit after tax of this period	421b	1,357,109,739		4,353,848,409
12. Capital source for investment in construction and infrastructure	422	0		0

II. Other sources of funds and funds (430 = 431 + 432)	430		0	0
1. Source of funds	431		0	0
2. Source of funds for forming fixed assets	432		0	0
TOTAL CAPITAL SOURCES (440 = 300 + 400)	440		324.124.811.358	322.368.694.612

Prepared by: Trần Trung Quân
Chief Accountant: Nguyễn Thị Kim Loan

Director: VŨ HOÀNG
Date of signing: 20/04/2025

Prepared by

[Signature]

Trần Trung Quân

Chief Accountant

[Signature]

Nguyễn Thị Kim Loan



INTERIM BUSINESS PERFORMANCE REPORT (Full form) (Form No. B-02/DN)

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

Quarter 2, 2025

Taxpayer: **Dong Duong Construction and Trading Joint Stock Company**
Tax code: **0101264009**

☐ Support for data retrieval from previous year

Unit: VND

Indicator	Code	Explanation	Quarter 2/2025		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Sales revenue and service provision	01		123.394.842.271	127.687.403.557	195.585.482.481	231.374.864.506
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales and service provision (10 = 01-02)	10		123.394.842.271	127.687.403.557	195.585.482.481	231.374.864.506
4. Cost of goods sold	11		118.475.158.684	119.451.622.237	186.710.221.103	215.082.933.599
5. Gross profit from sales and service provision (20 = 10 - 11)	20		4.919.683.587	8.235.781.320	8.875.261.378	16.291.930.907
6. Financial revenue	21		515.957.741	8.254.039	517.384.086	748.218.634
7. Financial expenses 22	22		2.509.195.407	5.435.615.383	4.475.818.077	8.595.601.894
- In which: Interest expense	23		2.509.195.407	1.878.551.571	0	5.038.538.082
8. - In which: Interest expense	25		183.955.898	432.989.699	404.731.682	1.327.298.968
9. Business management expenses	26		911.216.779	896.738.530	1.455.404.310	2.078.753.008
10. Net profit from business activities (30 = 20 + (21 - 22) - 25 - 26)	30		1.831.273.244	1.478.691.747	3.056.691.395	5.038.495.671
11. Other income	31			16.676.218.852	910.012	
12. Other expenses	32			120.816.364	37.601	966.730.140
13. Other profits (40 = 31 - 32)	40		0	16.555.402.488	872.411	(966.730.140)
14. Total accounting profit before tax (50 = 30 + 40)	50		1.831.273.244	18.034.094.235	3.057.563.806	4.071.765.531
15. Expenses Current corporate income	51		611.512.761	3.606.818.847	611.512.761	784.863.831
16. Deferred corporate income tax expense	52		0	0		0
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		1.219.760.483	14.427.275.388	2.446.051.045	3.286.901.700
18. Basic earnings per share. (*)	70		0	0		0
19. Diluted earnings per share. (*)	71		0	0		0

Prepared by: **Trần Trung Quân**

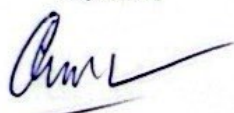
Director: **VŨ HOÀNG**

Chief Accountant: **Nguyễn Thị Kim Loan**

Date of signing: **20/7/2025**

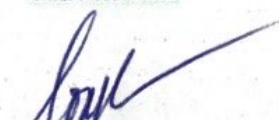
Practice certificate number:

Prepared by



Trần Trung Quân

Chief Accountant



Nguyễn Thị Kim Loan



CASH FLOW (BY INDIRECT METHOD) (Form No. B 03 - DN)
(Issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance)
Quarter 2, 2025

Taxpayer: **Dong Duong Construction and Trading Joint Stock Company**
Tax code:

☐ Support for getting data from previous year

Unit: Vietnam Dong

Indicator	Code	Explanation	This year	Previous year
1	2	3	4	5
I. Cash flow from business activities				
1. Profit before tax	01		1.831.273.244	5.866.319.786
2. Adjustments for Items				
- Depreciation of fixed assets and investment real estate	02		1.126.821.168	5.199.829.994
- Provisions	03		0	1.082.099.621
- Gains and losses from exchange rate differences due to revaluation of foreign currency items	04			(2.823.783.440)
- Gains and losses from investing activities	05			119.721.655
- Interest expense	06			9.588.136.659
- Other adjustments	07		0	0
3. Profit from business activities before changes in working capital (08 = 01 + 02 + 03 + 04 + 05 + 06 + 07)	08		2.958.094.412	19.032.324.275
- Increases and decreases in receivables	09		(3.954.179.048)	222.269.167.127
- Increase, decrease in inventories	10		10.085.161.990	(18.787.841.982)
Increase, decrease in payables (excluding interest payable, corporate income tax payable)	11		(17.823.327.885)	(207.418.308.420)
- Increase, decrease in prepaid expenses	12		198.698.904	(555.567.745)
- Increase, decrease in trading securities	13		0	0
- Interest paid	14		(2.509.195.407)	(9.165.902.662)
- Corporate income tax paid	15		(2.442.695.384)	(2.494.125.122)
- Other cash receipts from operating activities	16			0
- Other cash payments for operating activities	17			
Net cash flows from operating activities (20 = 08 + 09 + 10 + ... + 16 + 17)	20		(13.487.442.418)	2.879.745.471
II. Cash flow from investing activities				
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		0	0
2. Cash received from liquidation and sale of fixed assets and other long-term	22		0	1.153.636.364
3. Cash spent on lending and purchasing debt instruments of other entities	23		(10.000.000.000)	(10.000.000.000)
4. Cash recovered from lending and reselling debt instruments of other entities	24		10.000.000.000	0
5. Cash spent on investing in other entities	25		0	0
6. Cash recovered from investing in other entities	26		0	0
7. Cash received from interest on loans, dividends and profits distributed	27		0	15.742.770
Net cash flow from investing activities (30 = 21 + 22 + ... + 26 + 27)	30		0	(8.830.620.866)
III. Cash flow from financing activities				
1. Cash received from issuing shares, receiving capital contributions from owners	31		0	
2. Cash returned to owners, repurchased shares of the enterprise issued	32		0	0
3. Cash received from borrowings	33		84.212.655.023	295.505.764.546
4. Cash paid to repay principal of loans	34		(74.071.502.739)	(287.663.778.486)
5. Cash paid to repay principal of financial leases	35		0	(721.875.000)
6. Dividends, profits paid to owners	36		(1.046.855.191)	0
Net cash flow from financing activities (40 = 31 + 32 + 33 + 34 + 35 + 36)	40		9.094.297.093	7.120.111.060
Net cash flow during the period (50 = 20 + 30 + 40)	50		(4.393.145.325)	1.169.235.665
Cash and cash equivalents at the beginning of the period	60		5.718.855.441	4.549.354.068
Impact of changes in foreign exchange rates	61		0	265.708
Cash and cash equivalents at the end of the (70 = 50 + 60 + 61)	70		1.325.710.116	5.718.855.441

Preparer: **Trần Trung Quân**
Chief Accountant: **Nguyễn Thị Kim Loan**

General Director: **VŨ HOÀNG**
Signing date: **20/07/2025**

Accounting service provider:

Preparer

Trần Trung Quân

Chief Accountant

Nguyễn Thị Kim Loan

