

No: AD/2026/CBTT-DIC

Ho Chi Minh City, June..09., 2026

DISCLOSURE OF ANNUAL FINANCIAL STATEMENTS INFORMATION

To: Ha Noi Stock Exchange.

Pursuant to the Clause 3, Article 14 of Circular No.96/2020/TT-BTC 16 November 2020 the Ministry of Finance providing guidelines on the disclosure of information on securities market, DIC Investment and trading Joint Stock Company discloses the financial statements information for the 1st quarter of 2026 at the Hanoi Stock Exchange:

1. Name of company: DIC Investment and Trading Joint Stock Company

- Stock symbol: DIC
- Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City.
- Tel: 028.39311966 Fax: 028.38439279
- E-mail: info@dic-intranco.vn Website: <http://dic-intraco.vn>

2. Contents of information disclosure:

- Financial statements for the 1st quarter of 2026
 - Separate financial statements (The listed company has no subsidiaries, and the superior accounting unit has affiliated units);
 - Consolidated financial statements (The listed company has subsidiaries);
 - Combined financial statements (The listed company has an affiliated accounting unit organized with its own accounting apparatus);
 - Cases subject to explanation of causes:
 - + The audit firm gives an opinion that is not an unqualified opinion on the financial statements (for financial statements audited 2025):
 - Yes No
- Explanation document in cases of tick Yes:
- Yes No



+ Profit after tax in the reporting period differed by 5% and above before and after the audit, carrying forward losses to profits or vice versa (for financial statements audited 2025).

Yes No

Explanation document in cases of tick Yes:

Yes No

+ Profit after corporate income tax in the reporting period differed by 10% and above compared with the same period reported last year:

Yes No

Explanation document in cases of tick Yes:

Yes No

+ The after-tax profit for the reporting period recorded a loss, transitioning from a profit in the same period of the previous year to a loss in the current period or vice versa?

Yes No

Explanation document in cases of tick Yes:

Yes No

This information has been published on the company's website on:
at via: <http://dic-intraco.vn/vi/quan-he-co-dong.html>.

attachments:

- *Financial statements for the 1st quarter of 2026;*
- *Explanation document*

CHAIRMAN OF THE BOARD OF DIRECTORS



Chairman of the board
Nguyen Duc Hai

**DIC INVESTMENT AND TRADING JOINT
STOCK COMPANY
DIC - INTRACO**



FINANCIAL STATEMENTS

Q1 of the fiscal year 2026

HO CHI MINH CITY, MAY 2026

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY

Form No B 01 - DN

Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City

(Issued under Circular 99/2025/TT-BTC Dated 27 month 10 year 2025 by the Minister of Finance)

Telephone: 083 9311966, fax: 083 8439279



FINANCIAL STATEMENTS

As at 31 March 2026

DN-Statement of Financial Position

Unit: VND

ASSETS	CODE	NOTE	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		923.899.889.485	976.520.301.574
(100 = 110 + 120 + 130 + 140 + 150)				
I. Cash and cash equivalents	110		1.051.180.564	959.391.907
1. Cash	111		1.051.180.564	959.391.907
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Allowances for impairment of trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123		-	-
4. Allowance for impairment of short-term held-to-maturity investments	124		-	-
5. Other short-term investments	125		-	-
6. Allowances for impairment of other short-term investments (*)	126		-	-
III. Short-term receivables	130		737.220.403.024	789.927.086.858
1. Short-term trade receivables	131		266.333.967.571	303.646.870.571
2. Short-term advances to suppliers	132		273.614.832.703	272.593.330.266
3. Short-term intercompany receivables	133		-	-
4. Receivables according to the progress of construction contracts	134		-	-
6. Other short-term receivables	135		226.593.804.647	243.413.606.719
7. Allowances for short-term doubtful debt (*)	136		(29.322.201.897)	(29.726.720.698)

8. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140		168.241.702.161	168.241.702.161
1. Inventories	141		168.241.702.161	168.241.702.161
2. Allowance for inventory impairment (*)	142		-	-
V. Short-term biological assets	150			
1. Short-term livestock for one-time harvest	151			
2. Short-term seasonal crops or crops for one-time harvest	152			
3. Allowance for impairment of short-term biological assets (*)	153			
V. Other current assets	160		17.386.603.736	17.392.120.648
1. Short-term allocation pending cost	161		4.409.800.349	4.449.340.447
2. VAT deductibles	162		12.592.770.820	12.839.287.946
3. Taxes and other receivables from the State budget	163		384.032.567	103.492.255
4. Purchase and resale of government bonds	164		-	-
5. Other current assets	165		-	-
B. NON- CURRENT ASSETS	200		154.299.201.339	155.875.458.091
(200 = 210 + 220 + 230 + 240 + 250 + 260)				
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital from sub-units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Allowances for long-term doubtful debt (*)	216		-	-
			-	-
II. Fixed assets	220		64.509.633.821	65.959.950.700
1. Tangible fixed assets	221		64.509.633.821	65.959.950.700
. Cost	222		252.924.395.271,0	252.924.395.272
. Accumulated depreciation (*)	223		(188.414.761.450)	(186.964.444.572)
2. Finance leasing assets	224		-	-
. Cost	225		-	-
. Accumulated depreciation (*)	226		-	-

3. Intangible fixed assets	227		-	-
. Cost	228		-	-
. Accumulated depreciation (*)	229		-	-
III. Long-term biological assets	230			
Livestock for recurring produce	231			
a) Immature livestock for recurring produce	232			
b) Mature livestock for recurring produce	233			
- Cost	234			
- Accumulated depreciation	235			
Long-term livestock for one-time harvest	236			
Long-term seasonal crops or crops for one-time harvest	237			
Allowance for impairment of long-term biological assets (*)	238			
III. Investment properties	240		-	-
- Cost	241		-	-
- Accumulated depreciation	242		-	-
IV. Long-term assets in progress	250		2.931.895.342	2.931.895.342
1. Cost for work in process	251		-	-
2. Construction in progress	252		2.931.895.342	2.931.895.342
V. Long-term investments	260		79.998.221.741	80.124.161.614
1. . Investments in subsidiaries	261		19.700.000.000	19.700.000.000
2. Investments in joint-ventures, associates	262		36.433.118.056	36.433.118.056
3. Other long-term investments	263		31.722.700.000	31.722.700.000
4. Allowance for impairment of long-term investments in other entit	264		(7.857.596.315)	(7.731.656.442)
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for impairment of long-term held-to-maturity investme	266			
V. Other long-term assets	270		6.859.450.435	6.859.450.435
1. Short-term allocation pending cost	271		6.859.450.435	6.859.450.435
2. Deferred income tax assets	272		-	-
3. Long term equipment, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (280=100+200)	280		1.078.199.090.824	1.132.395.759.665

RESOURCES	CODE	NOTE	Ending balance	Beginning balance
1	2	3	4	5
A. LIABILITIES	300		1.135.912.941.905	1.191.400.865.147
(300 = 310 + 330)				
I. Current liabilities	310		1.135.439.565.513	1.191.378.488.499
1. Short-term trade payables	311		91.078.020.894	91.948.527.452
2. Short-term advances from customers	312		84.739.529.499	84.869.529.499
3. Dividends and profit payable	313			
4. Short-term taxes and amounts payable to State budget	314		4.558.670.522	5.049.270.372
5. Payables to employees	315		249.963.118	785.304.971
6. Short-term accrued expenses	316		369.788.958.580	370.363.986.420
7. Short-term intercompany payables	317		-	-
8. Payables based on agreed progress of construction contract	318		-	-
9. Short-term deferred revenue	319		-	-
10. Other short-term payables	320		9.777.591.235	60.695.852.370
11. Short-term loans and finance lease liabilities	321		575.194.117.415	577.644.117.415
12. Provision for short term payables	322		-	-
13. Bonus and welfare fund	323		52.714.250	21.900.000
14. Price stabilization fund	324		-	-
15. Purchase and resale of government bonds	325		-	-
II. Long-term liabilities	330		473.376.392	22.376.648
1. Long-term supplier payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to State budget	333			
4. Long-term accrued expenses	334		-	-
5. Intercompany payables on working capital	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338		473.376.392	22.376.648
9. Long-term loans and finance lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preference shares	341			
12. Deferred income tax	342		-	-

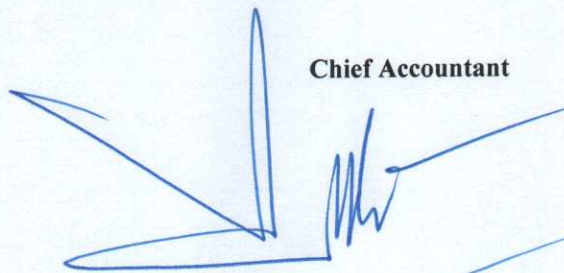
RESOURCES	CODE	NOTE	Ending balance	Beginning balance
1	2	3	4	5
13. Provision for long term payables	343		-	-
14. Scientific and technological development fund	344		-	-
B. EQUITY	400		(57.713.851.081)	(59.005.105.482)
(400 = 410 + 430)				
I. EQUITY	410		(57.713.851.081)	(59.005.105.482)
1. Owners' contributed capital	411		265.858.400.000	265.858.400.000
- Ordinary shares with voting rights	411a		265.858.400.000	265.858.400.000
- Preference shares	411b		-	-
2. Share premium	412		1.397.230.362	1.397.230.362
3. Conversion options on bond	413		-	-
4. Other owner's fund	414		-	-
5. Treasury shares (*)	415		(3.694.761.833)	(3.694.761.833)
6. Differences upon asset revaluation	416		-	-
7. Exchange differences	417		-	-
8. Investment and development funds	418		4.377.229.506	4.377.229.506
9. Other equity funds	419		-	-
11. Undistributed post-tax profits	420		(325.651.949.116)	(326.943.203.517)
- Undistributed post-tax profits accumulated by the end of the pre	420a		(326.943.203.517)	(328.377.731.800)
- Undistributed post-tax profits of current period	420b		1.291.254.401	1.434.528.283
TOTAL RESOURCES (440=300+400)	440		1.078.199.090.824	1.132.395.759.665

Prepared by



BUI PHAN QUYNH BAO

Chief Accountant



NGUYEN ANH KIET

15 May 2026
General Director



NGUYEN DUC HAI



FINANCIAL STATEMENTS

The first quarter of the fiscal year 2026
DN-SEPARATE INCOME STATEMENT

Unit: VND

Items	Code	Note	Q1 (Current year)	Q1 (Previous year)	Accumulated from the beginning of the year to the end of the quarter (Current year)	Accumulated from the beginning of the year to the end of the quarter (Previous year)
1	2	3				
1. Revenue from sale of goods and rendering of services	01	VI.2	3.817.192.500	4.768.747.000	3.817.192.500	4.768.747.000
2. Deductible items	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10		3.817.192.500	4.768.747.000	3.817.192.500	4.768.747.000
4. Cost of goods sold	11	VI.2	-	-	-	-
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		3.817.192.500	4.768.747.000	3.817.192.500	4.768.747.000
6. Gain/(loss) from disposal of investment property	21		-	-	(3.817.192.500)	(4.768.747.000)
7. Revenue from financial activities	22	VI.2	353.164	124.882	353.164	124.882
8. Financial expenses	23	VI.2	-	-	-	-
- In which: Interest expense	24		-	-	-	-
9. Selling expenses	25		-	107.497.653	-	107.497.653
10. Administrative expenses	26		2.507.410.925	3.539.079.788	2.507.410.925	3.539.079.788
11 Net profit from operating activities (30=20+21+22-(23+25+26))	30		1.310.134.739	1.122.294.441	1.310.134.739	1.122.294.441
12. Other income	31		-	-	-	-
13. Other expenses	32		18.880.338	64.375.214	18.880.338	64.375.214
14. Other profit (40 = 31 - 32)	40		(18.880.338)	(64.375.214)	(18.880.338)	(64.375.214)
15. Total profit before tax (50 = 30 + 40)	50		1.291.254.401	1.057.919.227	1.291.254.401	1.057.919.227
16. Current corporate income tax expenses	51	VI.3	-	-	-	-
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profit after tax (60=50-51-52)	60		1.291.254.401	1.057.919.227	1.291.254.401	1.057.919.227

Prepared by

BUI PHAN QUYNH BAO

Chief Accountant

NGUYEN ANH KIET

General Director



NGUYEN DUC HAI



FINANCIAL STATEMENTS

The first quarter of the fiscal year 2026

DN-SEPARATE CASH FLOWS STATEMENT

Unit : VNĐ

Items	Code	Note	Accumulated from the beginning of the year to the end of the quarter (Current year)	Accumulated from the beginning of the year to the end of the quarter (Previous year)
1	2		3	4
I. Cash flows from operating activities				
1. Receipt from sales of merchandises, services rendered	01		41.120.577.764,0	2.101.872.665
2. Payments to suppliers of merchandises and services	02		1.762.803.782,0	1.560.709.148
3. Payments to employees	03		2.165.369.504,0	2.311.106.323
4. Interest payment	04		-	-
5. Corporate income tax payment	05		-	-
6. Other receipt from operating activity	06		19.273.775.991,0	13.635.111.497
7. Other payments for operating activity	07		53.924.391.812,0	9.738.719.505
Net cash flows from operating activities	20		2.541.788.657	2.126.449.186
II. Cash flow from investing activities				
1. Payments for fixed asset purchase, construction	21		-	-
2. Receipt from liquidating, selling fixed asset and other	22		-	-
3. Payments for loaning, buying securities from other entities	23		-	-
4. Receipt from loaning, selling securities	24		-	-
5. Payments for investing in the other entities	25		-	-
6. Receipt from investment in other entities	26		-	-
7. Receipt from loan interest, dividend, divided profits	27		-	-
Net cash from investing activities	30		-	-
III. Cash flows from financing activities				
1. Receipts from stocks issuing and captial contribution from	31			
2. Fund returned to equity owners. issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		-	-
4. Loan repayment	34		2.450.000.000	2.083.128.965
5. Finance lease principle paid	35		-	-
6. Dividends. profit paid to equity owners	36		-	-
Net cash from financing activities	40		(2.450.000.000)	(2.083.128.965)
Net cash during the period \varnothing (50=20+30+40)	50		91.788.657	43.320.221
Cash and cash equivalents at the beginning of year	60		959.391.907,0	962.588.979
Impact of foreign exchange fluctuation	61			
Cash and cash equivalents at the end of year (70=50+60+61)	70		1.051.180.564,0	1.005.909.200

Prepared by

BUI PHAN QUYNH BAO

Chief Accountant

NGUYEN ANH KIET

15 May, 2026

General Director



NGUYEN DUC HAI

DIC INVESTMENT AND TRADING JOINT STOCK COMPANY

Address: 82 Tran Huy Lieu, Cau Kieu Ward, Ho Chi Minh City

Telephone: 083 9311966, fax: 083 8439279

Form No B 09 – DN

BTC Dated 27 month 10 year 2025

by the Minister of Finance)



FINANCIAL STATEMENTS

The first quarter of the fiscal year 2026

DN-NOTES TO THE SEPARATE FINANCIAL STATEMENTS

I- BUSINESS HIGHLIGHTS

- | | |
|---|--|
| 1- Form of ownership: | Joint Stock Company |
| 2- Operating field: | Production, trading, construction, services |
| 3- Business sectors: | Production, trading construction materials, investment in construction |
| 4. Common producing and business cycle. | |
| 5- Characteristics of a company's operations during the fiscal year affect the financial statements | |
| 6. Company's structure | |

Branches of the Company :

1. Branch of DIC Investment and Trading Joint Stock Company
Address: 82 Tran Huy Lieu, Ward 15, Phu Nhuan District, Ho Chi Minh City
 2. Branch of DIC Investment and Trading Joint Stock Company
Address : Cluster A2, Lot 8 Chon Thanh Industrial Park, Chon Thanh District, Binh Phuoc Province
 3. Branch of DIC Investment and Trading Joint Stock Company
Address : Area 3, Huu Nghi Cement Apartment Complex, Van Phu Ward, Viet Tri City, Phu Tho Province
7. The number of employees of the Company at the end of the quarter, or average number of employees.
8. Declaration on the comparability of information on the financial statements
9. Other notes to the separate financial statements in accordance with relevant legal regulations such as corporate law, Securities law,...

II- Accounting period, currency used in accounting

- 1- Accounting period : Starting from January 1st, ending on December 31st
- 2- Standard currency unit used in accounting: VND

III- ACCOUNTING STANDARDS AND SYSTEM APPLIED

- 1- Accounting system: Circular 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance
- 2- Statement on the compliance with the accounting standards and system

The company has applied Vietnamese Accounting Standards and the guiding documents issued by the State
The financial statements are prepared and presented in accordance with all regulations of each standard, guiding circulars for implementing the standard and the currently applicable accounting regime

IV- ACCOUNTING POLICIES APPLIED

1. Principles for converting financial statements prepared in foreign currencies to Vietnamese Dong
2. Types of exchange rates applied in accounting: according to the actual exchange rate at the time of the transaction
3. Principles for determining the actual interest rate (effective interest rate) used for discounting cash flows.
4. Principles for determining cash and cash equivalents: Use a consistent currency unit, which is the Vietnamese Dong, with foreign currencies converted at the current exchange rate as announced by the State Bank of Vietnam

- Principles and methods for converting foreign currencies to the accounting currency: The accounting exchange rate at the end of the quarter is adjusted according to the actual exchange rate

5. Principles of accounting for financial investments

- a) Trading securities; recorded at cost
- b) Held-to-maturity investments recorded at cost
- c) Loans;
- d) Investment in subsidiaries; joint ventures, associates; recorded at cost
- đ) Investment in equity instruments of other entities;
- e) Accounting methods for other transactions related to financial investments

6. Principles of accounting for receivables : According to actual occurrences

7. Principles for inventory recognition

- Principles for recognizing inventory: Recorded at cost
- Method for valuing inventory: Weighted average method
- Method for accounting for inventory: Perpetual inventory system
- Method for making provisions for inventory devaluation
- Method of allocating raw materials and materials.

8. Principles of recognizing and depreciating fixed assets, finance lease fixed assets, and investment properties:

- Principles for recognizing fixed assets: Actual cost
- Method for depreciating tangible and intangible fixed assets: Straight-line method

9. Principles of accounting for biological assets

9. Principles of accounting for business cooperation contracts.

11. Principles of accounting for allocation pending cost Actual occurrences

12. Principles of accounting for payables Actual occurrences

13. Principles of accounting for dividends, profit payables Actual occurrences

14. Principles of accounting for prepaid expenses. Actual occurrences

15. Principles of accounting for deferred revenue.

16. Principles of recognizing provisions for payables. Actual occurrences

17. Principles of recognizing provisions Deferred income tax. Actual occurrences

18. Principles of recognizing loans and finance lease payables. Actual occurrences

19. Principles for the recognition and capitalization of borrowing cost: Actual occurrences

20. Principles of recognizing convertible bonds.. Actual occurrences

21. Principles of recognizing owners' equity:

- Principles for recognizing owner's capital, share premium, and other owner's capital: Recognized according to the actual capital contribution by the o
- Principles for recognizing revaluation differences on assets
- Principles for recognizing exchange rate differences
- Principles for recognizing undistributed profits

Profits from the company's activities after deducting adjustments due to retrospective application of changes in accounting policies and retrospective adjustments of material errors from previous years

22- Principles and methods for recognizing revenue:

- Sales revenue: Completion of delivery and issuance of invoice
- Service revenue: Completion of service and issuance of invoice.
- Financial activity revenue: Actual occurrence according to bank or financial institution statement
- Construction contract revenue: Completion of each stage and acceptance
- Other income

23. Principles of accounting for revenue deductions Actual occurrences

24. Principles of accounting for the cost of goods sold: Recognized in the same period as the revenue occurrence

25. Principles of accounting for financial costs: Actual occurrences according to bank or

26. Principles of accounting for sales expenses and corporate management expenses.

27. Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and the current period's corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

28. Other accounting principles and methods.

V- Additional information for items presented in the Statement of Financial Position

		Unit: vnd					
		31/03/2026		01/01/2026			
01- Cash and cash equivalents							
Cash on hand		286.127.312		160.900.918			
Cash in banks		765.053.252		798.490.989			
Cash equivalents (original term deposits up to 3 r		-		0			
Cash in transit							
Total		1.051.180.564		959.391.907			
02- financial investments		31/03/2026		01/01/2026			
	Cost	Fair Value	Provision	Cost	Fair Value	Provision	
a) Trading securities	-	-	-	-	-	-	
Total value of shares							
Total value of bonds							
Other investments	-	-					
Reasons for changes in each investment/type of shares, bonds							
b) Held-to-maturity investments		31/03/2026		01/01/2026			
b1) Short-term	Cost	Fair Value	Provision	Cost	Fair Value	Provision	
- Short-term investments	-	-					
- Term deposits	-	-					
- Other short-term investn	-	-					
Total	-	-	-	-	-	-	
b2) Long-term							
- Term deposits							
- Bonds							
- Other investments							
c) Investment in equity of other entities (detailed by each investment according to the percentage of equity held and the percentage of voting rights)							
		31/03/2026		01/01/2026			
	Cost	Fair Value	Provision	Cost	Fair Value	Provision	
- Investment in subsidiaries							
- Investment in joint ventures and associates							
- Investment in other entities;							
- Summary of the activities of subsidiaries, joint ventures, and associates during the period;							
- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period.							
- Explanation of reasons in cases where fair value cannot be determined							
3. Trade receivables		31/03/2026		01/01/2026			
a) Short-term trade receivables		266.333.967.571		303.646.870.571			
b) Long-term trade receivables							
c) Receivables from related parties :							
Total		266.333.967.571		303.646.870.571			
4. Other receivables		31/03/2026		01/01/2026			
		Value	Provision	Value	Provision		
a) Short-term							
- Dividends and profits receivable;		-					
- receivables from employees;		-					
- deposits and guarantees;		5.335.652.773		5.335.652.773			
- Loans;		-					
- Payments made on behalf of others;		-					
- Other receivables.		204.258.151.874		238.077.953.946			
Total		209.593.804.647	-	243.413.606.719		-	
b) Long-term:							
Long-term deposits and guarantees		-					

5. Deficient assets to be treated	31/03/2026		01/01/2026	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventory;				
c) Fixed assets;				
d) Other assets.				
6. Bad debts				

Total

- Total value of overdue receivables and loans, or receivables that are not overdue but are unlikely to be recovered;
(Including detailed overdue periods and values of receivables and loans by each debtor if receivables for each debtor account for 10% or more of total overdue receivables)

- Information on fines, interest receivables for late payments, etc. arising from overdue receivables but not recognized as revenue

- Recoverability of overdue receivables.

07- Inventory	31/03/2026		01/01/2026	
	Cost	Provision	Cost	Provision
- Goods in transit				
- Raw materials and supplies	8.296.173.080		8.296.173.080	
- Tools and instruments	314.942.364		314.942.364	
- Work in progress (WIP) production and business expenses	-		-	
- Finished goods	58.321.555.899		58.321.555.899	
- Goods	101.309.030.818		101.309.030.818	
- Goods on consignment	-		-	
- Provision for inventory	-		-	
- Real estate inventory	-		-	
Total	168.241.702.161		168.241.702.161	

- Value of unsellable, stagnant, poor, or damaged inventory at the end of the period

Causes and solutions for stagnant, poor, or damaged inventory;

- Value of inventory used as collateral or pledge to secure payables at the end of the period;

- Reasons for additional provision or reversal of inventory devaluation provision.

8. Long-term assets in progress	31/03/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount

a) Cost for work in process

Total ...

b) Construction in progress

	31/03/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
- Repairs.	-		-	
- Purchases;	-		-	
- Hoc Mon project	689.749.251		689.749.251	
Repairs and expansion of Clinker production plant	-		-	
Construction of cement grinding plant	-		-	
Other constructions	2.242.146.091		2.242.146.091	
total	2.931.895.342		2.931.895.342	

09 - Increases and decreases in tangible fixed assets:

Items	Buildings and structures	Machinery, equipment	Transportation means	Management tools and	Other fixed assets	Total
I- Cost	102.400.371.410	142.710.574.290	7.260.434.430	397.579.665	155.435.476	252.924.395.271
Beginning balance of the quarter	102.400.371.410	142.710.574.290	7.260.434.430	397.579.665	155.435.477	252.924.395.272
Purchases during the quarter						-
Completed capital construction investments						-
Other increases (reclassifications)						-
Transfers to investment property						-
Liquidation and sale						-
Other decreases (reclassifications)					(1)	(1)
Ending balance of the quarter	102.400.371.410	142.710.574.290	7.260.434.430	397.579.665	155.435.476	252.924.395.271
II. Accumulated depreciation	68.769.655.391	110.991.364.607	6.680.829.321	380.277.269	142.317.985	188.414.761.450
Beginning balance of the quarter	68.769.655.391	110.991.364.607	6.680.829.321	380.277.269	142.317.985	186.964.444.572
Depreciation + wear and tear	1.376.370.397	73.946.481			-	1.450.316.878
Other increases (reclassifications)						-
Transfers to investment property						-
Liquidation and sale						-
Other decreases (reclassifications)						-
Ending balance of the quarter	70.146.025.788	111.065.311.088	6.680.829.321	380.277.269	142.317.985	188.414.761.450
III- Net book value						
- At the beginning of the quarter	33.630.716.019	31.719.209.683	579.605.109	17.302.396	13.117.492	65.959.950.700
- At the end of the	32.254.345.622	31.645.263.202	579.605.109	17.302.396	13.117.491	64.509.633.821

* Remaining value at the end of the period of tangible fixed assets used as collateral or pledge for loans

* Original cost at the end of the period of fully depreciated tangible fixed assets that are still in use

đồng

* Original cost at the end of the period of tangible fixed assets pending liquidation

* Commitments for the purchase or sale of tangible fixed assets of significant value in the future

* Other changes in tangible fixed assets

10 - Increase, decrease of intangible fixed assets:

Items	Land use rights	Issuing rights	Copyrights, patents	Licenses and franchising rights	Other intangible fixed assets	Total
I. Cost						-
Beginning balance of the quarter	-	-	-	-	-	-
Purchases during the quarter	-	-	-	-	-	-
Created internally by the enterprise	-	-	-	-	-	-
Increase due to business consolidation	-	-	-	-	-	-
Other increases	-	-	-	-	-	-

Liquidation and sale	-	-	-	-	-	-
Ending balance of the quarter	-	-	-	-	-	-
II- Accumulated depreciation	-	-	-	-	-	-
Beginning balance of the quarter	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Other increases	-	-	-	-	-	-
Other decreases	-	-	-	-	-	-
Ending balance of the quarter	-	-	-	-	-	-
III- Net book value	-	-	-	-	-	-
- At the beginning of the quarter	-	-	-	-	-	-
- At the end of the quarter	-	-	-	-	-	-

11- Increase, decrease of finance lease fixed assets:

Items	Buildings and structures	Machinery, equipment	Transportation means	Management tools and	Other fixed assets	Total
I- Cost		-		-	-	-
Beginning balance of the quarter						-
Purchases during the quarter						-
Liquidation and sale						-
Ending balance of the quarter		-	-	-	-	-
II- Accumulated depreciation		-	-	-	-	-
Beginning balance of the quarter						-
Depreciation + wear and tear						-
Liquidation and sale						-
Ending balance of the quarter		-	-	-	-	-
III- Net book value						
- At the beginning of the quarter	-	-	-	-	-	-
- At the end of the quarter	-	-	-	-	-	-

* Additional rental expenses incurred are recognized as expenses for the year;

* Basis for determining additional rental expenses incurred;

* Lease renewal terms or option to purchase the asset;

12. Biological assets

12.1. Other biological assets, excluding animals held for recurring agricultural produce that have reached maturity

Chỉ tiêu	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
1. Livestock raised for one-time harvest				
a) Short term livestock raised for one-time harvest				
b) Long term livestock raised for one-time harvest				
2. Seasonal crops or crops grown for a one-time harvest				

a) Short term seasonal crops or crops grown for a one-time harvest						
b) Long term seasonal crops or crops grown for a one-time harvest						
3. Mature bearer animals.						

- Method of allocating costs of cultivation, breeding and care incurred during the period among bearer biological assets, newly generated biological assets and agricultural produce;
- Depreciation policy for biological assets;
- Useful lives and depreciation rates of biological assets;
- Gross carrying amount and accumulated depreciation as at the beginning and end of the reporting period;
- Allowance for impairment losses of biological assets (if any);
- Value of biological assets pledged as security for liabilities as at the end of the reporting period;
- Capital commitments for the investment in or purchase of biological assets;
- Disclosures relating to changes in the fair value less costs to sell of biological assets that can be observed and measured reliably by the Company (if any);
- Other disclosures relating to biological assets.

12.2. Mature livestock for recurring produce

Items	Group 1	Group 2	Total
Cost					
Beginning balance of the quarter					
- Purchases during the quarter					
- Liquidation and sale					
- Other decreases					
Ending balance of the quarter					
Accumulated depreciation					
Beginning balance of the quarter					
Depreciation					
Other increases					
- Liquidation and sale					
- Other decreases					
Ending balance of the quarter					
Net book value					
- At the beginning of the quarter					
- At the end of the quarter					

Group 1, Group 2, etc., being categories of mature bearer animals classified by the Company.

13- Increase, decrease of investment properties:

Items	Beginning balance	Increase during the year	Decrease during the year	Ending balance
a) Investment properties for rent				
Cost of investment properties	-	-	-	-
- Land use rights	-	-	-	-
- House	-	-	-	-
- House and land use	-	-	-	-
- Infrastructure	-	-	-	-
Accumulated depreciation	-	-	-	-
- Land use rights	-	-	-	-
- House	-	-	-	-

- House and land use			-	-	-	-
- Infrastructure			-	-	-	-
Net book value			-	-	-	-
- Land use rights			-	-	-	-
- House			-	-	-	-
- House and land use			-	-	-	-
- Infrastructure			-	-	-	-

b) Investment properties held for price appreciation

Cost

- Land use rights
- House
- House and land use rights
- Infrastructure

Loss due to impairment

- Land use rights
- House
- House and land use rights
- Infrastructure

Net book value

- Land use rights
- House
- House and land use rights
- Infrastructure

- Remaining value of investment properties used as collateral to secure loans;

- Cost of fully depreciated investment properties that are still rented out or held for price appreciation;

- Explanation of figures and other clarifications.

	31/03/2026	01/01/2026
14. allocation pending cost		
a) Short-Term	4.409.800.349	4.449.340.447
- Prepaid expenses for operating leases of tangible fixed assets	-	-
- Tools and instruments issued for use	3.701.481.994	3.701.481.994
- Borrowing costs	-	-
- Other items (service costs awaiting allocation)	708.318.355	747.858.453
	-	-
b) Long-Term	6.859.450.435	6.859.450.435
- Business establishment costs	-	-
- Insurance purchase costs	-	-
- Other items (Repair of production machinery, office repairs, others)	6.859.450.435	6.859.450.435
	-	-
Total	11.269.250.784	11.308.790.882

	31/03/2026	01/01/2026
15. Other assets		
a) Short-term (details for each item)		
b) Long-term (details for each item)		

31/03/2026
Value

01/01/2026
Value

16. Financial leasehold

loans and debts	575.194.117.415		577.644.117.415	
a-Short-term loans:	575.194.117.415		577.644.117.415	
Current portion of long-term loans	25.641.025.592		25.641.025.592	
-An Binh Bank - Saigon Branch				
BIDV Bank - Ho Chi Minh City Branch	25.641.025.592		25.641.025.592	
- Loan from Eximbank				
HD Bank - Nguyen Dinh Chieu Branch				
-Short-term foreign	-		-	
currency loans				
An Binh Bank - Saigon Branch	-		-	
Bank for Investment and Development of Cambo	-		-	
BIDV Bank - Saigon Branch	-		-	
HD Bank - Nguyen Dinh Chieu Branch	-		-	
-Short-term VND loans	549.553.091.823		552.003.091.823	
	-		-	
BIDC Bank - Cambodia Branch	70.602.968.688		72.002.968.688	
BIDV Bank - Saigon Branch	444.919.542.930		445.619.542.930	
Mr. Nguyen Vu Thinh	6.462.125.000		6.462.125.000	
Vietnam-Russia Joint Venture Bank - Ho Chi Mi	27.568.455.205		27.918.455.205	
b- Long-term loans	-		-	
An Binh Bank - Saigon Branch	-		0	
Loans from BIDV Bank	-		0	
Loans from Vietnam Export-Import Commercial	-		0	
HD Bank - Nguyen Dinh Chieu Branch	-		-	
c) Finance lease liabilities	-		-	
	-		-	
d)Overdue loans and	31/03/2026		01/01/2026	
unpaid financial lease				
	Principal amount	Interest	Principal amount	Interest
- Loan;				
- Financial lease debt;				
- Reason for non-payment				
Total				

đ) Detailed explanation of borrowings and finance leases with related parties

17. Trade payables		31/03/2026		01/01/2026
	Value		Value	
a) Short-term payables	91.078.020.894		91.948.527.452	
Short-term payables to suppliers	91.078.020.894		91.948.527.452	
Payables to other entities				
b) Long-term payables to suppliers (details similar to short-term)				
Total				
c) Overdue debts not yet paid				
Details of each entity accounting for 10% or more of the total overdue amount				
Other entities				
Total				
c) Payables to related parties				

18. Dividends and profit payable

Items	31/03/2026	01/01/2026
Dividends and profit payable

- Dividends and profit distributions declared or committed for payment that remain unpaid to shareholders or owners beyond their due dates

19- Taxes and other payables to the State

	31/03/2026	01/01/2026
a) Payable		
- Value-Added Tax	-	-
VAT on imported goods	-	-
Import and export taxes	-	-
Corporate income tax	322.090.466	926.629.617
Capital gains tax	-	-
Resource tax	-	-
Land and housing tax, land lease fees	-	-
Personal income tax	1.482.779.998	1.434.372.515
Other types of taxes	2.753.800.058	2.688.268.240
Various fees, charges, and	-	-
Total	4.558.670.522	5.049.270.372

b) Receivable		
Output VAT (Value-Added Tax)	-	-
VAT on imported goods	99.984.987	99.984.987
Import and export taxes	3.507.268	3.507.268
Other types of taxes	280.540.312	-
Total	384.032.567	103.492.255

20- Accrued expenses

	31/03/2026	01/01/2026
a) Short-term		
- Accrued expenses for vacation wages;		
- Expenses during business suspension;		
- Accrued estimated cost of goods sold and real		
Interest payable		
- Accrued expenses (production electricity,	369.788.958.580	370.363.986.420
Total	369.788.958.580	370.363.986.420

b) Long-term		
- Interest payable		
- Other items (detailed for each)		
Total		

21- Other payables

	31/03/2026	01/01/2026
a) Short-term		
Excess assets awaiting resolution	-	-
Union funds	426.857.011	426.857.011
Social insurance, health insurance, unemployment	221.142.224	233.603.907
Payables related to equitization;	-	-
Short-term deposits and guarantees received	-	-
Dividends and profits payable	9.129.592.000	9.129.592.000
Other payables and obligations	-	50.905.799.452
Total	9.777.591.235	60.695.852.370

b) Long-term		
Long-term deposits and guarantees received		
Other payables and obligations		

c) Overdue debts not yet paid:

22. Unrealized revenues

	31/03/2026	01/01/2026
a) Short-term		
Revenue received in advance		



Revenue from customer loyalty programs
 Other unearned revenue

Total

- b) Long-term (details for each item as in short-term)
- c) Inability to fulfill contracts with customers (detailed for each item, reasons for inability to fulfill)

23. Issued bonds

23.1. Ordinary bonds:	Ending balance			Beginning balance		
	Value	Interest rate	Term	Value	Interest	rate

- a) Issued bonds
 - Issued at face value;
 - Issued at a discount;
 - Issued at a premium.
- Total

- b) Detailed explanation of bonds held by related parties (by type of bonds)
- Total

23.2. Convertible bonds

a. Convertible bonds at the beginning of the period:

- Issuance date, original term, and remaining term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value, interest rate of each type of convertible bond;
- Conversion rate to shares of each type of convertible bond;
- Discount rate used to determine the principal value of each type of convertible bond;
- Principal value and stock option value of each type of convertible bond.

b. Convertible bonds issued additionally during the period:

- Issuance date, original term, and remaining term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value, interest rate of each type of convertible bond;
- Conversion rate to shares of each type of convertible bond;
- Discount rate used to determine the principal value of each type of convertible bond;
- Principal value and stock option value of each type of convertible bond.

c. Convertible bonds converted into shares during the period:

- Quantity of each type of bond converted into shares during the period; Quantity of additional shares issued during the period to convert bonds;
- Quantity of each type of bond converted into shares during the period; Quantity of additional shares issued during the period to convert bonds;
- Principal value of convertible bonds recorded as an increase in equity.

d. Convertible bonds that have matured and were not converted into shares during the period:

- Quantity of each type of bond that matured and was not converted into shares during the period;
- Principal value of convertible bonds repaid to investors.

e. Convertible bonds at the end of the period:

- Issuance date, original term, and remaining term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value, interest rate of each type of convertible bond;
- Conversion rate to shares of each type of convertible bond;
- Discount rate used to determine the principal value of each type of convertible bond;
- Principal value and stock option value of each type of convertible bond.

g) Detailed explanation of bonds held by related parties (by type of bonds)

24. Preferred shares classified as liabilities

- Par value;
- Recipients of issuance (executives, officers, employees, others);
- Buyback terms (time, buyback price, other basic terms in the issuance contract);
- Value repurchased during the period;
- Other explanations.

25. Provisions for

- a) Short-term

Ending balance

Beginning balance



+ Increase in contribution during the		
+ Decrease in contribution during the		
+ End of quarter contribution	265.858.400.000	265.858.400.000
- Dividends and profits distributed		

	31/03/2026	01/01/2026
d. Share		
- Number of shares registered for issuance	26.585.840	26.585.840
- Number of shares sold to the public	26.585.840	26.585.840
+ Common shares	26.585.840	26.585.840
+ Preferred shares		
- Number of repurchased shares		
+ Common shares		
+ Preferred shares		
- Number of outstanding shares		
+ Common shares	26.585.840	26.585.840
+ Preferred shares		
* Par value of outstanding shares:	10.000 đồng/cổ phiếu	

đ) Cổ tức, lợi nhuận

Dividends declared after the end of the fiscal year:

Dividends declared on common shares:

Dividends declared on preferred shares:

Cumulative dividends on preferred shares not yet recognized:

e) Enterprise funds

- Development investment fund	4.377.229.506	4.377.229.506
- Other funds under equity		

g. Income and expenses, gains or losses recognized directly into equity as per specific accounting standards

28. Revaluation surplus of assets	31/03/2026	01/01/2026
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29. Exchange rate differences

Exchange rate differences due to the conversion of financial statements prepared in foreign currency to VND
Exchange rate differences arising from other causes

	31/03/2026	01/01/2026
30. Off-balance sheet items		
a) Leased assets:		
Up to 1 year;		
Over 1 year to 5 years;		
Over 5 years;		
b) Custodial assets:		
Materials and goods held in custody, processed, entrusted:		
Goods held for resale, consignment, pledge, mortgage:		
đ) Various foreign currencies:		
Gold, foreign currency		
Precious metals, gemstones:		
đ) Bad debts written off:		
g) Interest on deferred and installment payments for the purchase of assets		
h) Interest arising from deferred and installment sales of assets:		
i) Other information about off-balance sheet items		

31. The portion of assets held by the enterprise on behalf of other parties that is subject to restrictions on use due to legal constraints or liabilities that the enterprise is obligated to settle under contractual agreements or in accordance with applicable laws and regulations

Items	31/03/2026	01/01/2026
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ASSETS

Cash and cash equivalents

Accounts receivable
 Inventories
 Fixed assets
 Investment property
 Other assets
Total
 liabilities
 Payable to suppliers
 Financial leasehold loans
 and debts
 Accrued expenses
 Other payable
Total

32. Other information that the enterprise considers necessary to disclose or further explain in order to provide useful information to users of the financial statements.

- Information about the basis for determining the value of non-monetary assets that are funded or gifted
- Other Information.

VI- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

	Current quarter	Previous quarter
1- Total revenue from sales of goods and	3.817.192.500	4.768.747.000
Among which:	-	-
Revenue from sales	3.817.192.500	4.768.747.000
Revenue from provision of services		
Revenue from construction contracts (for enterprises engaged in construction activities)		
Revenue from construction contracts recognized during the period		-
Cumulative revenue from construction contracts recognized up to the financial statement date		
b) Revenue from related parties:		
c) Revenue from asset leasing is the total amount received in advance:		
2- Deductions from revenue (code 02)	Current quarter	Previous quarter
Among which:		-
Trade discounts	-	-
Sales allowances		
Sales returns		
Special consumption tax		-
Export tax		-
3- Net revenue from sales and provision of	3.817.192.500	4.768.747.000
Among which:	-	-
Net revenue from the exchange of products and	-	-
Net revenue from the exchange of services	-	-
4- Cost of goods sold (code 11)	Current quarter	Previous quarter
Cost of sold goods	-	-
Cost of sold finished products		
Itemized pre-allocated costs		
Amount allocated to costs for each item		
Expected time of cost incurrence		
Cost of services provided		
Remaining value, selling cost, liquidation cost of investment properties		
Operating cost of investment properties		
Value of lost inventory during the period		
Value of various types of inventory shortages beyond standard limits during the period		
Other abnormal costs directly accounted into cost		

Provisions for inventory devaluation
 Recorded Cost reductions
 Total

- -

5. Gain/(loss) from disposal of investment proper
 Items

Current quarter

Previous quarter

- Revenue from the sale
 and disposal of investment
 property
 - Net book value of
 investment property
 - Expenses related to the
 sale and disposal of
 investment property

Gain/Loss on the sale and
 disposal of investment
 property

6- Revenue from financial activities (code 21)

Current quarter

Previous quarter

Interest from deposits and
 loans

Interest from bond
 Dividends and profit
 Profit from foreign
 currency sales

Realized foreign exchange
 Unrealized foreign

Profit from installment

Other financial activities

Total

353.164

353.164

124.882

124.882

7- Financial expenses (code 22)

Current quarter

Previous quarter

Interest on loans

Discounts on payments,

Loss on disposal of short-

Loss on foreign currency
 sales

Realized foreign exchange

Unrealized foreign

Provisions for devaluation

Other financial expenses

total

-

-

-

-

-

-

-

-

-

-

-

-

-

-

-

-

-

-

-

-

8. Other income:

Current quarter

Previous quarter

Disposal and sale of fixed
 assets

Profit from revaluation of
 assets

Fines collected

Tax reductions

Other items

total

9. Other expenses

Current quarter

Previous quarter

Remaining value of fixed
 assets and disposal costs,
 sale of fixed assets

Loss from revaluation of
 assets

Penalties

Other items
total

10. Selling expenses and administrative expenses **Current quarter** **Previous quarter**

a) Administrative expenses incurred during the period

Administrative expenses:

b) Selling expenses incurred during the period

Selling expenses:

c) Recorded reductions in selling expenses and general administrative expenses

Reversals of product and goods warranty provisions

Reversals of restructuring provisions, other provisions

Other recorded reductions

10. Cost by factor **Current quarter** **Previous quarter**

Cost of raw materials, materials		-
Labor costs	1.704.617.256	405.581.765
Fixed asset depreciation expense	73.946.481	6.414.106.122
Cost of hired services	440.387.036	112.360.451
Other costs	85.049.163	-
Total	2.303.999.936	6.932.048.338

11- Current corporate income tax expense **Current quarter** **Previous quarter**

Corporate income tax expense calculated on	-	-
Adjustment of corporate income tax expense	-	-
Total current corporate income tax expense	-	-

12- Deferred corporate income tax expense **Current quarter** **Previous quarter**

Deferred corporate income tax expense arising fr	-	-
Deferred corporate income tax expense arising fr	-	-
Deferred corporate income tax income arising fr	-	-
Deferred corporate income tax income arising fr	-	-
Deferred corporate income tax income arising fr	-	-
Total deferred corporate income tax expense	-	-

VII- Additional information for items presented in the Cash Flow Statement

1. Non-cash transactions affecting future cash flow statements

Current quarter **Previous quarter**

Purchase of assets by assuming directly related debts or through finance lease transactions;

Acquisition of enterprises through issuance of shares;

Conversion of debt into equity; ...

Other non-cash transactions; ...

2. Funds held by the enterprise but not utilized:

3. Actual amount borrowed during the period:

Proceeds from borrowing under ordinary contracts;

Proceeds from issuing regular bonds;

Proceeds from issuing convertible bonds;

Proceeds from issuing preferred shares classified as liabilities;

Proceeds from repurchase transactions of government bonds and REPO securities;

Proceeds from borrowing in other forms;

4. Actual amount of principal repaid during the period:

Principal repayment under ordinary contracts;

Principal repayment of regular bonds;
Principal repayment of convertible bonds;
Principal repayment of preferred shares classified as liabilities;
Payments for repurchase transactions of government bonds and REPO securities;
Principal repayment in other forms

5. Acquisition and disposal of subsidiaries during the reporting period
- Total consideration for the acquisition or disposal of subsidiaries during the period;
- The portion of the consideration for the acquisition or disposal of subsidiaries settled in cash and cash equivalents;
- Cash and cash equivalents actually held by the subsidiary or other business unit acquired or disposed of;
The portion of assets (aggregated by each type of asset), excluding cash and cash equivalents and liabilities of the subsidiary acquired or disposed of during the period.

VIII- Other information:

- 1- Ontingent liabilities, commitments, and other financial information:
- 2- Events occurring after the end of the fiscal year:
- 3- Information about related parties
- 4- Presentation of assets, revenue, and business results by segment:
- 5- Comparative information (Changes in information in the financial statements of previous accounting periods)
- 6- Information on continuous operations
- 7- Other information

X. Amendments and supplements to forms, names, and contents of the indicators of the financial statements compared to the financial statements forms prescribed by the Ministry of Finance:

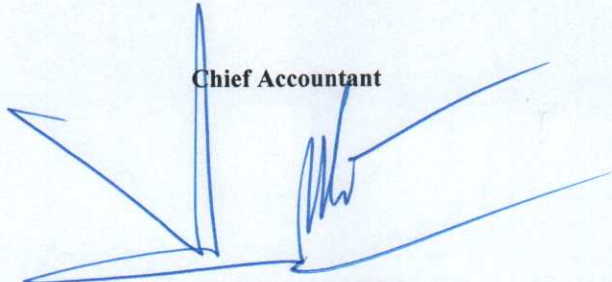
None
Names of the indicators that have been amended or supplemented changed according to the regulations: none
Content of the indicators that have been amended or supplemented changed according to the regulations: none
Reason for change: None

Prepared by



BUI PHAN QUYNH BAO

Chief Accountant



NGUYEN ANH KIET

General Director



NGUYEN DUC HAI



