DEVELOPMENT INVESTMENT CONSTRUCTION
HOI AN JOINT STOCK COMPANY
25 Hung Vuong - Hoi An Wrd - Đa Nang City
MST: 4000391600

FINANCIAL STATEMENT
QUARTER 3 - YEAR 2025

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JSC.
25 Hung Vuong Street - Hoi An Ward - Da Nang City

Form No. B 01-DN
Issued under Circular No. 200/2014/TT-BTC
Dated December 22, 2014, by the Ministry of Finance

BALANCE SHEET

- As of September 30, 2025

(Applicable to businesses assuming the going concern principle)

Unit: VND

Items	Code	TM	31/09/2025	01/01/2025
A - CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150)	**100**		**451,126,708,237**	**617,985,456,817**
I- Cash and Cash Equivalents	**110**		**1,920,009,415**	**3,665,761,501**
1. Cash	111	5	726,216,128	2,481,448,218
2. Cash equivalents	112		1,193,793,287	1,184,313,283
III- Short-term Receivables	**130**		**99,073,704,077**	**112,579,716,245**
1. Short-term trade receivables	131	6	37,813,822,331	42,104,991,079
2. Short-term Advances to suppliers	132		7,049,374,107	6,824,069,589
3. Short-term internal receivables	133		0	
5. Short-term loans receivable	135		0	
6. Other short-term receivables	136	7	54,444,435,693	63,884,583,631
-Other receivables				
-Overpayments of other payables				
-Advance payments				
-Short-term Mortgage, Guarantee Deposit				
7. Allowance for short-term uncollectible accounts (*)	137		-233,928,054	-233,928,054
IV- Inventories	**140**	**8**	**348,685,648,929**	**498,375,789,236**
1. Inventories	141		348,685,648,929	498,375,789,236
2. Allowance for inventories (*)	149		0	
V- Other Current Assets	**150**		**1,447,345,816**	**3,364,189,835**
1. Short-term prepaid expenses	151		0	
2. Deductible VAT	152		1,447,345,816	3,364,189,835
3.Taxes and other receivables from the State	153		0	
5. Other current assets	155		0	0
B- NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250 + 260)	**200**		**4,015,286,724**	**4,866,057,635**
I- Long-term Receivables	**210**		**322,870,679**	**322,605,417**
1. Long-term trade receivables	211		0	
2.Capital allocated to subsidiaries	213			
3. Long-term internal receivables	214		0	
4. Other long-term receivables	216		322,870,679	322,605,417
- Other receivables			0	0
- Overpayments of other payables			0	0
- Long-term Mortgage, Guarantee Deposit			0	0
5. Allowance for long-term uncollectible accounts	219		0	0
II- Fixed Assets	**220**		**1,289,982,303**	**2,063,241,844**
1. Tangible fixed assets	221	9	1,289,982,303	2,063,241,844

- Historical cost	222		23,167,622,551	23,167,622,551
- Accumulated depreciation (*)	223		-21,877,640,248	-21,104,380,707
IV. Long-term assets in Progress	**240**		**0**	0
1. Work-in-progress	241		0	0
2. Construction-in-progress	242		0	0
VI- Other Non-current Assets	**260**		**2,402,433,742**	**2,480,210,374**
1. Long-term prepaid expenses	261		2,402,433,742	2,480,210,374
2. Deffered income tax assets	262		0	0
3. Other non-current assets	268		0	0
TOTAL ASSETS (250=100+200)	**270**		**455,141,994,961**	**622,851,514,452**
A- LIABILITIES (300=310+330)	**300**		**320,442,698,159**	**502,994,753,054**
I- Current Liabilities	**310**		**241,496,298,159**	**459,674,253,054**
1. Trade payables	311	10	25,809,379,510	28,196,596,115
2. Advances from customers	312	11	8,267,261,846	15,148,394,978
3. Taxes and amounts payable to the State	313	12	5,552,625,578	1,964,730,800
4. Employee Payables	314		0	464,689,432
5. Accrued expenses	315		1,726,674,135	1,158,170,629
6. Internal payables	316			
7. Payment based on Stages of Construction Contract Schedules	317		0	0
8. Unearned revenue	318	13	0	
9.Other payables	319	14	23,101,027,189	21,909,128,033
10. Short-term borrowings and finance lease liabilities	320	15	174,714,613,210	389,197,357,439
12.Bonus and welfare funds	322		2,324,716,691	1,635,185,628
II- Non-current Liabilities	**330**		**78,946,400,000**	**43,320,500,000**
1. Long-term trade payables	331		0	0
2. Long-term borrowings and finance lease liabilities	338		78,946,400,000	43,320,500,000
7. Other long-term liabilities	337		0	0
B- EQUITY (400=410+430)	**400**		**134,699,296,802**	**119,856,761,398**
I- Owner's Equity	**410**		**134,699,296,802**	**119,856,761,398**
1. Paid-in Capital	411	16	68,941,640,000	68,941,640,000
- Ordinary shares with voting rights	*411a*		*68,941,640,000*	*68,941,640,000*
2. Premium capital	412	16	19,801,941,805	19,801,941,805
3. Other owner's capital	413		0	0
5. Treasury shares (*)	415	16	0	
6. Foreign exchange differences	416		0	0
8. Development and investment fund	418	16	14,953,678,492	13,617,241,799
10. Other funds under owner's equity	420		0	0
11. Retained earnings	421	16	31,002,036,505	17,495,937,794
- Retained earnings accumulated to prior periods	421a		30,804,947,059	4,131,570,869
- Retained earnings of the current periods	421b		197,089,446	13,364,366,925
TOTAL LIABILITES AND EQUITY (430=300+400)	**440**		**455,141,994,961**	**622,851,514,452**

Hoi An, October 20th 2025

Prepared by	Chief Accountant	CHAIRMAN OF THE BOARD
Nguyen Thi Thu Thao	Vo Ho Quynh Giao	Tran Dinh Loi

M.S.D.N: 4000391600 - C.T.C.P
CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN XÂY DỰNG - HỘI AN
TP. HỘI AN - T. QUẢNG NAM

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JSC.

25 Hung Vuong Street - Hoi An Ward - Da Nang City

Form No. B 02-DN

Issued under Circular No. 200/2014/TT-BTC

Dated December 22, 2014, by the Ministry of Finance

INCOME STATEMENT

Quarter 3 - Year 2025

(This period: Q3/2025, Last Quarter: Same quarter last year)

Unit: VND

Items	Code	T.M	This Quarter (Current Year)	This Quarter (Last Year)	Cumulative Year-to-Date to End of This Quarter (Current Year)	Cumulative Year-to-Date to End of This Quarter (Last Year)
1. Revenue - Products and Services	01	17	10,745,537,036	194,403,289,103	231,014,519,880	207,266,089,361
3. Net Revenue - Products	10		10,745,537,036	194,403,289,103	231,014,519,880	207,266,089,361
and Services (10=01-02)						
4. Cost of Goods sold	11	18	9,042,618,336	154,408,716,712	196,298,385,813	165,236,644,485
5. Gross Profit - Products	20		**1,702,918,700**	**39,994,572,391**	**34,716,134,067**	**42,029,444,876**
and Services(20=10-11)						
6. Revenue - Financing Activities	21	19	988,974	3,582,605	14,117,930	18,078,703
7. Finance Expenses	22	20	16,219,333	1,566,597,199	5,410,835,118	2,224,300,959
8. Sales Expenses	25			13,720,525,000		13,720,525,000
9. Administrative Expenses	26	21	1,618,818,284	6,796,909,857	7,583,506,853	9,290,346,743
10. Net Profit from Operating Activities	30		**68,870,057**	**17,914,122,940**	**21,735,910,026**	**16,812,350,877**
{ 30 = 20 + (21 - 22) - (25 + 26) }						
11. Other Income	31					
12. Other Expenses	32				30,290,909	
13. Other Profit (40=31-32)	40				-30,290,909	
14. Total Accounting Profit Before Tax (50=30+40)	50		**68,870,057**	**17,914,122,940**	**21,705,619,117**	**16,812,350,877**
15. Current Corporate Income Tax Expense	51	22	23,464,699	3,763,374,276	5,526,647,020	3,763,374,276
16. Deferred Corporate Income Tax Expense	52					
17. Profit After Corporate Income Tax (60=50-51-52)	60		45,405,358	14,150,748,664	16,178,972,097	13,048,976,601

Hoi An, October 20th 2025

Prepared by	Chief Accountant	CHAIRMAN OF THE BOARD
Nguyen Thi Thu Thao	Vo Ho Quynh Giao	Tran Dinh Loi

M.S.D.N: 4000391600 - C.T.C.P
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DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JSC.
25 Hung Vuong Street - Hoi An Ward - Da Nang City

Form No. B03-DN
Issued under Circular No. 200/2014/TT-BTC
Dated December 22, 2014, by the Ministry of Finance

CASH FLOWS STATEMENT

(Direct Method)

Quarter 3 - Year 2025

(This period: Q3/2025. Last Quarter: Same quarter last year)

Items	Code	T.M	Quarter 3/2025	Quarter 3/2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash from sales of goods, services, and other revenues	01		4,294,767,491	109,842,845,302
2. Cash paid to suppliers for goods and services	02		-2,161,720,713	-5,703,529,010
3. Cash paid to employees	03		-2,867,883,283	-5,698,788,689
4. Interest paid	04		-1,112,767,876	-1,464,571,841
5. Corporate income tax paid	05			-166,600,000
6. Other receipts from operating activites	06		23,089,097,985	70,856,906,806
7. Other payment for operating activities	07		-6,662,190,513	-29,394,825,705
Net Cash Flows from Operating Activities	**20**		**14,579,303,091**	**138,271,436,863**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for purchases, construction of fixed assets and other long-term asset	21			
2. Proceeds from disposal and sale of fixed assets and other long-term assets	22			
3. Loans to and payments for purchase of debt instruments of other entities	23			
4 Collections from borrowers and proceeds from disposal of debt	24			
5. Payments for investments in other entities	25			
6. Proceeds from disposal of investments in other entities	26			
7. Interests and dividends received	27		988,974	2,500,041
Net cash Flows from Investing Activities	**30**		**988,974**	**2,500,041**
III. CASH FLOW FRME FINANCING ACTIVITIES				
1. Proceeds from share issuance, capital contribution	31			
2. Capital redemption and payments for purchase of treasury shares	32			
3. Drawdown of borrowings	33		41,351,057,643	92,584,808,259
4. Repayments of borrowings	34		-62,644,103,573	-241,445,946,013
5. Repayments of Finance lease liabilities	35			
6. Dividends paid to shareholders	36			
Net cash flows from Financial Activities	**40**		**-21,293,045,930**	**-148,861,137,754**
- Net Cash flow for the Period (20+30+40)	**50**		**-6,712,753,865**	**-10,587,200,850**
- Cash and Cash Equivalents at the Beginning of the Period	**60**		**7,438,969,993**	**12,032,867,432**
- Effect of Exchange Rate Fluctuations on Cash and Cash Equivalents	**61**			
- Cash and Cash Equivalents at the End of the Period (50+60+61)	**70**	**VII.34**	**726,216,128**	**1,445,666,582**

Hoi An, October 20th 2025

Prepared by	Chief Accountant	CHAIRMAN OF THE BOARD
Nguyen Thi Thu Thao	Vo Ho Quynh Giao	Tran Dinh Loi

M.S.D.N: 4000391600 - C.T.C.P
CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN XÂY DỰNG - HỘI AN
TP. HỘI AN - T. QUẢNG NAM

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

I.Business Operation Characteristics:

1.Capital Ownership Structure: Joint Stock Company

2.Business Fields: Construction and real estate business.

3.Core Business Activities:

- Investing in the development of new urban areas and industrial parks, as well as urban and industrial infrastructure, export processing zones, high-tech zones, and new economic zones;
- Constructing civil, industrial, transportation, irrigation works, urban and industrial infrastructure, water supply and drainage, and environmental treatment facilities, as well as power lines and transformer stations;
- Manufacturing and trading building materials, and trading interior and exterior decoration items;
- Petroleum trading;
- Mining and processing construction materials and transporting soil and sand for land leveling;
- Real estate services;
- Tourism and hotel services;
- Demolition, site preparation, and construction completion;
- Installation of electrical systems, water supply and drainage systems, computer networks, air conditioning, fire alarm and prevention systems, elevators, surveillance systems, lightning protection systems, and ventilation systems.

4. Normal Production and Business Cycle: From contract signing to the acceptance and handover of completed projects, as approved by the relevant authorities.

6. Company Structure: The company comprises two affiliated units

- Tuynel Brick Plant Dien Ban – Address: Cam Son Industrial Cluster, Dien Ban Bac Ward, Da Nang City, Vietnam.

- Ho Chi Minh City Branch – Address: B20 Phu My Residential Area, Khu Pho 6, Pham Huu Lau Street, Tan My Ward, Ho Chi Minh City, Vietnam.

II. Accounting Period and Currency

1. Accounting Period: From January 1 to December 31 annually.
2. Accounting Records and Financial Statements: Prepared and maintained in Vietnamese Dong (VND).

III. Applicable Accounting Standards and Policies

The company applies the Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC dated December 22, 2014, the Vietnamese Accounting Standards, and other relevant amendments issued by the Ministry of Finance.

The company adopts the general journal accounting method.

IV. Accounting Policies:

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

1. Cash and Cash Equivalents

Cash includes cash on hand, bank deposits, and cash in transit.

Cash equivalents are short-term investments with maturity periods not exceeding three months from the purchase date, readily convertible to a known amount of cash, and subject to insignificant risk of changes in value.

2. Accounting Principles for Receivables:

Receivables are presented at their book value, including customer receivables and other receivables.

Allowance for doubtful debts is set aside based on the estimated losses from receivables unlikely to be collected as of the end of the accounting period.

3. Inventory Recognition:

Inventory is recorded at the lower of cost or net realizable value. Cost includes purchase costs, processing costs, and other direct expenses incurred to bring the inventory to its current location and condition. Net realizable value is the estimated selling price less the estimated costs to complete and sell the inventory.

Cost is determined using the weighted average method and accounted for on a perpetual inventory system.

Allowance for inventory devaluation are made when net realizable value is less than cost.

4. Recognition and Depreciation of Fixed Assets:

Cost

Fixed assets are recorded at cost less accumulated depreciation.

The historical cost includes the purchase price and all expenses incurred by the Company to bring the fixed asset to a condition ready for its intended use. Post-acquisition expenditures are only capitalized as an increase to the historical cost of the fixed asset when it is certain that such costs will result in additional future economic benefits from the use of the asset. Costs that do not meet this criterion are recognized as expenses in the period in which they are incurred.

Depreciation

Depreciation is calculated using the straight-line method based on the estimated useful life of the asset, consistent with Circular No. 45/2013/TT-BTC.

Asset type:	Useful life (years)
Buildings & structures	07 – 10
Machinery & equipment	03 – 08
Vehicles	08 – 10
Management tools & equipment	03- 07

5. Accounting Principles for Prepaid Expenses

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

Prepaid expenses represent actual costs incurred but related to the operational results of multiple accounting periods. These expenses are allocated over the period during which the economic benefits are expected to be realized.

Tools and instruments are amortized over 24 to 36 months into the business operation results;

6. Payables and Accrued Expenses

Payables and accrued expenses are recognized as amounts due in the future for goods and services already received, regardless of whether the company has received the supplier's invoice.

7. Borrowing Costs

Principles of Borrowing Cost Capitalization

Borrowing costs directly attributable to the acquisition, construction, or production of assets that require a substantial period to get ready for their intended use or sale are capitalized into the cost of the asset until it is ready for use or sale.

Any income generated from the temporary investment of borrowed funds reduces the cost of the related asset.

All other borrowing costs are expensed as incurred in the income statement.

8. Accrued Expenses

Accrued expenses are recognized for the value of future payments related to goods and services received during the reporting period but not yet paid due to a lack of invoices or sufficient accounting documentation. These are recorded as production and business expenses for the reporting period.

The company's accrued expenses include loan interest costs, calculated based on the remaining principal, the number of days not yet accounted for, and the agreed interest rate.

9-. Owner's Equity

Paid-in Capital

Recorded at the actual Paid-in Capital amount of the owner.

Share Premium

Recorded as the difference between the issue price and the nominal value of shares, or the difference between the repurchase and reissue prices of treasury shares.

Treasury Shares

Recorded at the purchase price and presented as a reduction in equity on the balance sheet.

Dividends

Recognized as a payable upon the declaration date.

Retained earnings

Net profit after corporate income tax can be distributed to shareholders following the approval of the General Meeting of Shareholders and after setting aside funds as required by the company charter and Vietnamese law.

10. Revenue Recognition

- Revenue from sales of goods and services is recognized when economic benefits are probable, and the amount can be reliably measured, provided the following conditions are met:

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

- ✓ For sales, significant risks and ownership rights have been transferred to the buyer, and there are no significant uncertainties regarding price or product return.
- ✓ For services, revenue is recognized upon completion of the service. If services span multiple accounting periods, revenue is determined based on the service completion percentage at the financial year-end.

- Financial income is recognized when revenue is reliably measurable and the economic benefits are probable:
  - ✓ Interest income is recognized on a time-proportion basis using the effective interest rate.
  - ✓ Dividends and profits are recognized when the company is entitled to receive them.

11. Construction Contracts

When the outcome of a construction contract can be reliably estimated, contract revenue and related expenses are recognized in proportion to the stage of completion at the end of the accounting period. The stage of completion is determined based on the percentage of costs incurred for the work performed up to the end of the reporting period relative to the total estimated contract costs, except in cases where such costs do not accurately reflect the actual progress of construction work completed. These costs may include additional expenses, compensation, and performance bonuses as agreed with the customer.

When the contract outcome cannot be reliably estimated:

* Revenue is recognized only to the extent of recoverable incurred costs;

* Contract costs are recognized as expenses in the period they are incurred.

12. Cost of goods sold

Cost of goods sold includes the total costs incurred for services or the production costs of construction products sold during the period, aligning with revenue recognition principles. Costs exceeding normal levels are immediately recorded as expenses.

13. Financial Expenses

Reflect expenses incurred during the period, primarily including borrowing costs.

14. Selling and General Administration Expenses

Selling expenses reflect the actual costs incurred in the process of providing services, including salaries and wages of sales staff during the period.

General and administrative expenses reflect the overall management costs of the company, including salaries, wages, and allowances of administrative personnel; social insurance, health insurance, union fees, and unemployment insurance for administrative employees; office supplies, tools, and depreciation of fixed assets used for administrative purposes; license tax; allowance for doubtful debts; outsourced services (such as electricity, water, telephone, fax, property and fire insurance, etc.); and other monetary expenses (such as hospitality, customer conferences, etc.)

15. Taxation

* ***Corporate Income Tax (CIT)***

Includes current and deferred tax expenses.

Current income tax is the amount of tax payable based on taxable income for the period, calculated using the tax rates that are effective as of the end of the financial year. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, as well as for income and expenses that are either non-taxable or non-deductible.

Deferred income tax is determined on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized. The carrying amount of deferred tax assets and liabilities is measured using the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates enacted or substantively enacted at the end of the reporting period.

The carrying amount of deferred income tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred income tax assets to be utilized.

**** Tax Rates and Fees Applicable***

CIT: The company applies a CIT rate of 20%.

* ***Value-Added Tax (VAT)***

A VAT rate of 8% is applied to construction activities and services provided by the Company in accordance with the prevailing VAT Law, effective from January 31, 2022, to December 31, 2022, as stipulated in Decree No. 15/2022/ND-CP dated January 28, 2022, issued by the Government.

From January 1, 2023, to June 30, 2023, a VAT rate of 10% is applied to construction activities and services provided by the Company, in accordance with the prevailing VAT Law.

From June 1, 2023, to December 31, 2024, a VAT rate of 8% is applied to construction activities and services provided by the Company, as per the applicable VAT Law.

From January 1, 2025, to September 30, 2025, a VAT rate of 8% is applied to construction activities and services provided by the Company, in accordance with the prevailing VAT Law.

* ***Other Taxes and Fees Applicable .***

16. Basic Earnings Per Share (EPS)

Basic EPS is calculated by dividing post-tax profit (after deductions for welfare and reward funds) by the weighted average number of ordinary shares outstanding during the period, excluding treasury shares.

17. Diluted Earnings Per Share

Diluted EPS is calculated by dividing post-tax profit (after deductions for welfare and reward funds) by the weighted average number of ordinary shares outstanding and additional potential shares, excluding treasury shares.

18. Segment Reporting

A segment is a distinct component of the company engaged in producing or providing individual products or services, or a group of related products or services (business segment), or operating in a specific economic environment (geographical segment), each with distinct risks and benefits compared to other business units or environments.

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

V. Additional Information on Items Presented in the Balance Sheet:

1.Cash	30/09/2025	01/01/2025
Cash	159.488.043	943.845.688
Bank deposits	566.728.085	1.537.602.530
Term deposits (<3 months) (*)	1.193.793.287	1.184.313.283
Total	**1.920.009.415**	**3.665.761.501**

(*) A term deposit of VND 1.193.793.287 with a 1-month maturity is pledged as collateral for loans with Vietnam Joint Stock Commercial Bank for Industry and Trade under the security contract No. 45012/2019/HDBD/NHCT484 dated 27 August 2019.

2.Trade Receivables	30/09/2025	01/01/2025
DIC Hoi An JSC.	35.865.693.642	39.976.862.390
Tuynel Brick Plant Dien Ban	1.948.128.689	2.128.128.689
Total	**37.813.822.331**	**42.104.991.079**

3. Advances to Suppliers	30/09/2025	01/01/2025
Land Fund Development Center - Hoi An city	2.131.905.000	2.111.353.000
Other suppliers	4.917.469.107	4.712.716.589
Total	**7.049.374.107**	**6.824.069.589**

(*) Advance Funding for the Hoi An City Land Development Center
The Company has provided advance funding to the Hoi An City Land Development Center for land recovery and compensation at the Lam Sa – Tu Le – Xuan Hoa Residential Area project in accordance with Official Letter No. 212/UBND dated January 18, 2017, issued by the People's Committee of Hoi An City, and Official Letter No. 178/PTQD dated December 20, 2017, issued by the Hoi An City Land Development Center.

4.Other Receivables

a. Short term:

	30/09/2025	01/01/2025
Advance Payments	54.208.641.654	63.651.894.805
Other Receivables	235.794.039	232.688.826
DIC Hoi An JSC.	235.794.039	*232.688.826*
Total	**54.444.435.693**	**63.884.583.631**

b. Long term

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

	30/09/2025	01/01/2025
Deposits, Mortgate, collaterals	322.870.679	322.605.417
	322.870.679	**322.605.417**

5. Allowance for Short-term Uncollectible Accounts

The Management Board assesses the recovery of overdue receivables as low due to their long existence without collection. The aging and value of overdue receivables by debtor are as follow.

	30/09/2025	01/01/2025
	VND	VND
Company	**(233.928.054)**	**(233.928.054)**
- Son Tra JSC.	(50.591.529)	(50.591.529)
- People's Committee of Cam An Ward	(19.623.900)	(19.623.900)
- Internal Roads, Resettlement Area	(40.222.825)	(40.222.825)
- Quang Nam Construction and Water Supply Co.	(56.489.800)	(56.489.800)
- People's Committee of Cam An Ward	(50.000.000)	(50.000.000)
Total	**(233.928.054)**	**(233.928.054)**

6. Inventory

	30/09/2025	01/01/2025
Raw materials and supplies	4.901.847.807	4.901.847.807
Tools and equipment		
Work-in-progress	343.330.782.689	493.020.922.996
Finished goods	453.018.433	453.018.433
Total	**348.685.648.929**	**498.375.789.236**

There is no obsolete or unsellable inventory as of the end of the reporting period.

No inventory has been pledged or used as collateral for liabilities as of the end of the reporting period.

7.Tangible fixed assets

	Buildings and structures	Machinery and equipment	Transportation and transmission means	Management equipment and tools	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance (As of 1/7/2025)	**4.534.182.995**	**14.287.871.689**	**4.232.940.867**	**112.627.000**	**23.167.622.551**

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

Increase during the period					
Decrease during the period					
Balance as of 30/09/25	**4.534.182.995**	**14.287.871.689**	**4.232.940.867**	**112.627.000**	**23.167.622.551**
Depreciation					
Beginning balance (As of 1/7/2025)	**4.534.179.997**	**12.910.795.310**	**4.076.024.200**	**112.627.000**	**21.633.626.507**
Increase during the period	2.998	176.760.743	67.250.000		**244.013.741**
Decrease during the period					
Ending balance 30/09/25	**4.534.182.995**	**13.087.556.053**	**4.143.274.200**	**112.627.000**	**21.877.640.248**
Net carrying amount					
Beginning balance (As of 1/7/2025)		**1.377.077.379**	**156.916.667**		**1.533.994.044**
Ending balance(30/09/2025)		**1.200.315.636**	**89.666.667**		**1.289.982.303**

As of September 30, 2025, the net book value of tangible fixed assets pledged or used as collateral amounted to VND 1.289.982.303.

The historical cost of fully depreciated tangible fixed assets still in use as of the end of the period is VND 12.454.648.377.

8. Long-term prepaid expenses:

	30/09/2025	**01/01/2025**
Land lease expenses	2.402.433.742	2.480.210.374
Total	**2.402.433.742**	**2.480.210.374**

9. Short-term trade payables:	**30/09/2025**	**01/01/2025**
DIC Hoi An JSC.	25.636.460.310	28.023.676.915
Tuynel Brick Plant Dien Ban	172.919.200	172.919.200
Total	**27.740.915.593**	**28.196.596.115**

Accounts payable to suppliers: Capable to settle debts

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

10. Short-term advances from customers:

	30/09/2025	01/01/2025
Others	8.267.261.846	15.148.394.978
Total	**8.267.261.846**	**15.148.394.978**

11.Short-term borrowings and finance lease liabilities

	Beginning balance	Increase during period	Decrease during period	Ending balance
Short-term borrowings				
- Agribank - Hoi An Branch(1)	**45.598.283.571**		3.400.205.823	**42.198.077.748**
- Vietinbank - Hoi An Branch (2)	**27.129.718.693**	11.328.262.469	9.000.0000.000	**29.457.981.162**
- Vietcombank(3)	**19.644.156.876**	11.148.295.174	11.423.897.750	**19.368.554.300**
-VNGROUP., JSC(4)	**23.871.900.000**	10.000.000.000		**33.871.900.000**
- Personal Loans (5)	**18.800.000.000**			**18.800.000.000**
- Development Investment Fund(6)	**6.460.000.000**		3.570.000.000	**2.890.000.000**
- Truong Hai Group Corporation(7)	**72.000.000.000**		10.000.000.000	**62.000.000.000**
Total	**213.504.059.140**	**32.476.557.643**	**37.394.103.573**	**174.714.613.210**

12 .Long-term	**Beginning balance**	**Increase during period**	**Decrease during period**	**Ending balance**
-Personal Loans (8)	61.450.000.000	8.874.500.000	25.250.000.000	**45.074.500.000**
Total	**61.450.000.000**	**8.874.500.000**	**25.250.000.000**	**45.074.500.000**

Including financial borrowings and lease liabilities from related parties – See section 25.a2

	Beginning balance	Ending balance
- Hoang Minh Thong	3.000.000.000	3.000.000.000

(1) Short-term Loan from Agribank – Hoi An Branch under Contract No. 4209LAV202400272, dated June 28, 2024. Credit limit: 46.000.000.000 VND, Loan terms and interest rates: as per each specific promissory note. Purpose: Procurement of raw materials, leasing of machinery and equipment, payment of wages, bank guarantees, and business operations

(2) Short-term loan from Vietinbank – Hoi An Branch, pursuant to Notice No. 230a/TB-CNHA-P.KHDN dated March 13, 2025, regarding the credit limit approval. Credit limit 125.000.000.000 VND, Loan terms and interest rates: As per each specific promissory note. Purpose: Procurement of raw materials, leasing of machinery and equipment, payment of wages, bank guarantees, and business operations

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

(3) Short-term Loan from Vietcombank - Hoi An Branch under Contract No. HDTD 12200/24324/HDTD.NH dated August 28, 2024. Credit limit 19.660.000.000 VND, Loan terms and interest rates: As per each specific promissory note. Purpose: Procurement of raw materials, leasing of machinery and equipment, payment of wages, bank guarantees, and business operations

(4) Short-term loan from VN Group JSC. to finance legitimate expenses of the Housing Construction Investment Project in the Residential Area combined with Urban Renovation at Lam Sa – Tu Le – Xuan Hoa, Cam Pho Ward, and Bau Dung Block, Thanh Ha Ward, Hoi An City. Accordingly, the Company signed a loan agreement with VN Group Joint Stock Company under Contract No. 017/2024/HĐVV dated July 1, 2024. Credit limit: VND 46,000,000,000, loan term: 6 months from the first disbursement date. This loan requires no collateral.

(5) Personal Loans. Purpose: Business operations.

(6) Loan from Quang Nam Development Investment Fund under Contract No. 03/2018/HDTD-QDT dated September 17, 2018, Supplementary Agreement No. 09/2021/PLHDTD-QDT dated December 20, 2021, and Supplementary Agreement No. 06/2022/PLHDTD-QDT dated June 28, 2022. Credit limit 50.000.000.000 VND, loan term: 5 years from the first disbursement date, grace period: 1 year, interest rate: 6,5% per annum at the contract signing date. Purpose: Financing investment costs for the Lam Sa – Tu Le – Xuan Hoa Urban Redevelopment Residential Project and the Bau Dung Residential Project in Hoi An City.

(7) Short-term loan from Truong Hai Group Corporation under the Minutes No. 01/HĐ/DICTHACO dated October 24, 2023. Purpose of the loan: To fulfill state obligations related to the Housing Construction Investment Project in the Residential Area combined with Urban Renovation at Lam Sa – Tu Le – Xuan Hoa, Cam Pho Ward, and Bau Dung Block, Thanh Ha Ward, Hoi An City. Interest rate: 10% per annum

13.Other short-term liabilities

	30/09/2025	01/01/2025
Trade union fees, social insurance, health insurance, and unemployment insurance	194.681.525	57.243.000
Other liabilities	**22.906.345.664**	**21.851.885.033**
+ Loan interest	2.483.262.125	21.359.767.665
+ *Others*	20.423.083.539	492.117.368
Total	**23.101.027.189**	**21.909.128.033**

14.Owner's Equity

a. Statement of Changes in Equity

UNIT:VND

	Paid-in Capital	Share Premiums	Treasury shares	Development Investment Fund	Retained earnings
Balance as of 01/7/25	**68.941.640.000**	**19.801.941.805**		**14.953.678.492**	**30.956.631.147**
Increase during the					45.405.358

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

period				
Decrease during the period				
Balance as of 30/09/25	**68.941.640.000**	**19.801.941.805**	**14.953.678.492**	**31.002.036.505**

(As per Report No. 45/BC-DICHA dated July 17, 2024, on the issuance of shares to pay dividends for 2023)

b. Details of Owner's Capital Contributions

	30/09/2025	01/01/2025
	VND	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**

c. Shares

	30/09/2025	01/01/2025
	Shares	Shares
Registered shares for issuance	6.894.164	6.894.164
Shares issued to the public	6.894.164	6.894.164
- Ordinary shares	6.894.164	6.894.164
- Preferred shares (classified as equity)		
Shares repurchased (treasury shares)		
- Ordinary shares	6.894.164	6.894.164
- Preferred shares (classified as equity)		
Outstanding shares	6.894.164	6.894.164
- Ordinary shares	6.894.164	6.894.164
- Preferred shares (classified as equity)		

(The Hanoi Stock Exchange approved the additional listing of the Company's shares under Decision No. 885/QD-SGDHN dated August 14, 2024) and Report No. 45/BC-DICHA dated July 17, 2024 reporting the results of the share issuance to pay dividends in 2023

d. Capital Transactions with Shareholders	**Current period**	**Previous period**
	VND	**VND**

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

Capital contributions as of July 01, 2025	**68.941.640.0000**	59.949.620.000
Capital increase during the period		
Capital decrease during the period		
Capital contributions as of 30/09/2025	**68.941.640.0000**	**59.949.620.000**

15.Retained earnings

	30/09/2025
	VND
Retained earnings from the previous period	**68.870.057**
Profit after Corporate Income Tax	45.405.358
Fund allocations	
+ *Development Investment Fund allocation (per AGM Resolution 2025)*	
+ Bonus and welfare fund allocation (per AGM Resolution 2025)	
Dividend payments	
Retained earnings	**31.002.036.505**

16. Revenue – Sales and service provision

	Q3/2025	Q3/2024
	VND	VND
Total Revenue	**10.745.537.036**	**194.403.289.103**
+ Revenue – Sales and service provision	10.745.537.036	8.007.821.675
+ Revenue – Real Estate		186.395.467.428
+ Revenue – Tuynel BP		
Total	**10.745.537.036**	**194.403.289.103**

17.Cost of Goods sold

	Q3/2025	Q3/2024
	VND	VND
Total COGS	**9.042.618.336**	**154.408.716.712**
+ COGS – Sales & services provision	9.042.618.336	7.568.700.677
+ COGS – Real Estate		146.840.016.035
+ COGS – Tuynel BP		

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

Total	**9.042.618.336**	**154.408.716.712**

18.Revenue – Financing Activities

	Q3/2025	Q3/2024
	VND	VND
Interest – Deposits & loans	988.974	3.582.605
Total	**988.974**	**3.582.605**

19.Finance Expenses

	Q3/2025	Q3/2024
	VND	VND
Interest – Borrowings	16.219.333	1.566.597.199
Total	**16.219.333**	**1.566.597.199**

20.Sales Expenses

	Q3/2025	Q3/2024
	VND	VND
Tuynel Brick Plant Dien Ban		
COGS-BDS		13.720.525.000
Total		**13.720.525.000**

21.Administrative Expenses

	Q3/2025	Q3/2024
	VND	VND
DIC Hoi An JSC.	1.618.818.284	6.796.909.857
Tuynel Brick Plant Dien Ban		
Total	**1.618.818.284**	**6.796.909.857**

22.Other expenses

	Q1/2025	Q1/2024
	VND	VND
DIC Hoi An JSC.		
Total		

23. Current Corporate Income Tax Expenses and Profit after Corporate Income Tax during period

	Q3/2025	Q3/2024

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

	VND	VND
Total accounting profit before tax	**68.870.057**	**17.914.122.940**
Adjustments to taxable income		
Increase adjustments	**108.309.693**	**1.869.682.393**
- Non-deductible expenses	48.453.437	1.830.682.393
- Remuneration of BOD, BOS (Non-executive)	39.000.000	39.000.000
Current Corporate Income Tax Expenses	9.453.437	3.763.374.276
Profit after Corporate Income Tax	**45.405.358**	**14.150.748.664**

24. Financial Instruments

Capital Risk Management

Through capital management, the Company determines an appropriate balance between capital and liabilities to ensure business continuity while maximizing shareholder value.

Financial Risk Management

Financial risks include market risk, credit risk, and liquidity risk.

***Market Risk Management*:** The Company is exposed to market risks, primarily fluctuations in interest rates and raw material prices.

Interest Rate Risk Management

Interest rate risk refers to the potential fluctuations in the fair value or future cash flows of a financial instrument due to changes in market interest rates. The Company's exposure to interest rate risk mainly relates to cash, term deposits, and borrowings.

The Company manages interest rate risk by analyzing market competition to secure favorable interest rates that align with its objectives while remaining within its risk management limits. The Board of Directors assesses the interest rate risk as insignificant.

Raw Material Price Risk Management

The Company procures raw materials from domestic suppliers for business operations, exposing it to risks associated with price fluctuations. Additionally, since raw material costs constitute a significant portion of the total production cost, the Company considers commodity price risk in its business operations to be high.

Credit Risk Management

Credit risk arises when a counterparty in a financial instrument or customer contract fails to fulfill its obligations, resulting in financial loss. The Company is exposed to credit risk from its business operations (primarily related to accounts receivable) and financial activities (primarily related to bank deposits)

Accounts Receivable

The Company manages customer credit through policies, procedures, and controls related to credit risk management. It continuously monitors outstanding accounts receivable. For major customers, the Company assesses any deterioration in credit quality as of the reporting date. It maintains strict control over overdue receivables and assigns credit control personnel to

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

minimize credit risk.

Bank Deposits

The Company primarily maintains its bank deposits at major banks (Vietinbank – Hoi An Branch, Agribank – Hoi An Branch). Credit risk related to bank deposits is managed by the treasury department in accordance with the Company's policy. The maximum credit risk exposure for bank deposits is the carrying amount disclosed in Note 5. The Company considers the credit risk for bank deposits to be very low.

Liquidity Risk

Liquidity risk arises when the Company encounters difficulties in meeting financial obligations due to a lack of funds. This risk primarily results from mismatches in the maturity of financial assets and liabilities.

To manage liquidity risk and meet current and future capital needs, the Company regularly monitors and maintains sufficient cash reserves, optimizes idle cash flows, leverages credit facilities from customers and partners, and actively controls maturing and upcoming debt obligations in relation to expected cash inflows,

25. Related Party Information:

a. Related Parties:

a1. Related Party Loan Repayments: None

a2. Long-term Loans from Related Parties:

	Beginning balance	Ending balance
- Hoang Minh Thong(7)	3.000.000.000	3.000.000.000

b. Compensation of Key Management Personnel:

List of Related Parties	Relationship
BOD and Board of Management	Key Management Personnel

The remuneration of the Board of Directors, income of Board of Management and other key management personnels during the period are as follows:

	Current period VND	Previous period VND
Board of Directors		
Mr. Tran Dinh Loi	180.000.000	180.000.000
Mr. Tran Van Viet	24.000.000	24.000.000
Mr. Tran Dinh Danh	24.000.000	24.000.000

NOTES TO FINANCIAL STATEMENT

(These Notes are an integral part and should be read in conjunction with the Financial Statements)

Mr. Ho Hai Bac	24.000.000	24.000.000
Mr. Tran Quoc Tuan	24.000.000	24.000.000
Board of Supervisors		
Mrs. Pham Thi Thanh Tam	15.000.000	15.000.000
Mr. Tran Van Son	13.500.000	13.500.000
Mr. Le Dinh Thinh	13.500.000	13.500.000

Salary, bonus and other income of Members of Board of Management, Board of Directors, Board of Supervisors and other key management personnels:

Board of Management		
Mr. Tran Van Viet	105.000.000	105.000.000
Mr. Pham Anh Thi	51.529.644	63.000.000
Mr. Ho Hai Bac		
Mr. Nguyen Hoang Phuong	49.075.851	60.000.000
Mr. Tran Dinh Huy	60.000.000	60.000.000
Mr. Tran Van Son	48.000.000	47.238.095
Mr. Le Dinh Thinh	48.000.000	48.000.000

26. COMMITMENTS UNDER OPERATING LEASE AGREEMENTS

Company as Lessee

The Company leases office land under Lease Agreement No. 204/HDTD dated September 3, 2008, with the Quang Nam Department of Natural Resources and Environment. The leased area is 287.2 square meters, with a lease term until November 2048. The land rental payment has been made in full for the entire lease term until November 2048 and is amortized as an expense over the period:

	VND	VND
Operating lease costs recorded during the period	25.925.544	25.925.544

27. SUBSEQUENT EVENTS

No significant events occurred after the reporting period up to the date of the financial statement issuance.

Hoi An, October 20th, 2025

Prepared by	Chief Accountant	CHAIRMAN OF THE BOARD
Nguyen Thi Thu Thao	Vo Ho Quynh Giao	Tran Dinh Loi

M.S.D.N: 4000[illegible] - C.T.C.P - CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN XÂY DỰNG - HỘI AN - TP. HỘI AN - T. QUẢNG NAM