



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

FINANCIAL STATEMENT
QUARTER 2 - YEAR 2026



25 Hung Vuong - Hoi An - Da Nang

Issued under Circular No. 99/2025/TT-BTC
Dated October 27, 2025, by the Ministry of Finance

BALANCE SHEET

- As of June 30, 2026

(Applicable to businesses assuming the going concern principle)

Unit: VND

Items	Code	TM	30/06/2026	01/01/2026
A - CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150)	100		371,372,136,436	453,021,604,257
I- Cash and Cash Equivalents	110		19,310,513,104	12,502,863,212
1. Cash	111		18,094,455,048	11,299,461,349
2. Cash equivalents	112		1,216,058,056	1,203,401,863
III- Short-term Receivables	130		93,265,990,418	94,409,430,190
1. Short-term trade receivables	131		32,595,672,963	39,972,720,169
2. Short-term Advances to suppliers	132		13,183,038,014	13,136,918,344
3. Short-term internal receivables	133		0	
5. Short-term loans receivable	135		0	
6. Other short-term receivables	136		52,015,143,425	45,827,655,661
-Other receivables				
-Overpayments of other payables				
-Advance payments				
-Short-term Mortgage, Guarantee Deposit				
7. Allowance for short-term uncollectible accounts (*)	137		(4,527,863,984)	(4,527,863,984)
IV- Inventories	140		258,795,632,914	344,932,622,932
1. Inventories	141		258,795,632,914	344,932,622,932
2. Allowance for inventories (*)	142		0	
VI- Other Current Assets	160		0	1,176,687,923
1. Short-term prepaid expenses	161		0	
2. Deductible VAT	162		0	1,162,012,610
3. Taxes and other receivables from the State	163		0	14,675,313
5. Other current assets	165		0	0
B- NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250 + 260)	200		15,118,169,906	15,411,926,177
I- Long-term Receivables	210		11,983,517,012	11,983,196,340
1. Long-term trade receivables	211		0	
2. Long-term advances to suppliers	212			
3. Capital allocated to subsidiaries	213			
4. Long-term internal receivables	214		0	
5. Other long-term receivables	215		11,983,517,012	11,983,196,340
6. Allowance for long-term uncollectible accounts	216		0	0
II- Fixed Assets	220		809,995,784	1,052,221,639
1. Tangible fixed assets	221	9	809,995,784	1,052,221,639
- Historical cost	222		23,167,622,551	23,167,622,551

- Accumulated depreciation (*)	223	(22,357,626,767)	(22,115,400,912)
IV. Long-term assets in Progress	250	0	0
1. Work-in-progress	251	0	0
2. Construction-in-progress	252	0	0
VI- Other Non-current Assets	270	2,324,657,110	2,376,508,198
1. Long-term prepaid expenses	271	2,324,657,110	2,376,508,198
2. Deferred income tax assets	272	0	0
3. Other non-current assets	274	0	0
TOTAL ASSETS (250=100+200)	270	386,490,306,342	468,433,530,434
A- LIABILITIES (300=310+330)	300	252,494,372,292	343,299,869,995
I- Current Liabilities	310	81,422,472,292	164,249,869,995
1. Trade payables	311	21,491,056,717	21,376,897,867
2. Advances from customers	312	6,741,124,963	7,784,364,804
3. Dividends and profit payable	313		
4. Taxes and amounts payable to the State	314	5,290,096,219	4,987,504,180
5. Employee Payables	315	364,108,182	437,743,926
6. Accrued expenses	316	2,491,333,790	1,563,335,337
7. Internal payables	317		
8. Payment based on Stages of Construction Contract Schedules	318	0	0
9. Unearned revenue	319	0	
10. Other payables	320	3,736,148,803	2,894,413,947
11. Short-term borrowings and finance lease liabilities	321	37,902,962,146	123,022,093,243
13. Bonus and welfare funds	323	3,405,641,472	2,183,516,691
II- Non-current Liabilities	330	171,071,900,000	179,050,000,000
1. Long-term trade payables	331	0	0
2. Long-term borrowings and finance lease liabilities	338	171,071,900,000	179,050,000,000
7. Other long-term liabilities	337	0	0
B- EQUITY (400=410+430)	400	133,995,934,050	125,133,660,439
I- Owner's Equity	410	133,995,934,050	125,133,660,439
1. Paid-in Capital	411	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	19,801,941,805	19,801,941,805
3. Other owner's capital	414	0	0
5. Treasury shares (*)	415	0	
6. Foreign exchange differences	416	0	0
8. Development and investment fund	418	16,649,136,665	14,953,678,492
10. Other funds under owner's equity	419	0	0
11. Retained earnings	420	28,603,215,580	21,436,400,142
- Retained earnings accumulated to prior periods	420a	23,097,604,906	4,481,818,408
- Retained earnings of the current periods	420b	5,505,610,674	16,954,581,734
TOTAL LIABILITIES AND EQUITY (430=300+400)	440	386,490,306,342	468,433,530,434

Prepared by

Chief Accountant

Hoi An, July 20 2026

CHAIRMAN OF THE BOARD



Nguyen Thi Thu Thao



Vo Ho Quynh Giao



Tran Dinh Loi

DEVELOPMENT INVESTMENT CONSTRUCTION I

Form No. B 02-DN

25 Hung Vuong - Hoi An - Da Nang

Issued under Circular No. 99/2025/TT-BTC

Dated October 27, 2025, by the Ministry of Finance

INCOME STATEMENT

Quarter 2 - Year 2026

(This period: Q2/2026, Last Quarter: Same quarter last year)

Unit: VND

Items	Code	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	53,178,206,020	9,702,768,990	129,236,235,716	220,268,982,844
2. Deductions from revenue	02				
3. Net Revenue - Products and Services (10=01-02)	10	53,178,206,020	9,702,768,990	129,236,235,716	220,268,982,844
4. Cost of Goods sold	11	39,267,836,159	6,480,455,833	104,478,443,730	187,255,767,477
5. Gross Profit - Products and Services(20=10-11)	20	13,910,369,861	3,222,313,157	24,757,791,986	33,013,215,367
7. Revenue - Financing Activities	22	15,836,559	10,397,462	17,225,407	13,128,956
8. Finance Expenses	23	3,238,058,886	(1,010,479,425)	5,252,039,507	5,394,615,785
9. Sales Expenses	25				
10. Administrative Expenses	26	3,101,319,155	2,765,192,749	5,439,228,397	5,964,688,569
11. Net Profit from Operating Activities	30	7,586,828,379	1,477,997,295	14,083,749,489	21,667,039,969
12. Other Income	31			1,600,000	
13. Other Expenses	32				30,290,909
14. Other Profit (40=31-32)	40			1,600,000	(30,290,909)
15. Total Accounting Profit Before Tax (50=30+40)	50	7,586,828,379	1,477,997,295	14,085,349,489	21,636,749,060
16. Current Corporate Income Tax Expense	51	2,081,217,705	1,037,124,321	3,527,617,705	5,503,182,321
17. Deferred Corporate Income Tax Expense	52				
18. Profit After Corporate Income Tax (60=50-51-52)	60	5,505,610,674	440,872,974	10,557,731,784	16,133,566,739

Hoi An, July 20 2026

Prepared by

Chief Accountant

CHAIRMAN OF THE BOARD



Nguyen Thi Thu Thao



Vo Ho Quynh Giao



Tran Dinh Loi

CASH FLOWS STATEMENT

(Direct Method)

Quarter 2 - Year 2026

(This period: Q2/2026, Last Quarter: Same quarter last year)

Items	Code	Quarter 2/2026	Quarter 2/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Cash from sales of goods, services, and other revenues	01	28,100,616,103	12,587,559,475
2. Cash paid to suppliers for goods and services	02	(4,257,156,085)	(3,677,125,524)
3. Cash paid to employees	03	(2,703,638,039)	(2,847,146,933)
4. Interest paid	04	(1,247,849,329)	(1,484,776,907)
5. Corporate income tax paid	05	(2,952,507,981)	(1,903,164,504)
6. Other receipts from operating activities	06	13,033,352,070	37,673,662,564
7. Other payment for operating activities	07	(18,634,019,038)	(51,873,506,791)
Net Cash Flows from Operating Activities	20	11,338,797,701	(11,524,498,620)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Payments for purchases, construction of fixed assets and other long-term assets	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	2,859,694	597,393
Net cash Flows from Investing Activities	30	2,859,694	597,393
III. CASH FLOW FROM FINANCING ACTIVITIES			
1. Proceeds from share issuance, capital contribution	31		
2. Capital redemption and payments for purchase of treasury shares	32		
3. Proceeds from short-term and long-term borrowings	33	24,334,882,845	55,593,622,251
4. Repayments of borrowings	34	(18,266,807,558)	(41,147,085,655)
5. Repayments of Finance lease liabilities	35		
6. Dividends paid to shareholders	36		
Net cash flows from Financial Activities	40	6,068,075,287	14,446,536,596
- Net Cash flow for the Period (20+30+40)	50	17,409,732,682	2,922,635,369
- Cash and Cash Equivalents at the Beginning of the Period	60	684,722,366	4,516,334,624
- 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	18,094,455,048	7,438,969,993

Hoi An, July 20 2026

Prepared by



Nguyen Thi Thu Thao

Chief Accountant



Vo Ho Quynh Giao

CHAIRMAN OF THE BOARD



Tran Dinh Loi

NOTES TO THE FINANCIAL STATEMENTS

(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.

5. 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. 99/2025/TT-BTC dated October 27, 2025, 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 THE FINANCIAL STATEMENTS

(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 dated April 25, 2013 issued by the Ministry of Finance.

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

5. Accounting Principles for Prepaid Expenses

NOTES TO THE FINANCIAL STATEMENTS

(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 THE FINANCIAL STATEMENTS

(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 THE FINANCIAL STATEMENTS

(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 June 30, 2026, 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 THE FINANCIAL STATEMENTS

(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	30/06/2026	01/01/2026
Cash	59.240.297	171.699.841
Bank deposits	18.035.214.751	11.127.761.508
Term deposits (<3 months) (*)	1.216.058.056	1.203.401.863
Total	19.310.513.104	12.502.863.212

(*) A term deposit of VND 1.216.058.056 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

	30/06/2026	01/01/2026
DIC Hoi An JSC.	29.840.194.266	37.105.812.741
Tuynel Brick Plant Dien Ban	2.755.478.697	2.866.907.428
Total	32.595.672.963	39.972.720.169

3. Advances to Suppliers	30/06/2026	01/01/2026
Land Fund Development Center - Hoi An city	8.417.548.000	8.417.548.000
Other suppliers	4.765.490.014	4.719.370.344
Total	13.183.038.014	13.136.918.344

(*) 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:

	30/06/2026	01/01/2026
Advance Payments	51.406.463.590	45.577.082.694
Other Receivables	608.679.835	250.572.967
DIC Hoi An JSC.	608.679.835	250.572.967
Total	52.015.143.425	45.827.655.661

b. Long term

NOTES TO THE FINANCIAL STATEMENTS

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

	30/06/2026	01/01/2026
Deposits, Mortgage, collaterals	11.983.517.012	11.983.196.340
	11.983.517.012	11.983.196.340

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.

	30/06/2026 VND	01/01/2026 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)
- Tracodi Construction Holdings JSC.	(4.293.935.930)	(4.293.935.930)
Total	(4.527.863.984)	(4.527.863.984)

6. Inventory

	30/06/2026	01/01/2026
Raw materials and supplies	3.740.384.157	4.321.116.057
Tools and equipment		
Work-in-progress	254.734.025.324	340.291.283.442
Finished goods	320.223.433	320.223.433
Total	258.795.632.914	344.932.632.932

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 VND	Machinery and equipment VND	Transportation and transmission means VND	Management equipment and tools VND	Total VND
Historical cost					
Beginning balance	4.534.182.995	14.287.871.689	4.232.940.867	112.627.000	23.167.622.551

NOTES TO THE FINANCIAL STATEMENTS

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

(As of 1/4/2026)

Increase during the
period

Decrease during the
period

Balance as of	4.534.182.995	14.287.871.689	4.232.940.867	112.627.000	23.167.622.551
30/06/26					

Depreciation

Beginning balance	4.534.182.995	13.428.577.381	4.232.940.867	112.627.000	22.308.328.243
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(As of 1/4/2026)

Increase during the period		49.298.542			49.298.542
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Decrease during the
period

Ending balance	4.534.182.995	13.477.875.923	4.232.940.867	112.627.000	22.357.626.785
30/06/26					

Net carrying amount

Beginning balance		859.294.308			859.294.308
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(As of 1/4/2026)

Ending balance		809.995.766			809.995.766
(30/06/26)					

As of June 30, 2026, the net book value of tangible fixed assets pledged or used as collateral amounted to VND 809.995.766.

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:

	30/6/2026	01/01/2026
Land lease expenses	2.324.657.110	2.376.508.198
Total	2.324.657.110	2.376.508.198

9. Short-term trade payables:	30/6/2026	01/01/2026
DIC Hoi An JSC.	21.353.137.517	21.203.978.667
Tuynel Brick Plant Dien Ban	137.919.200	172.919.200
Total	21.491.056.717	21.376.897.867

NOTES TO THE FINANCIAL STATEMENTS

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

Accounts payable to suppliers: Capable to settle debts

10. Short-term advances from customers:

	30/6/2026	01/01/2026
Others	6.454.033.694	7.784.364.804
Brick Plant	287.091.269	
Total	6.741.124.963	7.784.364.804

11. Short-term loans and finance lease liabilities.	Beginning balance	Increase during period	Decrease during period	Ending balance
- Agribank – Hoi An Branch(1)				
- Vietinbank – Hoi An Branch (2)	49.834.886.859	6.334.882.845	18.266.804.558	37.902.962.146
-Vietcombank (3)				
Total	49.834.886.859	6.334.882.845	18.266.804.558	37.902.962.146

12. Long term	Beginning balance	Increase during period	Decrease during period	Ending balance
- Personal Loans (5)	47.200.000.000			47.200.000.000
- Vietinbank – Hoi An Branch (9)	82.000.000.000	18.000.000.000		100.000.000.000
-VN Group JSC. (4)	23.871.900.000			23.871.900.000
Total	153.071.900.000	18.000.000.000		171.071.900.000

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

(1) Short-term Loan from Agribank – Hoi An Branch under Contract No. 4209LAV202500597, dated December 09, 2025. 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. 401/TB-CNHA-P.KHDN dated May 29, 2026, 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

(3) Short-term Loan from Vietcombank - Hoi An Branch under Contract No. HDTD 12200/25/400/HDTD.NH dated December 03, 2025. Credit limit 15.000.000.000 VND, Loan terms and

NOTES TO THE FINANCIAL STATEMENTS

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

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 Area and Bau Dung Area. 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: 12 months from the first disbursement date. This loan requires no collateral.

(5) Personal Loans. Purpose: Business operations and to cover legitimate expenditures of the Housing Construction Investment Project in the Residential Area combined with Urban Renovation at Lam Sa – Tu Le – Xuan Hoa Area and Bau Dung Area.

(9) Long-term loan from Vietinbank – Hoi An Branch under Credit Agreement No. 55895/2025-HĐCVDADT/NHCT484-DIC dated 31 October 2025. The total credit facility amounts to VND 165,000,000,000, with a loan tenor of 60 months and a floating interest rate. The purpose of the loan is to finance legitimate investment costs of the Housing Construction Investment Project in the Residential Area combined with Urban Renovation at Lam Sa – Tu Le – Xuan Hoa Area and Bau Dung Area.

13. Other short-term liabilities

	30/6/2026	01/01/2026
Trade union fees, social insurance, health insurance, and unemployment insurance	224.940.550	92.054.746
Other liabilities	3.511.208.253	2.802.359.201
+ Loan interest (expenses of XHTL)	2.142.292.000	2.802.359.201
+ Brick Plant		
Total	3.736.148.803	2.894.368.947

14. Owner's Equity

a. Statement of Changes in Equity

	Paid-in Capital	Share Premiums	Treasury shares	Development Investment Fund	Retained earnings
	UNIT: VND				
Balance as of 01/4/26	68.941.640.000	19.801.941.805		14.953.678.492	21.436.400.142
Increase during the period				1.695.458.173	5.505.610.674
Decrease during the period					3.390.916.346
Balance as of 30/06/26	68.941.640.000	19.801.941.805		16.649.136.665	28.603.215.580

NOTES TO THE FINANCIAL STATEMENTS

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

b. Details of Owner's Capital Contributions

	30/6/2026	01/01/2026
	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

	30/6/2026	01/01/2026
	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/QĐ-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
Capital contributions at the Beginning of the Period	68.941.640.000	68.941.640.000
Capital increase during the period		
Capital decrease during the period		
Capital contributions at the End of the Period	68.941.640.000	68.941.640.000

15.Retained earnings

	Q2/2026
	VND

NOTES TO THE FINANCIAL STATEMENTS

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

Retained earnings from the previous period	26.488.521.252
Profit after Corporate Income Tax	5.505.610.674
Fund allocations	
+ Development Investment Fund allocation (per AGM Resolution 2025)	1.605.458.173
+ Bonus and welfare fund allocation (per AGM Resolution 2025)	1.605.458.173

16. Revenue – Sales and service provision

	Q2/2026	Q2/2025
	VND	VND
Total Revenue	53.178.206.020	9.702.768.990
+ Revenue – Sales and service provision	8.341.419.760	9.702.768.990
+ Revenue – Real Estate	44.836.786.260	
+ Revenue – Tuynel BP		
Total	53.178.206.020	9.702.768.990

17. Cost of Goods sold

	Q2/2026	Q2/2025
	VND	VND
Total COGS	39.267.836.159	6.480.453.833
+ COGS – Sales & services provision	7.777.322.470	6.480.455.833
+ COGS – Real Estate	31.490.513.689	
+ COGS – Tuynel BP		
Total	39.267.836.159	6.480.453.833

18. Revenue – Financing Activities

	Q2/2026	Q2/2025
	VND	VND
Interest – Deposits & loans	15.836.559	10.397.462
Total	15.836.559	10.397.462

19. Finance Expenses

	Q2/2026	Q2/2025

NOTES TO THE FINANCIAL STATEMENTS

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

	VND	VND
Interest – Borrowings	3.238.058.886	-1.010.479.425
Total	3.238.058.886	-1.010.479.425
20.Sales Expenses		
	Q2/2026	Q2/2025
	VND	VND
Tuynel Brick Plant Dien Ban		
COGS-BDS		
Total		
21.Administrative Expenses		
	Q2/2026	Q2/2025
	VND	VND
DIC Hoi An JSC.	3.101.319.155	2.765.192.749
Tuynel Brick Plant Dien Ban		
Total	3.101.319.155	2.765.192.749
22.Other expenses		
	Q2/2026	Q2/2025
	VND	VND
DIC Hoi An JSC.		
Total		
23. Current Corporate Income Tax Expenses and Profit after Corporate Income Tax during period		
	Q2/2026	Q2/2025
	VND	VND
Total accounting profit before tax	7.586.828.379	1.477.997.295
Adjustments to taxable income		
Increase adjustments	1.944.139.035	108.309.693
- Non-deductible expenses	1.905.139.035	69.309.693
- Remuneration of BOD, BOS (Non-executive)	39.000.000	39.000.000
Current Corporate Income Tax Expenses	2.081.217.705	1.037.124.321
Profit after Corporate Income Tax	5.505.610.674	440.872.974
24. Financial Instruments		
<i>Capital Risk Management</i>		

NOTES TO THE FINANCIAL STATEMENTS

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

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 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.

NOTES TO THE FINANCIAL STATEMENTS

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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:

	Opening balance	Ending balance
- Le Dinh Thinh	2.000.000.000	2.000.000.000
- Le Thi Kim Nhung	4.000.000.000	4.000.000.000
- Tran Thi Kim Cuc	4.500.000.000	4.500.000.000
- Tran Thi Bich Hau	4.500.000.000	4.500.000.000
- Tran Dinh Huy	2.500.000.000	2.500.000.000
- Tran Thi Kim Hoa	2.000.000.000	2.000.000.000
- Tran Van Son	2.100.000.000	7.100.000.000

a2. Related Party Loan Interest Expenses:

	Opening balance	Ending balance
- Le Dinh Thinh	62.794.520	3.287.671
- Le Thi Kim Nhung	125.589.041	6.575.342
- Tran Thi Kim Cuc	137.917.808	4.027.397
- Tran Thi Bich Hau	137.917.808	4.027.397
- Tran Dinh Huy	78.082.192	3.698.630
- Tran Thi Kim Hoa	62.465.753	2.958.904
- Tran Van Son	69.696.630	3.106.849

a3. Real estate transfers: In the second quarter of 2026, there were no real estate transfers with Related Parties.

b. Compensation of Key Management Personnel:

List of Related Parties

Relationship

BOD and Board of Management

Key Management Personnel

NOTES TO THE FINANCIAL STATEMENTS

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

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
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	104.819.500	105.000.000
Mr. Pham Anh Thi	69.704.192	63.000.000
Mr. Ho Hai Bac		
Mr. Nguyen Hoang Phuong	65.039.718	60.000.000
Mr. Tran Dinh Huy	44.878.893	60.000.000
Mr. Tran Van Son	44.878.893	47.272.727
Mr. Le Dinh Thinh	44.720.000	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.

NOTES TO THE FINANCIAL STATEMENTS

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

Prepared by



Nguyen Thi Thu Thao

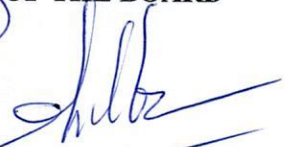
Chief Accountant



Vo Ho Quynh Giao

Hoi An, July 20, 2026

CHAIRMAN OF THE BOARD



Tran Dinh Loi

