

Industrial Park Development Joint Stock Corporation
Dong Nai Paint Corporation

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Dong Nai, date 19 month 10 year 2026.

FINANCIAL STATEMENT INFORMATION DISCLOSURE

To: Ha Noi Stock Exchange.

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Dong Nai Paint Corporation shall disclose information on the financial statements for the quarter 3 of 2026 as follow:

1. Name: Dong Nai Paint Corporation
 - Stock symbol: SDN
 - Address: Road 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City.
 - Telephone:: 02513. 931.366 Fax: 02513.836.091.
 - Email: linh.nguyen@dongnaipaint.com.vn Website: dongnaipaint.com.vn
2. Announcement content:
 - The financial statements for the quarter 3 of 2026 .
 - ☒ Separate financial statements (The listed organization has no subsidiaries and the superior accounting unit has no affiliated units).
 - ☐ Consolidated report (listed organization with subsidiaries)
 - ☐ Consolidated financial statements (listed organizations with accounting units under their own accounting apparatus).
 - Cases that must be resolved.
 - + The audit organization issued an opinion other than an unqualified opinion on the financial statements (for the audited financial statements of 2026):
 - ☐ Yes ☐ No
 - Explanatory text:
 - ☐ Yes ☐ No
 - + Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2026):
 - ☐ Yes ☐ No
 - Explanatory text:
 - ☐ Yes ☐ No
 - + Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period last year:
 - ☒ Yes ☐ No
 - Explanatory text:
 - ☒ Yes ☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☒ No

Explanatory text:

☐ Yes

☐ No

This information was published on the company's website on: October 20, 2026 at the link: <https://dongnaipaint.com.vn>.

3. Report on transactions worth 35% or more of total assets in 2026: No

- In case of transaction, please report the following contents in full
- Transaction content:.....
- Ratio of transaction value/total assets of the enterprise (%) (based on the most recent year's financial report)
- Completion date:.....

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Attached documents:

-The financial statements for the quarter 3 of 2026.



General Direct

(Signature, full name)

Nguyen Duc Nhlen

SUMMARY FINANCIAL STATEMENT

Q3 2026

A. BALANCE SHEET

No.	Indicator	Code	Beginning balance (01/01/2026)	Ending balance (30/09/2026)
I	CURRENT ASSETS	100	51.075.213.910	62.587.010.021
1	Cash and cash equivalents	110	5.715.712.022	3.985.326.241
2	Short-term investments	120	-	-
3	Short-term account receivable	130	21.777.727.918	28.283.353.036
4	Inventories	140	23.270.897.262	30.318.330.744
5	Other current assets	160	310.876.708	-
II	NON-CURRENT ASSETS	200	55.072.893.228	58.972.281.967
1	Long-term account receivable	210	857.200.000	860.403.890
2	Fixed assets	220	772.164.535	967.790.947
	- Tangible fixed assets	221	772.164.535	967.790.947
	- Intangible fixed assets	224	-	-
	- Finance lease fixed assets	227	-	-
	- Cost of construction in progress	230	-	-
3	Long-term work in progress	252	-	960.000.000
4	Long-term financial investment	260	701.177.112	701.177.112
5	Other non-current assets	270	52.742.351.581	55.482.910.018
III	TOTAL ASSETS		106.148.107.138	121.559.291.988
IV	LIABILITIES	300	39.328.766.212	51.261.483.247
1	Current liabilities	310	39.098.766.212	50.981.483.247
2	Non-current liabilities	330	230.000.000	280.000.000
V	OWNER'S EQUITY	400	66.819.340.926	70.297.808.741
1	Owner's Equity	410	66.819.340.926	70.297.808.741
	- Contributed charter capital	411	30.364.360.000	30.364.360.000
	- Share premium	412	-	-
	- Treasury shares (*)	414	-	-
	- Asset revaluation differences	415	-	-
	- Foreign exchange differences	416	-	-
	- Funds	417, 418, 419	24.460.319.888	25.129.022.080
	- Undistributed profit after tax	420	11.994.661.038	14.804.426.661
	+ Undistributed profit after tax of previous year	420a	8.317.058.541	8.897.069.607
	+ Undistributed profit after tax of current year	420b	3.677.602.497	5.907.357.054
	- Capital investment construction fund	422	-	-
2	Other sources of funding and funds	430	-	-
	- Sourced funds	431	-	-
	- Non-business funds used for fixed asset acquisitions	432	-	-
VI	TOTAL RESOURCES		106.148.107.138	121.559.291.988

B. INCOME STATEMENT

No.	Indicator	Code	Reporting period (Q3/2026)	Cumulative to September 30, 2026
1	Revenues from sales and service provisions	01	35.916.555.998	93.375.029.822
2	Revenue deductions	02	1.512.185.930	3.425.412.136
3	Net revenues from sales and service provisions	10	34.404.370.068	89.949.617.686
4	Cost of goods sold	11	27.012.975.986	69.107.892.518
5	Gross profit from sales and service provisions	20	7.391.394.082	20.841.725.168
6	Financial income	22	7.080.236	12.617.305
7	Financial expenses	23	1.092.721.158	2.612.973.324
8	Selling expenses	25	2.038.039.005	5.562.701.305
9	General and administrative expenses	26	3.132.794.915	9.605.600.531
10	Net profit from operations	30	1.134.919.240	3.073.067.313
11	Other income	31	39.885.524	4.759.813.107
12	Other expenses	32	4.265.912	212.919.819
13	Net other income	40	35.619.612	4.546.893.288
14	Total profit before tax	50	1.170.538.852	7.619.960.601
15	Current corporate income tax expense	51	341.272.419	1.623.603.547
16	Deferred corporate income tax expense	52	-	89.000.000
17	Profits after enterprise income tax	60	829.266.433	5.907.357.054
18	Basic earnings per share (*)	70	224	1.595

C. KEY FINANCIAL INDICATORS

No.	Indicator	Unit	Beginning balance	Ending balance
1	Asset and capital structure			
1.1	Asset structure			
	- Long-term assets / Total assets	%	52%	49%
	- Short-term assets / Total assets	%	48%	51%
1.2	Capital structure			
	- Liabilities / Total capital	%	37%	42%
	- Owners' equity / Total capital	%	63%	58%
2	Solvency			
2.1	Current solvency ratio	Times	2,70	2,37
2.2	Short-term debt repayment ratio	Times	1,31	1,23
2.3	Quick ratio	Times	0,70	0,63
2.4	Long-term debt repayment ratio	Times	239,45	210,62
3	Profitability			
3.1	Profit / Net revenue			
	- Profit before tax / Net revenue	%	11%	8%
	- Profit after tax / Net revenue	%	8%	7%
3.2	Profit / Total assets			
	- Profit before tax / Total assets	%	8%	6%
	- Profit after tax / Total assets	%	6%	5%
3.3	Profit after tax / Owners' equity	%	10%	8%

Approved on October 14, 2026

Prepared by
(Sign, Full name)

Nguyen Thi Viet Ha

Chief Accountant
(Sign, Full name)

Huynh Thi Thanh Huong

General Director
(Sign, Full name, Official seal)



Nguyen Duc Nhen

STATEMENT OF FINANCIAL POSITION

As September 30,2026

Unit: VND

ASSETS	Code	Note	Ending balance (30/09/2026)	Beginning balance (01/01/2026)
1	2	3	4	5
A. CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150 + 160)	100		62.587.010.021	51.075.213.910
I. Cash and cash equivalents	110		3.985.326.241	5.715.712.022
1. Cash	111	VI.01	3.985.326.241	5.715.712.022
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
III. Short-term receivables	130		28.283.353.036	21.777.727.918
1. Short-term trade receivables	131		28.561.660.584	22.271.554.596
2. Short-term advances to suppliers	132		410.698.063	1.259.025.609
3. Short-term intercompany receivables	133		-	-
5. Other short-term receivables	135		1.591.233.583	527.386.907
6. Allowance for doubtful short-term receivables (*)	136	VI.03	(2.280.239.194)	(2.280.239.194)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140		30.318.330.744	23.270.897.262
1. Inventories	141	VI.04	30.375.336.948	23.329.516.338
2. Allowance for decline in value of inventories (*)	142		(57.006.204)	(58.619.076)
V. Short-term biological assets	150		-	310.876.708
VI. Other current assets	160		-	-
1. Short-term prepaid expenses	161		-	-
2. Deductible value-added tax	162		-	52.118.820
3. Taxes and other receivables from the State	163		-	258.757.888
B. NON-CURRENT ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260 + 270)	200		58.972.281.967	55.072.893.228
I. Long-term receivables	210		860.403.890	857.200.000
3. Business capital provided to dependent units	213		-	-
5. Other long-term receivables	215		860.403.890	857.200.000
6. Allowance for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		967.790.947	772.164.535
1. Tangible fixed assets	221	VI.06	967.790.947	772.164.535
-Cost	222		21.935.880.299	31.414.078.079
-Accumulated depreciation (*)	223		(20.968.089.352)	(30.641.913.544)
III. Long-term biological assets	230		-	-
IV. Investment properties	240		-	-
V. Long-term assets in progress	250	VI.05	960.000.000	-
-Long-term work in progress	251		-	-
-Construction in progress	252		960.000.000	-
VI. Long-term financial investments	260		701.177.112	701.177.112
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	-
3. Investments in other entities	263	VI.02	819.000.000	819.000.000
4. Provision for impairment of long-term investments in other entities (*)	264		(117.822.888)	(117.822.888)
VII. Other non-current assets	270		55.482.910.018	52.742.351.581
1. Long-term prepaid expenses	271		55.482.910.018	52.653.351.581
2. Deferred tax assets	272		-	89.000.000
TOTAL ASSETS (280 = 100 + 200)	280		121.559.291.988	106.148.107.138

STATEMENT OF FINANCIAL POSITION

As September 30, 2026

Unit: VND

RESOURCES	Code	Note	Ending balance (30/09/2026)	Beginning balance (01/01/2026)
C. LIABILITIES (300 = 310 + 320)	300		51.261.483.247	39.328.766.212
I. Short-term liabilities	310		50.981.483.247	39.098.766.212
1. Short-term trade payables	311		29.686.353.435	21.396.514.732
2. Short-term advances from customers	312		76.937.824	512.505.547
3. Dividends and profit payable	313		-	-
4. Short-term taxes and other payables to the State	314	VI.11	383.656.573	127.865.941
5. Payables to employees	315		2.065.749.819	2.757.898.187
6. Short-term accrued expenses	316	VI.12	3.306.075.615	738.771.301
10. Other short-term payables	320	VI.14	215.150.000	18.500.000
11. Short-term borrowings and finance lease liabilities	321		13.738.105.162	10.364.465.873
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		1.509.454.819	3.182.244.631
14. Price stabilization fund	324		-	-
15. Repurchase agreements of Government bonds	325		-	-
II. Long-term liabilities	330		280.000.000	230.000.000
3. Long-term taxes and other payables to the State	333		-	-
4. Long-term accrued expenses	334	VI.13	-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338		280.000.000	230.000.000
14. Science and technology development fund	344		-	-
D. OWNERS' EQUITY (400 = 410 + 430)	400		70.297.808.741	66.819.340.926
I. Owners' equity	410	VI.15	70.297.808.741	66.819.340.926
1. Owners' contributed capital	411		30.364.360.000	30.364.360.000
- Ordinary shares with voting rights	411a		30.364.360.000	30.364.360.000
- Preference shares	411b		-	-
8. Development investment fund	418		23.610.822.080	22.942.119.888
9. Other funds under owners' equity	419		1.518.200.000	1.518.200.000
10. Undistributed profit after tax	420		14.804.426.661	11.994.661.038
- Undistributed profit after tax accumulated up to the end of the previous period	420a		8.897.069.607	8.317.058.541
- Undistributed profit after tax for the current period	420b		5.907.357.054	3.677.602.497
12. Capital expenditure investment fund	422		-	-
II. Funding sources and other funds	430		-	-
1. Funding sources	431		-	-
2. Funding sources used to form fixed assets	432		-	-
TOTAL RESOURCES (440=300+400)	440		121.559.291.988	106.148.107.138

Prepared by
(Sign, full name)

Nguyễn Thị Việt Hà

Nguyễn Thị Việt Hà

Chief Accountant
(Sign, full name)

Huỳnh Thị Thanh Hương

Huỳnh Thị Thanh Hương

Approved on October 14, 2026

General Director
(Sign, Full name)



Nguyễn Đức Nhiên

STATEMENT OF INCOME FOR QUARTER 3 OF 2026

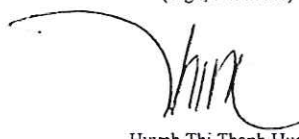
Unit: VND

	Code	Notes	Quarter 3		Accumulated from the beginning of the year to the end of the period	
			Current year	Previous year	Current year	Previous year
a	1	2	3	4	5	6
1. Revenues from sales and service provisions	01	VII.01	35.916.555.998	28.418.344.879	93.375.029.822	84.287.127.578
2. Revenue deductions	02		1.512.185.930	1.243.664.883	3.425.412.136	3.743.664.180
- Trade discounts	02.01		1.435.416.220	1.041.120.602	3.188.381.068	3.170.129.918
- Sales returns	02.02		76.769.710	202.544.281	237.031.068	570.868.907
- Sales allowances	02.03		-	-	-	2.665.355
3. Net revenues from sales and services rendered (10=01-02)	10		34.404.370.068	27.174.679.996	89.949.617.686	80.543.463.398
4. Costs of goods sold	11	VII.02	27.012.975.986	19.515.939.924	69.107.892.518	56.685.787.018
5. Gross revenues from sales and services rendered (20=10-11)	20		7.391.394.082	7.658.740.072	20.841.725.168	23.857.676.380
6. Gain/(loss) from disposal of investment property	21					
7. Financial income	22	VII.03	7.080.236	1.977.206	12.617.305	5.550.084
8. Financial expenses	23	VII.04	1.092.721.158	1.055.044.237	2.612.973.324	2.756.756.470
Financial expenses	24		260.894.854	261.108.873	717.142.804	793.198.184
9. Selling expenses	25	VII.07	2.038.039.005	1.354.872.936	5.562.701.305	4.498.702.648
10. Administrative expenses	26	VII.07	3.132.794.915	3.248.351.077	9.605.600.531	9.903.616.968
11. Net profit from operations (30=20+(21-22)-(25+26))	30		1.134.919.240	2.002.449.028	3.073.067.313	6.704.150.378
12. Other income	31	VII.05	39.885.524	571.529.074	4.759.813.107	2.534.186.708
13. Other expenses	32	VII.06	4.265.912	320.000.000	212.919.819	583.920.871
14. Net other income (40=31-32)	40		35.619.612	251.529.074	4.546.893.288	1.950.265.837
15. Total profit before tax (50=30+40)	50		1.170.538.852	2.253.978.102	7.619.960.601	8.654.416.215
16. Current corporate income tax expense	51	VII.08	341.272.419	517.342.821	1.623.603.547	1.635.961.658
17. Deferred corporate income tax expense	52		-	-	89.000.000	222.685.185
18. Profits after enterprise income tax (60=50-51-52)	60		829.266.433	1.736.635.281	5.907.357.054	6.795.769.372
19. Earnings per share (*)	70		224	469	1.595	1.938
20. Impairment loss on shares (*)	71					

Prepared by
(Sign, full name)


Nguyen Thi Viet Ha

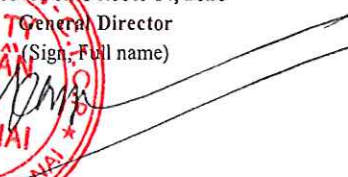
Chief Accountant
(Sign, full name)


Huynh Thi Thanh Huong



Approved on October 14, 2026

General Director
(Sign, Full name)


Nguyen Duc Nien

CASH FLOW STATEMENT

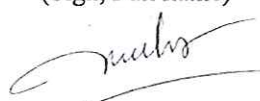
(Direct Method)

FOR QUARTER 3 OF 2026

Unit: VND

Indicator	Code	Note	From 01/01/26 to 30/09/26	From 01/01/25 to 30/09/25
1	2	3	4	5
I. Cash flows from operating activities				
1. Cash receipts from sales of goods, rendering of services and other revenue	01		91.111.010.062	90.786.038.491
2. Cash payments to suppliers of goods and services	02		(66.100.221.910)	(51.429.664.980)
3. Cash payments to employees	03		(13.738.669.272)	(14.268.324.646)
4. Interest paid	04		(717.142.804)	(793.198.184)
5. Corporate income tax paid	05		(1.316.322.906)	(1.559.308.347)
6. Other cash receipts from operating activities	06		3.437.213.026	2.493.378.822
7. Other cash payments for operating activities	07		(19.549.094.696)	(22.431.403.785)
Net cash flows from operating activities	20		(6.873.228.500)	2.797.517.371
II. Cash flows from investing activities				
1. Cash payments for purchases and construction of fixed assets and other long-term assets	21		(206.287.850)	(82.823.000)
2. Cash receipts from disposals of fixed assets and other long-term assets	22		4.400.000.000	
3. Cash payments for loans granted and purchases of debt instruments of other entities	23		(2.000.000.000)	
4. Cash receipts from collection of loans granted and resale of debt instruments of other entities	24		2.000.000.000	
5. Cash payments for investments in other entities	25			
6. Cash receipts from recovery of investments in other entities	26			
7. Interest, dividends and profit received	27		4.640.080	5.121.980
Net cash flows from investing activities	30		4.198.352.230	(77.701.020)
III. Cash flows from financing activities				
1. Cash receipts from issuance of shares and capital contributions from owners	31			
2. Cash repayments of capital contributions to owners and repurchases of shares issued by the Company	32			
3. Cash receipts from borrowings	33		22.184.125.693	25.184.899.624
4. Repayment of borrowings	34		(18.810.486.404)	(24.150.825.553)
5. Repayment of finance lease liabilities	35			
6. Dividends and profits paid to owners	36		(2.429.148.800)	(5.465.584.800)
Net cash flows from financing activities	40		944.490.489	(4.431.510.729)
Net cash flows during the period (50 = 20 + 30 + 40)	50		(1.730.385.781)	(1.711.694.378)
Cash and cash equivalents at the beginning of the period	60		5.715.712.022	4.588.484.559
Effect of exchange rate fluctuations on translation of foreign currencies	61			
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		3.985.326.241	2.876.790.181

Prepared by
(Sign, Full name)


Nguyen Thi Viet Ha

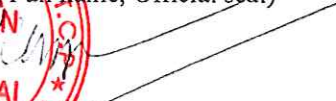
Chief Accountant
(Sign, Full name)


Huynh Thi Thanh Huong

Approved on October 14, 2026

General Director
(Sign, Full name, Official seal)




Nguyen Duc Nien

DONGNAI PAINT CORPORATION

Street No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai

INTERIM FINANCIAL STATEMENT

For the financial period ended 30/09/2026

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET**

	VND 30/09/2026	VND 01/01/2026
1. Cash and Cash Equivalents		
Cash	385.316.295	350.197.854
Cash at bank	3.600.009.946	5.365.514.168
Cash equivalents (One-month term deposits)	-	-
	3.985.326.241	5.715.712.022
2. Financial Investments		
Capital contributions to other entities (*)	819.000.000	819.000.000
Total cost of long-term investments	819.000.000	819.000.000
Provision for impairment of long-term investments	(117.822.888)	(117.822.888)
Net value of long-term investments	701.177.112	701.177.112
(*) Other long-term investments include:		
- Long-term investment securities:	819.000.000	819.000.000
+ Shares of Nhon Trach Investment Joint Stock Company (81,900 shares)	819.000.000	819.000.000
3. Short-term Receivables	30/09/2026	01/01/2026
Receivables from customer	28.561.660.584	22.271.554.596
Prepayments to suppliers	410.698.063	1.259.025.609
Other receivables (*)	1.591.233.583	527.386.907
Total short-term receivables	30.563.592.230	24.057.967.112
Provision for doubtful debts	(2.280.239.194)	(2.280.239.194)
Net short-term receivables	28.283.353.036	21.777.727.918
Other receivables (*) include:		
- Advances	463.388.212	405.500.000
- Other receivables	179.895.371	121.886.907
- Deposits, escrow, and betting deposits	947.950.000	
	1.591.233.583	527.386.907
4. Inventories	30/09/2026	01/01/2026
Raw materials and supplies	8.252.670.513	7.640.492.533
Tools and equipments	634.344.100	704.943.113
Finished goods	20.734.860.880	14.341.621.671
Semi-finished goods	612.942.673	567.523.721
Merchandise	140.518.782	74.935.300
Total cost of inventories	30.375.336.948	23.329.516.338
Provision for decline in inventory value	(57.006.204)	(58.619.076)
Net realizable value of inventories	30.318.330.744	23.270.897.262
inventories pledged or mortgaged as collateral for liabilities as at the end of the period		

DONGNAI PAINT CORPORATION

Street No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai

INTERIM FINANCIAL STATEMENT

For the financial period ended 30/09/2026

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026 (Cont.)

5. Changes in Tangible Fixed Assets

Unit: VND

Indicator	Houses and architectures 2111	Machinery 2112	Means of transport 2113	Managing tools 2114	Total
Historical cost of tangible fixed assets					
Opening balance	7.953.820.577	15.666.941.403	7.620.555.554	172.760.545	31.414.078.079
Increases during the period	-	150.665.000	365.740.741	-	516.405.741
- <i>Purchases during the period</i>		150.665.000	365.740.741	-	516.405.741
- <i>Completed construction investment</i>					-
- <i>Reclassification adjustments</i>					-
Decreases during the period	7.757.439.213	-	2.237.164.308	-	9.994.603.521
- <i>Disposals and sales</i>	7.757.439.213		2.237.164.308		9.994.603.521
- <i>Transferred to tools & instruments to be amortized over 3 years under Circular No. 45/2013/TT-BTC, 25/4/2013</i>					-
- <i>Reclassification adjustments</i>					-
Closing balance	196.381.364	15.817.606.403	5.749.131.987	172.760.545	21.935.880.299
Accumulated depreciation					
Opening balance	7.953.820.577	15.164.080.325	7.362.539.597	161.473.045	30.641.913.544
Increases during the period	-	160.983.418	149.670.911	10.125.000	320.779.329
- <i>Depreciation expense</i>		160.983.418	149.670.911	10.125.000	
Decreases during the period	7.757.439.213	-	2.237.164.308	-	9.994.603.521
- <i>Disposals</i>	7.757.439.213		2.237.164.308		9.994.603.521
- <i>Transfers</i>					-
Closing balance	196.381.364	15.325.063.743	5.275.046.200	171.598.045	20.968.089.352
Net book value of tangible fixed assets					
As at the beginning of the year	-	502.861.078	258.015.957	11.287.500	772.164.535
As at the end of the period	-	492.542.660	474.085.787	1.162.500	967.790.947
Net book value of tangible fixed assets pledged or mortgaged as collateral for borrowings					
- Historical cost of fully depreciated assets still in use as at the end of the period:					19.502.011.061

DONGNAI PAINT CORPORATION
INTERIM FINANCIAL STATEMENT

Street No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai

For the financial period ended 30/09/2026

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026 (Cont.)

	VND	VND
	30/09/2026	01/01/2026
6. Long-term prepaid expenses		
It is the fee for using infrastructure at the Ho Nai Industrial Park, Ho Nai 3 Commune, Trang Bom District, Dong Nai Province - lease term from 06/06/2022 to 31/05/2065, Contract No. 02/2022/HĐTLĐ/HN-SĐN dated 06/06/2022	55.347.865.018	52.653.351.581
Rental fee for the fire prevention and fighting system of the factory at Bien Hoa 2 Industrial Park, for the lease term from 15 December 2025 to 14 October 2027, pursuant to Contract Appendix No. 02/2025/HĐTPCCC/BH2.	135.045.000	
Total	55.482.910.018	52.653.351.581
7. Other assets	30/09/2026	01/01/2026
<i>Long-term deposits</i>		
- Deposit for warehouse lease at Long Binh Industrial Park under Contract No. 02/2025/HĐ/LS-TK dated 10 October 2025	110.000.000	
- Deposit for factory lease at Bien Hoa 2 Industrial Park under Contract No. 01/2025/HĐTX/BH2 dated 15 October 2025	750.403.890	
Total	860.403.890	-
8. Borrowings and Finance Leases	30/09/2026	01/01/2026
Short-term borrowings (*)	13.738.105.162	10.364.465.873
Current portion of long-term borrowings		
Total	13.738.105.162	10.364.465.873
(*) Details of short-term borrowings:	30/09/2026	01/01/2026
+ Short-term loan from Vietnam Joint Stock Commercial Bank For Industry And Trade under Credit Agreement No. 73/2025-HĐCVHM/NHCT682-SONDN dated 29/09/2025, with a loan term not exceeding 6 months, credit limit of VND 30 billion, and interest rate based on each disbursement note, average 7.3%/year. The purpose of the loan is to supplement working capital and support business operations.	13.738.105.162	10.364.465.873
9. Payables to Suppliers	30/09/2026	01/01/2026
Trade payables	29.686.353.435	21.396.514.732
Advances from customers	76.937.824	512.505.547
Total	29.763.291.259	21.909.020.279
10. Taxes and Amounts Payable to the State Budget	30/09/2026	01/01/2026
Output value-added tax	232.270.539	-

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026 (Cont.)

Value-added tax on imported goods	-	-
Corporate income tax	48.522.753	
Personal income tax	102.863.281	127.865.941
Total	383.656.573	127.865.941
11. Accrued expenses	30/09/2026	01/01/2026
Accrued electricity expense at Amata for November 2025		165.135.261
Accrued electricity expense at Amata for December 2025		165.331.129
Accrued electricity expense for December 2025 – SDN		55.806.176
Accrued uniform expense – 4th installment of 2025		62.500.000
Accrued uniform expense – 5th installment of 2025		124.000.000
Accrued industrial cleaning service wages – SDN for December 2025		11.611.431
Accrued industrial cleaning service wages – PPG for December 2025		6.678.256
Accrued overtime wages for December 2025		11.204.000
Accrued industrial cleaning service wages payable for the PPG warehouse area for December 2025		41.603.048
Accrued promotional program expenses for December 2025		94.902.000
Accrued sales discounts based on 2026 sales volume	2.352.000.000	
Accrued electricity expense at Amata for September 2026	174.075.615	
Accrued uniform expense – 1st installment of 2026	65.000.000	
Accrued uniform expense – 2nd installment of 2026	125.000.000	
Accrued uniform expense – 3rd installment of 2026	125.000.000	
Accrued uniform expense – 4th installment of 2026	125.000.000	
Accrued promotional program expenses for September 2026	140.000.000	
Accrued advertising billboard expense at 30/4 Park – 1st installment	200.000.000	
Total	3.306.075.615	738.771.301
12. Other long-term payables	30/09/2026	01/01/2026
Mr. Nghi – Deposit for purchase of scrap drums	10.000.000	10.000.000
Kim Quang Company – Deposit for color mixing machine	20.000.000	20.000.000
Loi Hoa Company – Deposit for color mixing machine	50.000.000	50.000.000
Truong Phat Company – Deposit for color mixing machine	50.000.000	50.000.000
Dai Nhan Phong Company Limited – Deposit for color mixing machine	50.000.000	50.000.000
Thanh Giao Consulting and Investment Company Limited	50.000.000	50.000.000
An Tam Home Investment and Development Company Limited	50.000.000	
Total	280.000.000	230.000.000

DONGNAI PAINT CORPORATION

Street No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai

INTERIM FINANCIAL STATEMENT

For the financial period ended 30/09/2026

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026 (Cont.)

14. Equity

14.1 Change in Equity

	Capital contribution of owner	Development and Investment fund	Financial provision fund	Charter capital reserve fund	Undistributed profit	VND
	411	414	415	418	421	
Opening balance	30.364.360.000	22.942.119.888	-	1.518.200.000	11.994.661.038	
Profit for the period					5.907.357.054	
Payment of 2025 dividends (8%)					(2.429.148.800)	
Reversal of the Board of Directors and Board of Supervisors bonus fund					259.562	
Additional appropriation to the bonus fund from profit after tax, pursuant to Resolution No. 02/NQ-SDN/DHCD dated 22 April 2026					(1)	
Additional appropriation to the development investment fund from profit after tax, pursuant to Resolution No. 02/NQ-SDN/DHCD		668.702.192			(668.702.192)	
Closing balance	30.364.360.000	23.610.822.080	-	1.518.200.000	14.804.426.661	

14.2 Details of Owners' Capital Contributions

	30/09/2026	Tỷ lệ	01/01/2026	Tỷ lệ
Capital contributed by the State	9.110.880.000	30%	9.110.880.000	30%
Capital contributed by other parties	21.253.480.000	70%	21.253.480.000	70%
Total	30.364.360.000	100%	30.364.360.000	100%

14.3 Shares

Number of registered shares for issuance

Number of shares issued:

- Common shares

Number of outstanding shares:

- Common shares

* Par value per share: VND 10,000

15. Off-balance sheet items

Bad debts already written off

- Written off pursuant to the Board of Directors' Resolution dated July 31, 2012

- Written off pursuant to the Board of Directors' Resolution dated July 23, 2013

- Written off pursuant to the Board of Directors' Resolution dated July 31, 2015

DONGNAI PAINT CORPORATION

Street No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai

INTERIM FINANCIAL STATEMENT

For the financial period ended 30/09/2026

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026 (Cont.)**VII. ADDITIONAL INFORMATION TO ITEMS PRESENTED IN THE STATEMENT OF INCOME**

	VND	VND
	From 01/01/26 to 30/09/26	From 01/01/25 to 30/09/25
1. Revenue from sales of goods and rendering of services		
Revenue from sales of goods	93.375.029.822	84.287.127.578
Revenue deductions – Trade discounts	3.188.381.068	3.170.129.918
Revenue deductions – Sales allowances	-	2.665.355
Revenue deductions – Sales returns	237.031.068	570.868.907
Net revenue	89.949.617.686	80.543.463.398
- <i>Net revenue from sales of goods</i>	<i>89.949.617.686</i>	<i>80.543.463.398</i>
2. Cost of Goods Sold		
Cost of finished goods and merchandise sold	69.107.892.518	56.685.787.018
Total	69.107.892.518	56.685.787.018
3. Financial Income		
Interest income from deposits and loans	4.640.080	5.121.980
Realized foreign exchange gains	7.977.225	428.104
Other financial income		
Total	12.617.305	5.550.084
4. Financial Expenses		
Interest expense	717.142.804	793.198.184
Realized foreign exchange losses	7.085.454	34.276.052
Provision for impairment of investment in Nhon Trach Investment Joint Stock Company		13.870.431
Settlement discount (offset against receivables/payables)	1.888.745.066	1.915.411.803
Total	2.612.973.324	2.756.756.470
5. Other Income		
Disposal of fixed assets	50.000.000	
Disposal of factory assets at Bien Hoa 1 Industrial Park	4.350.000.000	
Income from warehouse leasing and management		2.161.767.402
Surplus identified during physical inventory	207.419.697	233.412.964
Other income	152.393.410	139.006.342
Total	4.759.813.107	2.534.186.708
6. Other expenses		
Inventory shortages identified during physical inventory	208.653.907	248.920.871
Fines and penalties for contractual breaches		335.000.000
Other expenses	4.265.912	
Total	212.919.819	583.920.871

DONGNAI PAINT CORPORATION

Street No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai

INTERIM FINANCIAL STATEMENT

For the financial period ended 30/09/2026

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026 (Cont.)

	From 01/01/26 to 30/09/26	From 01/01/25 to 30/09/25
7. Selling expenses and general and administrative expenses		
General and administrative expenses incurred during the period	9.605.600.531	9.903.616.968
Selling expenses incurred during the period	5.562.701.305	4.498.702.648
Total	15.168.301.836	14.402.319.616

8. Current corporate income tax expense

The Company's tax finalization is subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted in different ways, the tax amounts presented in the financial statements may be subject to adjustment based on the final determination of the tax authorities.

The Company's estimated current corporate income tax expense is presented below:

	From 01/01/26 to 30/09/26	From 01/01/25 to 30/09/25
Total accounting profit before tax	7.619.960.601	8.654.416.215
- Additions to accounting profit	1.170.309.026	638.818.000

+ Non-deductible expenses (remuneration of external members of the Board of Directors and Board of Supervisors)	179.982.000	179.982.000
+ Administrative penalty expenses relating to fire prevention, firefighting and rescue		15.000.000
+ Expenses for the 2025 customer conference in Korea for five invited guests		111.100.000
+ Import tax payment under Customs Declaration No. 10751907866/A42 (ANV fixed assets)		12.736.000
+ Administrative penalties relating to environmental regulations (failure to obtain an environmental permit)		320.000.000
+ Land rental and management fees – first installment of 2026 at Ho Nai Industrial Park	227.251.890	
+ Additional VAT payment and late payment interest for the Bac Ninh Branch	4.265.912	
+ Allocation of infrastructure usage fees from January to June 2026	758.809.224	
- Deductions from accounting profit (expenses related to reversed deferred tax)	(672.251.890)	(1.113.425.926)
+ Allocation of infrastructure usage fees under Contract No. 02/2022/HDTLĐ/HN-SĐN dated June 6, 2022 – Ho Nai Industrial Park Joint Stock Company		(700.000.000)
+ Advertising billboard expenses at 30/4 Park (reversal of deferred expenses)	(445.000.000)	(413.425.926)
+ Adjustment to land rental and management fees – first installment of 2026 at Ho Nai Industrial Park	(227.251.890)	
Total taxable profit	8.118.017.737	8.179.808.289
Of which:		
- Profit subject to the 20% tax rate	8.118.017.737	8.179.808.289
Current corporate income tax expense: 20%		

DONGNAI PAINT CORPORATION

Street No. 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai

INTERIM FINANCIAL STATEMENT

For the financial period ended 30/09/2026

NOTES TO THE FINANCIAL STATEMENTS FOR Q3 2026 (Cont.)

- Corporate income tax expense (20% tax rate)

1.623.603.547	1.635.961.658
---------------	---------------

Corporate income tax payable for the year

1.623.603.547	1.635.961.658
---------------	---------------

9. Basic earnings per share

Accounting profit after corporate income tax

From 01/01/26 to 30/09/26	From 01/01/25 to 30/09/25
5.907.357.054	6.795.769.372

Profit after tax attributable to the Company's shareholders (after appropriation of 18% to the bonus and welfare fund)

4.844.032.784	5.885.125.236
---------------	---------------

Weighted average number of ordinary shares outstanding during the period

3.036.436	3.036.436
-----------	-----------

Basic earnings per share (EPS)

1.595	1.938
-------	-------

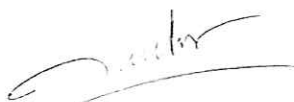
VIII. OTHER INFORMATION

Approved on October 14, 2026

Prepared by

Chief Accountant

General Director





Nguyen Thi Viet Ha

Huynh Thi Thanh Huong

Nguyen Duc Nien