

**DONG NAI BUILDING MATERIAL AND
FUEL JOINT STOCK COMPANY**

No: 472 /CBTT-BMF

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Bien Hoa, August 15, 2025

TRANSLATION

VĂN DICH

PERIODIC INFORMATION DISCLOSURE ON FINANCIAL STATEMENTS

To: State Securities Commission of Vietnam

Hanoi Stock Exchange

Implementing the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Dong Nai Building Material and Fuel Joint Stock Company discloses the reviewed financial statements for the accounting period from January 1, 2025 to June 30, 2025 to the Hanoi Stock Exchange as follows:

1 · Organization name: Dong Nai Building Material And Fuel Joint Stock Company

- Ticker: BMF
- Address: No. 255B, Pham Van Thuan Street, Tan Mai Ward, Bien Hoa City, Dong Nai.
- Tel: 02513 819431 Fax: 02513 822014
- Email: phong.tochuc@chatdotdongnai.com Website: <https://chatdotdongnai.com>

2 · Disclosed information content:

- **Reviewed financial statements for the accounting period from January 1, 2025 to June 30, 2025:**

☒ Separate financial statements (The listed organization has no subsidiaries and the superior accounting unit has no affiliated units)

☐ Consolidated financial statements (The listed organization has subsidiaries)

☐ Combined financial statements (The listed organization has affiliated accounting units with separate accounting systems).

- **Cases subject to explanation:**

+ The audit organization gives an opinion other than an unqualified opinion on the financial statements (for the reviewed/audited 2025 financial statements):

☒ Yes ☐ No

Explanation document if "Yes" is checked:

☒ Yes ☐ No

+ The after-tax profit in the reporting period differs by 5% or more before and after the audit, or changes from loss to profit or vice versa (for the audited 2024 financial statements):

☐ Yes ☒ No

Explanation document if "Yes" is checked:

☐ Yes ☐ No

+ After-tax profit in the income statement of the reporting period changes by 10% or more compared to the same period of the previous year:2024

☐ Yes ☒ No

Explanation document if "Yes" is checked:

☐ Yes ☐ No

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

☐ Yes ☒ No

Explanation document if "Yes" is checked:

☐ Yes ☐ No

This information has been disclosed on the company's website on: August 15, 2025 at the link:
<https://chatdotdongnai.com>

Attachments:

- Reviewed financial statements for the first six months of 2025
- Explanation document No.466/CV-CD dated August 13, 2025.

Organization Representative

Authorized person for information disclosure
(Sign, clearly state full name, title and seal)

(signed and sealed)

Bui Thi Loan

No: 466/CV – CD

Dong Nai, on August 13, 2025

EXPLANATION

“Qualified audit opinion on the reviewed interim financial statements as of June 30, 2025”

**To: STATE SECURITIES COMMISSION OF VIETNAM
HANOI STOCK EXCHANGE**

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market.

Pursuant to the reviewed interim financial statements as of June 30, 2025 of Dong Nai Building Material and Fuel Joint Stock Company (BMF).

Dong Nai Building Material and Fuel Joint Stock Company hereby provides an explanation regarding the qualified audit opinion in the reviewed interim financial statements as of June 30, 2025 as follows:

Basis for the qualified opinion:

“As presented in Note 5.4.1 of the Notes to the Financial Statements, the advance payment to Viet Oil Joint Stock Company as of June 30, 2025 in the amount of VND 37,991,800,000 is currently guaranteed for repayment by Ms. Mai Thi Ngoc Trinh through the transfer of land use rights and assets attached to the land under the Commitment dated November 3, 2022. As of the date of preparation of these financial statements, the Company has not yet completed the procedures for transferring the said land use rights and assets attached to the land; therefore, the value of the advance payment to the supplier, Viet Oil Joint Stock Company, has not yet been offset.”

BMF’s explanation:

In 2022, BMF placed an order and made an advance payment for the order to Viet Oil Joint Stock Company in the amount of VND 38,191,800,000. Subsequently, Viet Oil Joint Stock Company failed to fulfill the order as committed. As of now, BMF has received a cash refund from Viet Oil Joint Stock Company in the amount of VND 200,000,000 and a commitment from Ms. Mai Thi Ngoc Trinh to repay the debt on behalf of Viet Oil Joint Stock Company through the transfer of land use rights and assets attached to the land under the Commitment signed on November 3, 2022 (the land use rights and assets attached to the land are under the name of Ms. Mai Thi Ngoc Trinh). As of the date of preparation of the reviewed interim financial statements, BMF has not yet completed the procedures for transferring the said land use rights and assets attached to the land; therefore, the value of the advance payment to the supplier, Viet Oil Joint Stock Company, has not yet been offset.

Sincerely,

Recipients:

- As above;
- Save archives.

DIRECTOR

(signed and sealed)

Nguyen Hoang Linh

**DONG NAI BUILDING MATERIAL AND FUEL
JOINT STOCK COMPANY**

**Reviewed financial statements
for the six-month accounting period ended June 30, 2025**

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REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of Dong Nai Building Material and Fuel Joint Stock Company (hereinafter referred to as the "Company") is pleased to present this report along with the reviewed interim financial statements for the six-month accounting period ended June 30, 2025.

1. General Information:

Dong Nai Building Material and Fuel Joint Stock Company is an enterprise equitized from a state-owned enterprise under Decision No. 2863/2003/QĐ.CT.UBT dated September 5, 2003, issued by the People's Committee of Dong Nai Province. The Company operates under the Joint Stock Enterprise Business Registration Certificate No. 4703000089 (new number 3600661303) first issued by the Department of Planning and Investment of Dong Nai Province on January 6, 2004, with the 21st amendment registered on November 21, 2024.

The Company's charter capital as of June 30, 2025, and January 1, 2025, is VND 158,480,630,000, equivalent to 15,848,063 shares with a par value of VND 10,000 per share.

The Company's shares are traded on the UPCoM stock exchange at Hanoi Stock Exchange with the ticker symbol BMF. The first trading day was April 16, 2018.

According to the Enterprise Registration Certificate, the Company's business lines include:

- Retail of engine fuel in specialized stores Details: gasoline, oil, lubricants (operating only when meeting business conditions as prescribed by law);
- Restaurant and mobile food serving services, Details: restaurants, eateries, food and beverage services (excluding bar business and beverage services combined with dancing) (operating only when authorized by competent agencies and meeting business conditions as prescribed by law);
- Automobile and other motor vehicles agent Details: dealership of passenger cars (12 seats or less);
- Wholesale of agricultural and forestry raw materials (except wood, bamboo and cork) and alive animals. Details: wholesale of agricultural products (conducted in accordance with Decision No. 62/2013/QĐ-TTg dated October 25, 2013, by the Prime Minister);
- Retail sale of other new goods in specialized stores Details: Liquefied petroleum gas and fuels (operating only when meeting business conditions as prescribed by law);
- Wholesale of other construction materials and equipment Details: Wholesale of building materials;
- Manufacture of building materials from clay (not produced at the headquarters, operating only when authorized by competent authorities regarding the location and meeting business conditions as prescribed by law);
- Exploitation of stone, sand, gravel and clay Details: Stone mining (operating only when meeting business conditions as prescribed by law);
- Sales of spare parts and accessories of cars and other motor vehicles
- Wholesale of other household appliances Details: Household electrical appliances, electric lamps and lighting fixtures;
- Real estate business, including ownership, land use rights, or leased land (operating only when meeting business conditions as prescribed by law);
- Maintenance and repair of automobiles and other motor vehicles (operating only when meeting business conditions as prescribed by law);
- Retail of hardware, paint, glass and equipment installed in the building in specialized stores; Details: Retail of construction materials
- Wholesale of solid, liquid and gaseous fuels and related products Details: Petrol, oil, lubricants, liquefied petroleum gas and greases (operating only when business conditions prescribed by law are met);
- Plantation of other perennials Details: Industrial crops (not operating at the head office).

During the period, the Company's main activities were retail sales of gasoline, oil, lubricants, liquefied petroleum gas, and fuels.

REPORT OF THE BOARD OF DIRECTORS

The Company's headquarters is located at 255B Pham Van Thuan Street, Tam Hiep Ward, Dong Nai Province, Vietnam.

In addition, the Company has the following affiliated units:

No	Unit name	Add
1	Hung Nghia Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1, Hung Nghia Hamlet, National Highway 1A, Dau Giay Commune, Dong Nai Province, Vietnam
2	Nui Le Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	National Highway 1A, Group 14, Hamlet 6, Xuan Hoa Commune, Dong Nai Province, Vietnam
3	Long Phuoc Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1289, National Highway 51, Group 25, Dat Moi Hamlet, Long Phuoc Commune, Dong Nai Province, Vietnam
4	Trang Bom Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 242, Nguyen Huu Canh Street, Quarter 3, Trang Bom Commune, Dong Nai Province, Vietnam
5	Petroleum Station No. 2 – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 219, Pham Van Thuan Street, Tam Hiep Ward, Dong Nai Province, Vietnam
6	Tan Bien Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 474/8, Quarter 5B, Cau Sap 3-way Intersection, Hanoi Highway, Long Binh Ward, Dong Nai Province, Vietnam
7	An Binh Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1A, Quarter 10, Hanoi Highway, Tran Bien Ward, Dong Nai Province, Vietnam
8	Phu Binh Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 2823, National Highway 20, Group 4, Phu Tan Hamlet, Phu Lam Commune, Dong Nai Province, Vietnam
9	Trang Dai II Petrol Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 36, Quarter 3, Group 10, Bui Trong Nghia Street, Trang Dai Ward, Dong Nai Province, Vietnam
10	Representative Office in Ho Chi Minh City – Dong Nai Building Material and Fuel Joint Stock Company	L10-06, 10th Floor, Vincom Center Building, 72 Le Thanh Ton, Saigon Ward, Ho Chi Minh City, Vietnam
11	Suoi Nho Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	Huong Lo 16, Group 7, Hamlet 5B, Xuan Bac Commune, Dong Nai Province, Vietnam

2. Members of the Board of Directors, Supervisory Board, and Executive Board

The members of the Board of Directors, Supervisory Board, and Executive Board of the Company during the six-month accounting period ended June 30, 2025, and up to the date of this report include:

Board of Directors

Full name:	Position
Ms. Nguyen Thanh Hoa	Chairwoman of the Board of Directors
Mr. Le Minh Khue	Member
Mr. Vu Hoang Huynh	Member
Mr. Nguyen Hoang Linh	Member
Mr. Nguyen Van Chi	Member

Board of Supervisors

REPORT OF THE BOARD OF DIRECTORS

Full name:	Position
Ms. Vu Thi Mai Phuong	Head
Ms. Nguyen Thi Tham	Member
Mr. Nguyen Quoc Duong	Member

Board of Directors

Full name:	Position
Mr. Nguyen Hoang Linh	Director
Ms. Nguyen Thi Kim Oanh	Deputy Director
Ms. Tran Thi Ai Lien	Deputy Director

Dismissed as from May 12, 2025

Legal representative

The legal representative of the Company during the six-month accounting period ended June 30, 2025, and up to the date of this report is as follows:

Full name	Nationality	Position
Mr. Nguyen Hoang Linh	Vietnamese	Director

3. Business Performance Assessment

The Company's business results for the six-month accounting period ended June 30, 2025, and its financial position as of June 30, 2025, are presented in the attached interim financial statements.

4. Events after the end of the accounting period:

No significant events have occurred since the end of the six-month accounting period ended June 30, 2025, that would require adjustment to or disclosure in the notes to the interim financial statements.

5. Auditor

AFC Vietnam Auditing Company Limited was appointed to review the Company's interim financial statements for the six-month accounting period ended June 30, 2025.

6. Responsibilities of the Board of Directors for the Financial Statements

The Company's Executive Board is responsible for preparing the interim financial statements to present fairly and reasonably the financial position, business results, and cash flows for the six-month accounting period ended June 30, 2025. In preparing these interim financial statements, the Executive Board must:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent.
- State whether the accounting standards applied to the Company have been complied with, and disclose and explain any material departures in the financial statements.
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in operation.
- Establish and maintain an effective internal control system to minimize the risk of material misstatement due to fraud or error in the preparation and presentation of the financial statements.

The Executive Board ensures that the relevant accounting books are properly maintained to reflect, with reasonable accuracy, the financial position and operating performance of the Company at any given time, and that such accounting books comply with the applicable accounting regime. The Executive Board is also responsible for safeguarding the Company's

REPORT OF THE BOARD OF DIRECTORS

assets and, accordingly, has taken appropriate measures to prevent and detect fraud and other irregularities.

The Executive Board affirms its compliance with the above requirements in preparing the financial statements.

7. Approval of the financial statements

The Board of Directors has approved the attached interim financial statements. The interim financial statements present fairly and reasonably the financial position of the Company as of June 30, 2025, as well as the results of its operations and cash flows for the six-month accounting period ended June 30, 2025, in accordance with the prevailing Vietnamese accounting standards, the Vietnamese enterprise accounting regime, and the relevant legal regulations on the preparation and presentation of interim financial statements.

(Signed and sealed)

NGUYEN THANH HOA
Chairwoman of the Board of
Directors

Dong Nai, August 12, 2025

REVIEW REPORT INTERIM FINANCIAL INFORMATION

**To: Shareholders, the Board of Directors, and the Executive Board
Dong Nai Building Material And Fuel Joint Stock Company**

We have reviewed the accompanying interim financial statements of Dong Nai Building Materials and Fuel Joint Stock Company (hereinafter referred to as the "Company"), prepared on August 12, 2025, from page 7 to page 41, comprising the interim balance sheet as at June 30, 2025, the interim income statement, the interim cash flow statement for the six-month accounting period then ended, and the notes to the interim financial statements.

Responsibilities of the Board of Directors

The Company's Executive Board is responsible for preparing and fairly presenting the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime, and the relevant legal regulations on the preparation and presentation of interim financial statements, and for such internal control as the Executive Board determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

As disclosed in Note 5.4.1 to the financial statements, the advance payment to Viet Oil Joint Stock Company as at June 30, 2025 amounted to VND 37,991,800,000, which Ms. Mai Thi Ngoc Trinh has committed to settle on behalf of the company by transferring the land use rights and assets attached to the land under the Commitment dated November 03, 2022. As of the date of this report, the Company has not yet completed the procedures for transferring the above-mentioned land use rights and assets attached to the land; therefore, the value of the advance to the supplier, Viet Oil Joint Stock Company, has not yet been offset.

REVIEW REPORT **ON INTERIM FINANCIAL INFORMATION** *(continued)*

Qualified Conclusion

Based on our review, except for the matter described in the "Basis for Qualified Conclusion" paragraph, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of Dong Nai Construction Materials and Fuel Joint Stock Company as at June 30, 2025, and its results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim financial statements.

Problems need to be emphasized

Without qualifying our conclusion, we draw attention to Notes 5.6.1 and 5.17.1 to the financial statements. The Company has recorded other receivables and other payables relating to the lease of premises to Viet Nhat Automobile Company Limited ("Viet Nhat") under Lease Contract No. 15/VLTD-TN dated December 25, 2014. As at December 27, 2023, Viet Nhat ceased leasing the premises and returned them to the Company. As of the date of this report, Viet Nhat and the Company are still negotiating the settlement of this payable/receivable.

Our qualified conclusion is not related to the above emphasis of matter.

(Signed and sealed)

PHAM THI NGOC LIEN
Deputy General Director
Audit Practice Registration Certificate No.
1180-2023-009-1
The Authorized Person
AFC VIETNAM AUDITING COMPANY
LIMITED
Ho Chi Minh City, August 12, 2025

(Signed)

LE HUYNH BAO
Auditor
Audit Practice Registration Certificate No. 5449-
2021-009-1

INTERIM BALANCE SHEET

As at June 30th, 2025

INDICATOR	Code	Note	June 30, 2025 VND	January 01, 2025 VND
ASSETS				
A. SHORT-TERM ASSETS	100		580,938,144,493	628,705,383,141
I. Cash and cash equivalents	110	5.1	27,444,685,080	42,620,435,447
1· Cash	111		27,444,685,080	17,620,435,447
2· Cash equivalents	112		-	25,000,000,000
II. Short-term financial investments	120	5.2	268,000,000,000	258,300,000,000
1· Trading securities	121		-	-
2· Discount Provision for trading securities	122		-	-
3· Held to maturity investments	123		268,000,000,000	258,300,000,000
III. Short-term receivables accounts	130		141,069,272,362	152,105,465,172
1· Short-term receivables from customers	131	5.3	90,081,032,495	99,273,024,163
2· Short-term advances to suppliers	132	5.4	44,606,069,570	48,885,516,803
3· Short-term internal receivables	133		-	-
4· Receivables under schedule of construction contract:	134		-	-
5· Short-term loan receivables	135	5.5	2,000,000,000	-
6· Other short-term receivables	136	5.6	10,898,184,675	10,199,043,981
7· Provision for short-term bad receivables	137	5.7	(10,429,822,172)	(10,165,927,569)
8· Shortage of assets awaiting resolution	139	5.8	3,913,807,794	3,913,807,794
IV. Inventories	140	5.9	144,216,454,494	175,108,909,953
1· Inventories	141		144,216,454,494	175,108,909,953
2· - Provision for inventory discount	149		-	-
V. Other current assets	150		207,732,557	570,572,569
1· Short-term prepaid expenses	151	5.10	207,732,557	357,693,568
2· Value added tax deducted	152		-	212,879,001
3· Taxes and other receivables from government budget	153		-	-
4· Government bonds purchased for resale	154		-	-
5· Other current assets	155		-	-

INTERIM BALANCE SHEET

As at June 30th, 2025

INDICATOR	Code	Note	June 30, 2025 VND	January 01, 2025 VND
B - LONG -TERM ASSETS	200		89,080,234,852	88,000,635,752
I. Long-term accounts receivable	210		3,246,386,000	4,137,186,000
1. Long-term receivables from customers	211		-	-
2. Long - term prepayments to suppliers	212	5.4	2,626,496,000	3,207,296,000
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	5.6	619,890,000	929,890,000
7. Provision for long-term bad receivables	219		-	-
II. Fixed assets	220		18,884,465,576	20,290,446,360
1. Tangible fixed assets	221	5.11	7,769,002,207	9,132,978,059
- Historical costs	222		36,968,731,946	36,968,731,946
- Accumulated depreciation	223		(29,199,729,739)	(27,835,753,887)
2. Leased fixed assets	224		-	-
- Historical costs	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	5.12	11,115,463,369	11,157,468,301
- Historical costs	228		12,677,677,564	12,677,677,564
- Accumulated depreciation	229		(1,562,214,195)	(1,520,209,263)
III. Investment Real Estate	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Unfinished long-term assets	240		226,250,000	226,250,000
1. Long term work in progress	241		-	-
2. Costs of capital construction in progress	242		226,250,000	226,250,000
V. Long-term financial investments	250	5.2	64,382,331,352	61,186,803,984
1. Investments in subsidiaries	251		-	-
2. Investment in associated companies and joint ventures	252		54,509,017,146	51,313,489,778
3. Investing in other units	253		10,000,000,000	10,000,000,000
4. Provision for long-term financial investments	254		(126,685,794)	(126,685,794)
5. Held to maturity investments	255		-	-
VI. Other long-term assets	260		2,340,801,924	2,159,949,408
1. Long-term prepaid expenses	261	5.10	2,340,801,924	2,159,949,408
2. Deferred income tax assets	262		-	-
3. Long-term equipment, supplies, spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		670,018,379,345	716,706,018,893

INTERIM BALANCE SHEET

As at June 30th, 2025

INDICATOR	Code	Note	June 30, 2025 VND	January 01, 2025 VND
CAPITAL SOURCE				
C- LIABILITIES	300		482,528,525,770	536,633,975,707
I. Short-term liabilities	310		476,099,925,762	530,376,775,701
1· Short-term accounts payable to suppliers	311	5.13	2,041,754,201	2,165,116,757
2· Buyers pay in advance	312	5.14	3,653,513,661	5,292,876,607
3· Taxes and other payables to the State Budget	313	5.15	3,490,594,556	2,603,374,897
4· Payables to employees	314		1,606,862,094	2,089,238,625
5· Short-term payables	315	5.16	1,073,059,817	2,670,955,970
6· Short-term internal payables	316		-	-
7· Payables under schedule of construction contract:	317		-	-
8· Short-term unearned revenues	318		123,545,455	120,545,455
9· Other short-term payments	319	5.17	2,981,308,117	3,003,348,917
10· Short-term borrowings and finance lease liabilities:	320	5.18	459,682,109,346	511,589,288,909
11· Provision for short term payables	321		-	-
12· Bonus and welfare fund	322	5.19	1,447,178,515	842,029,564
13· Price stabilization fund	323		-	-
14· Government bonds purchased for resale	324		-	-
II. Long-term liabilities	330		6,428,600,008	6,257,200,006
1· Long-term trade payables	331		-	-
2· Long - term prepayments of buyers	332		-	-
3· Long-term payables	333		-	-
4· Internal payables on business capital	334		-	-
5· Long-term intra-company payables	335		-	-
6· Long-term unearned revenues	336		-	-
7· Other long-term payables	337	5.17	5,487,566,667	5,163,566,667
8· Long-term borrowings and finance lease liabilities	338	5.18	941,033,341	1,093,633,339
9· Convertible bonds	339		-	-
10· Preference shares	340		-	-
11· Deferred income tax payables	341		-	-
12· Long-term payable provisions	342		-	-
13· Funds for science and technology development	343		-	-

INTERIM BALANCE SHEET

As at June 30th, 2025

INDICATOR	Code	Note	June 30, 2025 VND	January 01, 2025 VND
D - EQUITY	400		187,489,853,575	180,072,043,186
I. Owner's equity	410	5.20	187,489,853,575	180,072,043,186
1. Capital contributed by owners	411		158,480,630,000	158,480,630,000
- Ordinary shares have the right to vote	411a		158,480,630,000	158,480,630,000
- Preference share certificates	411b		-	-
2. Capital surplus	412		-	-
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Differences upon asset revaluation	416		-	-
7. The exchange rate differences	417		-	-
8. Development & Investment Fund	418		-	-
9. Fund to support business arrangements	419		-	-
10. Other funds belonged to equity	420		-	-
11. Profit after tax is not distributed	421		29,009,223,575	21,591,413,186
- Accumulated undistributed profit after tax from prior period	421a		20,784,264,235	5,448,434,174
- Undistributed profit after tax in this period	421b		8,224,959,340	16,142,979,012
12. Capital expenditure funds	422		-	-
II. Funding and other funds	430		-	-
1. Funding sources	431		-	-
2. Funds used for fixed asset acquisition	432		-	-
TOTAL CAPITAL	440		670,018,379,345	716,706,018,893

(Signed)

NGUYEN HOANG THAI TRONG
Prepared by

(Signed)

VU THI KIM THANH
Chief Accountant

(Signed and sealed)

NGUYEN HOANG LINH
Director
Dong Nai, August 12, 2025

INTERIM INCOME STATEMENTS

For the six-month accounting period ended June 30, 2025

INDICATOR	Code	Note	From January 01, 2025 to June 30, 2025	From January 01, 2024 to June 30, 2024
			VND	VND
1· Revenue from sales and services supply	01		1,580,912,517,899	1,736,392,010,740
2· Deduction from sales	02		-	-
3· Net revenues from sales and services rendered (10 = 01 - 02)	10	6.1	1,580,912,517,899	1,736,392,010,740
4· Cost of goods sold	11	6.2	1,545,045,966,055	1,698,396,613,382
5· Gross profit margin on sales and services (20 = 10 - 11)	20		35,866,551,844	37,995,397,358
6· Revenue from financial activities	21	6.3	7,890,302,304	7,646,352,903
7· Financial expenses	22	6.4	11,926,008,984	12,927,270,256
- In which: Loan interest expenses	23		11,926,008,984	12,927,270,256
8· Sales expenses:	25	6.5	11,014,956,758	12,646,830,790
9· Corporate management expenses	26	6.6	10,504,784,796	9,212,757,406
10· Net profits from operating activities {30 = 20 + (21-22) - (25 + 26)}	30		10,311,103,610	10,854,891,809
11· Other incomes	31	6.7	84,861,489	292,207,247
12· Other costs	32	6.8	326,342,384	348,705,800
13· Other profits (40 = 31 - 32)	40		(241,480,895)	(56,498,553)
14· Gross accounting profit before tax (50 = 30 + 40)	50		10,069,622,715	10,798,393,256
15· Current corporate income tax cost	51	5.15	1,844,663,375	2,152,734,384
16· Cost of deferred corporate income tax	52		-	-
17· Profits after enterprise income tax (60 = 50 - 51 - 52)	60		8,224,959,340	8,645,658,872
18· Basic earnings per share	70	6.9	519	546

(Signed)
NGUYEN HOANG THAI TRONG
Prepared by

(Signed)
VU THI KIM THANH
Chief Accountant

(Signed and sealed)
NGUYEN HOANG LINH
Director
Dong Nai, August 12, 2025

INTERIM CASH FLOW STATEMENT

(According to the indirect method)

For the six-month accounting period ended June 30, 2025

INDICATOR	Code	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1· Profit before tax	01	10,069,622,715	10,798,393,256
2· Adjustments of amounts:			
Depreciation of fixed assets and investment properties	02	1,405,980,784	1,278,192,778
Provisions	03	263,894,603	-
(Profit) / loss of exchange rate difference due to revaluation of the original monetary items in foreign currencies	04	-	-
(Profit) / loss from investment activities	05	(7,890,302,304)	(7,651,807,448)
Loan interest expenses	06	11,926,008,984	12,927,270,256
Other adjustment items	07	-	-
3· Profit from operating activities before changing working capital	08	15,775,204,782	17,352,048,842
(Increase) / reduce receivables	09	11,548,916,386	(5,105,465,030)
(Increase) / reduce inventory	10	30,892,455,459	(6,831,708,009)
Increase or decrease of payables (Excluding loan interests, corporate income tax payable)	11	(1,524,530,003)	4,928,424,686
Increase or decrease in prepaid expenses	12	(30,891,505)	261,963,357
Increase or decrease in securities business	13	-	-
Interest paid	14	(12,284,262,007)	(13,344,729,083)
Paid enterprise income tax	15	(2,612,699,676)	(850,000,000)
Other proceeds from business activities	16	-	-
Other payment for operating activities	17	(202,000,000)	-
Net cash flows from operating activities	20	41,562,193,436	(3,589,465,237)
II. CASH FLOWS FROM INVESTMENT ACTIVITIES			
1· Money spent on procurement, construction of fixed assets and other long-term assets	21	-	(456,842,593)
2· Proceeds from disposal or transfer of fixed assets and other long-term assets	22	-	5,454,545
3· Money for loans, purchase of debt instruments of other units	23	(63,000,000,000)	(135,800,000,000)
4· Proceeds from lending or repurchase of debt instruments from other entities	24	51,300,000,000	174,470,000,000
5· Expenditures on equity investments in other entities:	25	(5,050,320,000)	(1,400,266,780)
6· Money withdrawing investment of capital contribution in in other units	26	1,854,792,632	-
7· Proceeds from interests, dividends and distributed profits:	27	10,217,363,126	10,668,548,517
Net cash flow from investing activities	30	(4,678,164,242)	47,486,893,689
III. CASH FLOWS FROM FINANCIAL ACTIVITIES			
1· Proceeds from stock issuance, capital of owners	31	-	-
2· repayment of contributed capital and repurchase of stock issued	32	-	-
3· Proceeds from borrowing	33	1,422,259,420,602	1,396,636,671,936
4· Repayment of loan principal	34	(1,474,319,200,163)	(1,438,989,693,146)
5· Repayment of financial principal	35	-	-
6· Dividends and profits paid to owners	36	-	-
Net cash flow from financing activities	40	(52,059,779,561)	(42,353,021,210)

INTERIM CASH FLOW STATEMENT

(According to the indirect method)

For the six-month accounting period ended June 30, 2025

INDICATOR	Code	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
NET CASH FLOWS DURING THE PERIOD (50 = 20 + 30 + 40)	50	(15,175,750,367)	1,544,407,242
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	60	42,620,435,447	19,964,578,596
Effect of exchange rate fluctuations	61	-	-
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (70 = 50 + 60 + 61)	70	27,444,685,080	21,508,985,838

(Signed)

NGUYEN HOANG THAI TRONG
Prepared by

(Signed)

VU THI KIM THANH
Chief Accountant

(Signed and sealed)

NGUYEN HOANG LINH
Director
Dong Nai, August 12, 2025

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. CHARACTERISTICS OF THE COMPANY OPERATIONS

1.1 Form of equity ownership:

Dong Nai Building Materials and Fuel Joint Stock Company ("the Company") is a joint stock company converted from a state-owned enterprise pursuant to Decision No. 2863/2003/QĐ.CT.UBT dated September 5, 2003 issued by the People's Committee of Dong Nai Province. The Company operates under the Joint Stock Enterprise Business Registration Certificate No. 4703000089 (new number 3600661303) first issued by the Department of Planning and Investment of Dong Nai Province on January 6, 2004, with the 21st amendment registered on November 21, 2024.

The Company's charter capital as of June 30, 2025, and January 1, 2025, is VND 158,480,630,000, equivalent to 15,848,063 shares with a par value of VND 10,000 per share.

The Company's shares are traded on the UPCoM stock exchange at Hanoi Stock Exchange with the ticker symbol BMF. The first trading day was April 16, 2018.

The Company's headquarters is located at 255B Pham Van Thuan Street, Tam Hiep Ward, Dong Nai Province, Vietnam.

1.2 Business fields

The Company operates in the field of trading.

1.3 Business lines

According to the Enterprise Registration Certificate, the Company's business lines include:

- Retail of engine fuel in specialized stores Details: gasoline, oil, lubricants (operating only when meeting business conditions as prescribed by law);
- Restaurant and mobile food serving services, Details: restaurants, eateries, food and beverage services (excluding bar business and beverage services combined with dancing) (operating only when authorized by competent agencies and meeting business conditions as prescribed by law);
- Automobile and other motor vehicles agent Details: dealership of passenger cars (12 seats or less);
- Wholesale of agricultural and forestry raw materials (except wood, bamboo and cork) and alive animals. Details: wholesale of agricultural products (conducted in accordance with Decision No. 62/2013/QĐ-TTg dated October 25, 2013, by the Prime Minister);
- Retail sale of other new goods in specialized stores Details: Liquefied petroleum gas and fuels (operating only when meeting business conditions as prescribed by law);
- Wholesale of other construction materials and equipment Details: Wholesale of building materials;
- Manufacture of building materials from clay (not produced at the headquarters, operating only when authorized by competent authorities regarding the location and meeting business conditions as prescribed by law);
- Exploitation of stone, sand, gravel and clay Details: Stone mining (operating only when meeting business conditions as prescribed by law);
- Sales of spare parts and accessories of cars and other motor vehicles
- Wholesale of other household appliances Details: Household electrical appliances, electric lamps and lighting fixtures;
- Real estate business, including ownership, land use rights, or leased land (operating only when meeting business conditions as prescribed by law);
- Maintenance and repair of automobiles and other motor vehicles (operating only when meeting business conditions as prescribed by law);
- Retail of hardware, paint, glass and equipment installed in the building in specialized stores; Details: Retail of construction materials
- Wholesale of solid, liquid and gaseous fuels and related products Details: Petrol, oil, lubricants, liquefied petroleum gas and greases (operating only when business conditions prescribed by law are met);
- Plantation of other perennials Details: Industrial crops (not operating at the head office).

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

During the period, the Company's main activities were retail sales of gasoline, oil, lubricants, liquefied petroleum gas, and fuels.

1.4 Cycle of normal business production

The Company's normal business cycle does not exceed 12 months.

1.5 Structure of the Company

Associated Company

The Company has 2 associate companies, including:

Company name:	Add	Principal business activities	Ownership percentage
Rang Dong Food Company Limited	01A Hanoi Highway, Long Binh Ward, Dong Nai Province	Public catering, industrial meal processing, food trading, and livestock slaughtering	44%;
Long Thanh Trading Joint Stock Company	No. 286, Le Duan Street, Van Hai Area, Long Thanh Commune, Dong Nai Province	Trading in fuel, food technology, electrical appliances, and commercial services	35.48%;

Information about branch

The company has the following subordinate units:

No	Unit name	Add
1	Hung Nghia Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1, Hung Nghia Hamlet, National Highway 1A, Dau Giay Commune, Dong Nai Province, Vietnam
2	Nui Le Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	National Highway 1A, Group 14, Hamlet 6, Xuan Hoa Commune, Dong Nai Province, Vietnam
3	Long Phuoc Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1289, National Highway 51, Group 25, Dat Moi Hamlet, Long Phuoc Commune, Dong Nai Province, Vietnam
4	Trang Bom Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 242, Nguyen Huu Canh Street, Quarter 3, Trang Bom Commune, Dong Nai Province, Vietnam
5	Petroleum Station No. 2 – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 219, Pham Van Thuan Street, Tam Hiep Ward, Dong Nai Province, Vietnam
6	Tan Bien Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 474/8, Quarter 5B, Cau Sap 3-way Intersection, Hanoi Highway, Long Binh Ward, Dong Nai Province, Vietnam
7	An Binh Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1A, Quarter 10, Hanoi Highway, Tran Bien Ward, Dong Nai Province, Vietnam
8	Phu Binh Petroleum Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 2823, National Highway 20, Group 4, Phu Tan Hamlet, Phu Lam Commune, Dong Nai Province, Vietnam
9	Trang Dai II Petrol Station – Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 36, Quarter 3, Group 10, Bui Trong Nghia Street, Trang Dai Ward, Dong Nai Province, Vietnam
10	Representative Office in Ho Chi Minh City – Dong Nai Building Material and Fuel Joint Stock Company	L10-06, 10th Floor, Vincom Center Building, 72 Le Thanh Ton, Saigon Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

No	Unit name	Add
11	Suoi Nho Petroleum Station – Branch of Huong Lo 16, Group 7, Hamlet 5B, Xuan Bac Dong Nai Building Material and Fuel Joint Stock Company	Commune, Dong Nai Province, Vietnam

1.6 Declaration on the comparability of information on the financial statements

The figures presented in the financial statements for the six-month accounting period ended June 30, 2025 are comparable with the corresponding figures of the prior period.

1.7 Employee

As at June 30, 2025, the Company had a total of 122 employees (as at December 31, 2024: 121 people)

2. FISCAL YEAR, CURRENCY UNIT USED IN ACCOUNTING

2.1 Fiscal Year

The Company's fiscal year starts on January 1 and ends on December 31 every year.

2.2 The currency used in accounting

The currency used in accounting is the Vietnamese Dong (VND) as receipts and payments are mainly made in VND.

3. APPLICABLE STANDARDS AND ACCOUNTING REGIME

3.1 Applicable accounting standards and regime

The financial statements are prepared and presented in accordance with the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance (Circular 200/2014/TT-BTC), Circular No. 53/2016/TT-BTC dated March 21, 2016, and Vietnamese Accounting Standards.

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC, Circular No. 53/2016/TT-BTC, and other circulars providing guidance on the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance in the preparation and presentation of the financial statements.

3.2 Declaration on compliance with Accounting Standards and Regime

The Company's Board of Directors ensures compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC, Circular No. 53/2016/TT-BTC, as well as other circulars providing guidance on the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance in the preparation of the financial statements.

4. SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of financial statement

The financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

4.2 Foreign currency transactions:

During the year, transactions arising in currencies other than VND are converted into VND at the actual exchange rate at the transaction date. At the end of the financial year, the Company

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

revalues monetary items denominated in foreign currencies at the exchange rates prevailing on that date.

Exchange rate differences arising during the year from foreign currency transactions are recognized in financial income or financial expenses. Exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the financial year, after offsetting exchange gains and losses, are recognized in financial income or financial expenses.

4.3 Cash and cash equivalents

Cash includes cash on hand, demand deposits, and cash in transit. Cash equivalents are short-term investments with a maturity of no more than three months from the date of investment, which are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value at the reporting date.

4.4 Financial investments

Held to maturity investments

An investment is classified as held-to-maturity when the Company has the intention and ability to hold it until maturity. Investments held to maturity date including: Term bank deposits and loans held-to-maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, comprising the purchase price and any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at their recoverable amounts. Interest income from held-to-maturity investments after the acquisition date is recognized in the Statement of Profit or Loss on an accrual basis. Interest received in advance before the Company's acquisition is deducted from the cost at the acquisition date.

When there is conclusive evidence that part or all of an investment is unlikely to be recovered and the amount of the loss can be reliably measured, the loss is recognized in financial expenses for the period and directly deducted from the investment value.

Upon disposal of an investment, the difference between the net disposal proceeds and the carrying amount is recognized as income or expense.

When there is conclusive evidence that part or all of an investment is unlikely to be recovered and the amount of the loss can be reliably measured, the loss is recognized in financial expenses for the year and directly deducted from the investment value.

Investments in associates

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies.

Investments in associates are initially recognized at cost, including the purchase price or contributed capital and directly attributable investment-related costs. In the case of investment by means of non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the transaction date.

Dividends and profits relating to periods prior to the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits relating to periods after the acquisition are recognized as revenue. Dividends received in the form of shares are recorded only by the number of shares received, with no value recognized for the shares received.

Provision for impairment of investments in associates is made when the associate incurs losses, with the provision amount being the difference between the actual capital contributed by all

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

parties in the associate and the actual equity of the associate, multiplied by the Company's ownership percentage in the total contributed capital.

Increases or decreases in the provision for losses on investments in associates that need to be made at the end of the financial year are recognized in financial expenses.

Upon disposal of an investment, the difference between the net disposal proceeds and the carrying amount is recognized as income or expense.

Investments in other entities

Investments in other entities are investments in equity instruments of other entities in which the Company does not have control, joint control, or significant influence over the investee.

These investments are initially recognized at cost, comprising the purchase price or capital contribution plus any directly attributable investment-related costs. The Board of General Directors reviews these investments to recognize provisions at the end of the accounting period.

Provision for losses on investments in equity instruments of other entities is made as follows:

- For investments in listed shares or where the fair value of the investment can be reliably determined, the provision is made based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting date, the provision is made based on the losses of the investee, at an amount equal to the difference between the actual capital contributed by the parties to the other entity and its actual equity, multiplied by the Company's capital contribution ratio to the total actual capital contributed by the parties to that entity.

Increases or decreases in the provision for losses on investments in equity instruments of other entities that need to be made at the end of the financial year are recognized in financial expenses.

Loans

Loans are determined at the original price less provision for bad receivables. Provision for doubtful debts on loans is made based on the estimated potential losses.

4.5 Receivables

Receivables are presented at cost less provision for doubtful debts.

Receivables are classified into trade receivables and other receivables according to the following principles:

- Trade receivables represent commercial receivables arising from sale and purchase transactions between the Company and buyers who are independent entities.
- Other receivables represent non-commercial receivables not related to sale and purchase transactions.

Provision for doubtful debts reflects the estimated loss due to uncollectible receivables from customers, based on the outstanding receivable balances at the balance sheet date. The provision for or reversal of provision for doubtful debts is recognized in administrative expenses in the statement of profit or loss.

4.6 Inventories

Inventories are determined based on the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Inventories, tools, and supplies include purchase costs and other directly attributable costs incurred to bring the inventories to their present location and condition.

Net realizable value is the estimated selling price of the inventories in the ordinary course of production and business, less the estimated costs of completion and the estimated costs necessary to make the sale.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

The value of inventories is determined using the weighted average method and accounted for using the perpetual inventory method.

Provision for inventory devaluation is made for each inventory item whose cost is higher than its net realizable value. Increases or decreases in the balance of the provision for inventory devaluation required at the end of the accounting period are recognized in cost of goods sold.

4.7 Prepaid expenses

Prepaid expenses include the actually incurred costs related to the results of business activities of many accounting periods. The Company's prepaid expenses include the following:

Tools, supplies, and other prepaid expenses

Tools, supplies, and other prepaid expenses that have been put into use are allocated to expenses on a straight-line basis over a period not exceeding 36 months.

4.8 Tangible fixed assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses incurred by the Company to bring the asset to its intended location and condition for use. Subsequent expenditures are only added to the cost of fixed assets when it is probable that they will result in future economic benefits derived from the use of the asset. The costs incurred are not satisfied these conditions are recognized as cost of production, sales in the period.

When an asset is sold or disposed of, its cost and accumulated depreciation are derecognized from the financial statements, and any resulting gain or loss from the disposal is recognized in the income statement.

Depreciation of tangible fixed assets is calculated using the straight-line method over the estimated useful lives of the assets as follows:

	Number of year
House, building materials	04 – 25
Machine, Devices	03 – 10
Means of transport	04 – 08
Equipment, management tools	04 – 10

4.9 Intangible fixed assets

Intangible fixed assets are presented at cost less accumulated amortization. The cost of intangible fixed assets includes all expenses incurred by the Company to bring the asset to its intended condition for use. Subsequent expenditures related to intangible fixed assets are recognized as operating expenses in the period unless they are directly associated with a specific intangible asset and increase its future economic benefits.

When intangible assets are sold or disposed of, their cost and accumulated amortization are derecognized, and any resulting gain or loss is recognized in income or expenses for the year.

The Company's intangible fixed assets include:

Land use rights

Land use rights include all actual expenditures directly related to the use of land, such as land use fees, compensation, site clearance, ground leveling, registration fees, etc. Land use rights are amortized on a straight-line basis over 46 - 50 years.

Computer software

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

The purchase cost of computer software not integral to related hardware is capitalized. The cost of computer software includes all expenses incurred by the Company up to the time the software is ready for use. Computer software is amortized on a straight-line basis over 5 years.

4.10 Payables and accrued expenses

Payables and accrued expenses are recognized for the amounts to be paid in the future for goods and services already received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of payables into amounts payable to suppliers, accrued expenses, and other payables is carried out according to the following principles.

- Payables to sellers represent trade payables arising from purchases of goods, services or assets, and the seller is an independent entity from the Company.
- Accrued expenses reflect amounts payable for goods and services received from suppliers or provided to buyers but not yet paid due to the absence of invoices or insufficient accounting documents, as well as amounts payable to employees for wages, vacation pay, and production and business expenses that must be accrued in advance.
- Other payables reflect non-commercial payables, not related to the transactions of buying, selling or supplying goods or services.

4.11 Salary

Salaries allocated to expenses during the period are based on the wages and allowances agreed upon in the Labor Contract.

4.12 Deductions based on salary:

Social insurance is accrued on wages according to the labor contract at a rate of 17.5% charged to expenses, with 8% deducted from employees' salaries.

Health insurance is accrued on wages at a rate of 3% charged to expenses, with 1.5% deducted from employees' salaries.

Unemployment insurance is accrued on wages at a rate of 1% charged to expenses, with 1% deducted from employees' salaries.

Trade union fees are accrued on wages at a rate of 2% charged to expenses.

4.13 The contributed capital of the Owner

Owner's capital contributions are recognized based on the actual capital contributed by shareholders.

Funds

The funds are established and used in accordance with the Company's Charter.

4.14 Profit distribution

The post-corporate income tax profit is distributed to shareholders after the establishment of funds in accordance with the Company's Charter and legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-cash items within the undistributed post-tax profit that may affect cash flow and the ability to pay dividends, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-cash items.

Dividends are recognized as liabilities once approved by the General Meeting of Shareholders.

4.15 Basic earnings per share

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Basic earnings per share is calculated by dividing the post-tax profit attributable to the Company's common shareholders by the weighted average number of common shares outstanding during the year.

4.16 Revenue

Revenue from sales of goods

Sales revenue is recognized when all five of the following conditions are simultaneously met:

- (a) The Company has transferred the majority of risks and rewards associated with the ownership of the products or goods to the buyer;
- (b) The company does not hold goods management rights as goods owner or goods control rights;
- (c) Revenue can be measured reliably; When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, the company may only recognize revenue once those conditions no longer exist and the buyer no longer has the right to return the products or goods (except in cases of return in exchange for other goods or services);
- (d) The company has obtained or will obtain economic benefits from the sales transaction; and
- (e) The costs related to the sales transaction can be identified.

Revenue from Service

Revenue of the transaction involving the rendering of services is recognized when the outcome of the transaction can be measured reliably. In case of a transaction with provision of services is related to many periods, revenue is recorded in the period with the result of the portion of completed work on the date of Balance Sheet for that period. The results of service provision transactions are determined when all four of the following conditions are met:

- (a) Revenue is reasonably certain. When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, the company may only recognize revenue once those conditions no longer exist and the buyer no longer has the right to return the provided service;
- (b) The company has obtained or will obtain economic benefits from the service provision transaction;
- (c) The portion of work completed can be determined at the reporting date; and
- (d) The costs incurred for the transaction and the costs to complete the service provision transaction can be identified.

Interest income

Interest is recognized on an accrual basis, determined on the balance of deposit accounts and the actual interest rate for each period.

Dividends and distributed profits

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or profits from its capital contributions. Dividends received in the form of shares are recorded only by the number of shares received, with no value recognized for the shares received.

4.17 Borrowing costs

Borrowing costs include interest and other costs incurred directly in connection with the loan.

Borrowing costs are recognized as financial expenses during the year unless they are directly attributable to the acquisition, construction, or production of qualifying assets, in which case they are capitalized as part of the cost of those assets. Capitalization of borrowing costs ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

4.18 Current income tax

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Corporate income tax expenses include current corporate income tax.

Current income tax

Current income tax is the tax calculated based on Assessable Income. Assessable Income is different from accounting profit due to the adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable income and loss moved.

The Company's tax reports will be audited by the tax authorities. Due to the application of tax laws to different types of transactions and varying interpretations, understandings, and approvals, the figures in the financial statements may differ from those of the tax authorities.

4.19 Department reports

The business department is a part that can be separately identified to participate in the production or supply of products or services and has different risks and economic benefits than other business divisions.

A geographic area is a part that can be separately identified involved in the production or supply of products or services within a specific economic environment and with economic risks and benefits, different from business divisions in other economic environments.

4.20 Related parties:

The parties are considered as related if one party has the ability to control or has significant influence for the other party in making the decisions on the financial and operating policies. Parties are also considered to be related if they are subject to common control or common significant influence. The following individuals/companies are considered related parties:

Individual/Company	Location	Relationship
Vietnam National Petroleum Group	Vietnam	Shareholders holding 5% or more of the voting shares
Engineering Trading and Investment Corporation - Joint Stock Company	Vietnam	Shareholders holding 5% or more of the voting shares
Quang Ninh Bus Station Joint Stock Company	Vietnam	Shareholders holding 5% or more of the voting shares
Rang Dong Food Company Limited	Vietnam	Associated Company
Long Thanh Trading Joint Stock Company	Vietnam	Associated Company
EVS Securities Joint Stock Company	Vietnam	With Key management personnel (until March 31, 2025)
Board of Directors, Supervisory Board, Executive Board		Key management personnel

5. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INTERIM BALANCE SHEET

5.1 Cash and cash equivalents

	June 30, 2025 VND	January 01, 2025 VND
Cash, VND	12,963,014,752	12,693,715,534
Bank deposits (VND)	14,481,670,328	4,926,719,913
Cash equivalents(*)	-	25,000,000,000
	27,444,685,080	42,620,435,447

5.2 Financial investments

5.2.1 Short-term financial investments

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

The Company's short-term financial investments include held-to-maturity investments, detailed as follows:

	June 30, 2025		January 01, 2025	
	Historical cost VND	Booking value VND	Historical cost VND	Booking value VND
Short-time				
Term deposits	268,000,000,000	268,000,000,000	258,300,000,000	258,300,000,000
	268,000,000,000	268,000,000,000	258,300,000,000	258,300,000,000

Held-to-maturity investments consist of fixed-term deposits at commercial banks with interest rates ranging from 4.1% to 5.2% per annum. These fixed-term deposits have been pledged as collateral for the Company's loans (see Note 5.18).

5.2.2 Long-term financial investments

The Company's long-term financial investments include investments in associates and equity contributions to other entities, detailed as follows:

	June 30, 2025			January 01, 2025		
	Historical cost VND	Prevention VND	Reasonable Value VND	Historical cost VND	Prevention VND	Reasonable Value VND
Investments in affiliate						
Rang Dong Food Company Limited (a)	1,100,000,000	-	(*)	1,100,000,000	-	(*)
Long Thanh Trading Joint Stock Company (b)	53,409,017,146	-	(*)	50,213,489,778	-	(*)
Investing in other units						
Tay Nguyen Durian Joint Stock Company	10,000,000,000	(126,685,794)	(*)	10,000,000,000	(126,685,794)	(*)
	64,509,017,146	(126,685,794)		61,313,489,778	(126,685,794)	

- (a) Investment in Rang Dong Food Co., Ltd. with a capital contribution value of VND 1,100,000,000, representing 44% of the company's charter capital. Rang Dong Food Co., Ltd. is a limited liability company with two or more members, operating under Business Registration Certificate No. 3600248537, first issued on June 20, 1996, and amended for the 7th time on October 4, 2024. The main activity of the associate company is other food services, specifically catering services.
- (b) Investment in Long Thanh Trading Joint Stock Company with a capital contribution value of VND 53,409,017,146 corresponding to 704,444 shares, representing 35.48% of the company's charter capital. Long Thanh Trading Joint Stock Company is a joint stock company operating under Business Registration Certificate No. 3600445359, first issued on January 19, 2000, and amended for the 8th time on February 17, 2025. The company's main activities include trading in fuels, food technology, electronics, and commercial services.

Significant transactions with the associate company are presented in section 9.1.2.

- (c) Investment in Tay Nguyen Durian Joint Stock Company with a capital contribution value of VND 10,000,000,000 corresponding to 1,000,000 shares, representing 10.35% of the company's charter capital. Tay Nguyen Durian Joint Stock Company is a joint stock company operating under Business Registration Certificate No. 6001394460, first issued on October 7, 2013, and amended for the 10th time on June 18, 2025. The company's main activities are fruit processing, construction and development of industrial clusters, and cultivation of high-tech standard fruit trees.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

- (*) As of June 30, 2025, and January 1, 2025, the investment values in associates and other entities are recorded at historical cost. The Company has not determined the fair value of these investments for disclosure in the financial statements due to the absence of market-listed prices, and Vietnamese Accounting Standards and Vietnamese Enterprise Accounting Regime currently do not provide guidance on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amounts.

5.3 Short-term receivables from customers

	June 30, 2025 VND	January 01, 2025 VND
Receivables from other customers		
Nghi Son Cement Company	19,870,439,206	17,348,112,555
Lizen Joint Stock Company	11,349,974,620	14,444,925,920
Viet Khanh An Petroleum Transport Joint Stock Company	5,464,873,820	5,382,505,709
CJ Cau Tre Foods Joint Stock Company – Long An Branch	3,477,064,844	4,178,689,086
Branch of Vicem Ha Tien Cement Joint Stock Company	1,187,802,044	3,123,708,216
Hai Au Phat Company Limited	1,218,680,003	1,218,680,003
Other customers	47,512,197,958	53,576,402,674
	90,081,032,495	99,273,024,163

The Company has pledged its receivables as collateral for loans (see Note 5.18).

5.4 Short-term and long-term prepaid expenses to suppliers

5.4.1 Short-term advances to suppliers

	June 30, 2025 VND	January 01, 2025 VND
Other prepaid expenses to suppliers		
Viet Oil Joint Stock Company (*)	37,991,800,000	37,991,800,000
Hung Hau Petroleum Limited Liability Company	5,011,115,000	5,011,115,000
Other suppliers	1,603,154,570	5,882,601,803
	44,606,069,570	48,885,516,803

- (*) This is an advance payment to Viet Oil Joint Stock Company, which is currently guaranteed for repayment by Ms. Mai Thi Ngoc Trinh through the transfer of land use rights and attached assets on the land according to the Commitment Agreement dated November 3, 2022. As of the date of this financial report, the Company has not yet completed the procedures for transferring the land use rights and attached assets mentioned above; therefore, the value of the advance payment to Viet Oil Joint Stock Company has not been offset.

5.4.2 Long - term prepayments to suppliers

	June 30, 2025 VND	January 01, 2025 VND
Other prepaid expenses to suppliers		
Quy Nhu Ngoc One-Member Limited Liability Company	2,626,496,000	3,207,296,000
	2,626,496,000	3,207,296,000

5.5 Short-term loan receivables

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

	June 30, 2025		January 01, 2025	
	Prevention VND	Value VND	Prevention VND	Value VND
Receivables from other organizations and individuals				
Mr. Nguyen Chi Anh (*)	2,000,000,000	-	-	-
	2,000,000,000	-	-	-

- (*) This is a loan to Mr. Nguyen Chi Anh under Loan Agreement No. 01/2025/CDDN-HDVT dated June 16, 2025. The loan purpose is for business production investment. The loan interest rate is 7% per annum, with a loan term of 2 months from the disbursement date.

5.6 Other receivables

5.6.1 Other short-term receivables

	June 30, 2025		January 01, 2025	
	Prevention VND	Value VND	Prevention VND	Value VND
Receivables from other organizations and individuals				
Accrued interest income on term deposits	4,931,311,507	-	7,258,372,329	-
Interest receivable on loans	5,753,425	-	-	-
Personal income tax arrears	17,794,279	-	30,965,279	-
Vietnam Japan Automobile Co., Ltd. (*)	2,354,545,464	-	2,354,545,464	-
Receivables for gas cylinder shells	327,020,000	-	317,800,000	-
Employee advances	239,360,000	-	198,000,000	-
Other short-term receivables	3,022,400,000	-	39,360,909	-
	10,898,184,675	-	10,199,043,981	-

- (*) This is an account receivable related to the rental fees of Vietnam Japan Automobile Co., Ltd. under the lease contract No. 15/VLCĐ-TN dated December 25, 2014. As of June 30, 2025, the Company has not yet issued an invoice for this rental fee.

5.6.2 Other long-term receivables

	June 30, 2025 VND	January 01, 2025 VND
Receivables from other organizations and individuals		
Pledge, mortgage, collateral, deposit	619,890,000	929,890,000
	619,890,000	929,890,000

5.7 Bad debt

	June 30, 2025			January 01, 2025		
	Historical cost VND	Value can be recovered VND	Provision VND	Historical cost VND	Value can be recovered VND	Provision VND
Receivables from customers						
Nam Thinh Phat Joint Stock Company	470,919,993	-	(470,919,993)	470,919,993	-	(470,919,993)
211 Trading and Services Company Limited	244,950,000	-	(244,950,000)	244,950,000	-	(244,950,000)
Nguyen Hoa Binh Company Limited	318,868,900	-	(318,868,900)	318,868,900	-	(318,868,900)

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

	June 30, 2025			January 01, 2025		
	Historical cost	Value can be recovered	Provision	Historical cost	Value can be recovered	Provision
	VND	VND	VND	VND	VND	VND
Ngoc Tan Thanh One Member Company Limited	204,365,800	-	(204,365,800)	204,365,800	-	(204,365,800)
Thanh Duc Transport Company Limited	150,526,460	-	(150,526,460)	150,526,460	-	(150,526,460)
Tri Minh Phat Company Limited	159,668,050	-	(159,668,050)	159,668,050	-	(159,668,050)
Van Anh One Member Limited Liability Company for Trading, Services, Import-Export, and Transportation.	402,140,000	-	(402,140,000)	402,140,000	-	(402,140,000)
Hai Au Phat Company Limited	1,218,680,003	-	(1,218,680,003)	1,218,680,003	-	(1,218,680,003)
agom Trading Joint Stock Company – Soc Trang Branch	523,622,120	157,086,636	(366,535,484)	523,622,120	157,086,636	(366,535,484)
Vinh Phat Fuel and Transport Company Limited	847,200,000	254,160,000	(593,040,000)	847,200,000	346,770,000	(500,430,000)
Other customers	2,678,018,076	291,698,388	(2,386,319,688)	2,826,911,633	611,876,548	(2,215,035,085)
Shortage of assets awaiting resolution						
Embezzlement-related receivables	3,913,807,794	-	(3,913,807,794)	3,913,807,794	-	(3,913,807,794)
	11,132,767,196	702,945,024	(10,429,822,172)	11,281,660,753	1,115,733,184	(10,165,927,569)

5.8 Shortage of assets awaiting resolution

	June 30, 2025 VND	January 01, 2025 VND
Embezzlement-related receivables (*)	3,913,807,794	3,913,807,794
	3,913,807,794	3,913,807,794

(*) The account receivable amount embezzled by Mr. Nguyen Xuan Toan was discovered in November 2019, According to Judgment No. 09/2022/HS-ST dated January 13, 2022, issued by the People's Court of Dong Nai Province, Mr. Nguyen Xuan Toan is required to compensate the Company VND 3,913,807,794. The Company has made a 100% provision for doubtful debts for this receivable amount.

5.9 Inventories

	June 30, 2025		January 01, 2025	
	Provision VND	Value VND	Provision VND	Value VND
Tools and instruments	488,022,161	-	382,610,845	-
Product	143,728,432,333	-	174,688,876,071	-
Goods in transit for sale	-	-	37,423,037	-
	144,216,454,494	-	175,108,909,953	-

The Company's goods are pledged as collateral for the Company's loans (see Note 5.18).

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

5.10 Short-term and long-term prepaid expenses

5.10.1 Short-term prepaid expenses

	June 30, 2025 VND	January 01, 2025 VND
Insurance expenses	87,960,603	61,992,629
Consulting expenses	51,666,669	131,666,667
Other short-term prepaid expenses	68,105,285	164,034,272
	207,732,557	357,693,568

5.10.2 Long-term prepaid expenses

	June 30, 2025 VND	January 01, 2025 VND
Repair and renovation expenses for office equipment	948,662,861	480,825,777
Store equipment installation expenses	984,758,444	1,061,056,485
Long-term prepaid expenses	407,380,619	618,067,146
	2,340,801,924	2,159,949,408

5.11 Situation of increase or decrease of tangible fixed assets

	House, building materials VND	Machines, equipment VND	Means of transport VND	Equipment, management tools VND	Total VND
ORIGINAL PRICE					
At January 01, 2025	17,274,043,374	11,408,398,733	8,025,697,246	260,592,593	36,968,731,946
At June 30, 2025	17,274,043,374	11,408,398,733	8,025,697,246	260,592,593	36,968,731,946
ACCUMULATED DEPRECIATION ASSETS					
At January 01, 2025	15,095,859,595	7,977,462,981	4,636,684,146	125,747,165	27,835,753,887
Depreciation for the period	488,728,308	499,567,265	353,393,430	22,286,849	1,363,975,852
At June 30, 2025	15,584,587,903	8,477,030,246	4,990,077,576	148,034,014	29,199,729,739
REMAINING VALUE					
At January 01, 2025	2,178,183,779	3,430,935,752	3,389,013,100	134,845,428	9,132,978,059
At June 30, 2025	1,689,455,471	2,931,368,487	3,035,619,670	112,558,579	7,769,002,207

The original cost of fully depreciated fixed assets that are still in use as of June 30, 2025, is VND 20,210,184,151 (as of January 1, 2025: VND 19,825,099,151),

The carrying amount of fixed assets pledged as collateral for the Company's loan as of June 30, 2025, is VND 1,203,392,118 (as of January 1, 2025, it was VND 1,422,514,008) (see Note 5.18).

5.12 Changes in intangible fixed assets

	Land use rights: VND	Computer Software VND	Total VND
ORIGINAL PRICE			
As of January 01, 2025	12,380,391,200	297,286,364	12,677,677,564
As of June 30, 2025	12,380,391,200	297,286,364	12,677,677,564
ACCUMULATED DEPRECIATION ASSETS			
As of January 01, 2025	1,222,922,899	297,286,364	1,520,209,263
Depreciation for the period	42,004,932	-	42,004,932
As of June 30, 2025	1,264,927,831	297,286,364	1,562,214,195

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

REMAINING VALUE

As of January 01, 2025	11,157,468,301	-	11,157,468,301
As of June 30, 2025	11,115,463,369	-	11,115,463,369

As of June 30, 2025, the carrying amount of the land use rights pledged as collateral for loans is VND 3,843,099,733 (as of January 1, 2025, it was VND 3,885,104,665) (see Note 5.18).

5.13 Short-term accounts payable to suppliers

	June 30, 2025		January 01, 2025	
	Value	Number with the ability of debt repayment	Value	Number with the ability of debt repayment
	VND	VND	VND	VND
Payable to other suppliers				
Viet Khanh An Petroleum Transport Joint Stock Company	804,444,000	804,444,000	-	-
Petrolimex Gas Co., Ltd, (Saigon)	217,934,640	217,934,640	99,516,120	99,516,120
Viet Petroleum Equipment One Member Company Limited	113,529,600	113,529,600	1,143,558,000	1,143,558,000
Other suppliers	905,845,961	905,845,961	922,042,637	922,042,637
	2,041,754,201	2,041,754,201	2,165,116,757	2,165,116,757

5.14 Buyers pay in advance

	June 30, 2025	January 01, 2025
	VND	VND
Advances from other customers		
Quoc Khanh One Member Limited Liability Company for Trading, Services, and Manufacturing	2,026,870,000	-
Song Da Dong Nai Petroleum Co., Ltd,	704,800,000	395,680,000
Hong Xuan Hoang Private Petroleum Enterprise	116,000,000	280,440,000
Hong Thoa Production and Trading Co., Ltd,	-	3,589,710,000
Other customers	805,843,661	1,027,046,607
	3,653,513,661	5,292,876,607

5.15 Taxes and amounts (receivable)/payable to the State

	January 01, 2025	Amount arising in year			June 30, 2025
	Payable	Payable number	Amount paid	Carryforward deduction	Payable
	VND	VND	VND	VND	VND
Domestic value-added tax (VAT)	-	157,825,888,653	(4,474,617,132)	(151,710,602,054)	1,640,669,467
Corporate income tax	2,561,231,390	1,844,663,375	(2,612,699,676)	-	1,793,195,089
PIT	38,143,507	262,941,074	(244,354,581)	-	56,730,000
Land tax, land rent	-	697,444,839	(697,444,839)	-	-
Other taxes and amounts payable	4,000,000	25,883,255	(29,883,255)	-	-
	2,603,374,897	160,656,821,196	(8,058,999,483)	(151,710,602,054)	3,490,594,556

V.a.t tax

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

The company pays value added tax by deduction method. The value-added tax (VAT) rates for domestic goods and services are 5%, 8%, and 10%.

Corporate income tax

The corporate income tax ("CIT") payable for the period is estimated as follows:

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Gross profit before tax	10,069,622,715	10,798,393,256
Adjustments increasing or decreasing accounting profit to determine taxable corporate income:		
Increasing adjustments	551,154,297	339,496,978
Taxable Incomes	10,620,777,012	11,137,890,234
Tax-exempt income	(1,654,801,568)	(993,537,000)
Assessable Income	8,965,975,444	10,144,353,234
CIT rate	20%	20%
Corporate income tax payable	1,793,195,089	2,028,870,647
Prior years' corporate income tax adjustments	51,468,286	123,863,737
Current CIT expense	1,844,663,375	2,152,734,384

The Company is obligated to pay corporate income tax at a rate of 20% on taxable income,

Other taxes

The Company declares and pays tax in accordance with regulations.

5.16 Short-term payables

	June 30, 2025 VND	January 01, 2025 VND
Amounts payable to other organizations and individuals		
Loan interest expenses	-	358,253,023
Provision for 13th month salary	810,000,000	1,229,778,390
Transportation cost	144,770,368	858,974,731
Other payable costs	118,289,449	223,949,826
	1,073,059,817	2,670,955,970

5.17 Other short-term and long-term payables

5.17.1 Other short-term payments

	June 30, 2025 VND	January 01, 2025 VND
Amounts payable to other organizations and individuals		
Excess assets pending for solving	114,540,349	114,540,349
Trade union fees	27,980,000	28,616,000
Payables for gas cylinder shells	544,170,000	500,740,000
Payables for land lease - Viet Nhat Automobile Co., Ltd.	2,278,181,828	2,278,181,828
Other short-term payables	16,435,940	81,270,740
	2,981,308,117	3,003,348,917

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

5.17.2 Other long-term payables

	June 30, 2025 VND	January 01, 2025 VND
Amounts payable to other organizations and individuals		
Get deposit, long-term deposits	5,487,566,667	5,163,566,667
	<u>5,487,566,667</u>	<u>5,163,566,667</u>

5.18 Short-term and long-term borrowings and finance lease liabilities

5.18.1 Short-term borrowings and finance lease liabilities

	June 30, 2025		January 01, 2025	
	Value VND	Number with the ability of debt repayment VND	Value VND	Number with the ability of debt repayment VND
Short-term borrowings and finance lease liabilities have to be paid to organizations and individuals				
Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Nai Branch (a)	37,399,700,000	37,399,700,000	26,678,598,380	26,678,598,380
Joint Stock Commercial Bank for Foreign Trade of Vietnam- Dong Nai Branch (b)	116,704,309,300	116,704,309,300	140,429,527,004	140,429,527,004
Vietnam Bank for Investment and Development – Nam Dong Nai Branch (c)	192,421,751,500	192,421,751,500	194,160,371,140	194,160,371,140
Shinhan Vietnam One Member Limited Liability Bank – Phu My Hung Branch (d)	38,399,890,550	38,399,890,550	47,676,820,700	47,676,820,700
Vietnam Bank for Agriculture and Rural Development – Tam Phuoc Dong Nai Branch (e)	22,375,150,000	22,375,150,000	24,301,863,770	24,301,863,770
Military Commercial Joint Stock Bank – Dong Nai Branch(f)	52,076,108,000	52,076,108,000	78,036,907,919	78,036,907,919
Long-term loans are due	305,199,996	305,199,996	305,199,996	305,199,996
	<u>459,682,109,346</u>	<u>459,682,109,346</u>	<u>511,589,288,909</u>	<u>511,589,288,909</u>

(a) This is a short-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Nai Branch under the credit limit loan contract No. 300039854/2024-HDCVHM/NHCT680-CHATDOT dated August 1, 2024. The credit limit is VND 55,000,000,000. The loan term is from August 1, 2024, to August 1, 2025. The loan purpose is to supplement working capital for petroleum business operations, Interest is charged according to each promissory note. The loan is secured by the following collateral:

- Land use rights and attached assets at Phu Binh Commune, Tan Phu District, Dong Nai Province, land lot No, 8, map sheet No, 5, with a collateral value of VND 14,166,000,000 according to real estate mortgage contract No. 01-13,62,9584/HDTC dated August 14, 2013.
- All goods including petroleum fuels, lubricants, grease, gas, and others with a collateral value of VND 32,000,000,000 under goods mortgage contract No. 14,62,300039854/HDTC-CD dated September 18, 2014.
- Debt claims with a collateral value of VND 77,800,000,000 under asset rights mortgage contract No. 01/2019/HDBD/NHCT680-CHATDOT dated December 30, 2019.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

- Land use rights and attached assets of Long Phuoc Gas Station, Nui Le Gas Station, Trang Bom Gas Station, Gas Station No. 2, and Company office with a collateral value of VND 448,000,000 under real estate mortgage contract No.300039854/2020/HDBD/NHCT680-CHATDOT-BDS dated December 1, 2020.
 - Machinery, equipment, and vehicles with a collateral value of VND 3,982,000,000 under movable property mortgage contract No. 300039854/2020/HDBD/NHCT680-CHATDOT dated December 1, 2020.
 - Deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade with 12-month terms at an interest rate of 4.2% per annum under deposit pledge contracts with a total face value of VND 12,500,000,000.
- (b) This is a short-term loan from Vietnam Joint Stock Commercial Bank for Foreign Trade – Dong Nai Branch under the credit granting contract No. 2024116/HDTD/QLN dated November 11, 2024, credit limit loan contracts No. 2024116A/HDHM/QLN and No. 2024116B/HDHM/QLN dated November 11, 2024, and the amendment contract No. 2024116/HDTD/QLN-PL3 dated June 4, 2025. The credit limit is VND 123,790,000,000. The credit limit maintenance period is 12 months from the contract signing date. The loan purpose is to support petroleum business production and operations, Interest is charged according to each promissory note. The loan is secured by the following collateral:
- Land use rights and attached assets of land lot No, 628, map sheet No, 17, and land lot No, 58, map sheet No, 17 at Xuan Thanh Commune, Thong Nhat District, Dong Nai Province, with a collateral value of VND 4,906,151,000 under land use rights mortgage contract No. 2019050/HDBD/QLN dated June 26, 2019, and collateral valuation report dated November 11, 2024.
 - Land use rights of land lot No. 3, map sheet No. 30 at Hung Loc Commune, Thong Nhat District, Dong Nai Province, with a collateral value of VND 10,195,219,000 under mortgage contract No. 20120230/HDBD/SME/NHNT dated September 10, 2012, and collateral valuation report dated November 11, 2024.
 - Goods in circulation during production and business such as petroleum, lubricants, grease, gas with a collateral value of VND 50,000,000,000 under goods mortgage contract No. 2020090/HDBD/QLN dated July 28, 2020, amendment contract No. 2020090/HDBD/QLN-02 dated July 7, 2022, and collateral valuation report dated May 14, 2025.
 - Asset rights arising from sales contracts with a collateral value of VND 73,790,000,000 under asset rights mortgage contract No. 2020091/HDBD/QLN dated July 28, 2020, amendment contract No. 2020091/HDBD/QLN-02 dated July 7, 2022, and collateral valuation report dated June 4, 2025.
 - Deposits at Vietnam Joint Stock Commercial Bank for Foreign Trade with 12-month terms at an interest rate of 4.1% per annum under deposit pledge contracts with a total face value of VND 63,700,000,000.
- (c) This is a short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development – Nam Dong Nai Branch under credit granting contract No. 114/2025/13819238/HDTD dated June 30, 2025. The credit limit is VND 200,000,000,000. The credit limit maintenance period is 12 months from the contract signing date, The loan purpose is to supplement working capital, guarantees, and letter of credit openings, Interest is charged according to each promissory note.
- Debt claims with a collateral value of VND 90,626,084,676 under debt claim/receivable mortgage contract No. 365/2023/13819238/HDBD dated November 10, 2023, and collateral valuation report dated May 7, 2025.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

- Goods in circulation such as petroleum, lubricants, grease, gas with a collateral value of VND 180,109,257,063 under framework asset mortgage contract No. 364/2023/13819238/HDBD dated November 10, 2023, and collateral valuation report dated May 7, 2025.
 - Deposits at Vietnam Joint Stock Commercial Bank for Investment and Development with 12-month terms at interest rates from 4.2% to 4.7% per annum under deposit pledge contracts with a total face value of VND 120,000,000,000.
- (d) This is a short-term loan from Shinhan Vietnam One Member Limited Liability Bank – Phu My Hung Branch under credit granting contract No. SHBPMH/HDTD/2023/C018 dated June 22, 2023, and contract extension, amendment, and supplement No. 03 dated June 27, 2025. The credit limit is VND 38,400,000,000. The credit limit maintenance period is 12 months from the contract signing date. The loan purpose is to supplement working capital, Interest is charged according to each promissory note.

The loan is secured by deposits at Shinhan Vietnam One Member Limited Liability Bank with 12-month terms at interest rates from 4.4% to 4.6% per annum under deposit pledge contracts with a total face value of VND 28,800,000,000.

- (e) This is a short-term loan from Vietnam Bank for Agriculture and Rural Development – Tam Phuoc Dong Nai Branch under credit contract No. 5903-LAV-202400390 dated October 30, 2024. The credit limit is VND 25,000,000,000. The credit limit maintenance period is 12 months from the contract signing date. The loan purpose is to supplement working capital, guarantees, and letter of credit openings, Interest is charged according to each promissory note.

The loan is secured by deposits at Vietnam Bank for Agriculture and Rural Development – Tam Phuoc Dong Nai Branch with 12-month terms at an interest rate of 4.6% per annum under deposit pledge contracts with a total face value of VND 13,000,000,000.

- (f) This is a short-term loan from Military Commercial Joint Stock Bank – Dong Nai Branch under credit granting contract No. 257324.24.720.30366329.TD dated November 18, 2024. The credit limit is VND 170,000,000,000. The credit limit maintenance period is from the contract signing date to October 25, 2025. The loan purpose is to supplement working capital, guarantees, and letter of credit openings. Interest is charged according to each promissory note,

The loan is secured by deposits at Military Commercial Joint Stock Bank – Dong Nai Branch with 12-month terms at interest rates from 4.7% to 5.2% per annum under deposit pledge contracts with a total face value of VND 30,000,000,000.

Details of the arising short-term loans and finance lease liabilities during the period are as follows:

	January 01, 2025	Loan amount disbursed during the period	Transfer from long-term loans and borrowings	Loan amount repaid during the period	June 30, 2025
	VND	VND	VND	VND	VND
Short-term bank loans	511,284,088,913	1,422,259,420,602		(1,474,166,600,165)	459,376,909,350
Long-term loans are due	305,199,996	-	152,599,998	(152,599,998)	305,199,996
	511,589,288,909	1,422,259,420,602	152,599,998	(1,474,319,200,163)	459,682,109,346

5.18.2 Long-term borrowings and finance lease liabilities

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

	June 30, 2025		January 01, 2025	
	Value	Number with the ability of debt repayment	Value	Number with the ability of debt repayment
	VND	VND	VND	VND
Long-term borrowings and finance lease liabilities must be paid to organizations and individuals				
Shinhan Vietnam One Member Limited Liability Bank – Phu My Hung Branch (g)	1,246,233,337	1,246,233,337	1,398,833,335	1,398,833,335
Long-term loans are due	(305,199,996)	(305,199,996)	(305,199,996)	(305,199,996)
	941,033,341	941,033,341	1,093,633,339	1,093,633,339

- (g) Long-term loan from Shinhan Vietnam One Member Limited Liability Bank – Phu My Hung Branch under credit contract No. SHBPMH/HDTC/2024/C032 dated July 22, 2024, for purchasing a vehicle to support the company's operational and transportation needs. The credit limit is VND 1,526,000,000. Loan term is 60 months. The fixed interest rate is 7.6% per annum, applicable for the first 12 months; after that, the interest rate is adjusted monthly according to the bank's notification. The loan is secured by a Ford Explorer vehicle, license plate 60K-484.61, with a collateral value of VND 2,099,000,000 under mortgage contract No. SHBPMH/HDTC/2024/C032 dated July 22, 2024.

Details of long-term loans incurred during the period are as follows:

	January 01, 2025	Loan amount disbursed during the period	Carry-over to short-term loans and debts	Loan amount repaid during the period	June 30, 2025
	VND	VND	VND	VND	VND
Long-term bank loans	1,398,833,335	-	-	(152,599,998)	1,246,233,337
Long-term loans are due	(305,199,996)	-	(152,599,998)	152,599,998	(305,199,996)
	1,093,633,339	-	(152,599,998)	-	941,033,341

5.19 Bonus and welfare fund

	January 01, 2025	Increase due to provision/receipt of funds	Disbursement of funds during the period	June 30, 2025
	VND	VND	VND	VND
Bonus fund	95,989,015	-	-	95,989,015
Welfare Fund	19,923,407	-	-	19,923,407
Bonus fund for executive management of the Company	726,117,142	807,148,951	(202,000,000)	1,331,266,093
	842,029,564	807,148,951	(202,000,000)	1,447,178,515

5.20 Equity

5.20.1 Statement of Changes in Equity

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

	Owner's Capital Contribution VND	Profit after tax is not distributed VND	Total VND
At January 01, 2024	158,480,630,000	5,448,434,174	163,929,064,174
Profit for the period	-	8,645,658,872	8,645,658,872
At June 30, 2024	158,480,630,000	14,094,093,046	172,574,723,046
At July 01, 2024	158,480,630,000	14,094,093,046	172,574,723,046
Profit for the period	-	7,497,320,140	7,497,320,140
At December 31, 2024	158,480,630,000	21,591,413,186	180,072,043,186
At January 01, 2025	158,480,630,000	21,591,413,186	180,072,043,186
Profit for the period	-	8,224,959,340	8,224,959,340
Bonus fund for executive management of the Company	-	(807,148,951)	(807,148,951)
At June 30, 2025	158,480,630,000	29,009,223,575	187,489,853,575

5.20.2 Details of the owner's equity

According to the amended Enterprise Registration Certificate, the Company's charter capital is VND 158,480,630,000. As of June 30, 2025, the charter capital has been fully contributed by the shareholders as follows:

	June 30, 2025			January 01, 2025		
	Number of shares	Share value VND	Perce ntage %	Number of shares	Share value VND	Perce ntage %
Quang Ninh Bus Station Joint Stock Company	5,562,734	55,627,340,000	35.10	5,562,734	55,627,340,000	35.10
Hoang Thi Thanh Hang	3,517,400	35,174,000,000	22.19	3,517,400	35,174,000,000	22.19
Luong Cong Quang	1,490,657	14,906,570,000	9.41	1,490,657	14,906,570,000	9.41
Vietnam National Petroleum Group	1,310,221	13,102,210,000	8.27	1,310,221	13,102,210,000	8.27
Engineering Trading and Investment Corporation - Joint Stock Company	792,481	7,924,810,000	5.00	792,481	7,924,810,000	5.00
Other shareholders	3,174,570	31,745,700,000	20.03	3,174,570	31,745,700,000	20.03
	15,848,063	158,480,630,000	100.00	15,848,063	158,480,630,000	100.00

5.20.3 Stock

	June 30, 2025 Stock	January 01, 2025 Stock
-Number of shares to be registered to issue	15,848,063	15,848,063
Number of sold-to-public shares	15,848,063	15,848,063
Common share	15,848,063	15,848,063
Preference shares	-	-
Number of share certificates to be acquired	-	-
Common share	-	-
Preference shares	-	-
Number of share certificates in circulation	15,848,063	15,848,063
Common share	15,848,063	15,848,063
Preference shares	-	-

Par value of hare certificates in circulation 10,000 VND/ share

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

5.21 Items outside the accounting balance sheet

Outsourced Property:

The total future minimum lease payments under non-cancellable operating leases are as follows by maturity period:

	June 30, 2025 VND	January 01, 2025 VND
From 1 year or less	1,820,396,421	1,820,396,421
Over 1 year to 5 years	6,671,685,683	6,671,685,687
Over 5 years	24,731,375,023	25,565,335,733
	<u>33,223,457,127</u>	<u>34,057,417,841</u>

6. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INTERIM STATEMENT OF PROFIT OR LOSS

6.1 Revenue from sales and services supply

6.1.1 Net revenue

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Sales of goods	1,579,939,183,291	1,735,637,309,522
Revenue from Service	973,334,608	754,701,218
	<u>1,580,912,517,899</u>	<u>1,736,392,010,740</u>
Deductions:		
Net revenue	<u>1,580,912,517,899</u>	<u>1,736,392,010,740</u>

6.1.2 Revenue from sales and services to related parties

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Tay Nguyen Durian Joint Stock Company	1,136,378	4,354,990
	<u>1,136,378</u>	<u>4,354,990</u>

6.2 Cost of goods sold

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Cost of goods sold	1,545,045,966,055	1,698,396,613,382
	<u>1,545,045,966,055</u>	<u>1,698,396,613,382</u>

6.3 Revenue from financial activities

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Interest of bank deposit	6,229,747,311	6,624,459,739

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Lending interest:	5,753,425	28,356,164
Dividends are divided	1,654,801,568	993,537,000
	7,890,302,304	7,646,352,903
6.4 Financial expenses	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Loan interest expenses	11,926,008,984	12,927,270,256
	11,926,008,984	12,927,270,256
6.5 Sales expenses	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Selling staff expenses	7,527,617,973	8,246,635,174
Cost of materials, packaging	40,446,208	51,194,857
Costs of tools and utensils	119,529,760	247,330,435
Fixed asset depreciation costs	452,408,757	372,002,307
Promotional expenses	233,244,779	724,173,531
Power cost	166,108,188	318,802,099
Guest reception fee	318,481,849	302,896,635
Other selling expenses	2,157,119,244	2,383,795,752
	11,014,956,758	12,646,830,790
6.6 Corporate management expenses	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Cost for management staff	4,572,953,487	4,065,596,753
Cost of management materials	214,289,462	297,918,661
Stationery costs	34,856,615	91,810,707
Fixed asset depreciation costs	905,523,643	874,158,215
Taxes, charges and fees	718,444,839	1,288,993,390
Provision expenses (reversal)	263,894,603	-
Office electricity expenses	216,383,296	83,975,508
Guest reception fee	838,491,364	346,079,918
Other business management costs	2,739,947,487	2,164,224,254
	10,504,784,796	9,212,757,406
6.7 Other incomes	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Income from electricity and water charges at rental kiosks	-	61,798,805
Disposal of tools and equipment	10,000,000	5,454,545
Other incomes	74,861,489	224,953,897
	84,861,489	292,207,247
6.8 Other costs		

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Remuneration of the Board of Directors and Supervisory Board not directly involved in operations	252,000,000	267,750,000
Electricity and water expenses of rented kiosks	-	61,545,805
Other costs	74,342,384	19,409,995
	326,342,384	348,705,800

6.9 Basic earnings per share

The calculation of basic earnings per share attributable to the Company's common shareholders is carried out based on the following data:

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Profit after tax attributable to the Company's shareholders	8,224,959,340	8,645,658,872
Subtract: Bonus and welfare fund	-	-
Profit used to calculate basic earnings per share	8,224,959,340	8,645,658,872
Weighted average number of shares outstanding during the year	15,848,063	15,848,063
Basic earnings per share (VND/share)	519	546

The weighted average number of common shares outstanding during the period is calculated as follows:

	From January 01, 2025 to June 30, 2025 Stock	From January 01, 2024 to June 30, 2024 Stock
Common shares outstanding at the beginning of the period	15,848,063	15,848,063
Effect of issued ordinary share certificates	-	-
Average common shares outstanding during the period	15,848,063	15,848,063

6.10 Costs for business and production by factors

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Cost of raw materials;	254,735,670	349,113,518
Labor cost;	12,100,571,460	12,312,231,927
Fixed asset depreciation costs	1,405,980,784	1,278,192,778
Costs of external purchase services	1,772,709,476	1,775,927,691
Other costs	6,033,792,548	6,176,154,538
	21,567,789,938	21,891,620,452

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

7. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN CASH FLOW STATEMENT

7.1 Proceeds from borrowing

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Proceeds from ordinary borrowing;	<u>1,422,259,420,602</u>	<u>1,396,636,671,936</u>

7.2 Repayment of loan principal

	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Repayment under ordinary loan	<u>1,474,319,200,163</u>	<u>1,438,989,693,146</u>

8. FINANCIAL INSTRUMENTS

The Company has financial assets such as loans, accounts receivable from customers and other receivables, cash, and deposits arising directly from the Company's operations. The Company's financial liabilities mainly include borrowings, payables to suppliers, and other payables. The primary purpose of these financial liabilities is to mobilize financial resources to support the Company's operations.

The Company is exposed to market risk, credit risk, and liquidity risk.

Risk management is an indispensable part of the Company's entire business activities. The Company has established a control system to ensure a reasonable balance between the costs when risks arise and the costs of risk management. The Board of Management continuously monitors the risk management process to maintain a reasonable balance between risk and risk control.

The Board reviews and agrees to apply the following management policies for the above risks:

i. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate with changes in market prices. Market risk includes four types: interest rate risk, currency risk, commodity price risk, and other price risks such as equity price risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate with changes in market interest rates. The Company's market risk arising from interest rate changes mainly relates to cash, short-term deposits, and borrowings.

The company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates that are conducive to the Company's purpose and remain within its risk management limits.

Currency risk

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate with changes in the exchange rate. The Company is exposed to risks arising from fluctuations in exchange rates directly related to its business operations.

Stock price risk

The shares held by the Company are subject to market risks arising from uncertainties regarding the future value of the invested stocks. The Company manages stock price risk by setting investment limits. The Company's Board of Directors also reviews and approves investment decisions in stocks. The Company assesses stock price risk as insignificant.

ii. Credit risk

Credit risk is the risk that a party involved in a financial instrument or trading contract fails to fulfill its obligations, leading to financial loss. The Company faces credit risk from its business activities (mainly accounts receivable from customers) and its financial activities, including bank deposits, foreign exchange transactions, and other financial instruments.

Accounts receivable from customers

The Company regularly monitors outstanding receivables. For major customers, the Company reviews any deterioration in each customer's credit quality as of the reporting date. The Company strives to maintain strict control over outstanding receivables and assigns personnel to manage credit control to minimize credit risk. On this basis, and considering that the Company's accounts receivable relate to many different customers, credit risk is not significantly concentrated in any single customer.

Bank deposits

The Company mainly maintains deposit balances at well-known banks in Vietnam. Credit risk on bank deposits is managed by the Company's treasury department according to Company policy. The Company's maximum credit risk exposure related to the above balance sheet items at the fiscal year-end is the carrying amount as presented in Note 5.1. The Company considers the credit risk concentration on bank deposits to be low.

iii. Liquidity risk

Liquidity risk is the risk that the Company will have difficulty meeting its financial obligations due to lack of funds. The Company's liquidity risk mainly arises from mismatches in the maturities of financial assets and financial liabilities.

The Company mitigates liquidity risk by maintaining cash, cash equivalents, and bank loans at levels deemed sufficient by the Board of Directors to meet the Company's operations and minimize risks caused by cash flow fluctuations.

The table below summarizes the maturity of the Company's financial liabilities based on the undiscounted contractual payments:

	Less than 1 year VND	From 1 to 5 years VND	Total VND
June 30, 2025,			
Payables to sellers	2,041,754,201	-	2,041,754,201
Accrued expenses	1,073,059,817	-	1,073,059,817
Other payables	2,838,787,768	-	2,838,787,768
Deposits and pledged assets	-	5,487,566,667	5,487,566,667
Loans and finance lease liabilities	459,682,109,346	941,033,341	460,623,142,687
	465,635,711,132	6,428,600,008	472,064,311,140

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

January 1, 2025

Payables to sellers	2,165,116,757	-	2,165,116,757
Accrued expenses	2,670,955,970	-	2,670,955,970
Other payables	2,860,192,568	-	2,860,192,568
Deposits and pledged assets	-	5,163,566,667	5,163,566,667
Loans and finance lease liabilities	511,589,288,909	1,093,633,339	512,682,922,248
	519,285,554,204	6,257,200,006	525,542,754,210

The Company considers the concentration of risk related to debt repayment to below, The Company has adequate access to necessary funding sources.

Collateral

The Company has pledged term deposits, inventories, receivables, and land-related assets as collateral for loans (Notes 5.2, 5.3, 5.9, 5.11, 5.12, and 5.18).

iv. Reasonable value

(1) Comparison between fair value and carrying amount

	Carrying amount		Fair value (*)	
	June 30, 2025 VND	January 01, 2025 VND	June 30, 2025 VND	January 01, 2025 VND
Financial assets				
Held to maturity investments	268,000,000,000	258,300,000,000	268,000,000,000	258,300,000,000
Receivables from customers	90,081,032,495	99,273,024,163	83,565,018,117	93,020,904,388
Other receivables	10,658,824,675	10,001,043,981	10,658,824,675	10,001,043,981
Pledged assets, deposits, and collateral	619,890,000	929,890,000	619,890,000	929,890,000
Financial assets available for sale				
Cash and cash equivalents	27,444,685,080	42,620,435,447	27,444,685,080	42,620,435,447
Other long term investments	10,000,000,000	10,000,000,000	9,873,314,206	9,873,314,206
	406,804,432,250	421,124,393,591	400,161,732,078	414,745,588,022
Financial liabilities				
Financial liabilities measured at amortized cost				
Payables to sellers	2,041,754,201	2,165,116,757	2,041,754,201	2,165,116,757
Accrued expenses	1,073,059,817	2,670,955,970	1,073,059,817	2,670,955,970
Other payables	2,838,787,768	2,860,192,568	2,838,787,768	2,860,192,568
Deposits and pledged assets	5,487,566,667	5,163,566,667	5,487,566,667	5,163,566,667
Loans and finance lease liabilities	460,623,142,687	512,682,922,248	460,623,142,687	512,682,922,248
	472,064,311,140	525,542,754,210	472,064,311,140	525,542,754,210

(*) The fair value of financial assets and liabilities was not formally measured or determined as of June 30, 2025, and January 1, 2025. However, the Board of Directors assesses that the fair value of these financial assets and liabilities does not differ materially from their carrying amounts as of the reporting date.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

(2) Basis for determining fair value

Accounts receivable from customers and other receivables

The fair value of accounts receivable from customers and other receivables, excluding progress billings and payables under construction contracts, is estimated based on the present value of future cash flows discounted at market interest rates at the reporting date. The fair value of these instruments is determined solely for disclosure purposes.

Non-derivative financial liabilities

The fair value, determined solely for disclosure purposes, is calculated based on the present value of future principal and interest cash flows discounted at market interest rates at the fiscal year-end.

v. Risk hedging

The Company does not apply hedge accounting policies.

9. OTHER INFORMATION

9.1 Transactions and balances with related parties

Related parties include: Key management personnel, individuals related to key management personnel, and other related parties.

9.1.1 Transactions and balances with key management personnel and individuals related to them

Remuneration of key management personnel includes:

		From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Salaries, bonuses, and remuneration			
Executive Board (excluding BOD members concurrently serving)			
Mr. Nguyen Hoang Linh	Director	305,200,000	305,000,000
Ms. Nguyen Thi Kim Oanh	Deputy Director	193,228,571	195,900,000
Ms. Tran Thi Ai Lien	Deputy Director	134,370,000	198,330,000
Board of Directors, Supervisory Board			
Ms. Nguyen Thanh Hoa	Chairman of the Board of Directors	271,300,000	270,800,000
Mr. Le Minh Khue	Member of the Board of Directors	60,000,000	60,000,000
Mr. Vu Hoang Huynh	Member of the Board of Directors	60,000,000	60,000,000
Mr. Nguyen Hoang Linh	Member of the Board of Directors	60,000,000	60,000,000
Mr. Nguyen Van Chi	Member of the Board of Directors	60,000,000	25,000,000
Mr. Pham Van Nam	Member of the Board of Directors	-	35,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Ms. Vu Thi Mai Phuong	Head of the Board of Supervisors	45,000,000	45,000,000
Ms. Nguyen Thi Tham	Members of the Supervisory Board	27,000,000	27,000,000
Mr. Nguyen Quoc Duong	Members of the Supervisory Board	27,000,000	11,250,000
Ms. Tran Thi Ngoc Anh	Members of the Supervisory Board	-	15,750,000
		1,243,098,571	1,309,030,000

9.1.2 Transactions and balances with related parties

During the period, the Company had transactions primarily with the following related parties:

Related parties	Transaction	From January 01, 2025 to June 30, 2025 VND	From January 01, 2024 to June 30, 2024 VND
Tay Nguyen Durian Joint Stock Company			
	Sale of goods	1,136,378	4,354,990
Long Thanh Trading Joint Stock Company			
	Profit distribution	3,509,594,200	993,537,000
	Capital contribution	5,050,320,000	1,400,266,780
Technical and Investment Trading Corporation – Joint Stock Company – Vinh Long Branch			
	Purchase of goods	-	1,005,718,182
EVS Securities Joint Stock Company (no longer a related party as of March 31, 2025)			
	Purchase of services	37,400,000	-

9.2 Information by department

9.2.1 Business segment:

The Company operates in a single business segment: trading in petroleum products, lubricants, and liquefied petroleum gas and fuel.

9.2.2 Geographical segment

The Company's operations take place throughout the territory of Vietnam, focusing on the provinces and cities in the Southeast and Central Highlands regions such as Dong Nai, Ho Chi Minh City,...

9.3 Events after the end of the accounting period:

As of August 5, 2025, the Company has fully settled the long-term loan from Shinhan Vietnam One Member Limited Liability Bank – Phu My Hung Branch.

Apart from the above event, no significant events have occurred after the end of the reporting period (June 30, 2025) up to the date of this report that require adjustments to figures or disclosures in the financial statements.

DONG NAI BUILDING MATERIAL AND FUEL JOINT STOCK COMPANY
255B Pham Van Thuan, Tam Hiep Ward, Dong Nai Province, Vietnam

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

(Signed)

NGUYEN HOANG THAI TRONG
Prepared by

(Signed)

VU THI KIM THANH
Chief Accountant

(Signed and sealed)

NGUYEN HOANG LINH
Director
Dong Nai, August 12, 2025

Tôi, Nguyễn Thị Mai Hiền, CCCD số: 001300010089 do Cục Cảnh sát Quản lý Hành chính về Trật tự Xã hội cấp ngày 25/04/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh**

I, Nguyen Thi Mai Hien, ID Card No. 001300010089 issued on 25/04/2021 by Police Department for Administrative Management of Social Order, commit that I exactly translated the content of this document from **Vietnamese to English**

Ngày 14 tháng 08 năm 2025

August 14, 2025

Người dịch

Translator

HT
Nguyễn Thị Mai Hiền
Nguyen Thi Mai Hien

Ngày 14 tháng 08 năm 2025 (Ngày mười bốn, tháng tám, năm hai nghìn không trăm hai mươi lăm)

On August 14, 2025 (On the Fourteenth of August, Two thousand and twenty five)

Tại Văn phòng Công chứng Nguyễn Huệ, địa chỉ tại số 165 Giảng Võ, phường Ô Chợ Dừa, thành phố Hà Nội.

At Nguyen Hue Notary Office – Address at: No 165 Giang Vo, O Cho Dua Ward, Hanoi City.

Tôi, *Trần Thị Huyền* là Công chứng viên, Văn phòng Công chứng Nguyễn Huệ, thành phố Hà Nội.

I, - Public Notary of the Nguyen Hue Notary Office in Hanoi city.

CHỨNG THỰC
CERTIFY THAT

- Bà Nguyễn Thị Mai Hiền, là người đã ký vào bản dịch này.

- Mrs Nguyen Thi Mai Hien is the person who signed this translation

Số chứng thực: *35042* Quyền số: 01 /2025 - SCT/CKND

Notarization No: Book No: 01/2025 – SCT/CKND

Ngày 14 tháng 08 năm 2025

August 14, 2025

CÔNG CHỨNG VIÊN

Public Notary



Trần Thị Huyền