



**Member of MSI Global Alliance**

**DONG NAI TRAFFIC CONSTRUCTION  
JOINT STOCK COMPANY**

Separate financial statements  
For the 6 months period ended as at 30 June 2025  
was auditted

**Audited by**

**Southern Auditing and Accounting Financial Consulting Services Co., LTD. (AASCS)**  
**Member of MSI Global Alliance**

Address : 29 Vo Thi Sau Street, Tan Dinh ward, Ho Chi Minh City. Tel: (028) 38 205 944 - 38 205 947; Fax: (028) 38 205 942



## CONTENTS

	Page
<b>REPORT OF THE BOARD OF MANAGEMENT</b>	3 - 6
<b>SEPARATE FINANCIALS STATEMENT REVIEW REPORT</b>	7 - 8
<b>SEPARATE FINANCIAL STATEMENTS</b>	
- Separate Balance sheet	9 - 10
- Separate Income statement	11
- Separate Cash flows statement	12
- Notes to the Separate Financial statements	13 - 43

## REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Dong Nai Traffic Construction Joint Stock Company (the Company) present their report and Separate financial statements of the Company For the 6 months period ended as at 30 June 2025.

### I. COMPANY

#### 1. Capital ownership

Dong Nai Traffic Construction Joint Stock Company was established under Business Registration Certificate No. 3600259916 dated December 30, 2005 issued by the Department of Planning and Investment of Dong Nai province; the 18th amendment dated 07 July 2023.

The chartered capital : **790,000,000,000 VND** By word: Seven hundred and ninety billion VND.  
Head office : 200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.  
Stock code : DTG. Shares are registered on the Upcom stock exchange.  
First trading date was March 9, 2010.

#### 2. Fields

Mining and trading of minerals; Production and trading of construction materials; Construction and execution of projects

#### 3. Operating model

The Company has 04 affiliated units and 06 subsidiary company.

Unit name	Address	Fields
1. Đak Lua Sand Mining Enterprise	200 Nguyen Ai Quoc, Trang Dai, Bien Hoa, Dong Nai province	Sand mining
2. Hot Asphalt Concrete Enterprise	Hamlet 8, Nhan Co Commune, Dak Riap District, Dak Nong Province	Concrete production
3. Construction Materials Store No. 1	Hamlet 1, Quang Ngai Commune, Cat Tien District, Lam Dong Province	Construction materials trading
4. Construction Materials Store No. 2	Hamlet 5, Thong Nhat Commune, Bu Dang District, Binh Phuoc Province	Construction materials trading

#### Subsidiary company

##### 1. DGT - Nghe An SM-LLC

Address : 03 Mai Hac De, Quan Bau ward, Vinh city, Nghe An province  
Field : Mining of stone, sand, gravel, and clay  
Voting Rights ratio : 100%. Equity ratio : 100%.

##### 2. DGT Investment SM-LLC

Address : 200 Nguyen Ai Quoc, Trang Dai ward, Dong Nai Province  
Field : Real estate business, including land use rights held by the owner, user, or leased.  
Voting Rights ratio : 100%. Equity ratio : 100%.

##### 3. DGT - Vung Tau SM-LLC

Address : Floor 4th, Vung Tau Plaza, 207 Le Hong Phong, ward 8, Vung Tau City, Ba Ria Vung Tau province  
Field : Mining of stone, sand, gravel, and clay  
Voting Rights ratio : 100%. Equity ratio : 100%.

**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

**Subsidiary company (continuous)**

**4. DGT Construction Materials Production and Trading Co., Ltd.**

Address : 200 Nguyen Ai Quoc, Trang Dai ward, Dong Nai Province  
Field : Production of construction materials from clay  
Voting Rights ratio : 60% Equity ratio : 60%

**5. DGT - Dong Thap SM-LLC**

Address : 142 Vo Truong Toan, Cao Lanh ward, Dong Thap province  
Field : Real estate business, including land use rights held by the owner, user, or leased.  
Voting Rights ratio : 100%. Equity ratio : 100%.

**6. Dong Loi Co., Ltd**

Address : 03 Mai Hac De, Quan Bau ward, Vinh city, Nghe An province  
Field : Mining of stone, sand, gravel, and clay  
Voting Rights ratio : 100%. Equity ratio : 100%.

**II. BUSINESS OPERATIONS**

The Company's financial position and results of business operations For the 6 months period ended as at 30 June 2025 are presented in the Separate Financial Statements attached to this report.

**III. EVENTS AFTER THE CLOSING DATE OF THE ACCOUNTING BOOK TO PREPARE SEPERATE FINANCIAL STATEMENTS**

The Board of General Directors of the Company confirms that no material events have arisen after 30 June 2025 until the time of preparation of this report without having been considered for data adjustment or disclosure in the Separate Financial Statements.

**IV. BOARD OF GENERAL DIRECTOR, BOARD OF MANEGEMENT, CHIEF ACCOUNTANT AND SUPERVISION COMMITTEE**

**Board of Managements**

Name	Position	Date of appointment/dismissal
Mr. Phuong Thua Vu	Chairman	Appointment at 30/05/2024
Mr. Banh Quang Phuc	Chairman	Dismissal at 30/05/2024
Mr. Nguyen Thanh Phong	Member	Appointment at 27/09/2023
Mr. Nguyen Quoc Thanh	Independent Member	Dismissal at 12/04/2025
Mr. Tran Quang Tuan	Member	Dismissal at 12/04/2025
Mr. Tran Huu Luu	Member	Dismissal at 30/05/2024
Mr. Nguyen Khoa	Member	Appointment at 30/05/2024
Mr. Ton Duc Tung	Member	Dismissal at 12/04/2025



**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

#### **Board of Supervisors**

<b>Name</b>	<b>Position</b>	<b>Date of appointment/dismissal</b>
Mr. Vu Tien Manh	Head of the Supervisory Board	Appointment at 27/09/2023
Mrs. Nguyen Thi Ngoc Linh	Member	Appointment at 12/04/2025
Mrs. Tran Thi Ngoc Huyen	Member	Appointment at 12/04/2025
Mr. Doan Van Binh	Member	Dismissal at 12/04/2025
Mr. Nguyen Hiep	Member	Dismissal at 12/04/2025
Mr. Ton Duc Tung	Member	Dismissal at 30/05/2024
Mr. Pham Van Hung	Member	Dismissal at 30/05/2024

#### **Board of General Directors**

<b>Name</b>	<b>Position</b>	<b>Date of appointment/Dismissal</b>
Mr. Nguyen Thanh Phong	General Director	Appointment at 04/07/2023
Mr. Nguyen Khoa	Deputy General Director	Appointment at 10/10/2023
Mr. Nguyen Xuan Khanh	Deputy General Director	Appointment at 04/12/2024
Mr. Ton Duc Tung	Deputy General Director	Dismissal at 01/07/2025
Mr. Nguyen Huy Hoang	Deputy General Director	Dismissal at 30/05/2024

#### **Legal representative**

<b>Name</b>	<b>Position</b>
Mr. Nguyen Thanh Phong	General Director

#### **Chief Accountant**

<b>Name</b>	<b>Position</b>	<b>Date of appointment/Dismissal</b>
Mrs. Hoang Thi Mai	Chief accountant	Appointment at 20/06/2024
Mrs. Nguyen Thi Mai	Chief accountant	Dismissal at 30/05/2024
Mrs. Nguyen Thi Thu Thao	Chief accountant	Appointment at 30/05/2024
		Dismissal at 20/06/2024

According to the list above, none of the members of the Board of Managements, the Board of General Directors, the Board of Supervisory and the Chief Accountant have used the power entrusted to them in managing and operating the Company to obtain any benefits other than the usual benefits from holding shares, like other shareholders.

#### **V. AUDITOR**

Southern Auditing and Accounting Financial Consultancy Services Co., Ltd. (AASCS) has been selected to review and audit of the Company's Separate financial statements.

#### **VI. STATEMENT OF THE BOARD OF GENERAL DIRECTORS'S RESPONSIBILITY IN RESPECT OF THE SEPERATE FINANCIAL STATEMENTS:**

The Board of Directors of the Company is responsible for the preparation of Separate Financial Statements that honestly and reasonably reflect the Company's operating situation, results of business activities and cash flow situation for the 6 months period ended as at 30 June 2025. In the process of preparing Separate Financial Statements, the Board of General Directors of the Company undertakes to have complied with the following requirements:

- Develop and maintain internal controls that the Board of General Directors determines are necessary to ensure that the preparation and presentation of financial statements no longer contain material errors due to fraud or mistakes;
- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and predictions;

**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

- The applicable accounting standards are complied with by the Company, without material misrepresentations to the extent that it is necessary to disclose and explain in this financial statement;
- Preparation of financial statements on the basis of business continuity, except in cases where it cannot be assumed that the Company will continue to operate its business.

The Board of General Directors of the Company ensures that the accounting books are kept to reflect the financial position of the Company, with a reasonable and truthful level at any time and to ensure that the Separate Financial Statements comply with the applicable regulations of the State. At the same time, it is responsible for ensuring the safety of the Company's assets and taking appropriate measures to prevent and detect frauds and other violations.

The Board of General Directors of the Company undertakes that the Separate Financial Statements have honestly and reasonably reflected the financial position of the Company as at 30 June 2025 the results of business operations and the cash flow situation for the 6 months period ended as at the same date, in accordance with the standards, Accounting regime of Vietnamese enterprises and compliance with relevant current regulations.

#### **VII. OTHER COMMITMENTS**

The Board of General Directors commits that the Company has complied with the disclosure obligations as stipulated in Circular No. 96/2020/TT-BTC dated 16/11/2020 and 68/2024/TT-BTC dated 18/09/2024 which issued by the Ministry of Finance guiding the disclosure of information on the stock market.

#### **VIII. APPROVAL OF SEPARATE FINANCIAL STATEMENTS**

We, the Board of General Directors of Dong Nai Traffic Construction Joint Stock Company approve the Separate Financial Statements for the accounting for 6 months period ended as at 30 June 2025.

Approved, August 18, 2025

On behalf of the Board of General Directors



**NGUYEN KHOA**  
Deputy General Director



No. 712/BCKT/TC/2025 /AASCS**INDEPENDENT AUDITOR'S REPORT**

**To: The Shareholders, The Board of Management, The Board of General Directors**  
**Dong Nai Traffic Construction Joint Stock Company**

We have reviewed the accompanying interim separate financial statements of Dong Nai Transportation Works Construction Joint Stock Company (the "Company"), which comprise the separate balance sheet as at June 30, 2025, the separate statement of income, the separate statement of cash flows for the six-month period then ended, and the accompanying notes thereto, which were approved for issuance by the Board of General Directors on August 18, 2025, and are presented from page 09 to page 43.

**Responsibilities of the Board of Management**

The Board of Management of the Company is responsible for preparing and presenting honestly and reasonably separate financial statements in accordance with the Vietnamese accounting standards, the Vietnamese accounting systems for enterprise and legal regulations related to the preparation and presentation of separate financial statements and is responsible for the internal control that the Board of Management determines it is necessary to ensure that the preparation and presentation of separate financials statement is free from material misstatement, whether due to fraud or error.

**Responsibilities of the Auditor**

It is our responsibility to draw conclusions about our separate financial statements based on the results of our review. We have carried out the review work in accordance with The Vietnamese Standard on the review service contract No. 2410 - financial information review conducted by the independent auditor.

Separate financial information review work includes conducting interviews, primarily interviewing people responsible for financial and accounting matters, and carrying out analysis procedures and other review procedures. A review is substantially narrower than an audit conducted in accordance with Vietnamese auditing standards and therefore does not allow us to achieve the assurance that we will be aware of all material issues that may be discovered in an audit. Accordingly, we do not give an audit opinion.

**Conclusion of the Auditor**

Based on the results of our review, we see no problem for us to assume that the attached separate financial statements do not honestly and reasonably reflect, in material respects, the financial position of the entity as at 30 June 2025, and the Separate Income Statement and the Separate Cash flow statement of the entity for the 6 months period ending on the same date, in accordance with accounting standards, the Accounting regime of Vietnamese enterprises and legal regulations related to the preparation and presentation of financial statements.

**Key issues to emphasize**

We draw the reader's attention to Item V.18 of the notes to the financial statements. Dong Nai Transportation Infrastructure Joint Stock Company made a capital contribution of VND 345 billion to DGT Single-Member Investment Co., Ltd., and subsequently borrowed VND 345 billion from DGT Single-Member Investment Co., Ltd. As of 30/06/2025 the total loan balance is VND 343.63 billion. Our opinion is not affected by this matter.

Ho Chi Minh city, *August 18<sup>th</sup>*, 2025

**Southern Auditing and Accounting  
Financial Consulting Services Co., Ltd**



**NGUYEN THI MY NGOC**

**Deputy General Director**

Practicing Auditor Registration Certificate

No. 1091-2023-142-1





## SEPARATE BALANCE SHEET

As at 30 June 2025

Item	Code	Note	30/06/2025 VND	01/01/2025 VND
<b>A. SHORT-TERM ASSETS</b>	<b>100</b>		<b>885,249,528,010</b>	<b>860,845,453,144</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.1	<b>3,904,711,779</b>	<b>2,229,479,940</b>
Cash	111		3,904,711,779	2,229,479,940
<b>II. Short-term investments</b>	<b>120</b>	V.2	-	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>655,376,532,365</b>	<b>665,228,445,675</b>
Short-term trade receivables	131	V.3	227,658,778,943	214,798,184,826
Short-term repayments to suppliers	132	V.4	68,568,892,520	52,063,190,929
Other short-term receivables	136	V.5	424,314,277,624	462,109,790,546
Short-term allowances for doubtful debts (*)	137	V.8	(65,165,416,722)	(63,742,720,626)
<b>IV. Inventories</b>	<b>140</b>		<b>218,701,603,762</b>	<b>191,964,930,883</b>
Inventories	141	V.6	218,701,603,762	191,964,930,883
<b>V. Other current assets</b>	<b>150</b>		<b>7,266,680,104</b>	<b>1,422,596,646</b>
Short-term prepaid expenses	151	V.7	6,927,724,766	442,937,269
Deductible value added tax	152		158,571,344	799,275,383
Taxes and other receivables from government	153	V.14	180,383,994	180,383,994
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>870,840,036,522</b>	<b>878,006,837,445</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>5,031,742,926</b>	<b>4,807,067,754</b>
Others long-term receivables	216	V.5	5,031,742,926	4,807,067,754
<b>II. Fixed assets</b>	<b>220</b>		<b>78,267,395,553</b>	<b>75,264,546,261</b>
Tangible fixed assets	221	V.9	78,000,853,053	74,769,538,761
- Historical costs	222		124,813,816,172	116,299,347,974
- Accumulated depreciation	223		(46,812,963,119)	(41,529,809,213)
Fixed assets of leasing	224	V.10	266,542,500	495,007,500
- Historical costs	225		1,827,720,000	1,827,720,000
- Accumulated depreciation	226		(1,561,177,500)	(1,332,712,500)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>356,316,836</b>	<b>4,019,445,980</b>
Construction in progress	242	V.11	356,316,836	4,019,445,980
<b>V. Long-term investments</b>	<b>250</b>	V.2	<b>702,881,542,207</b>	<b>701,685,742,647</b>
Investments in subsidiaries	251		715,381,000,000	715,381,000,000
Allowances for long-term investments (*)	254		(12,499,457,793)	(13,695,257,353)
<b>VI. Other long-term assets</b>	<b>260</b>		<b>84,303,039,000</b>	<b>92,230,034,803</b>
Long-term prepaid expenses	261	V.7	84,303,039,000	92,230,034,803
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>1,756,089,564,532</b>	<b>1,738,852,290,589</b>

0259916  
CÔNG TY  
PHẦN  
TRÌNH  
THÔNG  
DONG NAI

011729-C  
CÔNG TY  
TNHH  
H VU TU VÂN  
HÌNH KẾ TOÁN  
KIỂM TOÁN  
PHÍA NAM  
T.P HỒ CHÍ MINH

## SEPARATE BALANCE SHEET

As at 30 June 2025

Item	Code	Note	30/06/2025	01/01/2025
<b>C. LIABILITIES</b>			<b>847,160,496,139</b>	<b>831,094,705,274</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>604,523,783,008</b>	<b>587,058,242,147</b>
Short-term trade payables	311	V.12	70,718,894,077	81,252,643,607
Short-term prepayments from customers	312	V.13	11,001,022,332	5,715,323,899
Taxes and other payables to government budget	313	V.14	67,338,299,358	72,626,306,428
Payables to employees	314	V.15	1,287,856,382	943,309,140
Short-term accrued expenses	315	V.16	76,920,769,440	69,363,934,091
Short-term intra-company payables	316		-	-
Other short-term payments	319	V.17	9,919,066,421	10,435,079,149
Short-term borrowings and finance lease	320	V.18	367,337,874,998	346,721,645,833
<b>II. Long-term liabilities</b>	<b>330</b>		<b>242,636,713,131</b>	<b>244,036,463,127</b>
Long-term unearned revenues	336		-	-
Other long-term payables	337	V.17	2,696,883,950	2,696,883,950
Long-term borrowings and finance lease liabilities	338	V.18	239,939,829,181	241,339,579,177
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>908,929,068,393</b>	<b>907,757,585,315</b>
<b>I. Owner's equity</b>	<b>410</b>	V.19	<b>908,929,068,393</b>	<b>907,757,585,315</b>
Contributed capital	411		790,000,000,000	790,000,000,000
- Ordinary shares with voting rights	411a		790,000,000,000	790,000,000,000
Capital surplus	412		152,195,272,727	152,195,272,727
Development and investment funds	418		21,282,835,714	21,282,835,714
Undistributed profit after tax and funds	421		(54,549,040,048)	(55,720,523,126)
- Undistributed profit after tax brought forward	421a		(55,720,523,126)	(59,211,409,273)
- Undistributed profit after tax for the current	421b		1,171,483,078	3,490,886,147
<b>TOTAL SOURCES (440=300+400)</b>	<b>440</b>		<b>1,756,089,564,532</b>	<b>1,738,852,290,589</b>

Pham Thi Tra Giang  
Prepared by

Hoang Thi Mai  
Chief Accountant



Dong Nai, Dated August 18, 2025

Nguyen Khoa  
Deputy General Director



## SEPARATE INCOME STATEMENT

For the 6 months period ended as at 30 June 2025

Items	Code	Note	For the 6 months period ended as at	
			30/06/2025 VND	30/06/2024 VND
Revenues from sales and services rendered	01	VI.1	131,988,806,454	129,281,279,724
Revenue deductions	02		-	-
Net revenues from sales and services rendered (10=01-02)	10		131,988,806,454	129,281,279,724
Costs of goods sold	11	VI.2	102,404,253,958	106,608,351,367
Gross profit from sales and services rendered (20=10-11)	20		29,584,552,496	22,672,928,357
Financial income	21	VI.3	27,920,560	93,697
Financial expenses	22	VI.4	10,530,376,523	12,763,412,445
- In which: Interest expenses	23		11,702,263,927	11,596,661,752
Selling expenses	25	VI.5	6,724,382,900	7,857,981,311
General administration expenses	26	VI.6	7,412,954,448	6,522,682,419
Net profits from operating activities {30=20+(21-22)-(25+26)}	30		4,944,759,185	(4,471,054,121)
Other income	31	VI.7	2,250,617,570	8,126,291,350
Other expenses	32	VI.8	5,731,022,908	1,640,755,195
Other profits (40=31-32)	40		(3,480,405,338)	6,485,536,155
Total net profit before tax	50		1,464,353,847	2,014,482,034
Current corporate income tax expenses	51	VI.9	292,870,769	-
Deferred corporate income tax expenses	52		-	-
Profits after enterprise income tax	60		1,171,483,078	2,014,482,034

Pham Thi Tra Giang  
Prepared by

Hoang Thi Mai  
Chief Accountant

Dong Nai, Dated August 18, 2025



Nguyen Khoa  
Deputy General Director

## SEPARATE CASH FLOWS STATEMENT

For the 6 months period ended as at 30 June 2025  
(Indirect method)

Items	Code	Note	For the 6 months period ended as at	
			30/06/2025 VND	30/06/2024 VND
<b>I. Cash flows from operating activities</b>				
Profit before tax	01		1,464,353,847	2,014,482,034
Adjustments for				
Depreciation of fixed assets and investment properties	02		5,511,618,906	3,932,770,541
Provision	03		226,896,536	1,694,885,775
Gains (losses) on investing activities	05		(27,920,560)	(93,697)
Interest expenses	06		11,702,263,927	11,596,661,752
<b>Operating profit before changes in working capital</b>	<b>08</b>		<b>18,877,212,656</b>	<b>19,238,706,405</b>
Increase (decrease) in receivables	09		9,097,338,253	(80,639,964,890)
Increase (decrease) in inventories	10		(26,736,672,879)	36,028,931,092
Increase (decrease) in payables (exclusive of interest payables, enterprise income tax payables)	11		(10,671,074,763)	26,670,278,661
Increase (decrease) in prepaid expenses	12		1,442,208,306	8,042,068,246
Interest paid	14		(1,036,294,265)	(203,193,148)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>(9,027,282,692)</b>	<b>9,136,826,366</b>
<b>II. Cash flows from investing activities</b>				
Purchase or construction of fixed assets and other long-term assets	21		(8,514,468,198)	(3,499,923,239)
Loans and purchase of debt instruments from other entities	23		-	(6,072,007,813)
Collection of loans and repurchase of debt instruments of other entities	24		-	999,999,998
Interest and dividend received	27		503,560	93,697
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(8,513,964,638)</b>	<b>(8,571,837,357)</b>
<b>III. Cash flows from financial activities</b>				
Proceeds from borrowings	33		23,000,000,000	-
Repayment of principal	34		(3,585,520,831)	(501,874,998)
Repayment of financial principal	35		(198,000,000)	(198,000,000)
<b>Net cash flows from financial activities</b>	<b>40</b>		<b>19,216,479,169</b>	<b>(699,874,998)</b>
<b>Net cash flows during the period (50=20+30+40)</b>	<b>50</b>		<b>1,675,231,839</b>	<b>(134,885,989)</b>
Cash and cash equivalents at the beginning of the period	60	V.1	2,229,479,940	3,913,657,211
<b>Cash and cash equivalents at the end of the period (70=50+60+61)</b>	<b>70</b>	V.1	<b>3,904,711,779</b>	<b>3,778,771,222</b>



**Pham Thi Tra Giang**  
Prepared by



**Hoang Thi Mai**  
Chief accountant

Dong Nai, Dated August 18, 2025



**Nguyen Khoa**  
Deputy General Director



## **NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

For the 6 months period ended as at 30 June 2025

### **I. COMPANY INFORMATION**

#### **1. Form of ownership**

Dong Nai Traffic Construction Joint Stock Company was established under Business Registration Certificate No. 3600259916 dated December 30, 2005 issued by the Department of Planning and Investment of Dong Nai province; the 18th amendment dated 07 July 2023.

The chartered capital: **790,000,000,000 VND** y word: Seven hundred and ninety billion VND.

Head office: 200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

#### **2. Fields**

Mining and trading of minerals; Production and trading of construction materials; construction and execution of projects

#### **3. Ordinary course of business:** 12 months

#### **4. Characteristics of the Company's activities in the year affecting financial statement**

Not generated'

#### **5. Company's structure:**

The Company has 6 subsidiaries, 2 dependent enterprises, and 2 accounting-dependent stores without legal entity status.

#### **6. Number of employees at 30/06/2025 : 22 persons (At 31/12/2024: 24 persons).**

### **II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**

#### **1. Accounting period**

Fiscal year of Company is from 01 January to 31 December.

#### **2. Accounting currency**

The financial statements are prepared and presented in Vietnam Dong (VND).

### **III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**

#### **1. Accounting system**

The Company applies Enterprise Accounting System issued under Circular no.200/2014/TT-BTC dated December 22, 2014 and 53/2016/TT-BTC dated macrh 21, 22016 by Ministry of Finance as well as the circulars of the Ministry of Finance giving guidance.

#### **2. Declaration of adherence to Accounting Standards and Accounting system**

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

### **IV. ACCOUNTING POLICIES**

#### **1. Cash and cash equivalents**

Cash and cash equivalents include cash, bank deposits, funds in transit, and short-term investments with a recovery or maturity period not exceeding three months from the date of purchase, which can be easily converted into a specified amount of cash with minimal risk of conversion.

#### **2. Accounting rules for financial investments**

Are investments outside the enterprise for the purpose of rational use of capital to improve the operational efficiency of the enterprise such as: investment in capital contribution to subsidiaries, joint ventures, associates, securities investments and other financial investments ...

Classification of investments when preparing financial statements according to the following principles:

- Investments with a residual recovery term of not more than 12 months or in 1 production and business cycle are classified as short-term.

- Investments with a residual recovery term of 12 months or more or more than 1 production and business cycle are classified as long-term.



**a. Investment held to maturity date**

This investment does not reflect the types of bonds and debt instruments held for the purpose of buying and selling for a profit. Investments held up to the maturity date include term bank deposits (remaining recovery period of 3 months or more), bills, promissory notes, bonds, issuer preferred shares that are required to be repurchased at a certain time in the future, and loans held up to maturity for the purpose of collecting interest periods and investments held to other maturity.

**Provision for discounts on investments held up to maturity date** : investments held until the maturity date if they have not been made a reserve in accordance with the provisions of law, the Company must assess the recoverability. Where there is solid evidence that part or all of the investment may be irrevocable, the amount of losses must be recognized in the financial costs during the period. The appropriation or refund of this provision shall be made at the time of preparation of the Financial Statements. In case the number of losses cannot be reliably determined, the investment shall not be recorded and the recoverability of the investment shall be explained on the Explanation of the Financial Statements.

**b. Investments in subsidiaries, joint ventures, affiliations, and co-controlled businesses**

Investments in subsidiaries and associates are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising after the investment date are recognized as financial income during the period. Other distributions (excluding net profits) are considered a recovery of investment and are recorded as a reduction in the original investment cost.

**Provision for loss of investment in another entity** : losses incurred by subsidiaries, joint ventures, associates resulting in the investor potentially losing capital or provisions due to impairment of the value of these investments. The appropriation or refund of this provision is made at the time of drawing up the Financial Statements for each investment and is recognized in the financial expenses for the period.

The Company has made provisions for investment losses in subsidiaries, however, the subsidiaries have announced temporary suspension of operations due to inefficiency. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. Therefore, the basis for determining the provisions for investment losses in subsidiaries will be assessed based on the results of the Report for the financial year ending June 30, 2025, prepared on the basis of the assumption that the Report of subsidiaries will continue to operate in the future.

**3. Accounting rules for receivables**

Receivables are monitored in detail according to the receivable term, debtor, currency type, and other factors based on the company's management needs.

**The classification of receivables must be managed as bellows:**

- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not related to trading activities.

For the preparation of financial statements, the receivables must be classified as bellows:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.

**Provision for doubtful debts**: Doubtful receivables are provisioned when preparing the financial statements. The recognition or reversal of this provision is carried out at the time of financial statement preparation and is recorded as administrative expenses during the period. For long-term doubtful receivables that the company has exhausted all possible collection measures but remains uncollectible and the debtor is determined to be genuinely insolvent, the company may proceed with procedures to sell the debt to a debt trading company or write off the doubtful receivables from the accounting records (in compliance with legal regulations and the company's charter).

**4. Rules for recording inventories**



Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Net realizable value represents the estimated selling price minus the estimated selling expenses.

Method of calculating inventory value : first in first out  
Methods for recording inventories : regular declaration method

**Provision for inventory** is made for the estimated loss in value due to the decline in the price of materials, finished goods, and inventory owned by the company (such as depreciation in quality, obsolescence, etc.) based on reasonable evidence of value reduction at the end of the financial year. Increases or decreases in this provision are recorded as the cost of goods sold in the income statement.

## **5. Rules for recording depreciation of fixed assets**

### **Fixed assets**

Fixed assets are stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

Cost of fixed assets comprises its purchase price and any directly attributable costs of bringing the asset into use. The cost of procurement, upgrade and renewal of fixed assets are converted into fixed assets, the cost of maintenance and repairs is recorded as expenses in the current year.

When the liquidation of assets, the cost and accumulated depreciation of assets are written off in the financial statements and any losses arising from the disposal are recorded in the income statement.

Fixed assets that have been fully depreciated are still in use because the company has effectively maintained and serviced its machinery and equipment.

**Depreciation is provided on a straight-line basis. Depreciation period is estimated as follow:**

<b>Asset Type</b>	<b>Year</b>
- Buildings and structures	4 - 32
- Machinery, equipment	3 - 9
- Transportation equipment	3 - 11
- Management equipment	3 - 6
- Other Asset	6
- Other intangible assets	6

## **6. Construction in progress**

Construction in progress costs reflect expenses directly related to assets under construction and machinery and equipment being installed for production, leasing, and management purposes, as well as costs associated with ongoing fixed asset repairs. These assets are recorded at cost and are not subject to depreciation.

## **7. Prepaid expenses**

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistently.

Prepaid expenses are monitored according to each term of expenses which incurred and distributed into objects bear the cost of each accounting period and the remain is not amortized to expense.

Prepaid expenses are classified as follows:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.
- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term

## **8. Payables**

Payables are tracked in detail for the remaining payment period of the payables, payables, type of currency payable and other factors required by the Company.

The classification of payables is based on the following principles:



- Payables to suppliers: Trade payables arising from purchases of goods, services, assets and liabilities when imported through a trustee;
- Intercompany payables: Payables between subordinate units and dependent subordinate units not having dependent legal entity status;
- Other payables: Non-commercial payables, not related to purchase, sale or supply of goods or services.

**9. Principles of recording loans and financial lease liabilities**

Loans in the form of bond issuance or preferred stock issuance with a clause requiring the issuer to repurchase at a certain time in the future are not reflected in this item.

Loans and debts need to be monitored in detail for each subject, each contract and each type of debt asset. Financial lease liabilities are reflected at the present value of the minimum lease payments or the fair value

**10. Principles of loan recognition and capitalization of borrowing costs**

Borrowing costs directly related to borrowing are recorded in financial expenses in the period, except for borrowing costs directly related to the investment, construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in the Accounting Standard "Borrowing costs".

Borrowing costs directly related to the investment, construction or production of unfinished assets are included in the value of that asset (capitalized), including interest on loans, amortization of discounts or premiums when issuing bonds, and additional costs incurred in connection with the borrowing process.

**11. Accrued expenses**

Payables for goods and services received from suppliers or provided to customers during the period but not yet paid due to the absence of invoices or incomplete accounting documentation, as well as payables to employees, are recorded as production and business expenses during the period. This ensures that when actual expenses arise, they do not cause sudden fluctuations in production and business costs, adhering to the principle of matching revenue and expenses. The accrual of payables must be carefully calculated with reasonable and reliable evidence. When these expenses occur, if there is a discrepancy with the accrued amount, the accounting department will record an adjustment to increase or decrease expenses accordingly.

**12. Recognizing Unearned Revenue**

Unearned revenue includes advance payments received, such as: Amounts paid in advance by customers for one or multiple accounting periods for asset rentals; Interest received in advance from lending or purchasing debt instruments; The difference between the committed installment or deferred payment sale price and the immediate payment price; Revenue corresponding to goods and services or discounts to be granted to customers under a loyalty program.

The balance of unearned revenue in foreign currency at the end of the financial year will not be subject to foreign exchange revaluation at the time of financial statement preparation unless there is conclusive evidence that the company will have to refund the advance payment to the customer in foreign currency.

**13. Owner's equity**

**a. Contributed capital, capital surplus, conversion options on convertible bonds, other capital**

The owner's investment capital is recorded according to the actual capital contributed by the owner and is monitored in detail for each organization and individual participating in capital contribution.

The share capital contribution of shareholders is recorded at the actual price of issuing shares, but is reflected in two separate indicators:

- The owner's contributed capital is recognized at par value of the shares;
- The share capital surplus is recognized according to the larger or lesser difference between the actual price of the share issuance and the par value. In addition, a surplus of share capital is also recognized according to the larger or lesser difference between the actual price of the issue and the par value of the shares when reissuing treasury shares.

In addition, share capital surplus is also recognized based on the positive or negative difference between the actual issuance price and the par value of shares when treasury shares are reissued.

**b. Undistributed earnings**



Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

The distribution of the company's business operating profits must comply with the current financial policies. The parent company shall distribute profits to owners not exceeding the undistributed profit after tax on the Consolidated Financial Statements after excluding the impact of profits recorded from bargain purchases. In case the undistributed profit after tax on the Consolidated Financial Statements is higher than the undistributed profit after tax on the separate Financial Statements of the parent company and if the amount of profit decided to be distributed exceeds the undistributed profit after tax on the separate Financial Statements, the parent company shall only make distribution after transferring profits from the subsidiaries to the parent company.

When distributing profits, it is necessary to consider non-monetary items located in undistributed after-tax

#### **14. Revenues**

Revenue is recognized when the Company is certain of receiving identifiable economic benefits. Revenue is determined at the fair value of the amounts received or receivable after deducting trade discounts, sales reductions, and returned goods. The following specific recognition conditions must also be met when recognizing revenue:

##### **Construction contracts**

Construction contract revenue is recognized in one of the following two cases:

- The construction contract stipulates that the contractor is paid according to the planned schedule: when the results of the contract performance are reliably estimated, the revenue is recognized in proportion to the part of the work completed by the contractor himself at the date of preparation of the financial statements;
- The construction contract stipulates that the contractor is paid according to the value of the performance volume: when the results of the contract performance are reliably estimated and confirmed by the customer, the revenue is recognized in proportion to the completed work confirmed by the customer.

Adjustments in contract execution, bonuses, and other payments are only recognized as revenue when they have been agreed upon with the customer.

When the results of the performance of the contract cannot be reliably estimated, the recorded revenue is equivalent to the costs incurred for which the reimbursement is relatively certain.

##### **Revenue from sale of goods**

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

##### **Revenue from rendering of services**

Revenue from rendering of services should be recognised when all the following conditions have been

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

##### **Financial income**

Financial income includes interest, gain on exchange rate difference, dividends... and other income of financial activities. For interest earned from loans, deferred payment, instalment payment: income is recognized when earned and original loans, principal receivables are not classified as overdue that need provision. Dividend is recognized when the right to receive dividend is established.

##### **Other incomes**



Other income includes income other than the company's production and business activities: sale, liquidation of fix assets; fines imposed by the client for breach of contract; third-party compensation to compensate for lost property; revenues from bad debts that have been processed for write-off; liabilities that do not identify the owner; income from gifts, gifts in money, in kind ...

#### **15. Construction Revenue Deductions**

The adjustment to reduce construction revenue is made upon receiving the approval decision for the final settlement that decreases construction completion costs from the Investor and relevant Authorities.

- Adjust to reduce revenue of the arising period if revenue deductions arise in the same period of consumption of products, goods and services;
- Adjust revenue reduction as follows if revenue deductions arise after the period of consumption of products, goods, services

Trade discount payable is the amount that the selling company reduces the listed price for customers who buy goods in large quantities.

Sales discount is a deduction for buyers due to poor quality products, goods or goods that do not meet the specifications specified in the economic contract.

#### **16. Costs of goods sold**

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).

#### **17. Financial expenses**

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency, ...

#### **18. Selling and general administration expenses**

Selling expense is recorded in the period of selling finished goods, trade goods and providing service.

Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business license tax; bad debt provision; outsourcing expense and other cash expenses...

Selling expenses and administrative expenses are allocated to the Company's business units based on revenue or profit criteria.

#### **19. Current and deferred income tax expense**

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting records, non-deductible expenses, tax-exempt income, and carried-forward losses.

Current corporate income tax expense is determined based on taxable income and the applicable corporate income tax rate of 20% for the current year.

#### **20. Relevant entities**

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In examining the relationships among the related parties, the substance of the relationship is emphasized more than its legal form.

Transactions with related parties during the year are presented in Note VIII.3.

**The following company is considered as relevant entities**

Company	Location	Relationship
DGT - Nghe An SM-LLC	Nghe An	Subsidiaries
DGT Investment SM-LLC	Dong Nai	Subsidiaries

DGT - Vung Tau SM-LLC	Ba Ria - Vung Tau	Subsidiaries
DGT Construction Materials Production and Trading Co., Ltd.	Dong Nai	Subsidiaries
DGT - Dong Thap SM-LLC	Dong Thap	Subsidiaries
Dong Loi Co., Ltd	Dong Nai	Subsidiaries
Board of General Director, Board of Management, Chief Accountant, Board of Controllers and other concerned	Members of the key managements	

## 21. Financial Instruments

According to Circular No. 75/2015/TT-BTC dated 18/05/2015 of the Ministry of Finance, before the Accounting Standards on Financial Instruments and guidance documents were issued, the Board of Directors of the Company followed the instructions on the non-presentation and explanation of financial instruments according to Circular No. 210/2009/TT-BTC in the Company's financial statements.

## 22. Segment information

Segment information is presented based on the company's geographic and business segments. The segment reporting by geographic area and business field is structured according to the company's internal reporting and management framework.

Segment results include items directly allocated to a segment as well as those distributed among segments based on a reasonable allocation criterion (such as revenue or profit).

### 20.1. Segment Reporting by Geographic Area

As of June 30, 2025, the Company is headquartered only in Bien Hoa City, Dong Nai Province; therefore, segment reporting by geographic area is not presented.

### 20.2. Segment Reporting by Business Field

	For the 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Revenue from stone sales	33,835,301,888	51,027,726,810
- Revenue from construction materials sales	30,763,780,797	65,555,076,411
- Revenue from ready-mixed concrete	47,200,331,570	-
- Revenue from hot mix asphalt		299,415,944
- Revenue from construction and installation	12,637,121,488	2,917,621,296
- Revenue from leasing premises and	820,547,726	5,496,000,000
- Other revenue	6,731,722,985	3,985,439,263
<b>Total</b>	<b>131,988,806,454</b>	<b>129,281,279,724</b>

## V. NOTES TO THE SEPARATE FINANCIAL STATEMENT

### 1. CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
	VND	VND
- Cash on hand	2,908,147,308	262,799
- Cash in banks	996,564,471	2,229,217,141
<b>Total</b>	<b>3,904,711,779</b>	<b>2,229,479,940</b>



**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

## 2. FINANCIAL INVESTMENTS

	30/06/2025					01/01/2025		
	Ratio %	Historical cost	Provision	Fair value	Ratio %	Historical cost	Provision	Fair value
<b>2.1 Short-terms financial investmenta</b>								
<b>2.2 Long-terms financial investmenta</b>								
<b>Investments in subsidiaries</b>								
DGT Construction Materials Production and Trading Co., Ltd.	1* 60%	715,381,000,000	(12,499,457,793)	-		715,381,000,000	(13,695,257,353)	-
DGT - Nghe An SM-LLC	2* 100%	3,000,000,000	(3,000,000,000)	-	60%	3,000,000,000	(3,000,000,000)	-
DGT Investment SM-LLC	3* 100%	100,000,000,000	(3,608,696,938)	-	100%	100,000,000,000	(3,607,196,938)	-
DGT - Dong Thap SM-LLC	4* 100%	345,000,000,000	(2,276,756,866)	-	100%	345,000,000,000	(2,272,256,866)	-
Dong Loi Co., Ltd	5* 99.8%	67,581,000,000	(1,843,531,521)	-	100%	67,581,000,000	(1,839,031,521)	-
		199,800,000,000	(1,770,472,468)	-	99.8%	199,800,000,000	(2,976,772,028)	-
<b>Total</b>		<b>715,381,000,000</b>	<b>(12,499,457,793)</b>	<b>-</b>		<b>715,381,000,000</b>	<b>(13,695,257,353)</b>	<b>-</b>

Ratio %: It is the ratio of equity capital and voting rights.

Fair Value: As of the reporting date, the Company has not determined the fair value of these financial instruments to be disclosed in the financial statements because there is no market listing for these financial instruments, and current Vietnamese accounting standards and enterprise accounting regulations do not provide guidance on calculating fair value using valuation techniques. The fair value of these financial instruments may differ from their carrying amount in the Company's books.





**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

## 2. FINANCIAL INVESTMENTS (continuous)

Detailed information on the investments as of June 30, 2025, is as follows:

1\* This is an investment in DGT Construction Materials Production and Trading Co., Ltd. with a contributed capital of VND 3,000,000,000, representing a 60% stake. This company was established under Enterprise Registration Certificate No. 3603726982, initially registered on June 1, 2020, by the Department of Planning and Investment of Dong Nai Province, with a charter capital of VND 5,000,000,000. Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

2\* 100% capital investment in DGT-Nghe An Single-Member Limited Liability Company was made, established under Enterprise Registration Certificate for a single-member limited liability company No. 2902104498, initially registered on June 3, 2021, with a second amendment registered on August 22, 2023, by the Department of Planning and Investment of Nghe An Province, with a charter capital of VND 100,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

3\* 100% capital investment in DGT Single-Member Investment Co., Ltd. was made, established under Enterprise Registration Certificate for a single-member limited liability company No. 3603726975, initially registered on June 1, 2020, with a fourth amendment registered on October 17, 2023, by the Department of Planning and Investment of Dong Nai Province, with a charter capital of VND 345,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

4\* 100% capital investment in DGT-Dong Thap Single-Member Limited Liability Company was made, established under Enterprise Registration Certificate No. 1402174738 on January 21, 2022, with a second amendment registered on September 18, 2023, by the Department of Planning and Investment of Dong Thap Province, with a charter capital of VND 100,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has not fully subscribed its capital in this company.

5\* 99,8% capital investment in Dong Loi Limited Liability Company was made, established under Enterprise Registration Certificate No. 2900777297, initially issued on March 14, 2006, with the fourteenth amendment registered on November 09, 2023, by the Department of Planning and Investment of Ba Ria - Vung Tau Province, with a charter capital of VND 300,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has fully subscribed its capital in this company.

6\* 100% capital investment in DGT-Vung Tau Single-Member Limited Liability Company was made, established under Enterprise Registration Certificate No. 3502456754 on June 15, 2021, with a second amendment registered on October 05, 2023, by the Department of Planning and Investment of Ba Ria - Vung Tau Province, with a charter capital of VND 20,000,000,000. Currently, Dong Nai Transportation Infrastructure Joint Stock Company has not fully subscribed its capital in this company.

11729-C  
CÔNG TY  
TNHH  
VU TU VÂN  
HÌNH KẾ TO  
KIỂM TOÁN  
PHÍA NAM  
- T.P HỒ C

3600259  
CÔNG T  
CỔ PHẦN  
CÔNG TR  
HÀO TH  
ĐỒNG N  
VH ĐỒNG

The changes in the provisions for the investments are as follows:

	For the 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
Opening	(13,695,257,353)	(13,042,880,581)
Reversal of provision	1,206,299,560	
Establishment of additional provision	(10,500,000)	
<b>Closing</b>	<b>(12,499,457,793)</b>	<b>(13,042,880,581)</b>

During the year, transactions for the sale of goods and provision of services with the subsidiaries are as follows

	For the 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
DGT Construction Materials Production and Trading Co., Ltd.	21,760,792,425	62,575,636,225
DGT - Nghe An SM-LLC	-	356,400,000
Dong Loi Co., Ltd	7,387,860,435	60,480,000
<b>Total</b>	<b>29,148,652,860</b>	<b>62,992,516,225</b>



### 3 . TRADE RECEIVABLES

#### 3.1.Short-terms

##### Relevant entities

- DGT Construction Materials Production and Trading Co., Ltd.
- DGT - Nghe An SM-LLC
- DGT - Vung Tau SM-LLC
- Dong Loi Co., Ltd

##### Others

- Cuu Long Construction Materials Technology Co., Ltd
- Hung Phat Constuction Co., Ltd
- An Khang Phu Construction Serrvices Co., Ltd
- Hiep An Construction JSC
- Cienco 4 Corporation JSC
- Construction Corporation No.1 JSC
- Viet Hung Thinh Construction Investment Co., Ltd
- Thai Duong Nam Production Investment Co., Ltd
- Sonadezin Binh Thuan JSC
- Other customers

##### Total

30/06/2025 VND	01/01/2025 VND
<b>63,772,230,342</b>	<b>80,532,936,996</b>
53,984,075,091	77,566,536,996
1,798,400,000	1,798,400,000
-	-
7,989,755,251	1,168,000,000
<b>163,886,548,601</b>	<b>134,265,247,830</b>
48,738,384,404	48,738,384,404
40,446,163,353	40,446,163,353
18,915,166,709	6,852,998,924
11,391,320,000	11,391,320,000
3,896,420,772	3,896,420,772
3,015,338,122	3,215,338,122
10,694,953,433	1,596,196,415
3,150,293,283	-
7,040,046,324	-
16,598,462,201	18,128,425,840
<b>227,658,778,943</b>	<b>214,798,184,826</b>

#### 3.2.Long-terms

#### 3.3. Provision for doubtful debts

The fluctuation of the provision for doubtful accounts during the year is as follows:

	30/06/2025 VND	30/06/2024 VND
- Opening	(63,742,720,626)	(55,323,514,518)
- Reversal of provision	(2,222,554,154)	(1,694,885,775)
- Establishment of additional provision	799,858,058	-
- Closing	<b>(65,165,416,722)</b>	<b>(57,018,400,293)</b>

### 4 . PREPAYMENTS TO SUPPLIERS

#### 4.1. Short-terms

##### Relevant entities

- DGT - Nghe An SM-LLC

##### Others

- Vo Cong Vinh
- Nguyen Quoc Toan
- Nguyen Van Huy
- Bien Hoa Land Fund Development Center
- Cat Tuong Home Architect Design Construction Co., Ltd
- Fuli Machinery Vietnam Co., Ltd
- Trong Trach Trading One Member Co., Ltd
- Viet Hung Thinh construction investment Co., Ltd
- Other suppliers

##### Total

30/06/2025 VND	01/01/2025 VND
<b>1,980,247,089</b>	<b>1,980,247,089</b>
1,980,247,089	1,980,247,089
<b>66,588,645,431</b>	<b>50,082,943,840</b>
9,743,675,747	9,743,675,747
3,995,165,719	3,995,165,719
1,101,836,761	1,101,836,761
8,392,049,000	8,392,049,000
21,086,522,933	21,086,522,933
1,680,000,000	-
6,000,000,000	-
8,000,000,000	-
6,589,395,271	5,763,693,680
<b>68,568,892,520</b>	<b>52,063,190,929</b>

#### 4.2. Long-terms



## 5 . OTHER RECEIVABLES

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
<b>5.1 Short-terms</b>				
- Advances	21,000,000	(16,000,000)	45,900,000	(16,000,000)
- Collateral and deposited	1,687,290,000	-	1,687,290,000	-
+ Department of Planning and Investment of Dong Nai province	1,687,290,000	-	1,687,290,000	-
- Relevant entities	162,572,373,190	-	161,318,067,822	-
+ DGT Construction Materials Production and Trading Co., Ltd.	154,406,422,000	-	154,241,000,000	-
+ Dong Loi Co., Ltd	5,950,537,308	-	4,877,253,940	-
+ DGT - Nghe An SM-LLC	2,201,463,882	-	2,199,813,882	-
+ DGT -Vung Tau SM-LLC	4,650,000	-	-	-
+ DGT Dong Thap SM-LLC	4,650,000	-	-	-
+ DGT Investment SM-LLC	4,650,000	-	-	-
- Others	260,033,614,434	(1,194,802,978)	299,058,532,724	(1,034,221,278)
+ Truong Hien Vu	234,726,986,666	-	234,733,986,666	-
+ Dong Nam Bo Investment Consult Co., Ltd	863,587,770	-	863,587,770	-
+ Tan Dai Tien Binh Thuan Co., Ltd (security fee for Tuy Phong IZ)	775,000,000	(775,000,000)	775,000,000	(542,500,000)
+ Viet Hung Thinh Construction Investment Co., Ltd	22,502,000,019	-	61,428,000,009	-
+ Others	1,166,039,979	(419,802,978)	1,257,958,279	(491,721,278)
<b>Total</b>	<b>424,314,277,624</b>	<b>(1,210,802,978)</b>	<b>462,109,790,546</b>	<b>(1,050,221,278)</b>

## 5.2 Long-terms

- Collateral and deposit	4,571,453,926	-	4,374,195,754	-
- Others	460,289,000	-	432,872,000	-
<b>Total</b>	<b>5,031,742,926</b>	<b>-</b>	<b>4,807,067,754</b>	<b>-</b>

## 6 . INVENTORIES

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
- Raw materials	12,418,234,574	-	188,435,032	-
- Work in progress (*)	142,305,302,364	-	123,805,515,338	-
- Production	58,815,521,909	-	41,318,583,156	-
- Goods	5,162,544,915	-	26,652,397,357	-
<b>Total</b>	<b>218,701,603,762</b>	<b>-</b>	<b>191,964,930,883</b>	<b>-</b>

## Detail (\*):

	30/06/2025 VND	01/01/2025 VND
Lac Viet Premium Coastal Ecotourism Area	114,224,810,433	114,224,810,433
Other constructings	28,080,491,931	9,580,704,905
<b>Total</b>	<b>142,305,302,364</b>	<b>123,805,515,338</b>

The project "Lac Viet Premium Coastal Ecotourism Area" by Dong Nai Traffic Works Joint Stock Company has completed the required 9-month settlement period in accordance with technical and construction quality requirements. However, the project has not been able to proceed with the planned sand replenishment due to the scarcity of natural sand. As a result, as of the date of this report, the project has yet to be accepted and handed over.

## 7. PREPAID EXPENSES

	30/06/2025 VND	01/01/2025 VND
<b>7.1 Short-terms</b>		
DGT bond registration and management costs	-	338,592,361
Prepaid quarry construction costs	-	104,344,908
Concrete batching plant cost	1,741,527,780	-
Cost of renting excavators and bulldozers for Tan Duc project	2,236,619,311	-
Land rental costs	1,318,244,733	-
Repair costs	171,678,801	-
Cost of tools and equipment	88,177,086	-
Other costs	1,371,477,055	-
<b>Total</b>	<b>6,927,724,766</b>	<b>442,937,269</b>
<b>7.2 Long-terms</b>		
Tan Cang Quarry Mining Costs (1*)	74,832,934,040	83,004,600,888
Dak Lua Sand Mine Mining Costs (2*)	3,163,522,464	461,905,470
Hot Asphalt Pavement for Company Yard	-	102,269,943
Other Long-term Prepaid Expenses	6,306,582,496	8,661,258,502
<b>Total</b>	<b>84,303,039,000</b>	<b>92,230,034,803</b>

(1\*) Includes mineral exploitation rights fees and related costs such as compensation for land clearance, survey, consulting, mapping, drilling, blasting costs, and capitalized loan interest of VND 25,795,094,080.

The company was granted mining rights under Decision No. 71/QĐ-UBND dated January 9, 2009, and Decision No. 787/QĐ-UBND dated March 17, 2016, issued by the People's Committee of Dong Nai Province, permitting the exploitation of Tan Cang 4 construction stone quarry in Phuoc Tan Commune, Long Thanh District, Dong Nai Province. Total mobilized construction stone reserves: 5,420,080 m<sup>3</sup>; Annual extraction capacity: 400,000 m<sup>3</sup>; Project duration: 17 years (starting from 2014)

(2\*) Includes mineral exploitation rights fees and related costs such as sand mine exploration, project planning, management, consulting, etc.

The company was granted mining rights for a construction sand mine on the Dong Nai River, in the section belonging to Dak Lua Commune, Tan Phu District, Dong Nai Province, under License No. 891/GP-UBND dated April 4, 2013. Total mobilized construction sand reserves: 916,619 m<sup>3</sup>; Annual extraction capacity: 50,000 m<sup>3</sup>; Project duration: 12 years (from April 4, 2013)



**8. DOUBTFUL DEBTS**

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
<b>Trade receivables</b>	<b>52,254,745,255</b>	<b>(38,160,051,928)</b>	<b>52,982,685,013</b>	<b>(37,380,348,218)</b>
- Hiep An Construction JSC	11,391,320,000	(11,391,320,000)	11,391,320,000	(11,391,320,000)
- Duc Long Dak Nong - BOT and BT -JSC	3,817,956,751	(3,817,956,751)	3,817,956,751	(3,817,956,751)
- Construction Corporation No.1 JSC	3,015,338,122	(3,015,338,122)	3,215,338,122	(3,215,338,122)
- Hung Phat Construction Co., Ltd	26,094,926,513	(12,166,089,481)	26,094,926,513	(11,294,609,612)
- Other customers	7,935,203,869	(7,769,347,574)	8,463,143,627	(7,661,123,733)
<b>Repayments to suppliers</b>	<b>41,282,556,001</b>	<b>(25,794,561,816)</b>	<b>40,804,356,001</b>	<b>(25,312,151,130)</b>
- Vo Cong Vinh	9,743,675,747	(9,743,675,747)	9,743,675,747	(9,743,675,747)
- Nguyen Van Huy	1,101,836,761	(1,101,836,761)	1,101,836,761	(1,101,836,761)
- Nguyen Quoc Toan	3,995,165,719	(3,995,165,719)	3,995,165,719	(3,995,165,719)
- Others	26,441,877,774	(10,953,883,589)	25,963,677,774	(10,471,472,903)
<b>Others</b>	<b>1,385,565,978</b>	<b>(1,210,802,978)</b>	<b>1,524,830,278</b>	<b>(1,050,221,278)</b>
- Other customers	1,385,565,978	(1,210,802,978)	1,524,830,278	(1,050,221,278)
<b>Total</b>	<b>94,922,867,234</b>	<b>(65,165,416,722)</b>	<b>95,311,871,292</b>	<b>(63,742,720,626)</b>

The fluctuation of the provision for doubtful accounts during the year is as follows:

	Trade receivables VND	Repayments to suppliers VND	Other VND	Total VND
- Opening at 01/01/2025	(37,380,348,218)	(25,312,151,130)	(1,050,221,278)	(63,742,720,626)
- Reversal of provision	(1,579,561,768)	(482,410,686)	(160,581,700)	(2,222,554,154)
- Establishment of additional provision	799,858,058	-	-	799,858,058
- Closing at 30/06/2025	<b>(38,160,051,928)</b>	<b>(25,794,561,816)</b>	<b>(1,210,802,978)</b>	<b>(65,165,416,722)</b>

**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

**9 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS**

Items	Buildings and structures VND	Machinery, equipment VND	Transportation equipment VND	Office equipment VND	Other assets VND	Total VND
<b>Historical cost</b>						
Opening balance at 01/01/2025	63,812,087,606	36,868,147,059	15,255,699,484	83,913,825	279,500,000	116,299,347,974
Increase	1,604,878,116	3,054,545,455	158,333,333	-	3,696,711,294	8,514,468,198
Decrease	-	-	-	-	-	-
<b>Closing balance at 30/06/2025</b>	<b>65,416,965,722</b>	<b>39,922,692,514</b>	<b>15,414,032,817</b>	<b>83,913,825</b>	<b>3,976,211,294</b>	<b>124,813,816,172</b>
<b>Accumulated depreciation</b>						
Opening balance at 01/01/2025	14,646,236,775	15,827,164,400	10,803,466,417	83,913,825	169,027,796	41,529,809,213
- Depreciation	3,538,361,268	1,270,970,473	440,572,163	-	33,250,002	5,283,153,906
- Liquidation or transfer	-	-	-	-	-	-
- Giảm khác	-	-	-	-	-	-
<b>Closing balance at 30/06/2025</b>	<b>18,184,598,043</b>	<b>17,098,134,873</b>	<b>11,244,038,580</b>	<b>83,913,825</b>	<b>202,277,798</b>	<b>46,812,963,119</b>
<b>Residual value</b>						
Opening balance at 01/01/2025	49,165,850,831	21,040,982,659	4,452,233,067	-	110,472,204	74,769,538,761
Closing balance at 30/06/2025	47,232,367,679	22,824,557,641	4,169,994,237	-	3,773,933,496	78,000,853,053
- Remaining value at the end of the period of tangible fixed assets used as mortgage or pledge to secure loans					78,000,853,053	VND
- Historical cost of fully depreciated fixed assets at the end of the fiscal year					25,610,729,882	VND



**10 . INCREASE OR DECREASE IN INTANGIBLE FIXED ASSETS**

	<b>Machinery, equipment VND</b>	<b>Total VND</b>
<b>Historical cost</b>		
Opening balance at 01/01/2025	1,827,720,000	1,827,720,000
Increase		
Decrease		
Closing balance at 30/06/2025	<u>1,827,720,000</u>	<u>1,827,720,000</u>
<b>Accumulated depreciation</b>		
Opening balance 01/01/2025	1,332,712,500	1,332,712,500
- Depreciation	228,465,000	228,465,000
- Decrease		
Closing balance at 30/06/2025	<u>1,561,177,500</u>	<u>1,561,177,500</u>
<b>Residual value</b>		
Opening balance at 01/01/2025	495,007,500	495,007,500
Closing balance at 30/06/2025	266,542,500	266,542,500

**11 . CONSTRUCTION IN PROGRESS**

	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
- Internal road to Quang Tri mixing station	356,316,836	-
- Quang Tri Mixing Plant Project	-	4,019,445,980
<b>Total</b>	<u>356,316,836</u>	<u>4,019,445,980</u>

**12 . TRADE PAYABLES**

	30/06/2025		01/01/2025	
	Value	Recoverable	Value	Recoverable
	VND	value	VND	value
	VND	VND	VND	VND
<b>12.1. Short-terms:</b>				
<b>Other suppliers</b>				
- An Khang Phu Construction Services Co., Ltd	32,425,003,739	32,425,003,739	34,205,998,738	34,205,998,738
- Hoang Minh Phat Minerals Co., Ltd	1,249,777,762	1,249,777,762	6,000,000,000	6,000,000,000
- Dung Phat VNMCG Co., Ltd	-	-	2,783,214,061	2,783,214,061
- Tuan Dat Trading & Service Co., Ltd	3,420,000,004	3,420,000,004	3,920,000,003	3,920,000,003
- Truong Toan Co., Ltd	3,401,969,362	3,401,969,362	3,401,969,362	3,401,969,362
- Others	30,222,143,210	30,222,143,210	21,890,876,393	21,890,876,393
<b>Relevant entities</b>				
- DGT Construction Materials Production and Trading Co., Ltd.	-	-	9,050,585,050	9,050,585,050
<b>Total</b>	<b>70,718,894,077</b>	<b>70,718,894,077</b>	<b>81,252,643,607</b>	<b>81,252,643,607</b>
<b>12.2. Long-terms</b>	-	-	-	-
<b>12.3. Overdue outstanding debt</b>				

**13 . PREPAYMENTS FROM CUSTOMERS**

	30/06/2025	01/01/2025
	VND	VND
<b>13.1. Short-terms</b>		
<b>+ Other</b>		
. Chuc Phuong Co., Ltd	3,000,000,000	3,000,000,000
. Lam Hong Stone JSC	990,000,000	990,000,000
. Thanh Son Tinh Co., Ltd	1,040,029,799	1,040,029,799
. Others	5,970,992,533	685,294,100
<b>+ Relevant entities</b>	-	-
<b>Total</b>	<b>11,001,022,332</b>	<b>5,715,323,899</b>
<b>13.2. Long-terms</b>	-	-



**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

**14 .TAXES AND OTHER PAYABLES TO THE STATE**

	01/01/2025		During the year		30/06/2025	
	Receivables VND	Payables VND	Payable VND	Paid amounts VND	Receivables VND	Payables VND
- VAT	-	5,537,692,492	11,542,395,127	12,253,110,250	-	4,826,977,369
- CIT	-	333,278,782	292,870,769	68,324,000	-	557,825,551
- PIT	-	51,945,250	97,711,396	55,564,004	-	94,092,642
- Resource Tax	-	12,963,580,044	2,457,968,446	3,554,298,258	-	11,867,250,232
- Environmental Protection Fee	-	12,529,655,218	1,534,002,755	124,219,850	-	13,939,438,123
- Mining Rights Grant Fee	-	41,210,154,642	2,327,260,841	7,484,700,042	-	36,052,715,441
- Business License Fee	-	-	7,000,000	7,000,000	-	-
- Others	180,383,994	-	-	-	180,383,994	-
<b>Total</b>	<b>180,383,994</b>	<b>72,626,306,428</b>	<b>18,259,209,334</b>	<b>23,547,216,404</b>	<b>180,383,994</b>	<b>67,338,299,358</b>

The Company's tax finalization will be subject to inspection by tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amount presented on the Financial Statements may be changed at the discretion of the tax authorities.



**15 . OTHER PAYMENTS**

	30/06/2025	01/01/2025
	VND	VND
Employees salary	1,188,356,382	843,109,140
Remuneration of the Board of Directors and Supervisory Board	99,500,000	100,200,000
<b>Total</b>	<b>1,287,856,382</b>	<b>943,309,140</b>

**16 . ACCRUED EXPENSES**

	30/06/2025	01/01/2025
	VND	VND
<b>16.1. Short-terms</b>		
Compensation and Land Clearance Costs for Tan Cang Quarry	8,392,049,000	8,392,049,000
Payable Bond Interest Expenses	56,553,048,611	45,863,166,793
Land Rental Costs	2,038,241,978	2,038,241,978
Payable Resource Tax and Environmental Protection Fees	-	4,085,141,833
Rock Excavation Costs for Tan Cang Quarry	1,165,987,445	159,905,757
Others	8,771,442,406	8,825,428,730
<b>Total</b>	<b>76,920,769,440</b>	<b>69,363,934,091</b>

**16.2. Long-terms**

-

-

**17 . OTHER PAYMENTS**

	30/06/2025	01/01/2025
	VND	VND
<b>17.1. Short-terms</b>		
- Deposits received	400,000,000	400,000,000
- Others	9,519,066,421	3,965,891,349
+ Trade Union fees	141,429,110	138,363,708
+ Social insurance	59,151,810	33,846,363
+ Dividends payable	686,092,770	686,092,770
+ Severance allowance payable	1,029,582,569	1,077,583,294
+ Others	7,602,810,162	2,030,005,214
- Relevant entities	-	6,069,187,800
+ DGT Construction Materials Production and Trading Co., Ltd.	-	69,187,800
+ Nguyen Khoa	-	6,000,000,000
<b>Total</b>	<b>9,919,066,421</b>	<b>10,435,079,149</b>
<b>17.2. Long-terms</b>		
- Deposits received	634,106,250	634,106,250
- The capital contribution received (*)	2,062,777,700	2,062,777,700
<b>Total</b>	<b>2,696,883,950</b>	<b>2,696,883,950</b>

**Note (\*):** The capital contribution received under Business Cooperation Contract No. 06/HTKD-PKD dated October 1, 2021, with Southeast Investment Consulting Joint Stock Company, pertains to the construction sand mining project on the Dong Nai River in Dak Lua Commune, Tan Phu District, Dong Nai Province. Total estimated investment for the cooperative project: VND 22.803 trillion; Southeast Investment Consulting JSC's capital contribution ratio: 66%. As at 30 June 2025, the Company had contributed VND 2,062 billion.



**Dong Nai Traffic Construction Joint Stock Company**

200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

**18 . BORROWINGS AND FINANCE LEASE LIABILITIES**

	01/01/2025		During the period		30/06/2025	
	Value VND	Recoverable VND	Increase VND	Decrease VND	Value VND	Recoverable VND
18.1. Short-terms						
Short term bank loans						
BIDV - Dong Nai Branch	1*	-	23,000,000,000	3,000,000,000	20,000,000,000	20,000,000,000
Relevant entities						
DGT Investment SM-LLC	2*	343,638,000,000	-	-	343,638,000,000	343,638,000,000
Other company						
Tan Cang JSC	3*	3,000,000,000	-	-	3,000,000,000	3,000,000,000
Current portion of Long-term						
Long-term bank loans due						
VPBank - Dong Nai Branch	4*	83,645,833	1,003,749,996	585,520,831	501,874,998	501,874,998
Finance lease debt due						
Chailease International Leasing Co.,	5*	-	396,000,000	198,000,000	198,000,000	198,000,000
Total		346,721,645,833	24,399,749,996	3,783,520,831	367,337,874,998	367,337,874,998
18.2. Long-terms						
Borrowings and finance lease liabilities						
VP Bank - Dong Nai Branch	4*	2,425,729,173	-	1,003,749,996	1,421,979,177	1,421,979,177
Minus Current portion of Long-term		(1,003,749,996)	-	-	(1,003,749,996)	(1,003,749,996)
Chailease International Leasing Co.,						
Minus Current portion of Long-term	5*	825,000,000	-	396,000,000	429,000,000	429,000,000
		(429,000,000)	-	-	(429,000,000)	(429,000,000)
Bonds						
Bond denomination	6*	239,521,600,000	-	-	239,521,600,000	239,521,600,000
Total		241,339,579,177	-	1,399,749,996	239,939,829,181	239,939,829,181



**18 . BORROWINGS AND FINANCE LEASE LIABILITIES (continuous)**

1\* Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development (Dong Nai Branch)

Contract No. : 05/2025/378288/HDTD dated January 02, 2025  
Purpose : Additional working capital  
Loan term : 11 months  
Interest rate : 8,4%/year  
Form of guarantee : According to property rights mortgage contract No. 31/2025/378288/TC/HDBD dated January 2, 2025.  
Amount : 23,000,000,000 VND

2\* **DGT Investment SM-LLC**

- Contract No. : HDV01/2022.DAUTU-DGT 'dated 18/07/2022, and contract appendix dated 24/12/2024  
Purpose : To serve the purposes of investment, business, or other activities of the Company in accordance with legal regulations;  
Loan term : 1 year from the disbursement date  
Interest rate : 0%/year  
Guarantee : No collateral  
Amount : 20,000,000,000 VND  
- Contract No. : HDV02/2022.DAUTU-DGT dated 04/12/2022, dated 04/12/2022 and contract appendix dated January 1, 2024

Purpose : To serve the purposes of investment, business, or other activities of the Company in accordance with legal regulations;  
Loan term : 1 year from the disbursement date  
Interest rate : 0%/year  
Guarantee : No collateral  
Amount : 325,000,000,000 VND

3\* **Tan Cang JSC**

Contract No. : 14/HĐHT.19 dated 14/09/2021 dated 18/07/2022  
Purpose : Supplement working capital by allowing Tan Cang Joint Stock Company to use the land located in the yard area of Tan Cang 4 Quarry.  
Loan term : Until such time that this company is connected to a dedicated road or no longer requires such usage.  
Interest rate : none  
Guarantee : No collateral  
Amount : 3,000,000,000 VND

4\* **VP Bank - Dong Nai Branch**

Contract No. : DNI/22059 dated 18/05/2022  
Purpose : 48 month (from 18/05/2022 to 18/05/2026)  
Loan term : The bank's capital lending interest rate, as applied by its headquarters for  
Interest rate : 02 crawler excavators its had License plate no. 60XA-1187 and 60XA-1189  
Guarantee : According to property rights mortgage contract No. 31/2025/378288/TC/HDBD dated January 2, 2025  
Amount : 4,015,000,000 VND



**18 . BORROWINGS AND FINANCE LEASE LIABILITIES (continuous)**

**5\* Chailease International Leasing Co., Ltd.**

Contract No.	: B220117103 dated 18/01/2022
Purpose	: To serve the purposes of investment, business, or other activities of the Company in accordance with legal regulations;
Loan term	: 48 months
Asset value	: 1,980,000,000 VND
Prepayment	: 396,000,000 VND
Leasing value	: 1,584,000,000 VND
Interest rate	: 8.70%/year
Guarantee	: A pledge deposit of VND 198,000,000; a Letter of Guarantee issued by Mr. Tran Ngoc Minh. The company is committed to repurchasing the asset upon the termination of the lease term.

**6\* Agency Registration and Custody Contract No. 01/ĐDNSHTP/DGT-CASC/DGTTH22240001 dated February 18, 2022 between the Company and Thu Do Securities Joint Stock Company; the Company has issued 3,500,000 bonds. Details are as follows:**

Bond type	: Non-convertible bonds without warrants, secured by assets.
Recording bond	: Book-entry method
Bond denomination	: 100,000 VND
Amount	: 3,500,000 bonds
Issued value	: 350,000,000,000 VND
Bond term	: 4 years followed as 01/2024/NQ-NSHTP-DGTH2224001 dated 21/02/2024 of Bondholders
Purpose	: increase operating capital
Interest rate	: (a) Period 1st to period 4th: 11%/year : (b) Period 5th to period 8th: Floating interest rate equals the total interest rate on ordinary savings deposits for individuals with a 12-month term, using the end-of-term rate announced by Tien Phong Commercial Joint Stock Bank on the interest rate determination date, plus a margin of 4%, but in any case not lower than 11%/year. : (c) Period 9th to mature: 9%/year
Guarantee	: The collateral for this bond includes 12 million shares of the Company owned by a third party (a shareholder of the Company) and the land lease contract along with the assets attached to a 15,550 m <sup>2</sup> plot in Trang Dai Ward, Bien Hoa City, Dong Nai Province, which are owned by the Company.
At 30/06/2025	: 239,521,600,000 VND
Other	: Resolution 02A/2025/NQ-HĐQT dated February 11, 2025, regarding the request for written opinions from bondholders on extending the interest payment period for Bond DGTH2224001, tranche 9, dated February 22, 2025, specifically: No later than the bond's maturity date on February 23, 2026; With a waiver of interest on the delayed payment amount for the Issuing Organization and this has been agreed to in writing by the bondholders.

Dong Nai Traffic Construction Joint Stock Company  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

## 19. OWNER'S EQUITY

### a. Volatility of equity

	Contributed capital VND	Capital surplus VND	Development and investment funds VND	Undistributed profit after tax and funds VND	Total VND
Beginning of last year	790,000,000,000	152,195,272,727	21,282,835,714	(59,211,409,273)	904,266,699,168
- Profit after tax last year				2,014,482,034	2,014,482,034
- Appropriation Reward and welfare of funds				-	-
- Profit dividends				-	-
Closing of previous year	790,000,000,000	152,195,272,727	21,282,835,714	(57,196,927,239)	906,281,181,202
Beginning of current year	790,000,000,000	152,195,272,727	21,282,835,714	(55,720,523,126)	907,757,585,315
- Profit after tax current year				1,171,483,078	1,171,483,078
- Appropriation Reward and welfare of funds				-	-
- Profit dividends				-	-
Closing of current year	790,000,000,000	152,195,272,727	21,282,835,714	(54,549,040,048)	908,929,068,393





**19. . b. Details of the owner's capital**

	Ratio %	Quantity	Value VND
- Government	0.00%	-	-
- Other shareholders	100.00%	79,000,000	790,000,000,000
	<u>100.00%</u>	<u>79,000,000</u>	<u>790,000,000,000</u>

**c. Capital transactions with owners and distribution of dividends, profit sharing**

	30/06/2025 VND	01/01/2025 VND
<b>- Owner's Investment Capital</b>		
+ Beginning Contributed Capital	790,000,000,000	790,000,000,000
+ Increased Capital During year	-	-
+ Decreased Capital During the year	-	-
+ Ending Contributed Capital	790,000,000,000	790,000,000,000
<b>- Distributed Dividends and Profits</b>	-	-

**d. Shares**

<b>- Number of Shares Sold to the Public</b>	<b>79,000,000</b>	<b>79,000,000</b>
+ Common Shares	79,000,000	79,000,000
+ Preferred Shares	-	-

Par Value of Outstanding Shares: 10,000 VND/share



## **VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE SEPARATE INCOME STATEMENT**

### **1. REVENUES FROM SALES AND SERVICES RENDERED**

	<b>For the 6 months period ended as at</b>	
	<b>30/06/2025</b>	<b>30/06/2024</b>
	<b>VND</b>	<b>VND</b>
<b>1.1. Revenue</b>		
- Revenue from stone sales	33,835,301,888	51,027,726,810
- Revenue from construction materials sales	30,763,780,797	65,555,076,411
- Revenue from ready-mixed concrete	47,200,331,570	-
- Revenue from hot mix asphalt	-	299,415,944
- Revenue from construction and installation	12,637,121,488	2,917,621,296
- Revenue from leasing premises and construction vehicles	820,547,726	5,496,000,000
- Other revenue	6,731,722,985	3,985,439,263
<b>Total</b>	<b>131,988,806,454</b>	<b>129,281,279,724</b>

### **1.2. Relevant entities**

	<b>For the 6 months period ended as at</b>	
	<b>30/06/2025</b>	<b>30/06/2024</b>
	<b>VND</b>	<b>VND</b>
- DGT Construction Materials Production & Trading Co., Ltd.	21,760,792,425	62,575,636,225
- DGT - Nghe An SM-LLC	-	356,400,000
- Dong Loi Co., Ltd	7,387,860,435	60,480,000
<b>Total</b>	<b>29,148,652,860</b>	<b>62,992,516,225</b>

### **2. COSTS OF GOODS SOLD**

	<b>For the 6 months period ended as at</b>	
	<b>30/06/2025</b>	<b>30/06/2024</b>
	<b>VND</b>	<b>VND</b>
- Cost of stone sold	19,705,585,562	35,699,043,213
- Cost of construction materials sold	27,794,698,406	61,553,437,389
- Cost of commercial concrete	40,267,654,111	-
- Cost of hot mix asphalt	-	351,792,326
- Cost of construction and installation	9,215,405,727	4,486,018,836
- Cost of premises rental and construction vehicle rental	225,196,183	535,620,340
- Other costs	5,195,713,969	3,982,439,263
<b>Total</b>	<b>102,404,253,958</b>	<b>106,608,351,367</b>

### **3. FINANCIAL INCOME**

	<b>For the 6 months period ended as at</b>	
	<b>30/06/2025</b>	<b>30/06/2024</b>
	<b>VND</b>	<b>VND</b>
- Interests of deposits or loans, investment	503,560	93,697
- Interest in deposit of Tan Cang stone mine, sand mine	27,417,000	-
<b>Total</b>	<b>27,920,560</b>	<b>93,697</b>



## 9 . CURRENT INCOME TAX EXPENSES

Estimated corporate income tax payable during this period is as follows:

	For the 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
Corporate income tax expense calculated on current year taxable income	292,870,769	
	<u>292,870,769</u>	<u>-</u>

Corporate tax will be subject to the examination of the tax authorities. Due to the application of laws and regulations for many different transaction types can be interpreted in many different ways, the tax number is presented on financial reports can be modified according to the decision of the tax authorities.

## 10 . BUSINESS OPERATING COST BY ELEMENTS

	For the 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Material raw expenses	52,839,823,785	108,235,369,317
- Labour costs	2,751,035,817	3,273,003,473
- Asset depreciation	5,511,618,906	3,932,770,541
- Reserve costs	1,422,696,096	1,694,885,775
- Other expenses by cash	54,016,416,702	54,389,124,943
<b>Total</b>	<u><b>116,541,591,306</b></u>	<u><b>171,525,154,049</b></u>

## 11 . EARNING PER SHARE

The Company does not count this indicator on its separate financial statements in accordance with Vietnam Accounting Standard No. 30 on "Earnings Per Share".

## VII . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE CASH FLOWS STATEMENT

### 1 . Nonmonetary transactions affecting cash flow statement in the future

During the year, the Company had no non-cash transactions affecting the Statement of Cash Flows and no cash holdings that were restricted from use.

### 2 . Amounts of money held by the enterprise without use

During the year, the Company did not incur any cash and cash equivalents that were restricted from use due to legal constraints or other binding obligations.

**3 . The amount borrowed actually collected during the period**

	For the 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Proceeds from borrowing under conventional agreements	23,000,000,000	-
<b>Total</b>	<b>23,000,000,000</b>	<b>-</b>

**4 . The amount actually repaid the loan during the period**

	For the 6 months period ended as at	
	30/06/2025	30/06/2024
	VND	VND
- Principal repayment of loans under standard agreements	3,585,520,831	501,874,998
- Finance lease debt payments	198,000,000	198,000,000
<b>Total</b>	<b>3,783,520,831</b>	<b>699,874,998</b>

**VIII . OTHER INFORMATION**

**1 . Events occurring after the end of the fiscal year:**

In addition to the information presented in the interim financial statements, no significant events affecting the company's going concern have occurred since the end of the fiscal year that would require adjustments or additional disclosures in the financial statements.

**2 . Information on related parties with significant transactions:**

Key management personnel include the members of the BOD, the BOM and individuals related to key management personnel are those closely associated family members of these key managers.

**2.1. Transactions and account balances of BOM, BOD**

The main transactions between the Company and related parties for the fiscal year ending June 30, 2025 are as follows:

Relevant entities	Descriptions	30/06/2025	30/06/2024
		VND	VND
- Nguyen Thi Mai	Advances	-	1,393,000,000
	Advance payments	-	1,000,000,000
- Nguyen Thanh Phong	Advances	-	2,999,999,994
	Advance payments	-	2,999,999,994
- Ton Duc Tung	Advances	2,126,000	10,000,000
	Advance payments	2,126,000	10,000,000
- Nguyen Khoa	Other expenses	6,000,000,000	-

At December 31, 2024, account balances of related parties are as follows:

	30/06/2025	01/01/2025
	VND	VND
<b>Advances</b>		
- Nguyen Khoa	-	6,000,000,000



**Remuneration and bonus of BOM, BOD**

		30/06/2025	30/06/2024
		VND	VND
<b>Remuneration and bonus</b>		<b>1,109,593,000</b>	<b>872,428,000</b>
<b>Full name</b>	<b>Position</b>		
<b>Board of Managements</b>		<b>98,200,000</b>	<b>105,000,000</b>
Mr Phuong Thua Vu	Chairman	30,000,000	5,000,000
Mr Nguyen Thanh Phong	Member	18,000,000	18,000,000
Mr Nguyen Quoc Thanh	Independent Member	12,000,000	18,000,000
Mr Tran Quang Tuan	Member	10,100,000	18,000,000
Mr Ton Duc Tung	Member	10,100,000	3,000,000
Mr Tran Huu Luu	Member	-	15,000,000
Mr Nguyen Khoa	Member	18,000,000	3,000,000
Mr Banh Van Phuc	Chairman	-	25,000,000
<b>Board of Supervisors</b>		<b>60,000,000</b>	<b>75,000,000</b>
Mr Vu Tien Manh	Head of the Supervisory Board	24,000,000	24,000,000
Mr Nguyen Hiep	Member	9,000,000	3,000,000
Mr Doan Van Binh	Member	9,000,000	3,000,000
Mrs Nguyen Thi Ngoc Linh	Member	9,000,000	-
Mrs Tran Thi Ngoc Huyen	Member	9,000,000	-
Mr Ton Duc Tung	Member	-	15,000,000
Mr Pham Van Hung	Member	-	15,000,000
Mrs Doan Thanh Van	Head of the Supervisory Board	-	15,000,000
<b>Board of General Directors</b>		<b>764,560,000</b>	<b>524,000,000</b>
Mr Nguyen Thanh Phong	General Director	311,000,000	373,000,000
Mr Nguyen Xuan Khanh	Deputy General Director	242,667,000	-
Mr Ton Duc Tung	Deputy General Director	109,333,000	151,000,000
Mr Nguyen Khoa	Deputy General Director	101,560,000	-
<b>Chief accountant</b>		<b>186,833,000</b>	<b>168,428,000</b>
Mrs Hoang Thi Mai		186,833,000	8,670,000
Mrs Nguyen Thi Thu Thao		-	18,758,000
Mrs Nguyen Thi Mai		-	141,000,000

**2.2. Transactions and account balances of other relevant entities**

*Transactions with other related parties occurred during the period*

	30/06/2025 VND	30/06/2024 VND
<b>DGT - Dong Thap SM-LLC</b>		
- Lend	4,650,000	-
<b>DGT - Nghe An SM-LLC</b>		
- Lend, borrow capital	1,650,000	124,813,882
- Revenue of renting services	-	356,400,000
<b>DGT Investment SM-LLC</b>		
- Lend	4,650,000	-
- Recover other receivables		
At June 30, 2025, account balances of related parties are as follows:		
<b>DGT Construction Materials Production and Trading Co., Ltd.</b>		
- Revenue of services provided	23,936,871,668	62,575,636,225
- Received payment	47,519,333,583	15,492,396,454
- Import materials, goods, and repair yard	5,523,985,241	-
- Payment for goods, debt settlement	14,574,570,291	-
- Payment on behalf of others, deduction of payment on behalf of	411,559,042	-
- Collect and offset expenses on behalf of others	246,137,042	-
- Lend, other expenses	35,870,417	-
- Pay back borrowed money	105,058,217	-
<b>DGT Vung Tau SM-LLC</b>		
- Lend	4,650,000	-
<b>Dong Loi Co., Ltd</b>		
- Revenue of services provided	8,063,275,251	60,480,000
- Supplied services	1,241,600,000	-
- Buy goods, services	-	1,947,193,939
- Other receivables	2,310,783,368	-
- Recover lend money, transfer of outstanding balances	1,237,500,000	-



**Dong Nai Traffic Construction Joint Stock Company**  
200 Nguyen Ai Quoc St, Trang Dai Ward, Dong Nai province.

*As at June 30, 2025, the Company has the following balances with related parties:*

	30/06/2025 VND	30/06/2024 VND
<b>Investments into subsidiaries</b>	<b>715,381,000,000</b>	<b>715,381,000,000</b>
- DGT Investment SM-LLC	345,000,000,000	345,000,000,000
- DGT Construction Materials Production and Trading Co., Ltd.	3,000,000,000	3,000,000,000
- DGT - Nghe An SM-LLC	100,000,000,000	100,000,000,000
- DGT - Dong Thap SM-LLC	67,581,000,000	67,581,000,000
- Dong Loi Co., Ltd	199,800,000,000	199,800,000,000
<b>Allowances for long-term investments</b>	<b>12,499,457,793</b>	<b>13,695,257,353</b>
- DGT Investment SM-LLC	2,276,756,866	2,272,256,866
- DGT Construction Materials Production and Trading Co., Ltd.	3,000,000,000	3,000,000,000
- DGT - Nghe An SM-LLC	3,608,696,938	3,607,196,938
- DGT - Dong Thap SM-LLC	1,843,531,521	1,839,031,521
- Dong Loi Co., Ltd	1,770,472,468	2,976,772,028
<b>Short-term customer receivables</b>	<b>63,772,230,342</b>	<b>80,533,016,996</b>
- DGT Construction Materials Production and Trading Co., Ltd.	53,984,075,091	77,566,536,996
- DGT - Nghe An SM-LLC	1,798,400,000	1,798,400,000
- Dong Loi Co., Ltd	7,989,755,251	1,168,080,000
<b>Repayments to suppliers</b>	<b>1,980,247,089</b>	<b>1,980,247,089</b>
- DGT - Nghe An SM-LLC	1,980,247,089	1,980,247,089
<b>Short-term other receivables</b>	<b>162,572,373,190</b>	<b>161,318,067,822</b>
- DGT - Nghe An SM-LLC	2,201,463,882	2,199,813,882
- DGT Construction Materials Production and Trading Co., Ltd.	154,406,422,000	154,241,000,000
- Dong Loi Co., Ltd	5,950,537,308	4,877,253,940
- DGT Investment SM-LLC	4,650,000	-
- DGT - Dong Thap SM-LLC	4,650,000	-
- DGT - Vung Tau SM-LLC	4,650,000	-
<b>Payables for suppliers</b>	-	<b>9,050,585,050</b>
- DGT Construction Materials Production and Trading Co., Ltd.	-	9,050,585,050
<b>Other payables</b>	-	<b>69,187,800</b>
- DGT Construction Materials Production and Trading Co., Ltd.	-	69,187,800
<b>Short-term and Long-term Borrow capital</b>	<b>343,638,000,000</b>	<b>343,638,000,000</b>
- DGT Investment SM-LLC	343,638,000,000	343,638,000,000

### 3 . Information on going concern

In the first 6 months of 2025, the Group's subsidiaries announced temporary suspension of operations due to inefficiency, which indicates that the Group's subsidiaries are unlikely to continue operating normally within the next 12 months. Therefore, the basis for determining profits and losses from investments in subsidiaries in the Group will be assessed based on the results of the Report for the fiscal year ending June 30, 2025 prepared on the basis of the Subsidiary's continuous operation. The figures as of January 1, 2025 are presented accordingly, including the following subsidiaries:

- |   |   |
|---|---|
| 1. DGT - Vung Tau SM-LLC                                  | Suspended operations from 26/05/2025 to 25/05/ 2026 |
| 2. DGT - Nghe An SM-LLC                                   | Suspended operations from 10/05/2025 to 09/05/2025. |
| 3. DGT - Dong Thap SM-LLC                                 | Suspended operations from 29/04/2025 to 28/04/2026. |
| 4. DGT Investment SM-LLC                                  | Suspended operations from 25/05/2025 to 24/05/2026  |
| 5. DGT Construction Materials Production and Trading Co., | Suspended operations from 19/06/2025 to 18/06/2026  |

### 4 . Comparative figures

The comparative figures on the Separate Balance Sheet are presented on the Separate Financial Statements as at December 31, 2024 which were audited and the comparative figures on Separate Income Statement and the Separate Cash Flow Statement are presented on the Separate Income Statement, the Separate Cash Flow Statement for 6 months period ended as at 30 June 2024 which were reviewed by the Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS).

Dong Nai province, August 18, 2025

  
**Pham Thi Tra Giang**  
Prepared by

  
**Hoang Thi Mai**  
Chief Accountant

  
**Nguyen Khoa**  
General Director

