

**DONA TRANSPORTATION CONSTRUCTION  
JOINT STOCK COMPANY & ITS SUBSIDIARIES**

**CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE 1ST QUARTER OF 2026**

For the accounting period from January 1, 2026 to March 31, 2026



**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

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## **REPORT OF THE GENERAL MANAGEMENT**

The General Management of Dona Transportation Construction Joint Stock Company (hereinafter referred to as the "Company") hereby presents its Report and Consolidated Financial Statements for the 1st quarter of 2025 as at March 31, 2025.

### **I. THE COMPANY**

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

Dona Transportation Construction Joint Stock Company was incorporated and has been existing under Business Registration Certificate for Joint Stock Company No.: 3600259916, issued for the first time on December 30, 2005 and registered for the 18th change on July 7, 2023 by Department of Planning and Investment of Dong Nai Province. In which:

Chapter capital : 790,000,000,000 VND. In words: Seven hundred and ninety billion dongs only.  
Headquarters : No. 200 Nguyen Ai Quoc Street, Trang Dai Ward, Dong Nai Province.  
Stock symbol : DTG. Shares are registered on the Upcom stock exchange. The first date of trading was March 9, 2010.

#### **2. Main business activities**

Mining and trading of minerals; Production and trading of construction materials; Construction.

#### **3. Operation model**

The Company operates with 4 affiliated units and 6 subsidiaries.

#### **Affiliated units without legal status and operating under dependent accounting**

No.	Name of unit	Address	Main business activities
1 -	Dak Lua Sand Mining Enterprise	No. 200 Nguyen Ai Quoc Street, Trang Dai Ward, Dong Nai Province	Sand mining
2 -	Hot Mix Asphalt Enterprise	Village 8, Nhan Co Commune, Dak Riap District, Dak Nong Province	Concrete production
3 -	Construction Materials Store No. 1	Village 1, Quang Ngai Commune, Cat Tien District, Lam Dong Province	Trading of construction materials
4 -	Construction Materials Store No. 2	Village 5, Thong Nhat Commune, Bu Dang District, Binh Phuoc Province	Trading of construction materials

#### **Subsidiaries**

##### **1 - DGT – Nghe An One Member Company Limited**

Address : No. 3 Mai Hac De Street, Vinh Hung Ward, Nghe An Province  
Main operations : Stone, sand, gravel, clay mining  
Proportion of be : 100% Proportion of voting rights : 100%

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

**2 - DGT Investment One Member Company Limited**

Address : No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province  
Main operations : Trading of real estate and land use rights of owners, users or tenants  
Proportion of be : 100% Proportion of voting rights : 100%

**3 - DGT – Vung Tau One Member Company Limited**

Address : 4th floor, Vung Tau Plaza, No. 207 Le Hong Phong, Tam Thang Ward, Ho Chi Minh City  
Main operations : Stone, sand, gravel, clay mining  
Proportion of be : 100% Proportion of voting rights : 100%

**4 - DGT Construction Materials Production and Trading Company Limited**

Address : No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province  
Main operations : Production of construction materials from clay  
Proportion of be : 60% Proportion of voting rights 60%

**5 - DGT – Dong Thap One Member Company Limited**

Address : No. 142 Vo Truong Toan, Cao Lanh Ward, Dong Thap, VN  
Main operations : Trading of real estate and land use rights of owners, users or tenants  
Proportion of be : 100% Proportion of voting rights : 100%

**6 - Dong Loi Company Limited**

Address : Land plot No. 162, Map Sheet No. 42, Nhang Tham Village, Muong Ham Commune, Nghe An  
Main operations : Stone, sand, gravel, clay mining  
Proportion of be : 99.80% Proportion of voting rights : 99.80%

**II. RESULTS OF OPERATIONS**

Consolidated business performance and financial position of the Company as at March 31, 2026 are shown in the attached Consolidated Financial Statements.

**III. EVENTS AFTER THE CLOSING DATE FOR PREPARATION OF CONSOLIDATED FINANCIAL**

The General Management of the Company commits that there were no material events arising after March 31, 2026 up to the date of this report that have not been considered for figure adjustment or published in the Consolidated Financial Statements of the Group.

**IV. BOARD OF DIRECTORS, GENERAL MANAGEMENT AND BOARD OF SUPERVISORS**

**Members of Board of Directors**

Full name	Title	Date of appointment / dismissal
Mr. Phuong Thua Vu	Chairman of Board of Directors	Appointed on May 30, 2024
Mr. Nguyen Thanh Phong	Member	Appointed on September 27, 2023
Mr. Nguyen Quoc Thanh	Independent Member	Removed on April 12, 2025
Mr. Tran Quang Tuan	Member	Removed on April 12, 2025
Mr. Ton Duc Tung	Member	Removed on April 12, 2025
Ms. Nguyen Thi Diem Le	Secretary	Appointed on May 30, 2024 Removed on December 05, 2025
Nguyen Minh Phuc	Secretary Person in charge of Management	Appointed on December 05, 2025



**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

Mr. Banh Quang Phuc	Chairman of Board of Directors	Removed on May 30, 2024
Mr. Tran Huu Luu	Member	Removed on May 30, 2024
Mr. Nguyen Khoa	Member	Appointed on May 30, 2024

**Members of Board of Supervisors**

Full name	Title	Date of appointment / dismissal
Mr. Vu Tien Manh	Head of Board of Supervisors	Appointed on September 27, 2023
Mr. Nguyen Hiep	Member	Removed on April 12, 2025
Mr. Doan Van Binh	Member	Removed on April 12, 2025
Mr. Ton Duc Tung	Member	Removed on May 30, 2024
Mr. Pham Van Hung	Member	Removed on May 30, 2024
Ms. Tran Thi Ngoc Huyen	Member	Appointed on April 12, 2025
Ms. Nguyen Thi Ngoc Linh	Member	Appointed on April 12, 2025

**General Management**

Full name	Title	Date of appointment / dismissal
Mr. Nguyen Thanh Phong	General Director	Appointed on July 4, 2023
Mr. Nguyen Khoa	Deputy General Director	Appointed on October 10, 2023
Mr. Ton Duc Tung	Deputy General Director	Removed on July 01, 2025
Mr. Nguyen Huy Hoang	Deputy General Director	Removed on May 30, 2024
Mr. Nguyen Xuan Khanh	Deputy General Director	Appointed on December 4, 2024

**Legal representative**

Full name	Title	Date of appointment / dismissal
Mr. Nguyen Thanh Phong	General Director	

**Chief Accountant**

Full name	Title	Date of appointment / dismissal
Ms. Hoang Thi Mai	Chief Accountant	Appointed on June 20, 2024
Ms. Nguyen Thi Thu Thao	Chief Accountant	Appointed on May 30, 2024 Removed on June 20, 2024
Ms. Nguyen Thi Mai	Chief Accountant	Removed on May 30, 2024
Mr. Nguyen Thanh Phong	Chief Accountant	Appointed on September 03, 2025 Removed on December 05, 2025
Mr. Bui Quang Toan	Chief Accountant	Appointed on December 05, 2025

In accordance with the above list, no one in the Board of Directors, the General Management, the Board of Supervisors and the Chief Account has used the power they are assigned in managing and operating the Company to obtain any other benefits other than the ordinary benefits from holding shares like other shareholders.

**V. DISCLOSURE OF RESPONSIBILITIES OF GENERAL MANAGEMENT FOR CONSOLIDATED**

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

The General Management is responsible for the preparation of the Company's consolidated financial statements for the first quarter of 2026, which give a true and fair view of the separate financial position of the Company as at March 31, 2026. The separate results of operations and separate cash flows for the 1st quarter of 2026 ended on the same date. In the process of preparing these consolidated financial statements for the 1st quarter of 2026, the General Management confirms that it has complied with the following requirements:

- Establishing and maintaining controls that the General Management deems necessary to ensure that the preparation and presentation of financial statements are free from material misstatement, whether due to fraud or error;
- Selecting appropriate accounting policies and applying them consistently;
- Making reasonable and prudent assessments and forecasts;
- Applicable accounting standards having been followed by the Company, without any material misstatements to be disclosed and explained in these financial statements;
- Preparing the consolidated financial statements for the 1st quarter of 2026 on the going concern basis unless this basis is no longer appropriate.

The General Management believes that the accounting books are kept to reflect the consolidated financial position of the Company, with a true and fair level at any time, and to ensure that these Financial Statements have complied with the applicable regulations of the State. At the same time, it is responsible for ensuring the safety of the property of the Company and taking the appropriate measures to prevent and detect fraud and other violations.

The General Management believes that the Consolidated Financial Statements have given a true and fair view of the financial situation of the Company as at March 31, 2026, the business performance and the cash flows for the accounting period then ended, in accordance with the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime, as well as in compliance with the relevant applicable regulations.

**VI. OTHER COMMITMENTS**

The General Management believes that the Company has not violated the information disclosure obligation as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance on guidance on information disclosure on the stock market.

**VII. APPROVAL OF FINANCIAL STATEMENTS**

We, the General Management of Dona Transportation Construction Joint Stock Company, approve the Consolidated Financial Statements for the 1st quarter of 2026 of the Company.

Dong Nai, April 24, 2026

**FOR AND ON BEHALF OF THE GENERAL MANAGEMENT**

General Director



## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of March 31, 2026

Unit: VND

Items	Code	Note	31/03/2026	01/01/2026
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>1,614,485,203,210</b>	<b>1,471,936,229,965</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>13,249,077,496</b>	<b>11,902,802,699</b>
1. Cash	111		13,249,077,496	11,902,802,699
<b>III. Short-term receivables</b>	<b>130</b>		<b>1,296,232,164,585</b>	<b>1,176,243,787,666</b>
1. Short-term trade receivables	131	V.3	403,395,003,283	311,147,989,495
2. Short-term prepayments to suppliers	132	V.4	69,478,374,807	66,169,490,982
3. Short-term internal receivables	133		42,198,223	-
5. Other short-term receivables	135	V.5, V.6.1	894,186,924,976	869,809,843,893
6. Provision for short-term doubtful receivables (*)	136	V.9	(70,870,336,704)	(70,883,536,704)
<b>IV. Inventories</b>	<b>140</b>	<b>V.7</b>	<b>299,484,885,704</b>	<b>278,356,988,439</b>
1. Inventories	141		299,484,885,704	278,356,988,439
<b>VI. Other current assets</b>	<b>160</b>		<b>5,519,075,425</b>	<b>5,432,651,161</b>
1. Short-term prepaid expenses	161	V.8.1	2,916,072,654	3,483,183,058
2. Deductible value-added tax	162		1,592,659,724	957,830,503
3. Taxes and other receivables from State Budget	163	V.15	1,010,343,047	991,637,600
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>181,158,363,258</b>	<b>190,366,647,129</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>7,792,181,866</b>	<b>7,477,458,728</b>
5. Other long-term receivables	215	V.6.2	7,792,181,866	7,477,458,728
<b>II. Fixed assets</b>	<b>220</b>		<b>80,828,918,755</b>	<b>84,897,570,155</b>
1. Tangible fixed assets	221	V.10	75,398,199,543	78,622,671,696
- Historical cost	222		134,690,329,106	132,832,909,106
- Accumulated depreciation (*)	223		(59,292,129,563)	(54,210,237,410)
2. Financial lease fixed assets	224	V.11	5,430,719,212	6,274,898,459
- Historical cost	225		5,637,729,292	8,086,815,959
- Accumulated depreciation (*)	226		(207,010,080)	(1,811,917,500)
<b>V. Non-current assets in progress</b>	<b>250</b>		<b>2,344,483,837</b>	<b>2,344,483,837</b>
2. Construction in progress	252	V.12	2,344,483,837	2,344,483,837
<b>VII. Other non-current assets</b>	<b>270</b>		<b>90,192,778,800</b>	<b>95,647,134,41</b>
1. Long-term prepaid expenses	271	V.8.2	90,192,778,800	95,647,134,409
<b>TOTAL ASSETS (280=100+200)</b>	<b>280</b>		<b>1,795,643,566,468</b>	<b>1,662,302,877,094</b>



## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of March 31, 2026

Unit: VND

Items	Code	Note	Ending Balance	Beginning Balance
<b>C. LIABILITIES</b>	<b>300</b>		<b>807,022,715,119</b>	<b>674,501,914,958</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>527,805,447,803</b>	<b>424,158,522,268</b>
1. Short-term trade payables	311	V.13	326,567,353,518	220,104,620,836
2. Short-term prepayments from customers	312	V.14	13,361,068,227	17,735,614,310
4. Taxes and payables to State Budget	314	V.15	67,632,462,085	60,447,051,581
5. Payables to employees	315	V.16	1,702,593,070	1,848,428,015
6. Short-term accrued expenses	316	V.17.1	84,043,857,703	81,152,044,597
10. Other short-term payables	320	V.18.1	10,924,987,278	19,297,637,007
11. Short-term borrowings and financial lease liabilities	321	V.19.1	23,573,125,922	23,573,125,922
<b>II. Non-current liabilities</b>	<b>330</b>		<b>279,217,267,316</b>	<b>250,343,392,690</b>
1. Long-term trade payables	331	V.18.2	2,696,883,950	2,696,883,950
9. Long-term borrowings and financial lease liabilities	339	V.19.2	274,020,491,807	245,146,617,181
12. Deferred income tax liabilities	342		2,499,891,559	2,499,891,559
<b>D. OWNERS' EQUITY</b>	<b>400</b>	<b>V.19</b>	<b>988,620,851,349</b>	<b>987,800,962,136</b>
1. Owner's 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
2. Capital surplus	412		152,195,272,727	152,195,272,727
8. Development investment fund	418		21,282,835,714	21,282,835,714
10. Undistributed profit after tax	420		36,772,336,404	35,954,033,827
- Undistributed profit after tax accumulated to the end of previous year	420a		37,149,833,447	43,459,363,166
- Undistributed profit after tax of the current year	420b		(377,497,043)	(7,505,329,339)
Non-controlling interests	429		(11,629,593,496)	(11,631,180,132)
<b>TOTAL EQUITY (440=300+400)</b>	<b>440</b>		<b>1,795,643,566,468</b>	<b>1,662,302,877,094</b>

Dong Nai, April 24, 2026

Prepared by

Chief Accountant

General Director

Luu Thi Hang

Bui Quang Toan

Nguyen Khoa



**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

**CONSOLIDATED INCOME STATEMENT**

For the accounting period from January 01, 2026 to March 31, 2026

Unit: VND

Items	Code	Note	1st quarter, 2026		1st quarter, 2025		Accumulated	
			From January 01, 2026 to March 31, 2026	140.687.500.280	From January 01, 2025 to March 31, 2025	45.557.117.227	From March 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
Revenue from sale of goods and services rendered	01	VI.1					140.687.500.280	45.557.117.227
Revenue deductions	02						-	-
Net revenue from sale of goods and services rendered	10			140.687.500.280		45.557.117.227	140.687.500.280	45.557.117.227
Cost of goods sold	11	VI.2		124.035.388.908		35.808.557.729	124.035.388.908	35.808.557.729
Gross profit from sale of goods and services	20			16.652.111.372		9.748.559.498	16.652.111.372	9.748.559.498
Financial income	21	VI.3		311.973		48.048.379	311.973	48.048.379
Financial expenses	22	VI.4		4.878.088.264		5.766.860.511	4.878.088.264	5.766.860.511
- In which: Interest expenses	23			3.678.495.406		5.765.465.864	3.678.495.406	5.765.465.864
Share of profit (loss) from associates and joint ventures	24			-		-	-	-
Selling expenses	25	VI.5		5.768.435.319		3.494.414.667	5.768.435.319	3.494.414.667
General & Administration expenses	26	VI.6		3.214.070.151		3.529.374.761	3.214.070.151	3.529.374.761
Net profit from operating activities (30 = 20 + (21 -	30			2.791.829.611		(2.994.042.062)	2.791.829.611	(2.994.042.062)
Other income	31	VI.7		589.689.074		2.450.617.569	589.689.074	2.450.617.569
Other expenses	32	VI.8		3.757.429.131		1.525.580.218	3.757.429.131	1.525.580.218
Other profits	40			(3.167.740.057)		925.037.351	(3.167.740.057)	925.037.351
Total accounting profit before tax (50 = 30 + 40)	50			(375.910.446)		(2.069.004.711)	(375.910.446)	(2.069.004.711)
Current corporate income tax expense	51			-		-	-	-
Deferred corporate income tax expense	52			-		-	-	-
Accounting profit after corporate income tax (60 =	60			(375.910.446)		(2.069.004.711)	(375.910.446)	(2.069.004.711)
Profit after tax of parent company	61			(377.497.043)		(2.700.006.701)	(377.497.043)	(2.700.006.701)
Profit after tax of non-controlling shareholders	62			1.586.597		631.001.990	1.586.597	631.001.990
Basic earnings per share	70	VI.10		(5)		(34)	(5)	(34)
Diluted earnings per share	71						-	-

Prepared by

*Luu Thi Hang*

Luu Thi Hang

Chief Accountant

*Bui Quang Toan*

Bui Quang Toan



## **CONSOLIDATED CASH FLOW STATEMENT**

For the accounting period from January 01, 2026 to March 31, 2026  
(Under the indirect method)

Unit: VND

Items	Code	From March 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
<b>I. Cash flows from operating activities</b>			
<b>Profit before tax</b>	<b>01</b>	<b>(375.910.446)</b>	<b>(2.069.004.711)</b>
<b>Adjustments for amounts</b>			
- Depreciation of fixed assets and investment properties	02	5.342.622.326	2.790.407.832
- Provisions	03	(13.200.000)	(200.000.000)
- (Gain) / Loss from investment activities	05	(311.973)	(48.048.379)
- Interest expenses	06	3.678.495.406	5.765.465.864
<b>Profit from operating activities before changing working capital</b>	<b>08</b>	<b>8.631.695.313</b>	<b>6.238.820.606</b>
- (Increase) / Decrease of receivables	09	(70.476.133.766)	(25.396.552.766)
- (Increase) / Decrease of inventories	10	(21.127.897.265)	(16.050.766.938)
- (Increase) / Decrease of payables (excluding interest payable, payable corporate income tax)	11	80.688.027.061	12.828.276.564
- (Increase) / Decrease of prepaid expenses	12	6.021.466.013	2.733.887.787
- Interest paid	14	552.102.315	(450.055.015)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>4.289.259.671</b>	<b>(20.096.389.762)</b>
<b>II. Cash flows from investment activities</b>			
Payment for purchase and construction of fixed assets and oth	21	(2.451.326.667)	-
Proceeds from liquidation and sale of fixed assets and other non-current assets	22	593.906.667	-
Proceeds from loan interest, dividends and profits distributed	27	-	48.048.379
<b>Cash flows from investment activities</b>	<b>30</b>	<b>(1.857.420.000)</b>	<b>48.048.379</b>
<b>III. Net cash flows from financial activities</b>			

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

## CONSOLIDATED CASH FLOW STATEMENT

For the accounting period from January 01, 2026 to March 31, 2026  
(Under the indirect method)

Unit: VND

Items	Code	From March 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
Proceeds from short-term and long-term borrowings	33	-	20.000.000.000
Repayment of loan principal	34	(250.937.499)	(408.683.332)
Repayment of financial lease	35	(834.627.375)	(99.000.000)
<b>Net cash flows from financial activities</b>	<b>40</b>	<b>(1.085.564.874)</b>	<b>19.492.316.668</b>
<b>Net cash flows during the year (50 = 20 + 30 + 40)</b>	<b>50</b>	<b>1.346.274.797</b>	<b>(556.024.715)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>60</b>	<b>11.902.802.699</b>	<b>2.701.163.116</b>
<b>Cash and cash equivalents at the end of the year (70 = 50 + 60)</b>	<b>70</b>	<b>13.249.077.496</b>	<b>2.145.138.401</b>

Prepared by



Luu Thi Hang

Chief Accountant



Bui Quang Toan

General Director



Nguyen Khoa



## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

For the accounting period from January 01, 2026 to March 31, 2026

### **I. OPERATIONAL CHARACTERISTICS OF THE COMPANY**

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

Dona Transportation Construction Joint Stock Company was incorporated and has been existing under Business Registration Certificate for Joint Stock Company No.: 3600259916, issued for the first time on December 30, 2005 and registered for the 18th change on July 7, 2023 by Department of Planning and Chapter capital : 790,000,000,000 VND. In words: Seven hundred and ninety billion dongs only.  
Headquarter : No. 200 Nguyen Ai Quoc Street, Trang Dai Ward, Bien Hoa City, Dong Nai Province.

#### **2. Fields of business**

- Public utility services: Management and maintenance of road traffic infrastructure in Ho Chi Minh City; maintenance of inland waterway works.
- Commercial construction projects: Construction of traffic, water supply, drainage, electricity, telecommunications, and irrigation works.
- Construction materials business: Production and trading of hot-mix asphalt and asphalt emulsion...

#### **3. Normal production and business cycle: 12 months.**

#### **4. Operational characteristics of the Company during the fiscal year affecting the Financial Statements**

The Company predominantly executes contracts for the provision of public utility products and services and the construction of State budget-funded projects. Consequently, the final settlement process is often prolonged, and any changes in policies may significantly impact the finalization values, thereby altering the Company's business performance

#### **5. Operation model**

The Company has 06 subsidiaries, 2 affiliated enterprises and 2 dependent accounting stores without legal status.

#### **6. Total number of employees as of March 31, 2026: 44 employees (March 31, 2025: 35 employees).**

### **II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING**

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

The fiscal year of the Group begins from January 1 to December 31 each year.

#### **2. Currency**

The currency used in the accounting records is Vietnamese Dong (VND).

### **III. ACCOUNTING STANDARDS AND REGIME**

#### **1. Accounting Regime**

The Company applies the Enterprise Accounting Regime issued together with Circular No. 200/2014/TT-BTC and Circular No. 202/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, as well as its guiding circulars.

#### **2. Statement of compliance with Accounting Standards and Accounting Regime**

The Company has applied Vietnamese Accounting Standards and documents providing guidance on the Standards issued by the State. The financial statements are prepared and presented in accordance with the provisions of the standards, the circulars providing guidance on the implementation of the Standards, and the applicable Accounting Regime



#### **IV. APPLICABLE ACCOUNTING POLICIES**

##### **1. Basis of consolidation**

###### **a. Subsidiaries**

Subsidiaries are entities in which the Group has the right to control their financial and operating policies, usually accompanied by holding more than half of the voting rights. The assessment of control takes into account potential voting rights at the present time. The interim financial statements of subsidiaries are included in the consolidated interim financial statements from the date upon which the control commences until the date upon which the control ceases.

###### **b. Non-controlling interests**

Non-controlling interests are measured based on the ownership ratio of the non-controlling shareholders in the net assets of the acquired entity on the date of acquisition.

The divestment of the Group in a subsidiary not resulting in a loss of control is accounted for in the same manner as equity transactions. The difference between the change in the ownership interest of the Group in the net assets of the subsidiary and the consideration received or paid from such divestment is recognized in undistributed profit after tax under equity.

###### **c. Loss of control**

When the Group loses control of a subsidiary, it derecognizes the assets and liabilities of such subsidiary, as well as non-controlling interests and other equity items. Any gains or losses arising out of this event are recognized in the consolidated income statement. After the divestment, the retained interest in the former subsidiary (if any) is recognized at the carrying amount of the investment in the separate financial statements of the parent company, adjusted for the proportionate changes in equity since the date of acquisition if the Group retains significant influence over the investee, or measured at the historical cost if no significant influence remains.

###### **d. Joint ventures and associates**

Associates are entities over which the Group has significant influence, but not control over their financial and operating policies. Joint ventures are entities over which the Group has joint control, established by a contractual agreement requiring unanimous consent of the stakeholders for strategic financial and operating decisions. Associates and joint venture are generally entities in which the Group holds 20% – 50% of the voting rights.

Joint ventures and associates are accounted for using the equity method. These investments are initially recognized at the historical cost, including transaction costs. After initial recognition, the consolidated interim financial statements include the share of profits or losses attributable to the Group from the joint ventures and associates, adjusted for the accounting policies of the Group, from the date upon which significant influence or joint control is obtained until the date upon which such significant influence ceases.

When the share of losses attributable to the Group from an associate or joint venture exceeds its interest in such associate or joint venture, the carrying amount of the investment (including any long-term interests, if any) is reduced to nil and the recognition of further losses is discontinued, except the losses to the extent that the Group has incurred the obligations or made the payments on behalf of the associate or joint venture.

###### **e. Transactions eliminated in consolidation**

Intra-group balances and unrealized income and expenses arising out of intra-group transactions are eliminated in preparing the consolidated financial statements. Unrealized gains and losses arising out of transactions with investees accounted for using the equity method are eliminated against the investment to the extent of the interest of the Group in the investees.

**f. Business combination**

Business combinations are accounted for using the acquisition method on the date of acquisition, which is the date on which control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain economic benefits from its activities. The assessment of control takes into account potential voting rights that are currently exercisable.

**g. Goodwill**

Goodwill arises on the acquisition of subsidiaries, joint ventures and associates. Goodwill is measured at the historical cost less accumulated amortization. The historical cost of goodwill is the difference between the cost of acquisition and the interest of the Group in the net fair value of assets, liabilities and contingent liabilities of the acquired entity. A negative difference (negative goodwill) is recognized immediately in the consolidated income statement.

Goodwill arising on the acquisition of a company is amortized on a straight-line basis over 10 years. The carrying amount of goodwill arising on the acquisition of a subsidiary is written down to recoverable amount when the Executive Board determines that it is not fully recoverable.

**2. Foreign currency**

Transactions in currencies other than VND during the period are translated into VND at the actual exchange rates. Assets and liabilities denominated in currencies other than VND are translated into VND at the transfer buying and transfer selling rates of the commercial bank where the Company and its subsidiaries regularly conduct transactions and have the largest foreign currency balance at the end of the accounting period.

All exchange differences are recognized in the consolidated income statement.

**3. Principles for recognition of cash and cash equivalents**

Cash and cash equivalents include cash, bank deposits, cash in transit and short-term investments with a recovery period or maturity of no more than 3 months from the date of acquisition, easily convertible into a certain amount of cash and with little risk in converting into cash.

**4. Principles for recognition of financial investments**

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

Investments are classified upon the preparation of the financial statements in accordance with the following principles:

- Investments with a remaining recovery period of no more than 12 months or within 1 production and business cycle are classified as short-term.

- Investments with a remaining recovery period of no 12 months or more or over 1 production and business cycle are classified as long-term.

Investments in purchasing securities and other financial instruments for business purposes (holding for the purpose of waiting for price increase to sell for profit). Trading securities include:

- Shares and bonds listed on the stock market;

- Other types of securities and financial instruments such as commercial bills, forward contracts, swap contracts, ...

Trading securities are recorded at the historical cost. The time of recognizing trading securities is the time when the investors have ownership.

Dividends distributed for the period before the date of investment are recognized as an devaluation of investment. When an investor receives additional shares without having to make the payment due to the joint stock company issuing additional shares from capital surplus, other equity reserves, or dividends paid in shares, the investor only recognizes the increase in the number of shares held.

In case of share swap, the value of the shares shall be measured at their fair value on the date of exchange.

Upon the liquidation and sale of trading securities, the cost of securities sold is measured using the moving weighted average method for each type of security.

**Provision for devaluation of trading securities:** The value of a possible loss when there is solid evidence showing that the market value of the types of securities held by the Company for business purposes has decreased compared to the carrying amount. This provision is established or reversed at the time of preparing the Financial Statements and is recognized in financial expenses during the period.

**a. Held-to-maturity investments**

This investment does not reflect the types of bonds and debt instruments held for the purpose of purchase and sale for profit. Held-to-maturity investments include term bank deposits (with the recovery period of 3 months or more), treasury bills, promissory notes, bonds, preferred shares that the issuer must repurchase at a certain time in the future, and held-to-maturity loans for the purposes of collecting periodic interest and other held-to-maturity investments.

**Provision for devaluation of held-to-maturity investments:** Held-to-maturity investments that the Company must assess their recoverability if they have not been provided for under the law. In case there is a solid evidence showing that a part or the whole of investment may not be recoverable, the loss must be recognized in financial expenses during the period. In case the loss cannot be reliably measured, the devaluation of investment shall not be written down. If the amount of impairment loss cannot be measured reliably, the investment shall not be written down, and its recoverability shall be disclosed in the Notes to the Financial Statements.

**b. Investments in subsidiaries, joint ventures and associates**

Investments in subsidiaries, joint ventures and associates are accounted for using the historical cost method. Net profits distributed from subsidiaries and associates arising after the date of investment are recognized in financial income during the period. Other distributions (other than net profit) are considered a recovery of investments and are recognized as a deduction from the historical cost of investment.

**Provision for devaluation of investments in other entities:** Losses due to subsidiaries, joint ventures and associates making losses, leading to potential loss of capital attributable to the investors, or to provisions due to the devaluation of these investments. This provision is established or reversed at the time of preparing the Financial Statements for each investment and is recognized in financial expenses during the period.

In addition, the subsidiaries in the Group have announced the temporary suspension of operations due to their inefficiency. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the ability to continue as a going concern of the subsidiaries. Accordingly, the consolidated statements have been prepared on the assumption that the subsidiaries will continue their operations in the future.

**5. Principles for recognition of receivables**

Receivables are monitored in detail by maturity of receivables, debtors, original currency of receivables and other factors as required for the management purposes of the Company.

**The classification of receivables is carried out in accordance with the following principles:**

- Trade receivables: Commercial receivables arising out of purchase and sale transactions between the Company and the customers, such as sale of goods, rendering of services, liquidation / sale of assets, and export proceeds of the consignor through the consignee;
- Intra-company receivables: Receivables between the superior units and the direct subordinate units without legal status and operating under dependent accounting;
- Other receivables: Non-commercial receivables, not related to purchase and sale transactions. Receivables are classified upon the preparation of the Financial Statements in accordance with the following principles:
- Receivables with a remaining recovery period of no more than 12 months or within 1 production and business cycle are classified as short-term.

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- Receivables with a remaining recovery period of no 12 months or more or over 1 production and business cycle are classified as long-term.

**Provision for doubtful receivables:** A provision for doubtful receivables is made at the time of preparing the financial statements. The establishment or reversal of such provision is carried out at the time of preparing the financial statements and recognized as general & administration expenses during the period. Regarding long-outstanding doubtful receivables for which the Company has made every effort to collect the debt remains unsuccessful, and where the debtors are determined to be genuinely unable to settle their debts, the Company may undertake the procedures for sale of such debts to a debt trading company or write them off from the accounting books (in accordance with the provisions of the law and the Charter of the Company).

Additionally, the Company has doubtful receivables arising from the finalization and approval of projects executed by SPDVCI prior to its official conversion into a joint-stock company, which are pending guidance for resolution from the competent authorities.

### **6. Principles for recognition of inventories**

Inventories are stated at the historical cost. In case the net realizable value is lower than the historical cost, inventories must be measured at the net realizable value. The historical cost of inventories includes the purchase price, the processing cost and other directly attributable costs incurred in bringing the inventories to their present location and condition. Net realizable value is the estimated selling price less the estimated

The value of inventories at the end of the period is measured using the method of first-in, first-out.

Inventories are accounted for using the perpetual inventory method.

**Provision for inventories** is established for the estimated loss due to the possible devaluation of materials, finished goods, and inventories owned by the Company (depreciation due to impairment, obsolescence, ...) based on reasonable evidence of devaluation at the end of the fiscal year. Increases or decreases in this provision are recognized in cost of goods sold in the Income Statement.

### **7. Tangible fixed assets**

Tangible fixed assets are recognized at the historical cost. During use, tangible fixed assets are recognized at the historical cost, accumulated depreciation and residual value.

The historical cost of fixed assets includes the purchase price and the costs directly related to putting such assets into use. The costs of purchase, upgrade and renewal of fixed assets are converted into fixed assets. The costs of maintenance and repair are recognized in expenses of the current year.

Upon the liquidation of assets, the historical cost and accumulated depreciation of the assets are written off from the financial statements and any losses arising out of such liquidation are accounted for in the Income Statement

Fully depreciated fixed assets continue to be used because the Company has performed well in maintaining and servicing motorized equipment and vehicles.

Depreciation is calculated using the straight-line method. The depreciation period is estimated as follows:

<b>Type of assets</b>	<b>Number of years of</b>
- Buildings and structures	04 – 32 years
- Machinery and equipment	03 – 09 years
- Means of transport and transmission	03 – 11 years
- Management equipment and tools	06 years
- Other assets	06 years



#### **8. -Financial lease fixed assets**

An asset is classified as a financial lease if substantially all the risks and rewards incidental to ownership of such asset are transferred to the lessee. Leased fixed assets under financial leases are stated at the historical cost less the accumulated depreciation. The historical cost of a financial lease asset is lower of the fair value of the leased asset at the inception of the lease agreement and the present value of the minimum lease payments. The discount rate used in calculating the present value of the minimum lease payments is the interest rate implicit in the lease agreement, or the interest rate stated therein. Where the implicit interest rate cannot be determined, the borrowing rate prevailing at the inception of the lease shall be used.

Financial lease fixed assets are depreciated using the straight-line method over their estimated useful lives. In case where there is no reasonable certainty that the Group will obtain asset ownership at the end of the lease term, the fixed assets will be depreciated over the shorter of the lease term and the estimated useful lives. The depreciation years of financial lease fixed assets are as follows:

Type of assets	Number of years of
- Machinery and equipment	04 years

#### **9. Construction in progress**

Construction in progress reflects costs directly related to assets under construction as well as plant and equipment under installation for production, lease and management purposes as well as costs related to repairs of fixed assets in progress. These assets are recognized at the historical cost and are not depreciated.

#### **10. Principles for recognition of prepaid expenses**

The calculation and allocation of prepaid expenses into production and business expenses for each accounting period is based on the nature and level of each type of expense to select reasonable and consistent methods and criteria. Prepaid expenses are monitored for each prepayment period having occurred, showing the amounts already allocated to the cost-bearing entities of each accounting period and the remaining amounts yet to be allocated to expenses.

Prepaid expenses are classified upon the preparation of the Financial Statements in accordance with the

- The amount paid in advance to be provided with goods and services within a period not exceeding 12 months or a normal production and business cycle from the time of prepayment is classified as short-term.

- The amount paid in advance to be provided with goods and services within a period of more than 12 months or more than a normal production and business cycle from the time of prepayment is classified as long-term.

#### **11. Principles for recognition of liabilities and accrued expenses**

Liabilities and accrued expenses are recognized for future payments related to inventories and services received. Accrued expenses are recognized based on reasonable estimates of payable amounts and monitored in detail by remaining payment terms of payables, creditors, original currency of payables and other factors as required for the management purposes of the Company.

The classification of payables is carried out in accordance with the following principles:

- Trade payables: Commercial payables arising out of transactions for purchase of goods, services and assets, as well as payables for imports through the consignee;

- Intra-company payables: Payables between the superior units and the direct subordinate units without legal status and operating under dependent accounting;

- Other payables: Non-commercial payables, not related to transactions for purchase, sale and provision of goods and services.

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At the time of preparing the Financial Statements under the law, the Company re-evaluated the balance of payables in foreign currency (except for prepayments from customers; if, at the time of preparing the statements, there is a solid evidence showing that the Company cannot provide goods and services and the Company will have to return prepayments in foreign currency, these amounts are considered foreign currency monetary items) at the foreign currency selling rate of the commercial bank where the Company regularly conducts transactions at the time of preparing the Financial Statements.

Payables for goods and services received from suppliers or provided to customers during the period but yet to be actually paid due to lack of invoices or insufficient accounting records and documents, and payables to employees, are recognized in production and business expenses during the period to ensure that, when actual expenses are incurred, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. The provision of accrued expenses must be calculated strictly and supported by reasonable and reliable evidence. When such expenses are incurred, if there is a difference between them and the provisioned amount, the accountant shall recognize an additional or reversal entry accordingly.

**12. Business Cooperation Contract**

**Jointly controlled assets**

The Group recognizes in the financial statements the business cooperation contracts as jointly controlled assets with the following details:

- \* Share of jointly controlled assets attributable to the Group classified in accordance with their nature.
- \* Liabilities incurred separately from the Group;
- \* Liabilities incurred jointly with other joint venture capital contributors from the operations of the joint venture;
- \* Income from the sale or use of the Company's share of products/services derived from the joint venture, together with the allocated share of expenses arising from the joint venture's operations.
- \* Expenses incurred by the Group related to the capital contribution of the joint venture.

Fixed assets and investment properties, when they are contributed as capital to a business cooperation contract and the ownership is not transferred to the joint ownership of the joint venture parties, shall not be derecognized from the assets of the contributors. In case the Group receives assets contributed as capital to the joint venture, such assets are monitored as assets held on behalf of others and are not recognized as an

Fixed assets and investment properties, when they are contributed as capital to a business cooperation contract with a transfer of ownership and in the process of constructing jointly controlled assets, shall be derecognized from the assets of the contributors in the accounting books and the value of assets shall be recognized in construction in progress. After the jointly controlled assets are completed and handed over for use, based on the value of assets divided, the Group shall recognize an increase in its assets in accordance with the purpose of use.

**Joint controlled business activities**

The Group recognizes in the financial statements the business cooperation contracts as jointly controlled business activities with the following details:

- \* Value of assets owned by the Group.
- \* Liabilities incurred by the Group.
- \* Revenue distributed from sale of goods or rendering of services by the joint venture.
- \* Expenses incurred.

**13. Principles for recognition of borrowings and financial lease liabilities and interest expenses**

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 liabilities should be monitored in detail for each entity, 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 of the leased assets.

Borrowing costs directly related to the loans are recognized in financial expenses during the period, except in cases where borrowing costs directly related to the investment in construction or production of unfinished assets are included in the value of such assets (capitalized) when all the conditions specified in the Accounting Standard: "Borrowing costs" have been satisfied.

Borrowing costs directly related to the investment in construction or production of unfinished assets are included in the value of such assets (capitalized), including loan interest, amortization of bond discounts or premiums, and other costs incurred in connection with the borrowing procedures.

#### **14. Ordinary bonds**

The carrying amount of ordinary bonds is presented at the net value, equal to the par value of the bonds less the bond discounts and plus the bond premiums.

The Group monitors discounts and premiums for each type of bonds issued and amortization of each discount and premium when measuring borrowing costs to be expensed or capitalized for each period, specifically:

- \* Bond discounts are gradually amortized to be included in borrowing costs for each period during the term of

- \* Bond premiums are gradually amortized to reduce borrowing costs for each period during the term of the

The amortization of discounts or premiums can be carried out using the effective interest rate method or the straight-line method:

- \* Effective interest rate method: The discount or premium amortized to each period is calculated as the difference between the interest expense payable for each interest payment (calculated by the carrying amount at the beginning of the period of the bond multiplied by the actual interest rate on the market) and the amount payable for each period.

- \* Straight-line method: The discount or premium is amortized evenly throughout the term of the bond.

#### **15. Principles for recognition of equity**

##### **a. Principles for recognition of paid-in capital, capital surplus, convertible bond options and other equity reserves**

Paid-in capital is recognized based on the actual contributed capital of the owner and is monitored in detail for each organization and individual contributing capital.

Contributed capital of the shareholders is recognized at the actual issuance price of shares, but are presented in two separate items:

- Paid-in capital is recognized at the par value of the shares;

- Capital surplus is recognized based on the larger or smaller difference between the actual issuance price of shares and the par value.

In addition, capital surplus is also recognized based on the larger or smaller difference between the actual issuance price of shares and the par value of shares when reissuing treasury shares.

##### **b. Principles for recognition of undistributed profits**

Undistributed profit after tax are the profits from the operations of the company after adding (+) or subtracting (-) the adjustments due to retroactive applications of changes in accounting policies and retroactive adjustments of material errors from previous years.

The distribution of profits from operating activities of the company must be in accordance with the applicable financial policies.

The parent company shall distribute profits to the owners to the extent that they do not exceed the undistributed profit after tax shown in the Consolidated Financial Statements after eliminating the effect of any gains recognized from bargain purchases. In cases where the undistributed profit after tax in the Consolidated Financial Statements is higher than that in the separate Financial Statements of the parent company, and the amount of profit proposed for distribution exceeds the undistributed profit after tax in such separate Financial Statements, the parent company shall only proceed with the distribution after transferring profits from its subsidiaries to the parent company.

Upon profit distribution, it is necessary to consider non-cash items in the undistributed profit after tax that may affect the cash flow and the ability to pay dividends and profits of the company.

#### **17. Principles for recognition of revenue**

Revenue is recognized when it is probable that the economic benefits will flow to the Company and can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable after deducting trade discounts, sales rebates and sales returns. The following specific recognition criteria are also met when recognizing revenue:

##### **Construction contracts**

Revenue from construction contracts is recognized in one of the two following cases:

- Construction contracts stipulate that the contractors are paid in accordance with the planned progress: When the contract performance results are estimated reliably, revenue shall be recognized corresponding to the completed work volume determined by the contract at the date of the Financial Statements;
- Construction contracts stipulate that the contractors are paid in accordance with the value of performed volume: When the contract performance results are estimated reliably and confirmed by the customers, revenue shall be recognized corresponding to the completed work volume confirmed by the customers.

Increases and decreases in contract performance, bonuses and other payments are only included in revenue when reaching agreement with the customers.

When the contract performance results cannot be estimated reliably, revenue is recognized equivalent to costs incurred and the reimbursement is relatively certain.

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

Revenue from sale of goods is recognized when the following conditions are simultaneously satisfied:

- The majority of risks and benefits associated with ownership of the products or goods have been transferred to the customers;
- The company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- The revenue is measured relatively reliably;
- The company has obtained or will obtain economic benefits from the sale transactions;
- The costs related to the sale transactions can be measured.

##### **Revenue from services rendered**

Revenue from services rendered is recognized when the following conditions are simultaneously satisfied:

- The revenue is measured relatively reliably;
- It is possible to obtain economic benefits from such service rendering transactions;
- The completed work volume on the date of Statements is determined;
- The costs incurred for the transactions and the costs for completion of such service rendering transactions

##### **Financial income**

Financial income includes interest income, royalties, dividends, distributed profits and other financial revenues. For interest income from loans, deferred payments and installment sales: Revenue is recognized when its collectability is certain and the loan principal or receivable is not classified as overdue or subject to a provision for doubtful debts. Dividend income is recognized when the right to receive dividends is established.



**Other income**

Other income includes income other than the production and business activities of the Company: Sale and liquidation of fixed assets; penalties charged to customers for contract breaches; compensation from third parties for damaged assets; recoveries of doubtful debts previously written off; payables for which creditors cannot be identified; income from gifts or donations in cash or in kind; ...

**Principles for recognition of construction revenue deductions**

The adjustment to reduce construction revenue is made upon receipt of the decision on approval of the reduction of completed construction costs issued by the Investor and the competent authorities.

**18. Principles for recognition of cost of goods sold**

Cost of goods sold include the cost of products, goods, services and investment properties; the production cost of construction products sold during the period; and the costs related to investment property business activities. The value of lost and damaged inventories is recognized in cost of goods sold after deducting compensations (if any).

**19. Principles for recognition of financial expenses**

Financial expenses include expenses from financing activities: Expenses or losses related to financial investment activities; expenses for lending and borrowing capital; expenses for capital contribution to joint ventures and associates; losses on securities transfers; provision for devaluation of trading securities; provision for loss on investments in other entities; losses from sale of foreign currency; losses from exchange rate.

**20. Principles for recognition of selling expenses and general and administration expenses**

Selling expenses reflect actual expenses incurred in the process of sale of products and goods and rendering of services.

General & administration expenses reflect the general expenses of the company including expenses on salaries, social insurance, health insurance, unemployment insurance and trade union dues of administrative staff; costs of office supplies and working tools, depreciation of fixed assets used for administrative purposes; land rental, business license tax; provision for doubtful debts; outsourced services; other cash expenses, ...

Selling expenses and general and administrative expenses are amortized to the business departments of the Company based on revenue or profit criteria.

**21. Principles for recognition of current corporate income tax expense**

**- Current income tax**

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

Current corporate income tax expense is measured based on taxable income and corporate income tax rate of 20% in the current year.

**- Deferred income tax**

Deferred income tax is the corporate income tax that will be paid or recovered due to temporary differences between the carrying amount of assets and liabilities for the purposes of Financial Statements and the amount used for the purposes of taxation. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

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The carrying amount of deferred income tax assets is reviewed at the end of each fiscal year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred tax assets to be utilized. Previously unrecognized deferred income tax assets are also reviewed at the end of the fiscal year and recognized when it becomes probable that sufficient taxable profit will be available to utilize those unrecognized deferred tax assets.

Deferred income tax assets and deferred income tax liabilities are measured at the tax rates expected to apply to the year when the assets are realized or the liability is settled, based on the tax rates that have been enacted at the end of the fiscal year. Deferred income tax is recognized in the Income Statement except to the extent that it relates to items recognized directly in equity, in which case, corporate income tax is also recognized directly in equity.

**V . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED BALANCE SHEET****1 . CASH AND CASH EQUIVALENTS**

	<b>31/03/2026</b>	<b>01/01/2026</b>
	VND	VND
- Cash	12.074.238.953	10.781.717.558
- Bank deposits	1.174.838.543	1.121.085.141
- Cash equivalents	-	-
<b>Total</b>	<b>13.249.077.496</b>	<b>11.902.802.699</b>

**2 . FINANCIAL INVESTMENTS****3 . TRADE RECEIVABLES**

	<b>31/03/2026</b>	<b>01/01/2026</b>
	VND	VND
<b>3.1 Short-term</b>		
- Receivable from stakeholders		
- Other trade receivables		
. Cuu Long Construction Materials Engineering Co., Ltd.	106.158.644.188	106.158.644.188
. Hung Phat Construction Co., Ltd.	44.146.163.353	40.446.163.353
. An Khang Phu Construction and Service Co., Ltd.	96.413.928.797	77.186.712.320
. Hiep An Construction Joint Stock Company	11.391.320.000	11.391.320.000
. Cienco 4 Group Joint Stock Company	1.684.557.847	1.684.557.847
. Construction Corporation No. 1 - JSC	-	3.015.338.122
. Viet Hung Thinh Construction Investment Company Limited	-	29.130.712.569
. Hoang Minh Phat Minerals Company Limited	6.929.052.995	6.929.052.995
. Duc Thanh Hung Phat One Member Company Limited	709.451.435	717.572.435
. Nhan Phat Construction Materials Joint Stock Company	27.593.667.154	
. Nam Hoa An Co., Ltd	3.899.985.881	
. Other customers	104.468.231.633	34.487.915.666
<b>Total</b>	<b>403.395.003.283</b>	<b>311.147.989.495</b>

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**3.2 Long-term**

**3.3 Provision for doubtful debts**

Movements in the provision for doubtful debts during the

	<b>Current period</b>	<b>Previous period</b>
	VND	VND
<b>Opening balance</b>	<b>70.883.536.704</b>	<b>69.460.840.608</b>
Provisions for the period	-	2.222.554.154
Provision reversal during the period	(13.200.000)	(799.858.058)
<b>Ending balance</b>	<b>70.870.336.704</b>	<b>70.883.536.704</b>

**4. PREPAYMENTS TO SUPPLIERS**

	31/03/2026 VND	01/01/2026 VND
<b>4.1 Short-term</b>		
- Prepayments to stakeholders	-	-
- Other Prepayments to suppliers	69.478.374.807	66.169.490.982
. Mr. Vo Cong Vinh	12.063.789.388	9.743.675.747
. Mr. Nguyen Quoc Toan	3.912.302.719	3.995.165.719
. Mr. Nguyen Van Huy	1.078.819.261	1.101.836.761
. Land Fund Development Center of Bien Hoa City	8.392.049.000	8.392.049.000
. Cat Tuong Home Architecture Design Construction Co., Ltd.	21.086.522.933	21.086.522.933
. Viet Hung Thinh Construction Investment Company Limited	7.015.317.834	7.504.877.581
. Vietnam Fuli Machinery Co., Ltd	6.594.845.349	4.635.000.000
. Other suppliers	9.334.728.323	9.710.363.241
<b>Total</b>	<b>69.478.374.807</b>	<b>66.169.490.982</b>

**4.2 Long-term**

**5. LOAN RECEIVABLES**

	31/03/2026 VND	01/01/2026 VND
<b>5.1 Short-term</b>		
- Receivables from stakeholders	347.345.302.293	316.490.000.000
. Mrs. Nguyen Ngoc Ha Phuong (1)	206.490.000.000	206.490.000.000
. Mrs. Phan Thi Yen (2)	110.000.000.000	110.000.000.000
<b>Total</b>	<b>347.345.302.293</b>	<b>316.490.000.000</b>

(1) Receivables from Mrs. Nguyen Ngoc Ha Phuong under Loan Agreement No. 16/HDKT-DL dated December 18, 2021 and Appendix No. 01-2023/PL dated December 31, 2022; Appendix No. 01-2024/PL dated December 31, 2024. The loan amount is 206,490,000,000 VND, with the maturity date extended until December 31, 2026, at an interest rate of 0% and without collateral.

(2) Receivables from Phan Thi Yen under Loan Agreement No. 15/HDKT-DL dated November 29, 2021 and Appendix No. 02-2023/PL dated December 31, 2022; Appendix No. 02-2024/PL dated December 31, 2024. The loan amount is 110,000,000,000 VND, with the maturity date extended until December 31, 2026, at an interest rate of 0% and without collateral.

**6. OTHER RECEIVABLES**

	31/03/2026		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
<b>6.1 Short-term</b>				
- Advance	126.000.000	(16.000.000)	2.140.000.000	(16.000.000)

**Dona Transportation Construction Joint Stock Company and its subsidiaries**

No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

- Pledge, mortgage, deposit, escrow	1.744.290.000	-	1.694.290.000	-
Department of Planning and Investment of Dong Nai Province	1.687.290.000	-	1.687.290.000	-
. Dong Loi Company Limited	50.000.000			
Other	7.000.000		7.000.000	
- Other receivables from stakeholders	10.040.500.000	-	-	-
Dong Loi Company Limited	10.040.500.000		8.936.500.000	
DGT - Vung Tau One Member Company Limited	-		(10.000.000)	
DGT Investment One Member Company Limited	-		(885.862.793)	
- Receivables from other organizations and individuals	534.930.832.683	(1.194.802.978)	549.485.553.893	
Mr. Truong Hien Vu (*)	521.926.986.666	-	521.926.986.666	
An Khang Phu Construction and Service Co., Ltd.	8.603.817.098		6.663.324.680	
Dong Nam Bo Services and Investment Joint Stock Company	863.587.770	-	863.587.770	
Tan Dai Tien Binh Thuan Company Limited (Tuy Phong Industrial Park security fee)	775.000.000	(775.000.000)	775.000.000	
Other receivables	2.761.441.149	(419.802.978)	19.256.654.777	
<b>Total</b>	<b>546.841.622.683</b>	<b>(1.210.802.978)</b>	<b>553.319.843.893</b>	

**6.2 Long-term**

- Long-term deposits	7.018.022.992		6.703.299.854	-
- Other long-term receivables	774.158.874		774.158.874	-
<b>Total</b>	<b>7.792.181.866</b>	<b>-</b>	<b>7.477.458.728</b>	<b>-</b>

(\*) Receivables from Mr. Truong Hien Vu under Investment Cooperation Agreement No. 0201/HTDT-DGT/2023 dated January 02, 2023 and Appendices No. 0201A/PL-HTDT-DGT/2023 and No. 0201B/PL-HTDT-DGT/2023 dated January 03, 2023; No. 0201C/PL-HTDT-DGT/2023 dated February 20, 2023; No. 0201D/PL-HTDT-DGT/2023 dated February 24, 2023; No. 0201E/PL-HTDT-DGT/2023 dated March 09, 2023; No. 0201F/PL-HTDT-DGT/2023, No. 0201G/PL-HTDT-DGT/2023, and No. 0201H/PL-HTDT-DGT/2023 dated March 10, 2023; and No. 0201I/PL-HTDT-DGT/2023 dated March 14, 2023 for the purpose of seeking and developing industrial zones in the South Central region, along with other additional appendices.

(\*\*) This represents the cumulative profit and loss sharing amount from the business cooperation between the Parent Company and Dong Nam Bo Company, as per business cooperation agreement No. 06/HTKD-PKD dated October 1, 2012. The purpose is to invest in, exploit, and trade sand at the Dak Lua mine, located in Dak Lua commune, Tan Phu district, Dong Nai Province. As of March 31, 2025, the two parties have not yet agreed on the profit and loss sharing statement from the investment activities at the Dak Lua sand mine. The Parent Company records the profit sharing based on the ratio specified in agreement No. 06/HTKD-PKD.

**7. INVENTORY**



**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Raw materials	23.557.124.181	-	9.725.251.230	-
- Work in progress (*)	152.536.488.972	-	149.185.648.988	-
- Finished products	35.110.127.675	-	38.722.142.653	-
- Goods	88.281.144.876	-	80.723.945.568	-
<b>Total</b>	<b>299.484.885.704</b>		<b>278.356.988.439</b>	

(\*) Details of work in progress are as follows:

	31/03/2026	01/01/2026
	VND	VND
- Construction cost of the "Lac Viet high-class marine eco-tourism area" project	114.224.810.433	114.224.810.433
- Other project construction costs	38.311.678.539	34.960.838.555
<b>Total</b>	<b>152.536.488.972</b>	<b>149.185.648.988</b>

The project "Lac Viet high-class marine eco-tourism area", DONA Transportation Construction Joint Stock Company has completed the 9-month settlement waiting period according to the technical requirements and construction quality. However, the project has not been able to carry out sand compensation as planned due to the scarcity of works from natural sand mines. Therefore, by the date of this statement's release, the project has not been accepted and handed over.

## 8. PREPAYMENTS

	31/03/2026	01/01/2026
	VND	VND
<b>8.1. Short-term</b>		
DGT bond registration and management costs	-	46.749.996
Short-term prepaid expenses (Tan Cang Quarry)	555.535.540	1.936.116.301
Short-term prepaid expenses (BTTP)	192.989.448	
Other short-term prepaid expenses	2.167.547.666	1.500.316.761
<b>Total</b>	<b>2.916.072.654</b>	<b>3.483.183.058</b>
<b>8.2. Long-term</b>		
Prepaid expenses for Tan Cang Quarry (*)	68.188.466.230	70.014.132.856
Prepaid expenses for Sand Enterprise, CH1, CH2	391.365.567	460.541.832
Royalty for mineral extraction rights (Dong Loi)	11.659.048.572	12.001.419.696
Long-term prepaid expenses (BTNN)	58.439.973	67.205.967
Long-term prepaid expenses (BTTP)	1.390.894.364	1.471.138.271
Other long-term prepaid expenses	8.504.564.094	11.632.695.787
<b>Total</b>	<b>90.192.778.800</b>	<b>95.647.134.409</b>

No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

	31/03/2026	01/01/2026			
	Historical cost VND	Provision VND	Overdue period Years	Historical cost VND	Provision VND
<b>Trade receivables from stakeholders</b>					
<b>Other trade receivables</b>					
Hiep An Construction Corporation	11,391,320,000	(11,391,320,000)	2 – 3 years	11,391,320,000	(11,391,320,000)
Duc Long Dak Nong BOT and BT Joint Stock	3,817,956,751	(3,817,956,751)	> 3 years	3,817,956,751	(3,817,956,751)
Construction Corporation No. 1 - JSC	3,015,338,122	(3,015,338,122)	> 3 years	3,215,338,122	(3,015,338,122)
Hung Phat Construction Co., Ltd.	26,094,926,513	(12,166,089,481)	1 – 2 years	26,094,926,513	(12,166,089,481)
Nam Hoa An Co., Ltd	3,899,985,881	(3,899,985,881)		3,899,985,881	(3,899,985,881)
Other trade receivables	9,740,137,970	(9,574,281,675)		14,180,104,023	(9,574,281,675)
<b>Prepayments to suppliers</b>		-			
Vo Cong Vinh	9,743,675,747	(9,743,675,747)	> 3 years	9,743,675,747	(9,743,675,747)
Nguyen Van Huy	1,101,836,761	(1,101,836,761)	> 3 years	1,101,836,761	(1,101,836,761)
Nguyen Quoc Toan	3,995,165,719	(3,995,165,719)	> 3 years	3,995,165,719	(3,995,165,719)
Other customers	26,441,877,774	(10,953,883,589)		25,963,677,774	(10,953,883,589)
<b>Receivables from other organizations and</b>		-			
Other customers	1,385,565,978	(1,210,802,978)		1,524,830,278	(1,224,002,978)

	Accounts receivable from	Other receivables	Prepayment to suppliers	Total
	VND	VND	VND	VND
As at January 01, 2026	(43.864.971.910)	(1.224.002.978)	(25.794.561.816)	(70.883.536.704)
Additional provision	(1.507.643.468)	(232.500.000)	(482.410.686)	(2.222.554.154)
Reversal of provision	727.939.758	71.918.300		799.858.058
<b>As at March 31, 2026</b>	<b>(44.644.675.620)</b>	<b>(1.384.584.678)</b>	<b>(26.276.972.502)</b>	<b>(72.306.232.800)</b>

**10. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS**

	Buildings and structures	Construction machinery and equipment	Means of transport	Management equipment and tools	Other tangible fixed assets	Total
	VND	VND	VND	VND	VND	VND
<b>Historical cost</b>						
As at January 01, 2026	63.812.087.606	45.007.689.821	19.554.755.039	83.913.825	4.374.462.815	132.832.909.106
Increase during the year		1.857.420.000	593.906.667			2.451.326.667
- Purchase during the year		1.857.420.000	593.906.667			2.451.326.667
- Completed basic construction						
- Increase from reclassification	-	-				
Decrease during the year			593.906.667			593.906.667
- Transfer to Investment Property						
- Liquidation and sale			593.906.667			593.906.667
- Liquidation and sale						
As at March 31, 2026	63.812.087.606	46.865.109.821	19.554.755.039	83.913.825	4.374.462.815	134.690.329.106
<b>Accumulated depreciation</b>						
As at January 01, 2026	21.722.959.311	18.876.706.028	11.872.032.566	83.913.825	1.654.625.680	54.210.237.410
Increase during the period	1.769.180.634	2.854.193.523	380.644.218		77.873.778	5.081.892.153
- Depreciation during the period	1.769.180.634	2.854.193.523	380.644.218		77.873.778	5.081.892.153
- Other increase						
Decrease during the period	-	-	-	-	-	-
- Liquidation and sale						
- Other decrease						
As at March 31, 2026	23.492.139.945	21.730.899.551	12.252.676.784	83.913.825	1.732.499.458	59.292.129.563
<b>Residual value</b>						
As at January 01, 2026	42.089.128.295	26.130.983.793	7.682.722.473		2.719.837.135	78.622.671.696
As at March 31, 2026	40.319.947.661	25.134.210.270	7.302.078.255		2.641.963.357	75.398.199.543



**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

**11 INCREASE, DECREASE IN FINANCIAL LEASE ASSETS**

	<b>Machinery and equipment</b>	<b>Total</b>
	VND	VND
<b>Historical cost</b>		
As at January 01, 2026	8.086.815.959	8.086.815.959
Increase during the year		
- Purchase during the year		
Decrease during the year	2.449.086.667	2.449.086.667
<b>As at March 31, 2026</b>	<b>5.637.729.292</b>	<b>5.637.729.292</b>
<b>Accumulated depreciation</b>		
As at January 01, 2026	1.811.917.500	1.811.917.500
Increase during the period	260.730.173	260.730.173
- Depreciation during the period	260.730.173	260.730.173
- Other increase		
Decrease during the period	1.865.637.593	1.865.637.593
- Liquidation and sale	1.865.637.593	1.865.637.593
- Other decrease		
<b>As at March 31, 2026</b>	<b>207.010.080</b>	<b>207.010.080</b>
<b>Residual value</b>		
As at January 01, 2026	6.274.898.459	6.274.898.459
As at March 31, 2026	5.430.719.212	5.430.719.212

**12 . CONSTRUCTION IN PROGRESS**

	<b>31/03/2026</b>	<b>01/01/2026</b>
	VND	VND
Office repair for the Company	-	-
Quang Tri Mixing Station Project	-	-
Site clearance and leveling for exploitation road	2.322.794.509	2.322.794.509
Tan Cang Quarry	-	-
Hot Asphalt Concrete Enterprise	-	-
Other	21.689.328	21.689.328
<b>Total</b>	<b>2.344.483.837</b>	<b>2.344.483.837</b>

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

**13 . PAYABLES TO SUPPLIERS**

	31/03/2026		01/01/2026	
	Value	Payable to other suppliers	Value	Payable to other suppliers
	VND	VND	VND	VND
<b>13.1. Short-term</b>				
<b>+ Payable to other suppliers</b>				
. Hoang Minh Phat Minerals Company Limited	1.249.777.762	1.249.777.762	1.249.777.762	1.249.777.762
. Mechanized Construction and Installation Joint Stock Company No. 9	56.403.894.722		-	-
. An Khang Phu Construction and Service Co., Ltd.	211.020.322.440	211.020.322.440	161.086.195.190	161.086.195.190
. Other suppliers	57.893.358.594	57.893.358.594	57.768.647.884	57.768.647.884
<b>+ Payables to sellers (vendors) that are stakeholders</b>				
DGT – Nghe An One Member Company Limited	-			
Dona Transportation Constructic	-			
DGT Construction Materials Prc	-			
<b>Total</b>	<b>326.567.353.518</b>	<b>270.163.458.796</b>	<b>220.104.620.836</b>	<b>220.104.620.836</b>

**13.2. Long-term**

**14 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS**

	31/03/2026	01/01/2026
	VND	VND
<b>+ Prepayments from other customers</b>		
. Chuc Phuong Company Limited	3.000.000.000	3.000.000.000
. Lam Hong Stone Joint Stock Company	990.000.000	990.000.000
. Thanh Son Tinh Company Limited	1.040.029.799	1.040.029.799
. ATS Traffic Construction Production Trading Joint Stock Company	2.775.273.145	2.775.273.145
. Ba Huan Long An Joint Stock Company	4.793.873.400	4.793.873.400
. Other customers	761.891.883	5.136.437.966
<b>+ Advance payment to stakeholders</b>	-	-
<b>Total</b>	<b>13.361.068.227</b>	<b>17.735.614.310</b>

**14.2. Long-term**

- -

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province

**15 TAXES AND PAYABLES / RECEIVABLES AMOUNTS TO / FROM THE STATE BUDGET**

	01/01/2026		31/03/2026	
	Receivable	Payable	Receivable	Payable
	VND	VND	VND	VND
- Value Added Tax		182.271.898	-	871.349.584
- Corporate Income Tax	16.352.134	1.896.432.134	16.352.134	936.560.845
- Personal Income Tax		16.904.153	-	21.052.217
- Natural Resource Tax		11.622.775.483	-	16.184.956.424
- Exploitation license fee, environmental protection fee		12.638.478.143	4.612.486	12.638.478.143
- Land rent, non-agricultural land use tax	794.901.472	34.090.189.770	975.285.466	36.943.146.822
- Fees, charges, and other payables	180.383.994		14.092.961	-
- Other charges, fees, and taxes			-	36.918.050
<b>Total</b>	<b>991.637.600</b>	<b>60.447.051.581</b>	<b>1.010.343.047</b>	<b>67.632.462.085</b>

The company's tax settlement is subject to inspection by the tax authorities. As the application of tax laws and regulations to various transactions may be interpreted differently, the taxes presented in the financial statements may be subject to adjustments based on tax authorities' decisions.

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Dong Nai Province

**16. PAYABLES TO EMPLOYEES**

	31/03/2026	01/01/2026
	VND	VND
Salary payable to employees	1.624.693.070	1.770.828.015
Remuneration of Board of Directors and Board of Supervisors	77.900.000	77.600.000
<b>Total</b>	<b>1.702.593.070</b>	<b>1.848.428.015</b>

**17. ACCRUED EXPENSES**

	31/03/2026	01/01/2026
	VND	VND
Compensation for site clearance at Tan Cang Quarry	8.392.049.000	8.392.049.000
Interest expenses on bonds payable	70.550.297.180	67.420.110.791
Land lease expenses	-	2.038.241.978
Resource tax expenses and environmental protection fees payable	-	2.339.064.988
Stone excavation expenses at Tan Cang Quarry	-	-
Other payable expenses	5.101.511.523	962.577.840
<b>Total</b>	<b>84.043.857.703</b>	<b>81.152.044.597</b>

**18. OTHER PAYABLES**

	31/03/2026	01/01/2026
	VND	VND
<b>18.1. Short-term</b>		
- Deposits for business cooperation	400.000.000	400.000.000
- Other payables	10.524.987.278	18.897.637.007
+ Trade union funds	113.458.694	254.436.922
+ Social insurance	114.214.379	-
+ Health insurance	16.792.669	-
+ Unemployment insurance	7.463.408	-
+ Dividends payable	211.792.770	686.092.770
+ Severance allowance payable	-	1.077.583.294
+ Other payables	10.061.265.358	16.879.524.021
<b>- Payables to Stakeholders</b>	-	-
<b>Total</b>	<b>10.924.987.278</b>	<b>19.297.637.007</b>
<b>18.2. Long-term</b>		
Receipt of escrow and deposits	634.106.250	634.106.250
Capital contributions received for business purposes	2.062.777.700	2.062.777.700
<b>Total</b>	<b>2.696.883.950</b>	<b>2.696.883.950</b>

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
No. 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province

**19. LOANS AND FINANCIAL LEASE LIABILITIES**

	01/01/2026		Payable to other suppliers		during the period		Reclassification of long-term		31/03/2026		Payable to other suppliers	
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
<b>19.1. Short-term</b>												
<b>Short-term loans from stakeholders</b>												
<b>Short-term loans from others</b>												
- Vietnam Prosperity Joint Stock												
Commercial Bank - Dong Nai Branch												
Investment and Development of Vietnam (BIDV)												
1*	20.000.000.000	20.000.000.000	-	-	-	-	-	20.000.000.000	20.000.000.000	20.000.000.000	-	-
- Current portion of long-term loans												
<b>Short-term loans from others</b>												
- Tan Cang Joint-Stock Company												
2*	3.000.000.000	3.000.000.000	-	-	-	-	-	3.000.000.000	3.000.000.000	3.000.000.000	-	-
- Other lenders												
	573.125.922	573.125.922	-	-	-	-	-	573.125.922	573.125.922	573.125.922	-	-
<b>Finance lease liabilities due for repayment</b>												
	23.573.125.922	23.573.125.922	-	-	-	-	-	23.573.125.922	23.573.125.922	23.573.125.922	-	-



**Dona Transportation Construction Joint Stock Company and its subsidiaries**

No. 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province

**19. LOANS AND FINANCIAL LEASE LIABILITIES (Continued)**

Information regarding the short-term and long-term loans as of June 30, 2025, is as follows:

**1\* Short-term Loan from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)**

Loan Purpose	: For advance payment under the construction contract for site leveling
Loan Term	: 11 months (from January 02, 2025 to January 02, 2026)
Interest Rate	: 8.4% per annum, fixed for the entire loan term
Form of Collateral	: Mortgage, pledge of assets of the business/Third party
Loan Amount	: 23,000,000,000 VND.

**2\* Loan from Tan Cang Joint-Stock Company under cooperation agreement No. 14/HDHT.19 dated**

Loan Purpose	: Supplement working capital, in the form of the Company allowing Tan Cang Joint Stock Company to use a shortcut through the land area belonging
Loan Term	: Until this company connects to the dedicated road or no longer needs to use the shortcut.
Interest Rate	: 0% interest
Form of Collateral	: No collateral
Loan Amount	: 3,000,000,000 VND.

**3\* Long-term Loan from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Dong Nai Branch under loan agreement No. DNI/22059 dated May 18, 2022, with details as follows:**

Loan Purpose	: Purchase of 2 crawler excavators according to sales contract No. HP2203-
Loan Term	: 48 months (from May 18, 2022, to May 18, 2026)
Interest Rate	: The Bank's capital selling interest rate applied by the Bank's Head Office to disbursements with a term over 3 years up to 5 years, plus a margin of 4%
Form of Collateral	: 2 SDLG E60F brand crawler excavators with license plates 60XA-1187 and 60XA-1189, respectively.
Loan Amount	: 4,015,000,000 VND.

**4.1\* Finance Lease under Contract No. B220117103 dated January 18, 2022, between the Company and Chailease International Leasing Company Limited:**

Lease Term	: 48 months.
Value of Leased Asset	: 1,980,000,000 VND.
Prepaid Amount	: 396,000,000 VND.
Financial Lease Value	: 1,584,000,000 VND.
Lease Interest Rate	: CILC's standard VND interest rate. Temporary interest rate is 8.7%/year.
Form of Collateral	: Security deposit of 198,000,000 VND; Letter of guarantee issued by Mr. Tran Ngoc Minh. The Company is committed to repurchasing the asset upon termination of the lease term.



**Dona Transportation Construction Joint Stock Company and its subsidiaries**

No. 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province

**19. LOANS AND FINANCIAL LEASE LIABILITIES (Continued)**

4.2\* Finance lease under Contract No. LA010202512029 dated December 22, 2025 between the Company and Sacombank - Leasing Company Limited:

Lease Term	: 48 months.
Value of Leased Asset	: 5,250,000,000 VND.
Prepaid Amount	: 1,312,500,000 VND.
Financial Lease Value	: 3,937,500,000 VND.
Lease Interest Rate	
Fixed interest rate	: 9%/year applied within the first 06 months from the debt acknowledgment date. From the 7th month to the end of the 18th month, the applied interest rate is: : From the 19th month, adjusted according to the VND base interest rate (medium-long term) announced by Sacombank + fixed margin of 2%/year.
Floating interest rate	The interest rate is adjusted periodically on 01/01, 01/04, 01/07, and 01/10 annually.
Form of Collateral	: Security deposit of 262,500,000 VND; Letter of guarantee issued by Mr. Nguyen Khoa. The Company is committed to repurchasing the asset upon termination of the lease term.

Finance lease under Contract No. LA010202512030 dated December 24, 2025 between the Company and Sacombank - Leasing Company Limited:

Lease Term	: 48 months.
Value of Leased Asset	: 854,280,000 VND
Prepaid Amount	: 128,142,000 VND
Financial Lease Value	: 726,138,000 VND
Lease Interest Rate	
Fixed interest rate	: 9%/year applied within the first 06 months from the debt acknowledgment date. From the 7th month to the end of the 18th month, the applied interest rate is: : From the 19th month, adjusted according to the VND base interest rate (medium-long term) announced by Sacombank + fixed margin of 2%/year.
Floating interest rate	The interest rate is adjusted periodically on 01/01, 01/04, 01/07, and 01/10 annually.
Form of Collateral	: Security deposit of 42,714,000 VND; Letter of guarantee issued by Mr. Nguyen Khoa. The Company is committed to repurchasing the asset upon termination of the lease term.

Finance lease under Contract No. LA010202512031 dated December 23, 2025 between the Company and Sacombank - Leasing Company Limited:

Lease Term	: 48 months.
Value of Leased Asset	: 639,000,000 VND
Prepaid Amount	: 95,850,000 VND
Financial Lease Value	: 543,150,000 VND
Lease Interest Rate	
Fixed interest rate	: 9%/year applied within the first 06 months from the debt acknowledgment date. From the 7th month to the end of the 18th month, the applied interest rate is: : From the 19th month, adjusted according to the VND base interest rate (medium-long term) announced by Sacombank + fixed margin of 2%/year.
Floating interest rate	The interest rate is adjusted periodically on 01/01, 01/04, 01/07, and 01/10 annually.



**Dona Transportation Construction Joint Stock Company and its subsidiaries**

No. 200 Nguyen Ai Quoc, Trang Dai Ward, Bien Hoa City, Dong Nai Province

**19. LOANS AND FINANCIAL LEASE LIABILITIES (Continued)**

Form of Collateral : Security deposit of 31,950,000 VND; Letter of guarantee issued by Mr. Nguyen Khoa. The Company is committed to repurchasing the asset upon termination of the lease term.

5\* According to the Registration and Depository Agency Contracts No. 01/DDNSHTP/DGT-CASC/DGTH22240001 dated February 18, 2022, between the Company and Capital Securities Joint

Bond Type : Non-convertible and non-warrant bonds, with collateral

Form of Bond : Book-entry

Par value : 100,000 VND

Number of Bonds : 3,500,000 bonds

Issuance Value : 350,000,000,000 VND

Term : 4 years according to Resolution No. 01/2024/NQ-NSHTP-DGTH2224001 dated February 21, 2024, of the Bondholders.

Issuance Purpose : Increase working capital scale

Interest Rate : Fixed interest rate of 9%/year

Interest Payment Term : The interest calculation period is 3 months/time starting from the issuance date

Collateral : The collateral for this bond includes 12 million shares of the Company owned by a third party (Company shareholder) and a land lease contract, assets attached to the land of a 15,550 m2 plot in Trang Dai ward, Bien Hoa city, Dong Nai province, owned by the Company.

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**20. EQUITY**

**a. Statement of Changes in Equity**

	Paid-in capital	Capital surplus	Development investment fund	Undistributed profit after tax	Non-controlling interests	Total
	VND	VND	VND	VND		VND
<b>Balance at the beginning of the</b>	<b>790.000.000.000</b>	<b>152.195.272.727</b>	<b>21.282.835.714</b>	<b>43.706.463.166</b>	<b>(3.984.502.046)</b>	<b>1.003.200.069.561</b>
- Increase during the year						-
- Profit for the year				(7.505.329.339)	(7.646.678.086)	(15.152.007.425)
- Provision for remuneration of the Board				(247.100.000)		(247.100.000)
- Distribution to reward and welfare funds						-
- Dividend distribution						-
<b>Balance at the end of the previous</b>	<b>790.000.000.000</b>	<b>152.195.272.727</b>	<b>21.282.835.714</b>	<b>35.954.033.827</b>	<b>(11.631.180.132)</b>	<b>987.800.962.136</b>
<b>Balance at the beginning of the current</b>	<b>790.000.000.000</b>	<b>152.195.272.727</b>	<b>21.282.835.714</b>	<b>35.954.033.827</b>	<b>(11.631.180.132)</b>	<b>987.800.962.136</b>
- Adjustment for increase/decrease in previous year's profit				1.195.799.620	39	1.195.799.659
- Profit for the year				(377.497.043)	1.586.597	(375.910.446)
- Other increase						-
- Other decrease						-
- Distribution to reward and welfare funds						-
- Dividend distribution						-
<b>Balance at the end of the period as of</b>	<b>790.000.000.000</b>	<b>152.195.272.727</b>	<b>21.282.835.714</b>	<b>36.772.336.404</b>	<b>(11.629.593.496)</b>	<b>988.620.851.349</b>

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
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**20 . b. Details of owner's investment capital**

	Percentage %	Number of shares Shares	Contributed Capital Value VND
- State Capital Contribution			
- Other Contributions	100%	79.000.000	790.000.000.000
<b>Total</b>	<b>100%</b>	<b>79.000.000</b>	<b>790.000.000.000</b>

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

	31/03/2026 VND	01/01/2026 VND
<b>- Owner's investment capital</b>		
+ Opening contributed capital	790.000.000.000	790.000.000.000
+ Contributed capital increase during the year	-	-
+ Contributed capital decrease during the year	-	-
+ Closing contributed capital	790.000.000.000	790.000.000.000
<b>d. Shares</b>		
<b>- Number of shares sold to public</b>	<b>79.000.000</b>	<b>79.000.000</b>
+ Common shares	79.000.000	79.000.000
+ Preferred shares	-	-
<b>- Number of shares repurchased (treasury shares)</b>	<b>-</b>	<b>-</b>
+ Common shares	-	-
+ Preferred shares	-	-
* Par value of outstanding shares: 10,000 VND/share	-	-

**e. Dividends**

	31/03/2026 VND	01/01/2026 VND
Cash dividends		
Stock dividends	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

**21 . OFF-BALANCE SHEET ITEMS**

- -

**VI . SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED  
STATEMENT OF INCOME FOR THE 4TH QUARTER OF 2025**

**1 . NET REVENUE FROM SALES AND SERVICES**

	<b>From January 01, 2026 to March 31, VND</b>	<b>From January 01, 2025 to VND</b>
<b>1.1. Total Revenue</b>		
Revenue from sale of stones	31.131.600.670	14.268.246.025
Revenue from sale of construction materials	60.641.869.247	27.463.564.934
Revenue from construction and installation	8.074.534.676	1.962.879.787
Revenue from sale of ready mixed concrete	30.775.776.145	
Revenue from premises and construction equipment rental	2.321.206.780	231.267.272
Other revenue	7.742.512.762	1.631.159.209
<b>Total</b>	<b>140.687.500.280</b>	<b>45.557.117.227</b>

**1.2. Revenue from stakeholders**

**2 . COST OF GOOD SOLD**

	<b>From January 01, 2026 to March 31, VND</b>	<b>From January 01, 2025 to VND</b>
Cost of stones sold	28.479.751.146	20.165.589.474
Cost of construction materials sold	60.634.231.400	12.017.159.378
Cost of ready mixed concrete sold	29.348.370.822	
Cost of construction and installation	-	1.876.737.762
Cost of premises and construction equipment lease	2.089.523.679	134.795.192
Other costs	3.483.511.861	1.614.275.923
<b>Total</b>	<b>124.035.388.908</b>	<b>35.808.557.729</b>

**3 . FINANCIAL INCOME**

	<b>From January 01, 2026 to March 31, VND</b>	<b>From January 01, 2025 to VND</b>
Interest income from bank deposits	311.973	48.048.379
Other financial income	-	
Interest from investment cooperation		
<b>Total</b>	<b>311.973</b>	<b>48.048.379</b>

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
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#### 4 . FINANCIAL EXPENSES

	-	-
	From January 01, 2026 to March 31, VND	From January 01, 2025 to VND
Interest expense	548.309.017	450.055.015
Provision for (Reversal of) investment loss	1.195.799.560	-
Bond issuance consulting expense	0	-
Bond interest expense	3.130.186.389	5.315.410.849
Overdue interest expense	3.793.298	-
Other financial expenses	-	1.394.647
<b>Total</b>	<b>4.878.088.264</b>	<b>5.766.860.511</b>

#### 5 . SELLING EXPENSES

	From January 01, 2026 to March 31, VND	From January 01, 2025 to VND
Sales staff expenses	-	53.503.500
Outsourced service expenses	5.768.435.319	3.439.911.167
Other cash expenses	-	1.000.000
<b>Total</b>	<b>5.768.435.319</b>	<b>3.494.414.667</b>

#### 6 . GENERAL AND ADMINISTRATIVE EXPENSES□

	-	-
	From January 01, 2026 to March 31, VND	From January 01, 2025 to VND
Employee expenses	1.635.002.220	1.744.949.505
Management materials and office supplies expenses	106.233.558	157.269.625
Depreciation of fixed assets	175.474.895	268.774.362
Taxes, fees, and charges	10.215.350	32.232.503
Provision for (Reversal of) doubtful receivables	-	-
Outsourced service expenses	1.194.831.295	1.072.799.857
Other cash expenses	92.312.833	253.348.909
<b>Total</b>	<b>3.214.070.151</b>	<b>3.529.374.761</b>

#### 7 . OTHER INCOME

	From January 01, 2026 to March 31, VND	From January 01, 2025 to VND
Income from fixed asset liquidation (*)	589.689.074	-
Other income	-	-
Income from writing off long-term payables	-	2.450.617.569



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<b>Total</b>	<b>589.689.074</b>	<b>2.450.617.569</b>
	-	-
<b>8 . OTHER EXPENSES</b>		
	<b>From January 01, 2026 to March 31, 2026</b>	<b>From January 01, 2025 to March 31, 2025</b>
	VND	VND
Fixed asset liquidation expense	585.689.074	
Late payment penalties, administrative violations	1.331.312.349	1.304.346.972
Other expenses	1.840.427.708	221.233.246
<b>Total</b>	<b>3.757.429.131</b>	<b>1.525.580.218</b>
	-	-
	-	-
<b>9 . CURRENT CORPORATE INCOME TAX EXPENSE</b>		
	<b>From January 01, 2026 to March 31, 2026</b>	<b>From January 01, 2025 to March 31, 2025</b>
	VND	VND
Current corporate income tax expense calculated on taxable income of the current year	-	-
Adjustment of corporate income tax expense of previous years into current year's tax expense	-	-
<b>Total</b>	<b>-</b>	<b>-</b>
	-	-
<b>10 . PRODUCTION AND BUSINESS COSTS BY ELEMENTS</b>		
	<b>From January 01, 2026 to March 31, 2026</b>	<b>From January 01, 2025 to March 31, 2025</b>
	VND	VND
Raw material costs	25.125.084.095	18.108.846.509
Labor costs	1.637.869.640	2.240.079.904
Tools and supplies expenses	1.440.577.846	
Depreciation of fixed assets	2.307.159.630	2.744.875.987
Provision expenses	-	
Other expenses	16.042.185.923	10.310.772.188
Outsourced service expenses	6.752.920.429	21.470.143.692
<b>Total</b>	<b>53.305.797.563</b>	<b>54.874.718.280</b>

# **11 . BASIC EARNINGS PER SHARE**

	<b>From January 01, 2026 to March 31, VND</b>	<b>From January 01, 2025 to VND</b>
Profit after Corporate Income Tax	(375.910.446)	(2.069.004.711)
Adjustments to increase/decrease profit to determine profit allocated to ordinary shareholders of the Parent Company	-	-
Profit used to calculate Basic Earnings Per Share	(377.497.043)	(2.700.006.701)
Weighted average number of outstanding ordinary shares of the Parent Company during the period	79.000.000	79.000.000
<b>Basic earnings per share</b>	<b>(5)</b>	<b>(34)</b>

## **VII . SUPPLEMENTARY INFORMATION FOR ITEMS IN THE CONSOLIDATED CASH FLOW STATEMENT**

### **1 . Non-cash transactions affecting the Cash Flow Statement in the future**

During the year, the Company did not have any non-cash transactions affecting the Cash Flow Statement and cash holdings that were not available for use.

### **2 . Cash holdings unavailable for use:**

During the year, the Company did not have any cash or cash equivalents that were unavailable for use due to legal restrictions or other constraints.

### **3 . Proceeds from borrowings**

	<b>From January 01, 2026 to March 31, VND</b>	<b>From January 01, 2025 to VND</b>
Proceeds from standard loan agreements	-	-
Proceeds from loan contracts	-	20.000.000.000
<b>Total</b>	<b>-</b>	<b>20.000.000.000</b>

### **4 . Repayment of loan principal**

	<b>From January 01, 2026 to March 31, VND</b>	<b>From January 01, 2025 to VND</b>
Principal repayments under standard loan agreements	(250.937.499)	(408.683.332)
Repayment of financial lease	(834.627.375)	(99.000.000)
<b>Total</b>	<b>(1.085.564.874)</b>	<b>(507.683.332)</b>

**Dona Transportation Construction Joint Stock Company and its subsidiaries**  
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## **VIII . OTHER INFORMATION**

### **1 Events after the balance sheet date**

There are no events occurring after the end of the first 3-month period of the year up to March 31, 2026, that require adjustment or disclosure in the notes to the consolidated financial statements.

### **2 . Stakeholders**

Stakeholders are considered to be related if one party has the ability to control or significantly influence the other party in making financial and operational decisions. Parties are also considered related if they are under common control or significant influence.

In considering stakeholder relationships, the substance of the relationship is prioritized over its legal form.

Stakeholders of the Company include: key management personnel, individuals related to key management personnel, and other stakeholders.

#### **2.1 Transactions and balances with key management personnel and their related individuals**

Key management personnel includes: members of the Board of Directors and the General Management. Related individuals of key management personnel are close family members of key management personnel.

##### **a. Transactions with key management personnel and individuals related to key management personnel**

As of December 31, 2025, the liabilities with key management personnel and individuals related to key management personnel were as follows:

<b>Stakeholders</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
	<b>VND</b>	<b>VND</b>
<b>Advances receivable</b>		

##### **b. Income of key management personnel**

	<b>From January 01, 2026 to March 31,</b>	<b>From January 01, 2025 to</b>
	<b>VND</b>	<b>VND</b>
<b>Salary, remuneration, and other income</b>	<b>502.890.000</b>	<b>644.522.000</b>
<b>Details of income and remuneration are as follows:</b>		
Board of Directors	33.000.000	60.000.000
Board of Supervisors	30.000.000	30.000.000
General Management	439.890.000	554.522.000

#### **2.2 Transactions and balances with other stakeholders**

##### **2.3 Liabilities with other stakeholders**

- Other receivables from stakeholders have no collateral and will be settled in cash.

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- As of December 31, 2025, the Company has no balances with other stakeholders that require presentation.

### 3 • Segment reporting information

Segment information is presented by geographical area and business sector of the Company. The segment reporting by geographical area and business sector is based on the Company's internal reporting structure and management.

Segment reporting results include items directly attributable to a segment as well as those allocated on a reasonable basis (Revenue or Profit).

#### 3.1. Business sector segment reporting

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
	VND	VND
· Revenue from sale of stones	31.131.600.670	14.268.246.025
· Revenue from sale of construction materials	60.641.869.247	27.463.564.934
· Revenue from construction and installation	8.074.534.676	1.962.879.787
· Revenue from sale of ready mixed concrete	30.775.776.145	-
· Revenue from premises and construction equipment rental	2.321.206.780	231.267.272
· Other revenue	7.742.512.762	1.631.159.209
<b>Total</b>	<b>140.687.500.280</b>	<b>45.557.117.227</b>

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**3. Segment Reporting**

**Geographic segment reporting**

The Group's operations are primarily distributed across Dong Nai Province, Dong Thap Province, Nghe An Province, and Ba Ria-Vung Tau Province. Information about business results, assets, and liabilities by geographical segment based on the Group's locations is as follows:

<b>BUSINESS RESULTS</b>	<b>Dong Nai</b> VND	<b>Dong Thap</b> VND	<b>Nghe An</b> VND	<b>Vung Tau</b> VND	<b>Eliminations</b> VND	<b>Total</b> VND
<b>From January 01, 2026 to March 31, 2026</b>						
Net revenue	133.897.997.745	-	7.119.502.535		(330.000.000)	140.687.500.280
Expenses						
- Cost of goods sold	118.488.224.511	-	5.877.164.397		(330.000.000)	124.035.388.908
- General expenses	8.637.015.327	-	345.490.143	-		8.982.505.470
Financial profit	(3.682.020.064)	-	43.333		(1.195.799.560)	(4.877.776.291)
Profit from other activity	(3.064.147.070)	-	(103.592.987)			(3.167.740.057)
Total profit before tax	26.590.773	-	793.298.341	-	(1.195.799.560)	(375.910.446)
<b>From January 01, 2025 to March 31, 2025</b>						
Net revenue	53.949.093.666		3.275.883.908	-	(11.667.860.347)	45.557.117.227
Expenses						
- Cost of goods sold	44.150.222.173		3.326.195.903		(11.667.860.347)	35.808.557.729
- General expenses	6.861.014.322	4.500.000	153.775.106	4.500.000	-	7.023.789.428
Financial profit	(5.766.468.856)		47.656.724		-	(5.723.907.451)
Profit from other activity	1.019.537.351		(94.500.000)		-	925.037.351
Total profit before tax	(1.809.074.334)	(4.500.000)	(250.930.377)	(4.500.000)	-	(2.069.004.711)
<b>ASSETS AND LIABILITIES</b>						
<b>As at March 31, 2026</b>						
Segment assets	2.541.310.446.162	65.742.118.479	460.432.940.936	4.250.000	(1.271.846.189.110)	1.795.643.566.467
Segment liabilities	1.308.437.402.328	4.650.000	64.995.968.134	49.450.000	(566.464.755.343)	807.022.715.119
<b>As of December 31, 2025</b>						
Segment assets	2.429.826.352.519	65.742.118.479	457.717.526.453	4.250.000	(1.290.987.370.357)	1.662.302.877.094
Segment liabilities	1.196.979.899.458	4.650.000	63.073.851.992	49.450.000	(585.605.936.492)	674.501.914.958



#### 4. Financial Instruments

Based on Circular No. 75/2015/TT-BTC dated May 18, 2015, of the Ministry of Finance, pending the issuance of accounting standards on financial instruments and related guidance documents, the Company's General Management follows the guidance on not presenting and disclosing financial instruments according to Circular No. 210/2009/TT-BTC in the Company's financial statements.

#### 5. Going Concern Information

The Group's consolidated financial statements have been prepared on a going concern basis. However, 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 ability to continue as a going concern of the subsidiaries.

##### Subsidiaries

##### Suspension of Operations

- |   |  |
|---|--|
| 1. DGT – Vung Tau One Member Company                                  | Temporary suspension of operations from May 26, 2025, to May 25, 2026.     |
| 2. DGT – Nghe An One Member Company                                   | Temporary suspension of operations from May 10, 2025, to May 9, 2026.      |
| 3. DGT - Dong Thap One Member Company                                 | Temporary suspension of operations from April 29, 2025, to April 28, 2026. |
| 4. DGT Investment One Member Company                                  | Temporary suspension of operations from May 15, 2025, to May 14, 2026.     |
| 5. DGT Construction Materials Business and Production Company Limited | Temporary suspension of operations from June 19, 2025, to June 18, 2026.   |

#### 5. Other Information

In 2023, the Parent Company acquired an additional 49.8% stake from two existing members of Dong Loi Company Limited to increase its ownership from 50% to 99.8%.

#### 6. Comparative Figures

The comparative figures on the consolidated Balance Sheet, consolidated Income Statement, and consolidated Cash Flow Statement are those presented in the Company's Financial Statements for the year ended December 31, 2025, which were audited by Southern Financial Accounting and Auditing Consulting Services Company Limited (AASCS).

Dong Nai, April 24, 2026

Prepared by



Luu Thi Hang

Chief Accountant



Bui Quang Toan

General Director



Nguyen Khoa