



DONG NAI ROOFSHEET & CONSTRUCTION MATERIAL
JOINT STOCK COMPANY

**ANNUAL
REPORT**

2024



DONAC

Always by your side

TABLE OF CONTENT

1

GENERAL INFORMATION

Overview information	6
Establishment and development process	7
Business lines and business locations	8
Information on the Governance model, business organization and management apparatus	10
Development orientation	12
Risk factors	14

2

OPERATING SITUATION DURING THE YEAR

Production and business operating situation	18
Organization and human resource	20
Investment, project implementation situation	25
Financial situation	26
Shareholder structure, changes in owner's investment capital	30
Report on the company's environmental and social impacts	32

3

REPORTS AND ASSESSMENTS OF THE BOARD OF MANAGEMENT

Evaluation of production and business results	36
Financial situation	38
Improvements in organizational structure, policies, and management	40
Future development plan	40
Assessment report related to the company's environmental and social responsibility	42

4

BOARD OF DIRECTORS' ASSESSMENT

Board of Directors' Assessment of the Company's Operations	46
Board of Directors' Assessment on the Activities of Board of Management	46
Plans and Orientations of the Board of Directors	47

5

CORPORATE GOVERNANCE

Board of Directors	50
Board of Supervisors	52
Transactions, remuneration and benefits of the Board of Directors, Board of Management and Board of Supervisors	54

6

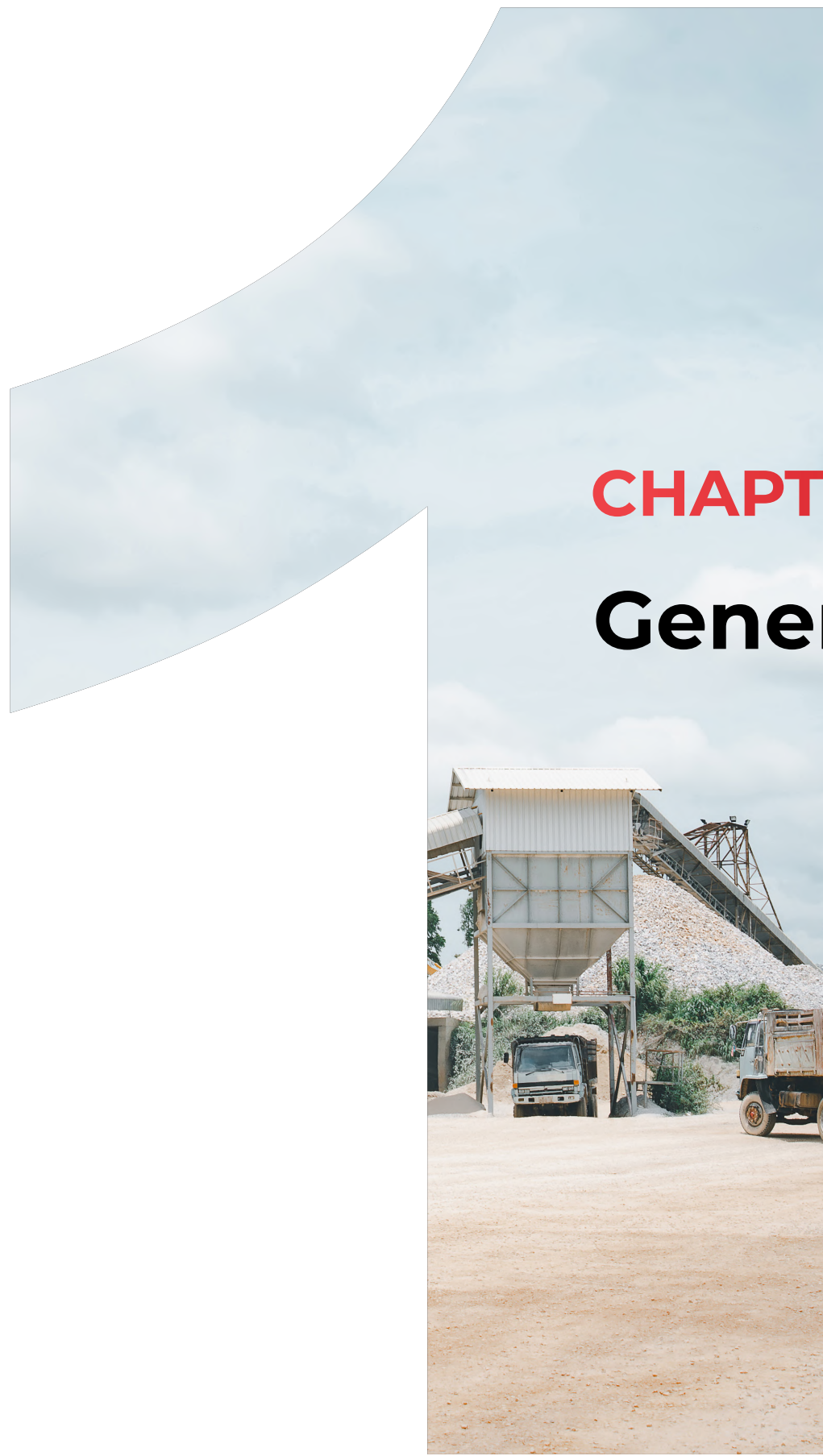
FINANCIAL STATEMENTS

Audit opinion	58
Audited financial statements	60

LIST OF ABBREVIATIONS

Abbreviation	Full name	Abbreviation	Full name
BOD	Board of Directors	LTD	Limited liability
BOM	Board of Management	SCC	The State Securities Commission
BOS	Board of Supervisors		
GDP	Gross domestic product		
HCMC	Ho Chi Minh City		





CHAPTER 01

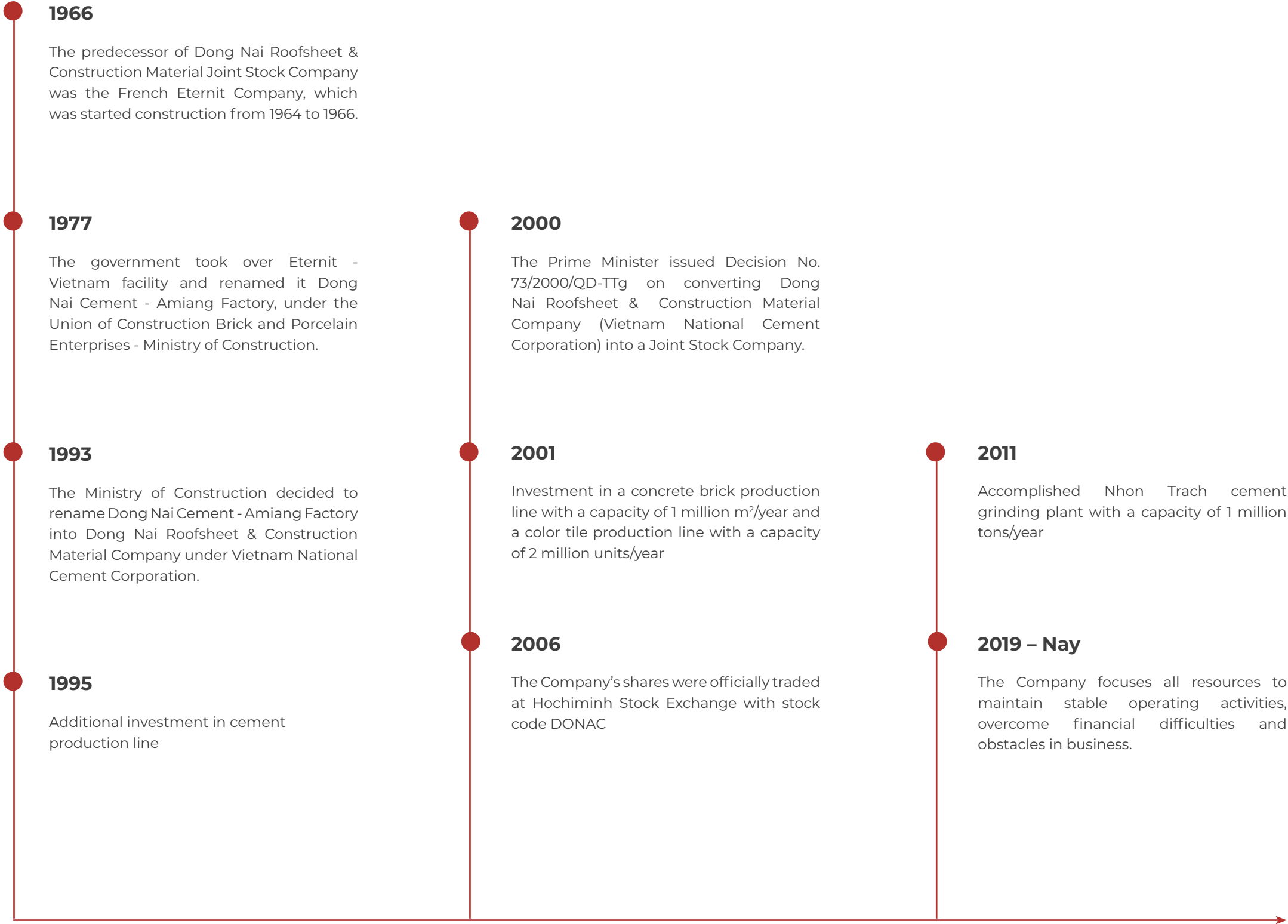
General Information

Overview information	6
Establishment and development process	7
Business lines and business locations	8
Information on the Governance model, business organization and management apparatus	10
Development orientation	12
Risk factors	14

Overview information

Trading name	CÔNG TY CỔ PHẦN TẮM LỘP - VẬT LIỆU XÂY DỰNG ĐỒNG NAI
English name	DONG NAI ROOFSHEET & CONSTRUCTION MATERIAL JOINT STOCK COMPANY
Abbreviated name	DONAC
Business registration certificate no.	4703000010, first registered on September 22, 2000, 7th change registration under Business registration certificate number 3600475018 on May 09, 2019 issued by the Department of Planning and Investment of Dong Nai province
Charter capital	VND 272.236.470.000
Capital contribution of the owner	VND 272.236.470.000
Address	Bien Hoa I Industrial Park, Street 4, An Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam
Tel.	(0251) 383 6130
Fax	(0251) 383 6023
Website	www.donac.net
Stock code	DONAC

Establishment and development process



BUSINESS LINE

Business lines

- Production of concrete and products from cement and gypsum;
- Wholesale of construction materials and other installation equipment;
- Wholesale of machinery, equipment and other machine parts;
- Production of cement, lime and gypsum;
- Exploitation, treatment and supply of water;
- Construction of all types of houses;
- Construction of other civil engineering works;
- Construction of railway and road infrastructure projects;
- Construction of public utility projects;
- Road freight transport;
- Wholesale of automobiles and other motor vehicles;
- Sale of motorcycles and motorbikes;
- Loading and unloading of goods;
- Real estate business, land use rights belonging to owners, users or lessees

Business products

Fibro cement roofing sheets



Cong Thanh Cement



Fibro cement flat sheets



Fibro cement roofing sheets



Fibro cement corrugated sheets



BUSINESS LOCATIONS

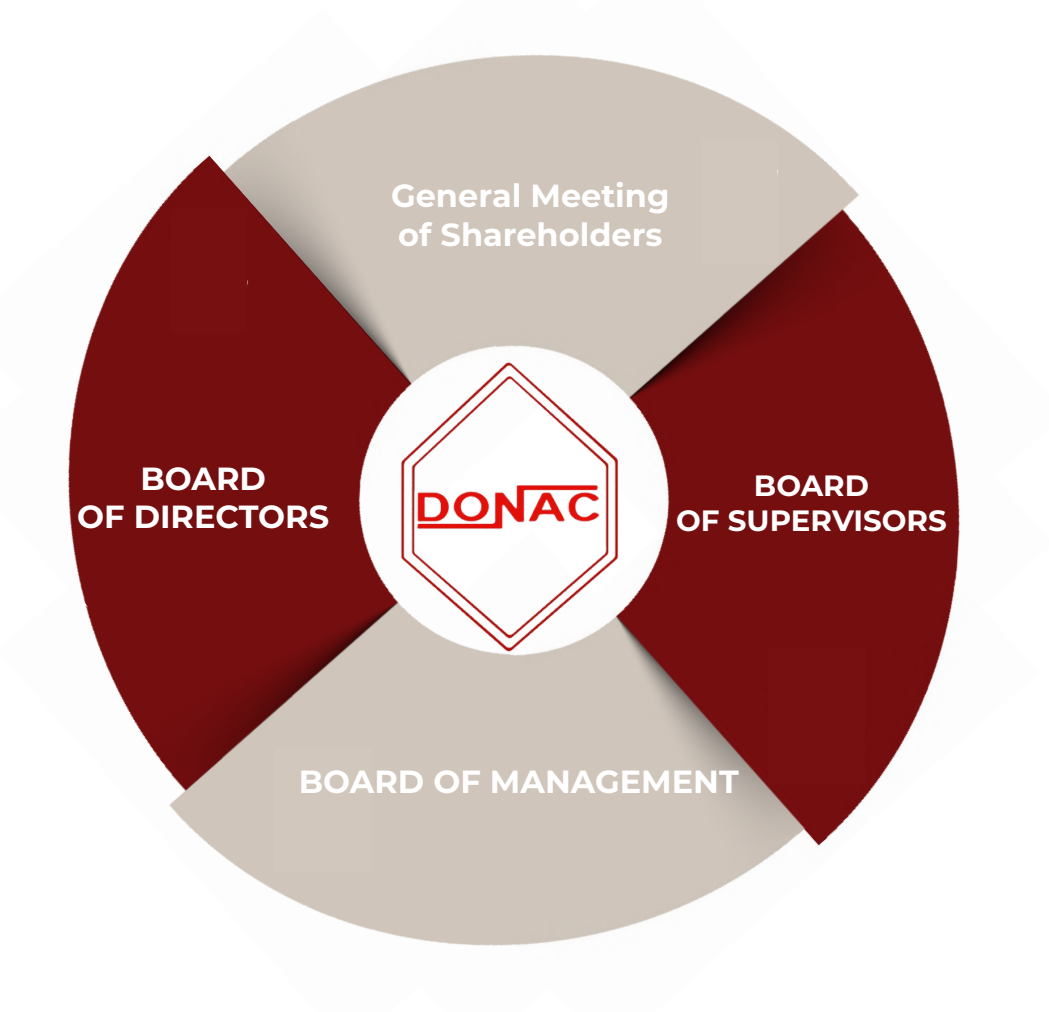
Dong Nai Roofsheets & Construction Material Joint Stock Company operates mainly in the **South Central Coast** and **Southern regions** with its main business products being roofing sheets and cement.



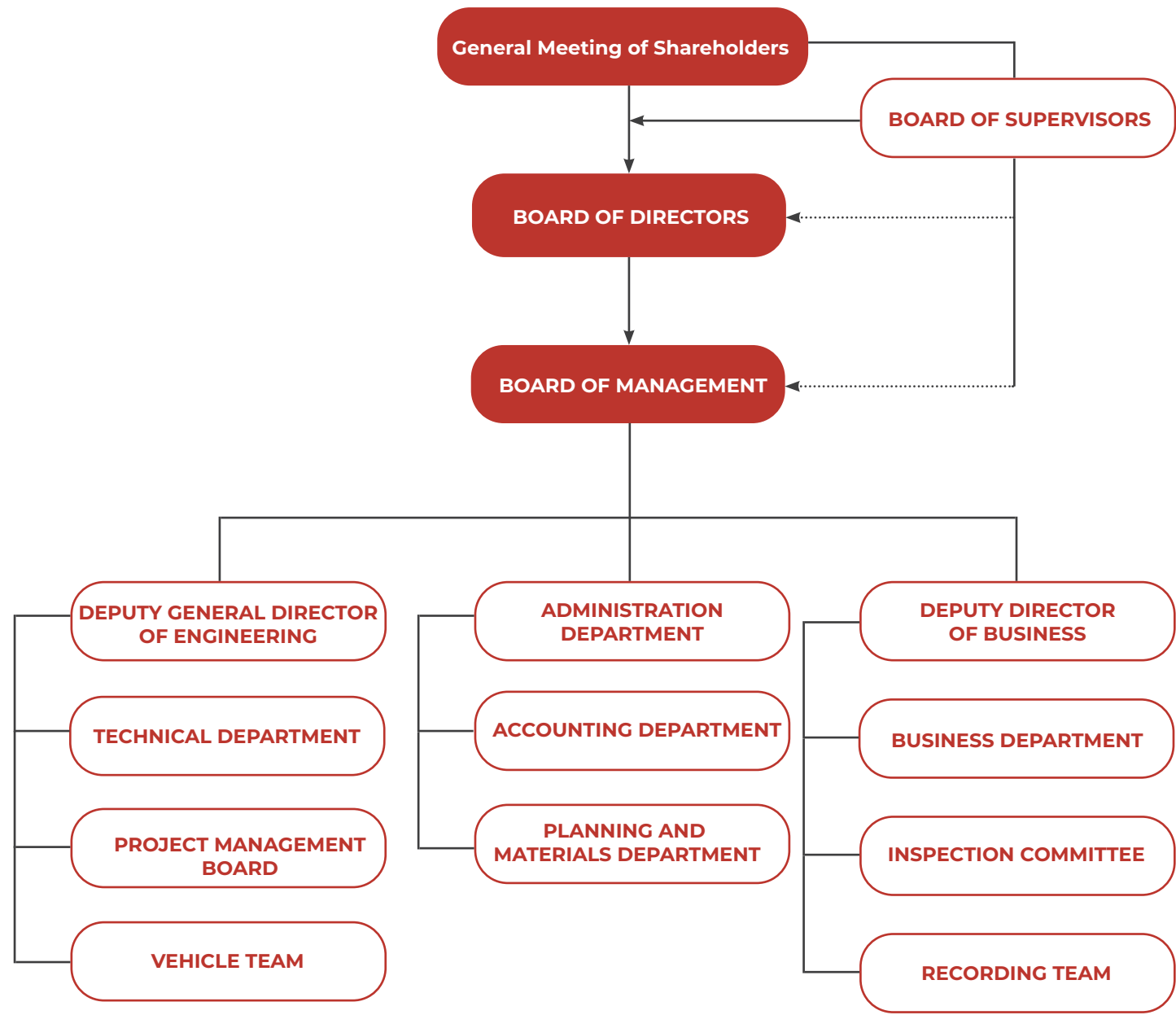
INFORMATION ON THE GOVERNANCE MODEL, BUSINESS ORGANIZATION AND MANAGEMENT APPARATUS

GOVERNANCE MODEL

DONAC operates under a Governance model with a Board of Supervisors as stipulated by the Law on Enterprises and the Charter, with the following levels



MANAGEMENT APPARATUS STRUCTURE



COMPANY'S SUBSIDIARIES, AFFILIATED COMPANIES

As of December 31, 2024, Dong Nai Roofsheets & Construction Material Joint Stock Company has no Company's subsidiaries or affiliated companies.

AFFILIATED BRANCHES

No.	Name of company	Address
1	Branch of Dong Nai Roofsheets & Construction Material Joint Stock Company in Nhon Trach, Dong Nai	Ong Keo Industrial Park, Hamlet 3, Phuoc Khanh Commune, Nhon Trach District, Dong Nai Province.

DEVELOPMENT ORIENTATION

DEVELOPMENT GOALS

In the context of an increasingly competitive building materials market and increasing requirements for quality and sustainability, with a long-term vision, DONAC focuses on a sustainable development strategy, product optimization, and market expansion. To achieve this goal, the company is oriented towards development according to the following strategies:

Product diversification

Expand the portfolio of cement and roofing sheet products, focusing on product lines with superior features, that are environmentally friendly, and meet the diverse needs of customers.

Expand the distribution network

Strengthen cooperation with strategic distributors and agents to improve market coverage and develop a strong brand

Customer relationship management

Maintain sustainable relationships with existing customers, while attracting new customers by improving service quality and quickly resolving arising issues.

Human resource development

Build a high-quality workforce by organizing in-depth training courses, improving professional capacity and management skills, and encouraging innovation to promote the company's sustainable development.

MID AND LONG-TERM STRATEGIES

DONAC's mid-term and long-term business strategies are specifically as follows:

- **Financial management:** Manage cash flow effectively, ensuring stable production and business operations; at the same time, gradually reduce the proportion of short-term debt to limit financial risks and ensure the company's liquidity.
- **Products, distribution network and customers:** Continue to research the market, expand the product portfolio to reach potential customer segments, and improve service quality to maintain and develop relationships with existing customers.
- **Human resources:** Ensure a stable working environment for employees, build reasonable welfare policies, and promote training programs to improve labor productivity.



ENVIRONMENTAL AND SOCIAL OBJECTIVES

In the trend of sustainable development, DONAC not only focuses on business efficiency but also commits to fulfilling its responsibilities to the environment and society. The company always aims for long-term development by balancing economic benefits, environmental protection and contributing to the community. With that spirit, DONAC sets out sustainable development goals to create long-term value for the business and society as follows:

Regarding the environment:

DONAC is committed to sustainable development by not only focusing on product quality and profit but also limiting negative impacts on the environment. The company strictly adheres to regulations on waste treatment, researches advanced production technologies to minimize emissions, wastewater, and industrial dust. At the same time, the company focuses on using natural resources reasonably, optimizing production processes to save energy and reduce emissions to the environment.

Regarding the social community:

DONAC actively participates in social responsibility activities to contribute in building a sustainable developing community. The company regularly organizes and supports charitable programs such as visiting and helping workers' families in difficult circumstances, supporting orphaned children, lonely elderly people, and building gratitude houses. In addition, the company has policies to support the lives of workers, especially during holidays and Tet, to ensure a stable life and long-term attachment to employees.



RISK FACTORS



ECONOMIC RISKS

In 2024, the global economic situation continued to face many challenges due to high inflation, prolonged geopolitical conflicts, and the slowdown in growth of major economies. The U.S. Federal Reserve (Fed) maintained high interest rates longer than expected, increasing borrowing costs and reducing spending and investment in the economy. In addition, the exchange rate continuously increased sharply, +4.13% on December 31, 2024 compared to the beginning of the year, causing input costs of some raw materials to increase. Besides that, escalating conflicts pushed oil prices up sharply in April and July, increasing production and transportation costs. In particular, the crisis in the Red Sea – a vital trade route transporting up to 12% of global merchandise trade volume – has caused serious supply chain disruptions, disrupting the flow of goods and increasing logistics costs.

Domestically, in 2024, economic growth is estimated to be over 7% of GDP (exceeding the set target of 6 - 6.5% of GDP). The industrial sector recovered positively and grew strongly compared to 2023. However, the building materials industry was strongly affected by changes in the real estate market. According to the Ministry of Construction, the real estate industry is still in a slow recovery phase, with many construction projects being delayed or prolonged, reducing the demand for building materials.

Measures: To minimize risks, DONAC proactively monitors the economic situation to promptly adjust the Company's production and business policies.

RAW MATERIAL PRICE FLUCTUATION RISK

The main raw materials for producing cement include limestone, clay, and sand. The materials mainly used for producing fiber cement roofing sheets are cement and asbestos. In 2024, the price of mineral raw materials continuously escalated, putting great pressure on production costs, especially the price of the main raw material – white asbestos. The main reason is the Russia-Ukraine conflict, leading to supply chain disruptions and negatively impacting asbestos exports from Russia, the country that accounts for the majority of Vietnam's supply. Economic sanctions against Russia not only limit trade transactions but also increase transportation and payment costs. This puts great pressure on DONAC's profit margins, reducing competitiveness in the market.

Measures: DONAC continuously monitors macroeconomic information from markets that have a large impact on raw material prices, and updates news from multiple sources to have timely response plans, maintain relationships with traditional suppliers, and optimize the management of raw and fuel materials, to ensure a stable supply of raw materials for production.

LEGAL RISK

DONAC operates under the Joint Stock Company model and is registered for trading on the UpCoM exchange. Therefore, the Company must comply with regulations such as the Law on Enterprises, the Law on Securities, and other relevant regulations.

In addition to the general legal framework, the Company is also subject to industry-specific regulations and controls, such as legal regulations on the management and use of white asbestos – the main raw material for producing fiber cement roofing sheets. Although Vietnam does not have a complete ban, increasingly strict control policies may increase production costs.

In addition, the construction materials industry is highly dependent on the real estate sector. If credit policies are tightened or real estate support packages are slow to be implemented, the demand for construction materials may be affected, indirectly impacting DONAC's revenue.

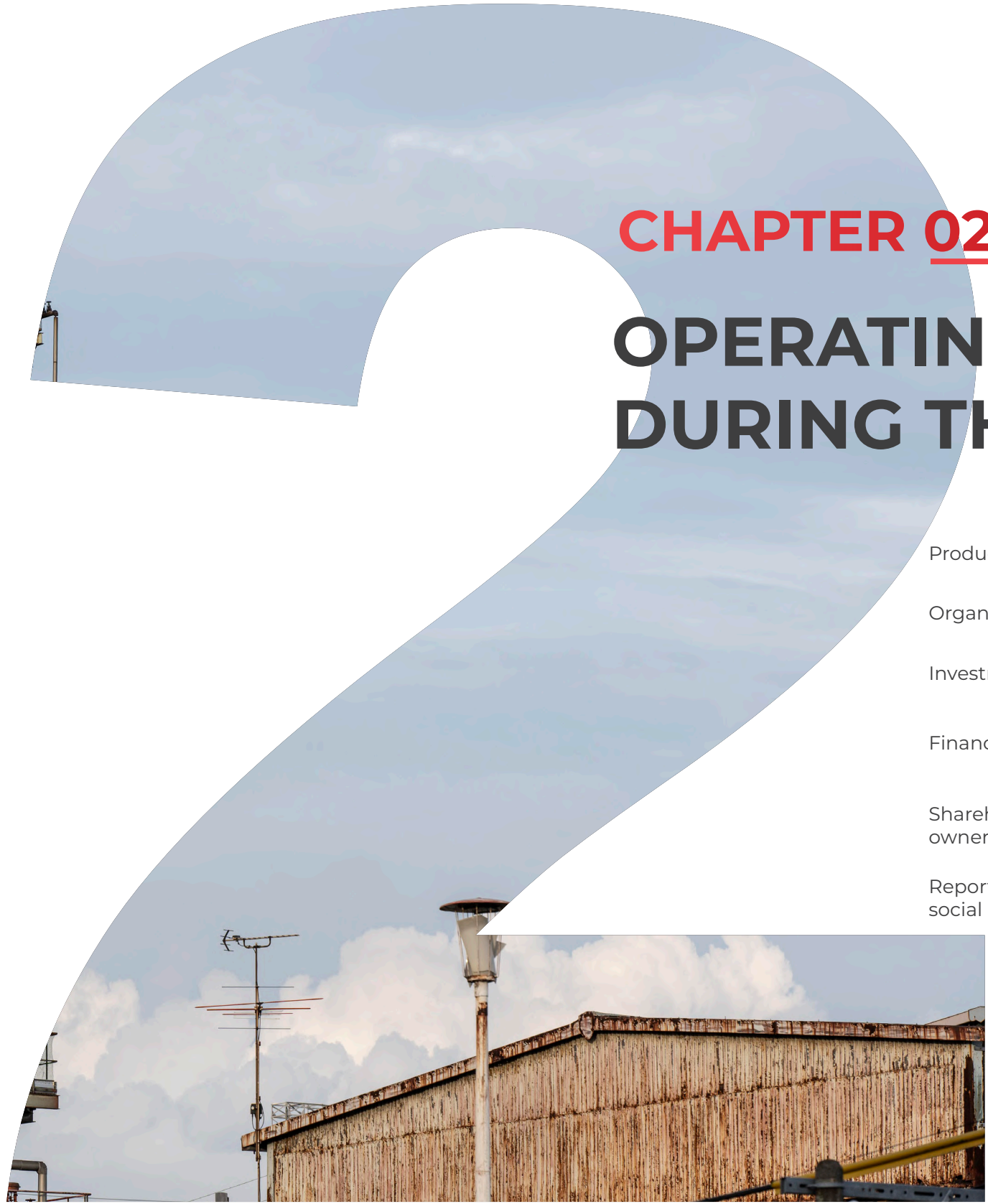
At the same time, the government is launching many action programs to realize its commitment to bring net greenhouse gas emissions to 0 by 2050 at COP26. This may increase the demand for environmentally friendly, low-pollution, and highly recyclable construction materials and reduce the demand for traditional fiber cement roofing sheets if alternative products are prioritized in public construction projects.

Measures: DONAC always proactively researches changes in legal regulations that may affect the enterprise's production and business operations. From there, it can forecast, assess risks in advance, and develop appropriate and timely adjustment plans.

OTHER RISKS

Businesses face risks related to natural disasters, epidemics, and force majeure events such as fires. These risks can disrupt production activities at the factory, causing damage to infrastructure, equipment, and raw materials, disrupting transportation and logistics, causing increased production costs, thereby adversely affecting the company's business results.

Measures: To minimize the impact, DONAC always maintains the purchase of insurance for officers, employees as well as valuable assets and equipment to minimize damage in the event of force majeure events such as fire. In addition, the company regularly updates information related to the weather, ensures the provision of basic fire prevention and fighting equipment at the factory and complies with safety regulations to minimize risks to people and property.



CHAPTER 02

**OPERATING SITUATION
DURING THE YEAR**

Production and business operating situation	18
Organization and human resource	20
Investment, project implementation situation	25
Financial situation	26
Shareholder structure, changes in owner's investment capital	30
Report on the company's environmental and social impacts	32

PRODUCTION AND BUSINESS OPERATING SITUATION

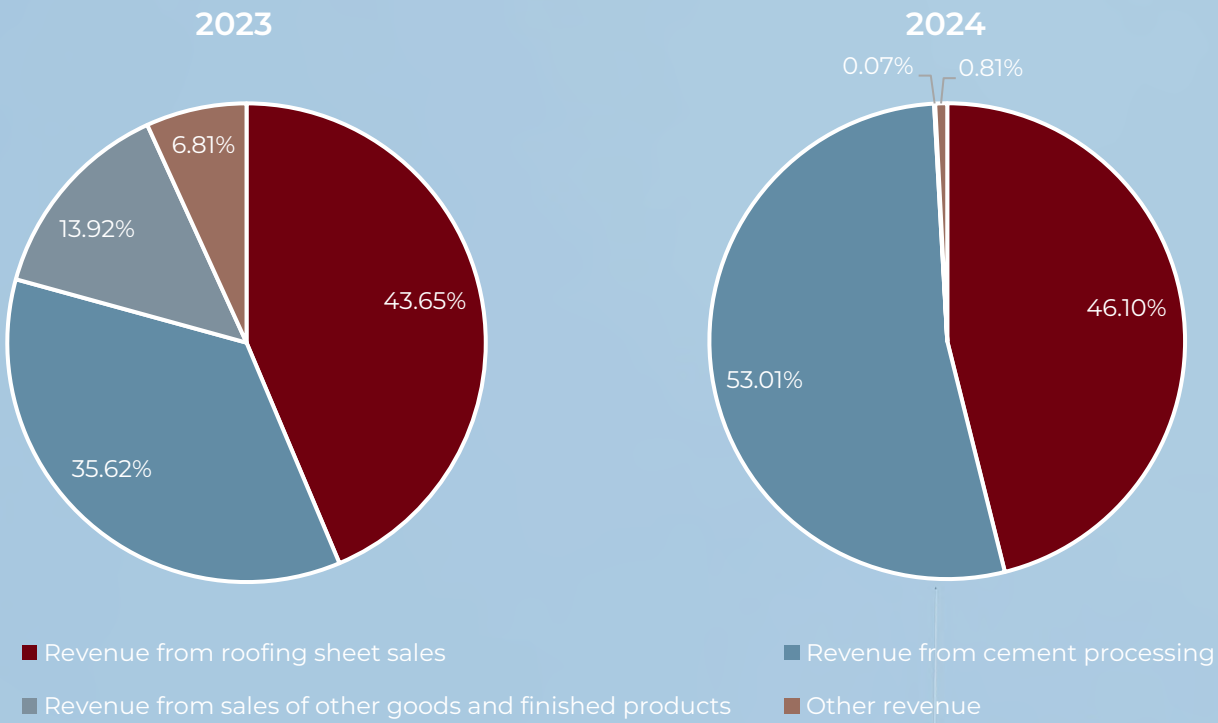
Unit: Million VND

No.	Indicator	2023	2024	Percentage in 2023	Percentage in 2024	% increase/decrease
1	Revenue from roofing sheet sales	47,632	43,744	43.65%	46.10%	-8.16%
2	Revenue from cement processing	38,869	50,297	35.62%	53.01%	29.40%
3	Revenue from sales of other goods and finished products	15,192	69	13.92%	0.07%	-99.54%
4	Other revenue	7,428	769	6.81%	0.81%	-89.64%
Revenue from sales and service provision		109,121	94,879	100.00%	100.00%	-13.05%

In 2024, due to weak market demand, DONAC’s revenue has not yet recovered. The company’s revenue from sales and service provision reached VND 94,879 million, decreased 13.05% compared to last year.

DONAC’s revenue comes from 2 main segments: revenue from roofing sheet sales and revenue from cement processing. Specifically, revenue from roofing sheet sales in 2024 decreased by 8.16%, accounting for 46.10% of the Company's total revenue structure. The main reason is the general difficulties of the market and the Company did not generate additional transactions with Cong Thanh Cement Joint Stock Company. On the other hand, revenue from cement processing recorded a strong growth of 29.40%, reaching VND 50,297 million, becoming the main source of revenue with a proportion of 53.01% of total revenue. This growth is thanks to production and business cooperation with Production and Trading of Construction Materials LNG TOM Joint Stock Company.

CONTRIBUTION OF REVENUE FROM SALES AND SERVICE PROVISION



ORGANIZATION AND HUMAN RESOURCE

LIST OF BOARD OF MANAGEMENT(AS AT 31/12/2024)

No.	Member	Position	Date of appointment
1	Tran Thi Mong Thu	General Director	18/07/2024
2	Nguyen Van Quy	Deputy General Director	12/11/2019
2	Le Chung Chinh	Deputy General Director	01/05/2022
4	Tran Thi Hoang Sa	Chief Accountant	01/06/2022

BOARD OF MANAGEMENT PROFILE



MS. TRAN THI MONG THU – GENERAL DIRECTOR

Year of birth: 1986

Nationality: Vietnam

Place of origin: Thai Binh

Place of birth: Bien Hoa - Dong Nai

Qualification: Business Administration

Position held in other organizations: None

Capital Representative: None

Work history:

Year	Position
2014 – Present	Deputy Director of Dong Nai Roofsheets & Construction Materials Joint Stock Company



MR. NGUYEN VAN QUY – DEPUTY GENERAL DIRECTOR

Year of birth: 1971

Nationality: Việt Nam

Place of origin: Vinh Phuc

Place of birth: Dong Nai

Qualification: Bachelor's Degree

Position held in other organizations: None

Capital Representative: None

Work history:

Year	Position
2012-2016	Technical Department of Vicem Hai Van Cement Joint Stock Company
2017- 10/2019	Director of Cong Thanh Cement Plant – Nhon Trach Branch
11/2019 – Present	Deputy General Director of Dong Nai Roofsheets & Construction Materials Joint Stock Company



MR. LE CHUNG CHINH – DEPUTY GENERAL DIRECTOR

Year of birth: 1963

Nationality: Vietnam

Place of origin: Giao Tien, Giao Thuy, Nam Dinh

Place of birth: Giao Tien, Giao Thuy, Nam Dinh

Qualification: Silicate Chemistry Engineer

Position held in other organizations: None

Capital Representative: None

Work history:

Year	Position
1995 - 2000	Head of Product Quality Control Engineering Department of Dong Nai Roofsheets & Construction Materials Joint Stock Company
2000 - 2015	Deputy General Director of Dong Nai Roofsheets & Construction Materials Joint Stock Company
2006 - 2015	Deputy General Director of Cong Thanh Cement Joint Stock Company
2016 - 2021	General Director of DongTam Group – Hau Giang
2022 – Present	Deputy General Director of Dong Nai Roofsheets & Construction Materials Joint Stock Company

ORGANIZATION AND HUMAN RESOURCE
(Cont.)



MS. TRAN THI HOANG SA – CHIEF ACCOUNTANT

Year of birth: 1985

Nationality: Vietnam

Place of origin: Quang Ngai

Place of birth: Quang Ngai

Qualification: Bachelor of Finance - Accounting

Position held in other organizations: None

Capital Representative: None

Work history:

Year	Position
2007 – 2010	General accounting employee for Phuc Thinh Phat Import Export Company Limited
2011 – 2016	General accounting employee for ACM Construction - Trading Limited Company
2026 – 2022	Chief Accountant for Sai Gon Hoa Corporation
2022 – Present	Chief Accountant for Dong Nai Roofsheets & Construction Material Joint Stock Company

CHANGES IN THE BOARD OF MANAGEMENT IN 2024

No.	Member	Position	Start Date/No longer a member of Board of Management	
			Date of appointment	Date of discharge
1	Le Than	General Director	-	18/07/2024
2	Tran Thi Mong Thu	General Director	18/07/2024	-



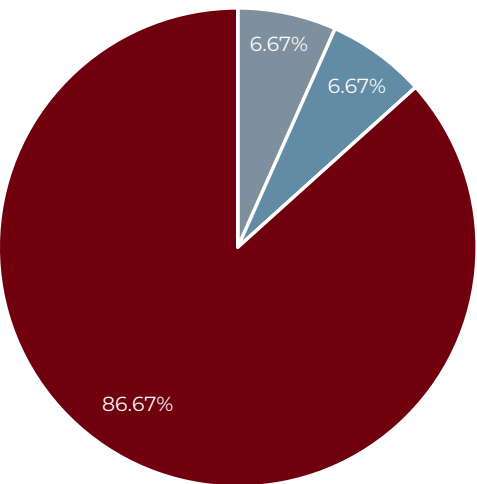
ORGANIZATION AND HUMAN RESOURCE

(Cont.)

NUMBER OF OFFICERS AND EMPLOYEES

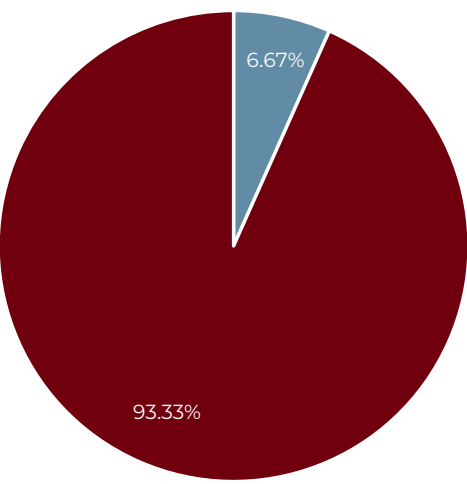
No.	Classification nature	Quantity (people)	Percentage
A. By qualification			
1	University	05	6.67%
2	College	05	6.67%
3	Intermediate	0	0%
4	Technical worker	65	86.67%
5	Other	0	0%
B. By nature of labor contract			
1	Fixed-term contract	05	6.67%
2	Indefinite-term contract	70	93.33%

Labor Classification by Qualification



■ University
■ College
■ Intermediate
■ Technical worker
■ Other

Labor Classification by Employment Contract Duration



■ Fixed-term contract ■ Indefinite-term contract

AVERAGE INCOME

Indicator	2021	2022	2023	2024
Total number of employees (persons)	112	149	191	104
Average income (VND/person/month)	6,512,621	7,437,229	4,870,158	5,427,913

HUMAN RESOURCES POLICY

Training:

DONAC always considers human resources as a core element in sustainable development. Therefore, we pay special attention to training and developing human resources to improve work efficiency and create conditions for employees to develop long-term careers. Training programs are organized periodically, suitable for each job position, helping employees improve their qualification and skills. At the same time, the company encourages and creates conditions for employees to participate in training courses and professional development to develop professional skills and meet increasingly high job requirements.

Salary, bonus and welfare policies:

DONAC always complies with legal regulations on salaries, insurance and social welfare, and applies a transparent salary and bonus policy, closely linked to employee performance. The company establishes a clear career progression path, motivating employees to stay committed and contribute in the long term. In addition, DONAC implements reward policies to encourage initiatives and improve production and business efficiency. With the above policies, the Company aims to build a stable, professional and connected team of personnel.

Working conditions and regimes:

Regarding labor safety, the company fully equips employees with labor protection and organizes periodic safety training. Regulations on fire prevention and fighting and industrial hygiene are strictly implemented to ensure a safe working environment. In addition, DONAC is committed to strictly complying with the provisions of the Labor Code regarding working hours, rest, as well as leave, holidays, and maternity regimes, ensuring the best interests of employees.



INVESTMENT AND PROJECT IMPLEMENTATION SITUATION

In 2024, DONAC did not implement any new investments but focused entirely on its core business, including cement and roofing sheet production.

FINANCIAL SITUATION

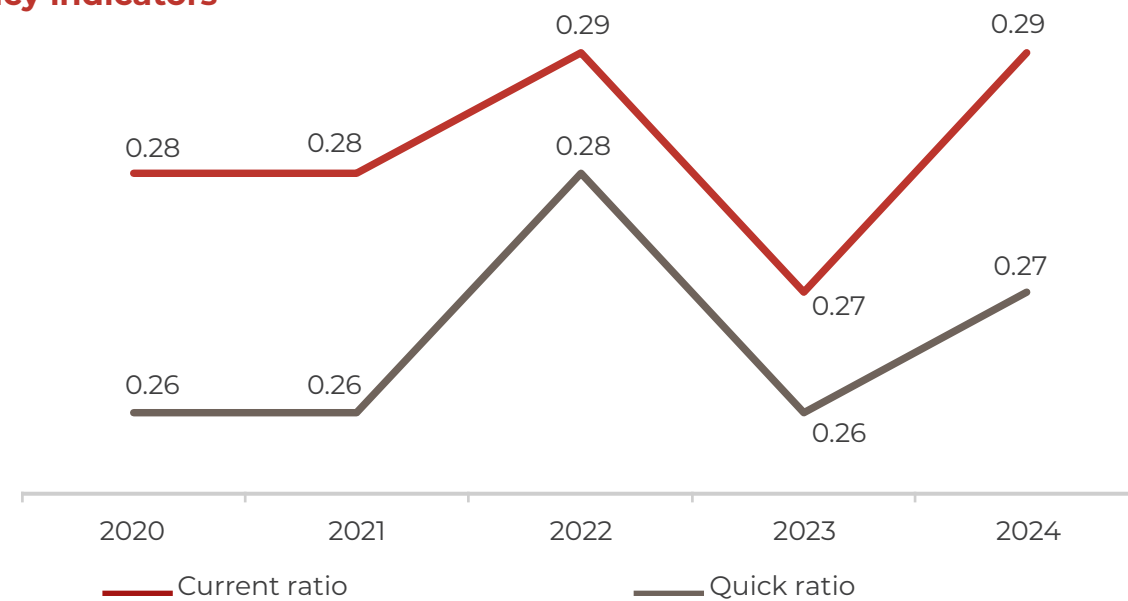
Unit: Million VND

No.	Indicator	2023	2024	% increase/ decrease
1	Net revenue	109,026	94,879	-12.98%
2	Cost of goods sold	123,001	101,301	-17.64%
3	Revenue from financial activities	6,584	9,878	50.04%
4	Net operating profit	-98,444	-100,114	-1.70%
5	Profit before tax	-98,933	-80,328	-18.80%
6	Profit after tax	-98,933	-80,328	-18.80%



Indicator	Unit	2023	2024
Solvency indicators			
Current ratio: (Current asset/Current liabilities)	Times	0.27	0.29
Quick ratio: (Current asset - Inventories)/Current liabilities	Times	0.26	0.27
Capital structure indicators			
Debt/Total assets ratio	%	156.56%	165.51%
Debt/Equity ratio	%	-	-
Operational efficiency indicators			
Inventory turnover (Cost of goods sold/Average Inventories)	Times	9.43	6.10
Total asset turnover (Net revenue/Average total assets)	Times	0.15	0.13
Profitability indicators			
Profit after tax/Revenue ratio	%	-	-
Profit after tax/Average equity ratio	%	-	-
Profit after tax/Average total assets ratio	%	-	-
Net operating profit/ Net revenue ratio	%	-	-

Solvency indicators

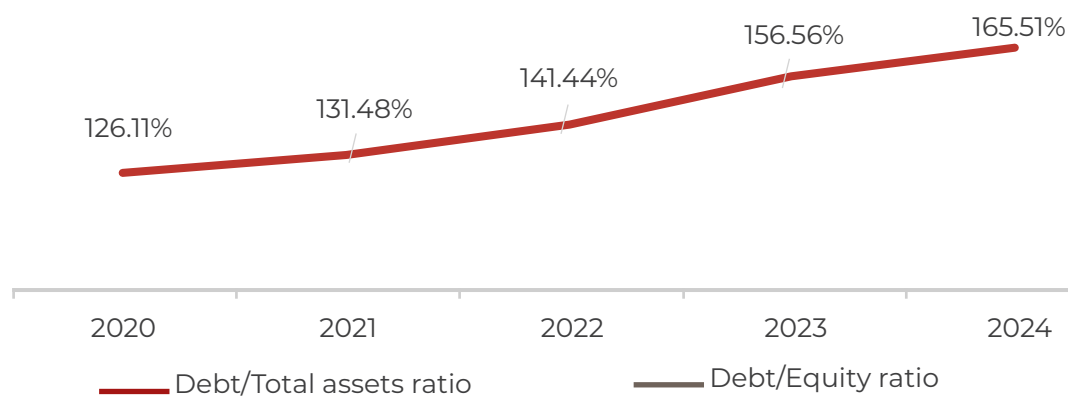


In 2024, DONAC's solvency ratio recorded a slight increase compared to the previous year. Specifically, the Company's short-term assets and short-term liabilities both increased. However, short-term assets increased faster than short-term liabilities, leading to a slight increase in the quick ratio and current ratio compared to the previous year, reaching 0.29 and 0.27 respectively.

Accordingly, the reason comes from the increase of 13.73% in short-term receivables because the Company has not been able to finalize debts with Cong Thanh Cement Joint Stock Company and Production And Trading Of Construction Materials LNG TOM Joint Stock Company. At the same time, inventory also recorded a significant increase, mainly due to the company's accumulation of raw materials and increased finished products and goods.

On the other hand, the increase in short-term assets comes from the increase in the Company's short-term debt. Specifically, payables to suppliers increased, and the Company has not yet paid short-term loan interest at the Vietnam Joint Stock Commercial Bank For Industry And Trade – Ho Chi Minh City Branch due to financial difficulties, showing that financial pressure is still present.

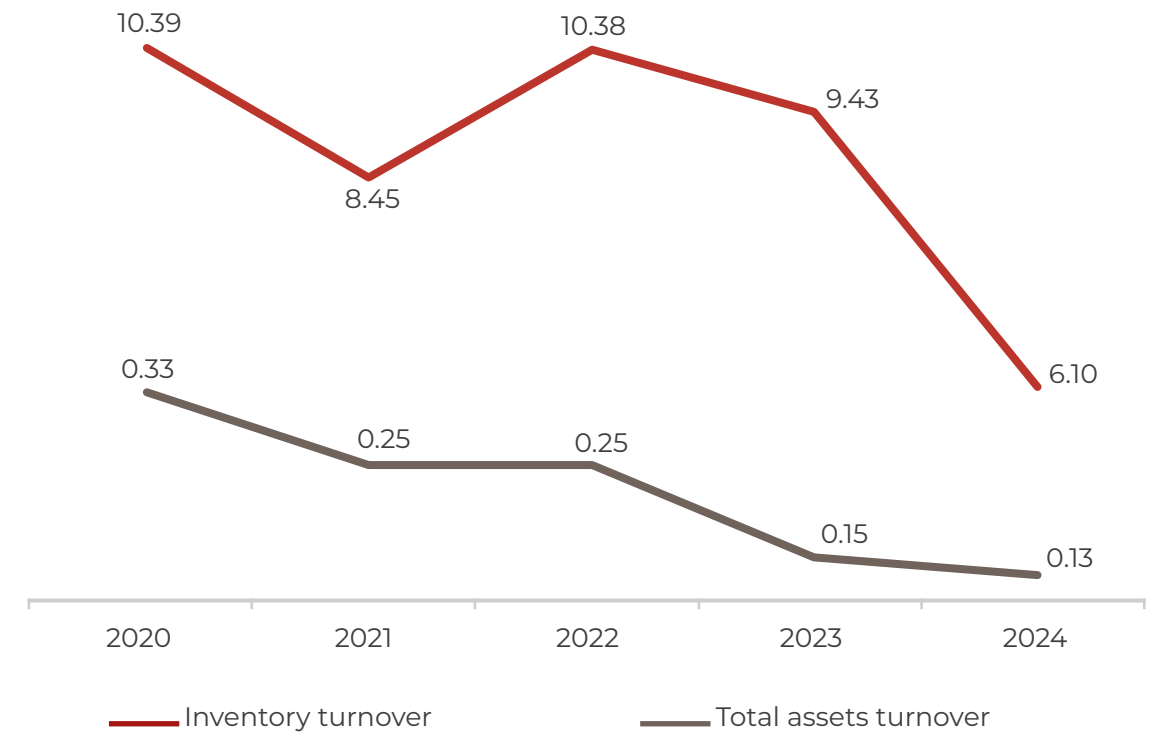
Capital structure indicators



DONAC's debt-to-assets ratio continued to increase from 156.56% to 165.51% in 2024. Although the company's total assets increased, this increase mainly came from short-term assets, while long-term assets decreased by 7.14% to VND 396,053 million compared to VND 426,286 million in 2023. Specifically, due to the impact of increased depreciation of VND 31,672 million, fixed assets decreased by 6.05% to VND 394,172 million.

The increase in short-term assets is largely funded by short-term debt. Due to financial difficulties, DONAC has not been able to finalize loans at the Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch and payables to suppliers. This caused the company's payables to increase by an additional VND 102 billion, equivalent to an increase of 8.89% compared to 2023.

Operating capacity indicators



DONAC's operating activities are affected by declining consumption demand, leading to a decrease in operating efficiency indicators. Specifically, asset turnover reached 0.13 times, slightly decreasing compared to 2023, reflecting that the level of asset utilization has not been optimized. This decline is mainly due to a decrease in net revenue while total assets increased, largely due to accounts receivable and inventory.

In addition, inventory turnover reached 6.1 turns, lower than the 9.43 times of 2023, showing that the rate that inventory stock sold is slower than the previous year.

Profitability indicators

In 2024, the company is making efforts to improve its business operating activities to break even and finalize overdue debts, but due to weak market consumption demand, DONAC's business operating activities in the past year have not made a breakthrough.



SHAREHOLDER STRUCTURE, CHANGES IN OWNER’S INVESTMENT CAPITAL

SHARE INFORMATION

Total number of shares issued	27,223,647 Shares
Total number of outstanding shares	27,223,647 Shares
Number of treasury shares	0 share
• Type of share	Common share
• Par value per share	10,000/share



LIST OF MAJOR SHAREHOLDERS

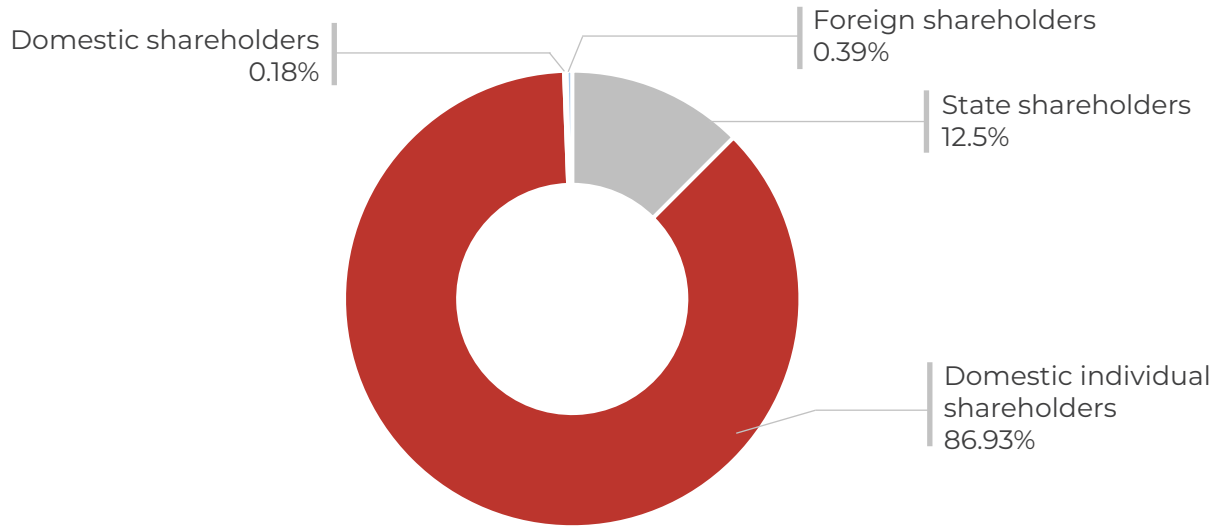
No.	Full name	Number of shares	Percentage ownership/ Charter capital
1	Nguyen Cong Ly	5,720,000	21.01%
2	Nguyen Doan Manh	3,714,860	13.65%
3	Nguyen Thi Mai Thao	2,800,000	10.29%
4	Vietnam National Cement Corporation	3,402,36	12.50%



SHAREHOLDER STRUCTURE

No.	Type of shareholder	Number of shares	Value	Ownership Percentage
Domestic shareholders		27,116,390	271,163,900,000	99.61%
1	State shareholders	3,402,366	34.023.660.000	12.50%
2	Individual	23,664,952	236.649.520.000	86.93%
3	Organization	49,072	490.720.000	0.18%
Foreign shareholders		107,257	1,072,570,000	0.39%
1	Individual	102,097	1.020.970.000	0.37%
2	Organization	5,160	51.600.000	0.02%
Total		27,223,647	272,236,470,000	100.00%

Maximum foreign ownership Percentage: 49%



CHANGES IN OWNER’S INVESTMENT CAPITAL

In 2024, Dong Nai Roofsheets & Construction Material Joint Stock Company had no changes in the owner’s investment capital

Time	Charter capital increased (VND)	Charter capital after increase/decrease (VND)	Form of capital increase/decrease
2006	120,973,460,000	120,973,460,000	Enterprise establishment
2008	60,486,730,000	181,460,190,000	Additional share issuance
2009	30,790,000	181,490,980,000	Additional share issuance
2010	90,745,490,000	272,236,470,000	Additional share issuance

TREASURY SHARE TRANSACTIONS: none

REPORT ON THE COMPANY'S ENVIRONMENTAL AND SOCIAL IMPACTS

IMPACT ON THE ENVIRONMENT

Total direct and indirect greenhouse gas (GHG) emissions

• Direct:

Cement production is the industry with the largest proportion of greenhouse gas emissions in the field of building materials. Aware of this impact, DONAC has conducted research on measures such as using a waste heat power generation system, integrating fly ash from thermal power plants and other industrial wastes as additives in cement production, reducing electricity consumption through renewable energy, and applying alternative fuels, in order to minimize greenhouse gas emissions according to the circular of the Ministry of Construction issued at the end of 2024. In addition, the roofing sheet production process may generate dust emitted into the environment. To control this problem, DONAC has installed a full range of dust filtration systems, ensuring compliance with environmental protection regulations and minimizing the impact on the surrounding air quality.

• Indirect:

The main source of energy for the Company's business operations is electricity, which is mainly used to operate production machinery and support office areas. Therefore, the Company always focuses on using electricity efficiently in each stage of operation, and at the same time researches the use of renewable energy sources to minimize production costs and reduce harm to the environment.

MANAGEMENT OF RAW AND OTHER MATERIALS

Input materials play an important role in DONAC's production chain, directly affecting product quality and operational efficiency. Therefore, the Company always strictly controls the source of raw materials from the selection of suppliers to the warehousing process, ensuring that they meet the standards of quality and stability.

In addition, DONAC constantly researches and seeks suitable alternative sources of raw materials to optimize costs, reduce dependence on traditional materials and limit environmental impacts. The Company also applies measures to save raw materials in the production process, minimize losses and reuse materials effectively, contributing to improving sustainability in business operations.



ENERGY CONSUMPTION

As a building materials manufacturing enterprise, DONAC consumes a large amount of energy from various sources, including electricity, water, oil, etc. In which, electricity is the main source of consumption, serving the operation of machinery, production equipment as well as office areas.

Recognizing the importance of using energy efficiently, DONAC always implements measures to optimize energy consumption, such as strictly controlling the production process to reduce waste of electricity and water; using alternative fuels to minimize emissions; and researching and applying energy-saving solutions and renewable energy. In addition, the Company also promotes propaganda to raise awareness of officials and employees in using energy reasonably, contributing to protecting the environment and towards sustainable development.

COMPLIANCE WITH ENVIRONMENTAL PROTECTION LAWS

DONAC is always committed to strictly complying with the provisions of law on environmental protection in all production and business activities. The company ensures the full implementation of waste treatment procedures as prescribed, from emissions and wastewater to solid waste, to minimize negative impacts on the environment. In addition, the Company actively implements tree planting activities within the factory premises to improve air quality and landscape, contributing to building a green, clean and beautiful working environment.

POLICIES RELATED TO EMPLOYEES

DONAC always considers employees as an important asset, playing a key role in the sustainable development of the Company. Therefore, the Company is committed to fully implementing welfare policies, ensuring benefits for officials and employees in accordance with the law, including health insurance, social insurance, 24/24 accident insurance and Leave policies including annual leave, sick leave, and maternity leave.

In addition, DONAC pays special attention to occupational health and safety. The company fully equips workers at the factory with protective equipment and regularly organizes training courses on occupational safety to minimize risks in the production process. Besides, DONAC focuses on building a friendly working environment, creating conditions for career development through professional training programs and clear promotion paths, helping employees stay committed to the Company in the long term.

REPORTS RELATED TO RESPONSIBILITY TO THE LOCAL COMMUNITY

DONAC is always clearly aware of the company's responsibility to the community, considering the company's development associated with the common interests of society. Therefore, the Company actively participates and contributes to social activities, supporting those in difficult circumstances in the area.

Every year, DONAC implements charity programs such as supporting lonely elderly people, children in especially difficult circumstances, awarding scholarships to poor students who overcome difficulties, building gratitude houses and participating in charity fundraising. In addition, the Company strictly complies with regulations on environmental protection, implements measures to minimize pollution, contributing to improving the quality of life of local people.

REPORTS RELATED TO GREEN CAPITAL MARKET ACTIVITIES ACCORDING TO THE INSTRUCTIONS OF THE STATE SECURITIES COMMISSION

Currently, DONAC has not participated in activities related to the green capital market. However, the Company is always interested in policies, regulations and sustainable development trends in the field of green finance according to the guidance of the State Securities Commission (SCC).





CHAPTER 03

**REPORTS AND ASSESSMENTS OF
THE BOARD OF MANAGEMENT**

Evaluation of production and business results	36
Financial situation	38
Improvements in organizational structure, policies, and management	40
Future development plan	40
Assessment report related to the company's environmental and social responsibility	42

EVALUATION OF PRODUCTION AND BUSINESS RESULTS

Advantages:

- The company always receives timely attention and support from departments, branches and local authorities, creating favorable conditions for DONAC to maintain stable operations in the context of a volatile market.
- The system of internal regulations, processes and management regulations is reviewed and adjusted regularly to better suit the actual situation, helping to improve efficiency in management and administration.
- The Board of Management and employees always maintain a spirit of solidarity and responsibility, working together to strive to perform production and business tasks and the Company's sustainable development orientation.
- DONAC continues to receive the trust and companionship of shareholders, customers, partners and state management agencies.

Difficulties:

- The construction materials industry, especially cement and roofing sheets, is highly dependent on the demand from the construction and real estate sectors. However, since the Covid-19 pandemic, the real estate market has remained sluggish, with many projects stalled, leading to a significant drop in consumption demand.
- The prices of input materials continue to remain high while market purchasing power has not recovered, creating significant pressure on the Company's production costs and profit margins.
- Limited financial resources affect the ability to invest in expansion or technological innovation in production, making it difficult for the Company to enhance its competitiveness in the market.



FINANCIAL SITUATION

ASSET SITUATION

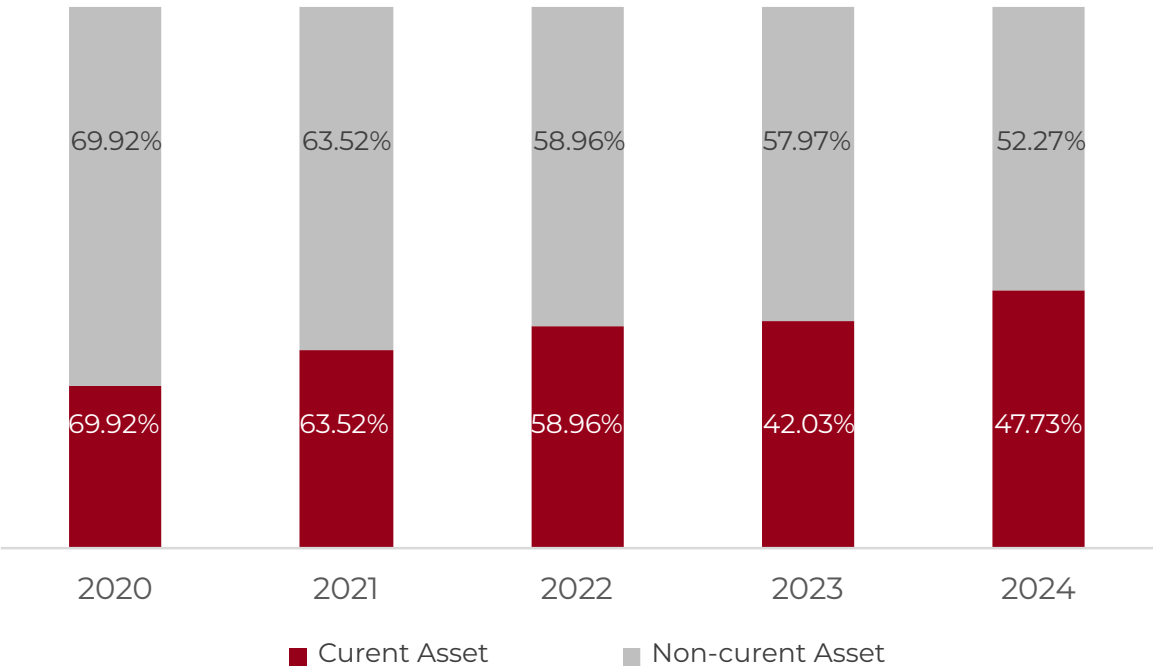
Unit: Million VND

Indicator	2023	2024	% Change	2023 Percentage	2024 Percentage
Current asset	309,190	361,687	16.98%	42.03%	47.73%
Non-current asset	426,486	396,052	-7.14%	57.97%	52.27%
Total assets	735,676	757,739	3.00%	100%	100%

DONAC’s total assets in 2024 recorded a slight increase of 3% compared to the previous year. In particular, short-term assets increased sharply by 16.98%, mainly due to an increase of 13.73% in accounts receivable from customers, increasing the proportion in the total asset structure to 47.73%.

Conversely, long-term assets decreased by 7.14%, accounting for 52.36% of total assets, lower than the 57.97% of the previous year. The reason is that depreciation costs increased by VND 31,905 million, causing fixed assets to decrease by 6.08%.

ASSET STRUCTURE FROM 2020 TO 2024



LIABILITY SITUATION

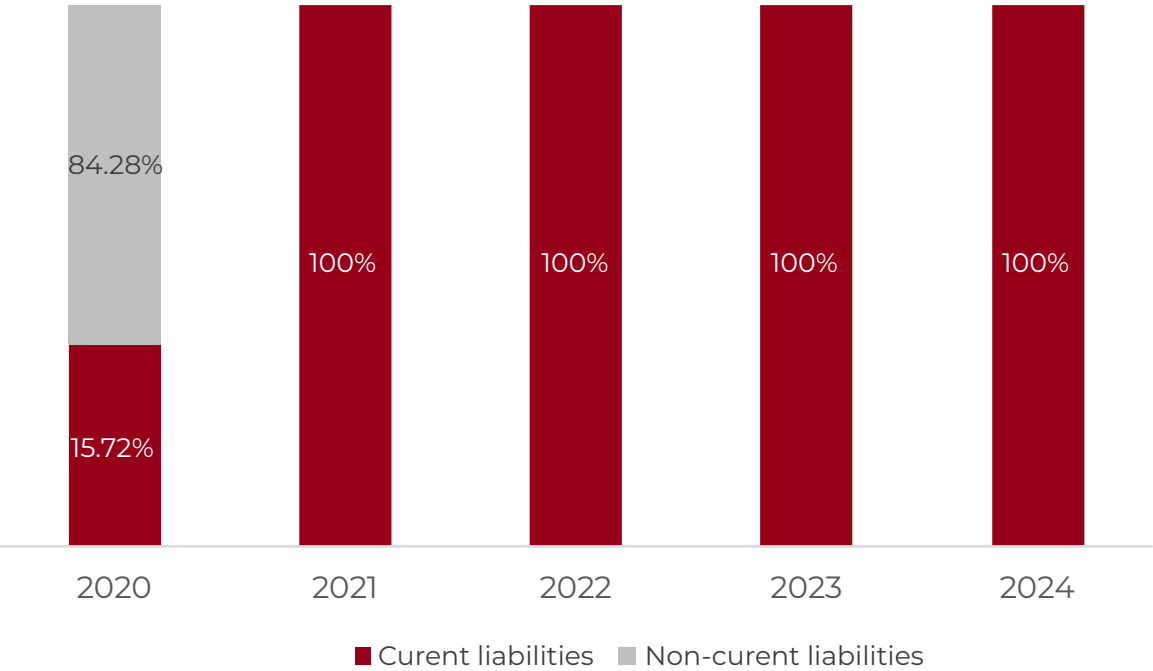
Unit: Million VND

Indicator	2023	2024	% Change	2023 Percentage	2024 Percentage
Current liabilities	1,151,762	1,254,153	8.89%	100%	100%
Non-current liabilities	0	0	-	-	-
Total liabilities	1,151,762	1,254,153	8.89%	100%	100%

The Company’s operations are financed by short-term liabilities. In 2024, DONAC’s total liabilities increased by 8.89% compared to 2023, reaching VND 1,254.153 billion. All liabilities incurred during the year came from short-term liabilities.

This increase is mainly due to an increase of VND 16.5 million in accounts payable to sellers and an increase of VND 87 million in debt payable at Vietnam Joint Stock Commercial Bank for Industry and Trade, resulting from unpaid short-term loan interest as the company faced financial difficulties.

LIABILITIES STRUCTURE FROM 2020 TO 2024



IMPROVEMENTS IN ORGANIZATIONAL STRUCTURE, POLICIES, AND MANAGEMENT

Over the past year, the Company has implemented several adjustments and improvements to improve the efficiency of production and business operations, specifically as follows:

- Continue to focus on core business lines in which the Company has capabilities and competitive advantages, especially maintaining stable cement production operations under signed processing contracts.
- The use of capital is managed more flexibly and efficiently, with a strict control mechanism, which helps ensure reasonable allocation of resources and limit waste.
- The organizational structure has been adjusted to better align with the company's scale and actual operations, with a focus on leveraging the individual capabilities of managers and staff, while also enhancing coordination among departments.
- The Company has implemented stricter supervision of plans related to purchasing, production, and equipment maintenance – ensuring stable operation of the machinery system and saving costs.
- Development of continuous 24/24 monitoring and supervision of production and sales activities to ensure prompt response to requests arising from distributors and customers, thereby contributing to improving service quality and maintaining brand reputation

4. FUTURE DEVELOPMENT PLAN

Target	Unit	Actual 2024	Plan 2025
Production			
- Roofing sheets	m ²	1,597,285.2	1,772.928
- Cement	Tons	70,111.51	252,000
Consumption			
- Roofing sheets	m ²	1,303,146.13	1,461,024
- Cement	Tons	70,111.51	252,000
Net revenue from sales and service provision	Billion VND	94.88	393.9
EBITDA	Billion VND	19.59	59.68
Profit after tax	Billion VND	-80.33	2.58

THE BOARD OF MANAGEMENT’S EXPLANATION REGARDING THE AUDIT OPINION

Based on the 2024 audited financial statements of Dong Nai Roofsheets & Construction Material Joint Stock Company, the Company would like to explain the content of A&C Auditing and Consulting Co., Ltd. disclaimer of opinion as follows:

As at the end of the financial year ended December 31, 2024, the Company’s business operations incurred a net loss of VND 80,328,335,370. In addition, the accumulated loss as at this date amounted to VND 868,081,954,894, exceeding the owners’ contributed capital and equity funds by VND 496,414,030,493. Furthermore, as at December 31, 2024, current liabilities exceeded current assets by VND 892,466,549,393 (refer to Note VII.3 of the Notes to the Financial Statements). In addition, the Company has not settled the principal of long-term loans that were due for repayment in the amount of VND 460,657,270,145 (beginning-of-year balance: VND 460,657,270,145), and interest expenses and late payment penalties remain unpaid in the amount of VND 704,384,907,920 (beginning-of-year balance: VND 616,572,115,795) (refer to Notes V.17 and V.18 of the Notes to the Financial Statements). On December 7, 2023, the Department of Planning and Investment of Dong Nai Province issued Official Letter No. 5806/SKHĐT-KTĐN regarding the relocation timeline for enterprises in Bien Hoa 1 Industrial Park under the “Project to convert Bien Hoa 1 Industrial Park into an Urban – Commercial – Service Area and Improve the Environment” by the People’s Committee of Dong Nai Province. The Company is subject to relocation under Phase 2, which must be completed before December 2025. Currently, the Company has no plan in place for this relocation (refer to Note V.20a of the Notes to the Financial Statements). These conditions indicate a material uncertainty that may cast significant doubt on the Company’s ability to continue as a going concern.

- As of 31/12/2024, the Company’s business operations have not yet been profitable due to high interest and penalty expenses. In the 2024 Income Statement, the gross profit from sales and service provision is VND -6.4 billion (previous year 31/12/2023: VND -13.9 billion). However, the bank lending interest rate is high at 12.5%/year and the overdue interest penalty is 6.25%/year, resulting in interest expenses of VND 87.8 billion (previous year 2023-12-31: VND 75.7 billion), leading to a loss in business results. If this loan can be restructured, the Company can still maintain profitable business operations to offset previous losses, overcome negative equity, and comply with the going concern assumption in preparing the financial statements.
- Market factors are also not favorable for the business’s production and business activities, such as difficult market conditions, especially the stagnant real estate market, which is the main reason for the sharp decline in consumption of construction materials in 2024, high product inventory, and sales and service revenue reaching VND 94.8 billion in 2024, a 13% decrease compared to the same period last year (previous year 31/12/2023: VND 109 billion).

The Company has not considered making a provision for doubtful receivables from Cong Thanh J.S.C amounting to VND 279,566,881,907, which is not in compliance with Vietnamese Accounting Standards and the Accounting Regime for Vietnamese Enterprises. The auditor of Cong Thanh J.S.C has issued a disclaimer of opinion on the Company’s ability to continue as a going concern. If the Company fully provides for doubtful receivables as instructed, on the Balance Sheet as of 31/12/2024, the “Allowance for doubtful receivables” (Code 137) will increase by VND 279,566,881,907 and “Undistributed post-tax profit” (Code 421) will decrease correspondingly.

- The company has not considered setting aside provisions for bad debts of Cong Thanh J.S.C with the amount of VND 279,566,881,907 because at the beginning of 2024, the receivables were VND 279,616,881,907, the debt incurred in 2024 was VND 0. In 2024, the company collected debts with the amount of VND 50,000,000, the balance of receivables is gradually decreasing. And the company will continue to send official dispatches to collect the remaining debts.

Above is the entire explanation of Dong Nai Roofsheets & Construction Material Joint Stock Company related to the 2024 Financial Statements audited by A&C Auditing and Consulting Company Limited.

ASSESSMENT REPORT RELATED TO THE COMPANY'S ENVIRONMENTAL AND SOCIAL RESPONSIBILITY

Assessment of Environmental Responsibility

Right from its establishment, the Company has identified environmental protection as one of its top priorities. In order to minimize negative environmental impacts and conserve resources, the management has fully equipped the facilities with waste treatment systems and strictly controls emissions and wastewater during the production process. At the same time, the Company implements energy-saving solutions and promotes the efficient use of electricity at both the factory and office, aiming toward sustainable development.

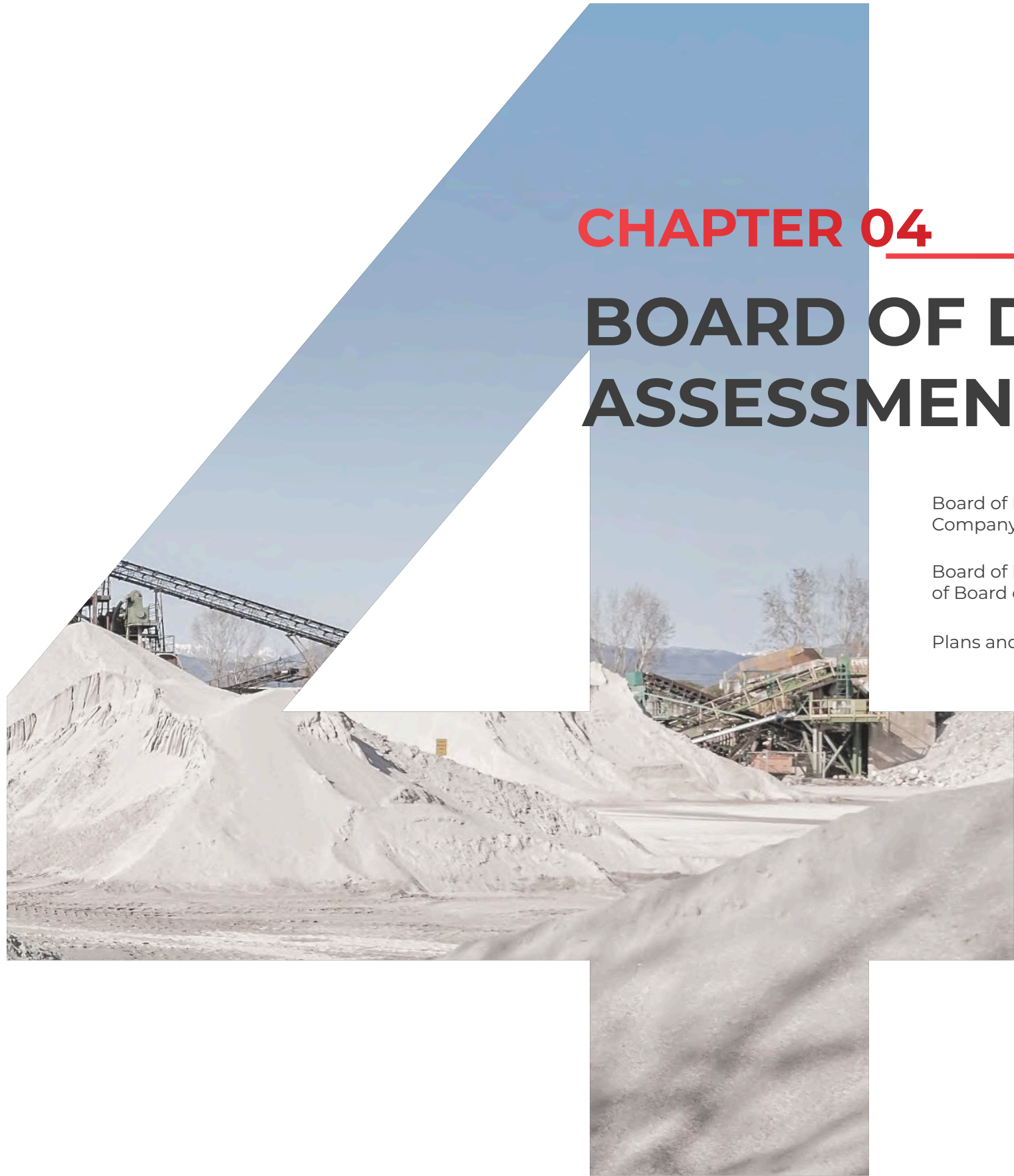
Assessment of Employee-Related Responsibility

DONAC always considers personnel as a core element for the Company's long-term development. Therefore, the leadership continuously improves the working environment, ensures labor safety, and minimizes negative impacts from the production environment on employees' health. The Company also focuses on listening to and absorbing feedback from staff and employees, while adjusting welfare policies appropriately to attract and retain talent.

Assessment of Social and Community Responsibility

The Company is committed to fulfilling its social responsibilities through community support activities in its business areas. DONAC actively participates in charitable programs such as supporting people in disaster-stricken areas, establishing scholarship funds, sponsoring the construction of schools in disadvantaged areas, contributing to funds for the poor, and visiting and assisting employees in especially difficult circumstances. These activities not only demonstrate the Company's commitment to sustainable development but also contribute to improving the quality of life of the local community.





CHAPTER 04

BOARD OF DIRECTORS' ASSESSMENT

Board of Directors' Assessment of the Company's Operations	46
Board of Directors' Assessment on the Activities of Board of Management	46
Plans and Orientations of the Board of Directors	47

BOARD OF DIRECTORS' ASSESSMENT OF THE COMPANY'S OPERATIONS

Board of Directors' Assessment of the Company's Operational

In 2024, the Company continued to operate in the context of numerous fluctuations in the global and domestic economies. Although the domestic economy recorded positive growth, purchasing power has not fully recovered, the real estate market is growing slowly, and high input costs have created many challenges for business operations.

The Board of Directors and all staff and employees have made every effort to achieve the business goals according to the plan of the General Meeting of Shareholders; however, the results achieved have not met expectations. In addition, the Company continues to implement environmental protection policies, improve working conditions for employees, and actively participate in community activities in the local area.

Board of Directors' Assessment on the Activities of Board of Management

In 2024, in the face of many fluctuations in the global and domestic economies, the Board of Directors acknowledges and highly appreciates the efforts of the Board of Management in maintaining production and business operations, improving operational efficiency, and complying with legal regulations. The Board of Management has proactively developed and implemented appropriate business strategies to maintain the Company's stable operations. Implementing risk control measures to minimize negative impacts from the market, proactively optimizing costs, reviewing production activities, and seeking alternative raw material sources with more reasonable costs.



Plans and Orientations of the Board of Directors

The world economy in 2025 is forecast to have many fluctuations after Donald Trump is re-elected as President of the United States. His trade policies are expected to strongly impact the global economy, not only affecting traditional U.S. partners such as Canada, Mexico, and China but also creating far-reaching impacts on the Vietnamese economy. Escalating trade tensions may disrupt supply chains and shrink Vietnam's export markets.

Domestically, the government aims for a GDP of 8% in 2025. In which, public investment is considered the main driver leading economic growth. It is expected that in 2025, the government will allocate VND 800,000 billion for public investment, focusing on key infrastructure projects such as highways, Long Thanh airport, seaport systems, and the North-South high-speed railway. This creates more room for increasing government debt and promoting public investment spending and domestic consumption. For the real estate market, increasingly developed transportation infrastructure is also a key factor promoting the growth of the real estate market. In addition, the demand for housing, especially in large cities, continues to increase due to urbanization and population growth. Therefore, the real estate market is expected to recover in 2025.

Analyzing and evaluating the macroeconomic situation, the Board of Directors of the company has put forward the following specific plans:

Regarding production activities

Continue to tighten the management of materials and labor. In addition, promote experience in equipment repair, reduce labor waste, strive to reduce costs and improve the efficiency of using working capital

Regarding cost management

Ensure stable supply of materials and spare parts at reasonable costs, strengthen control of production and management costs, and enhance competitiveness.

Regarding personnel

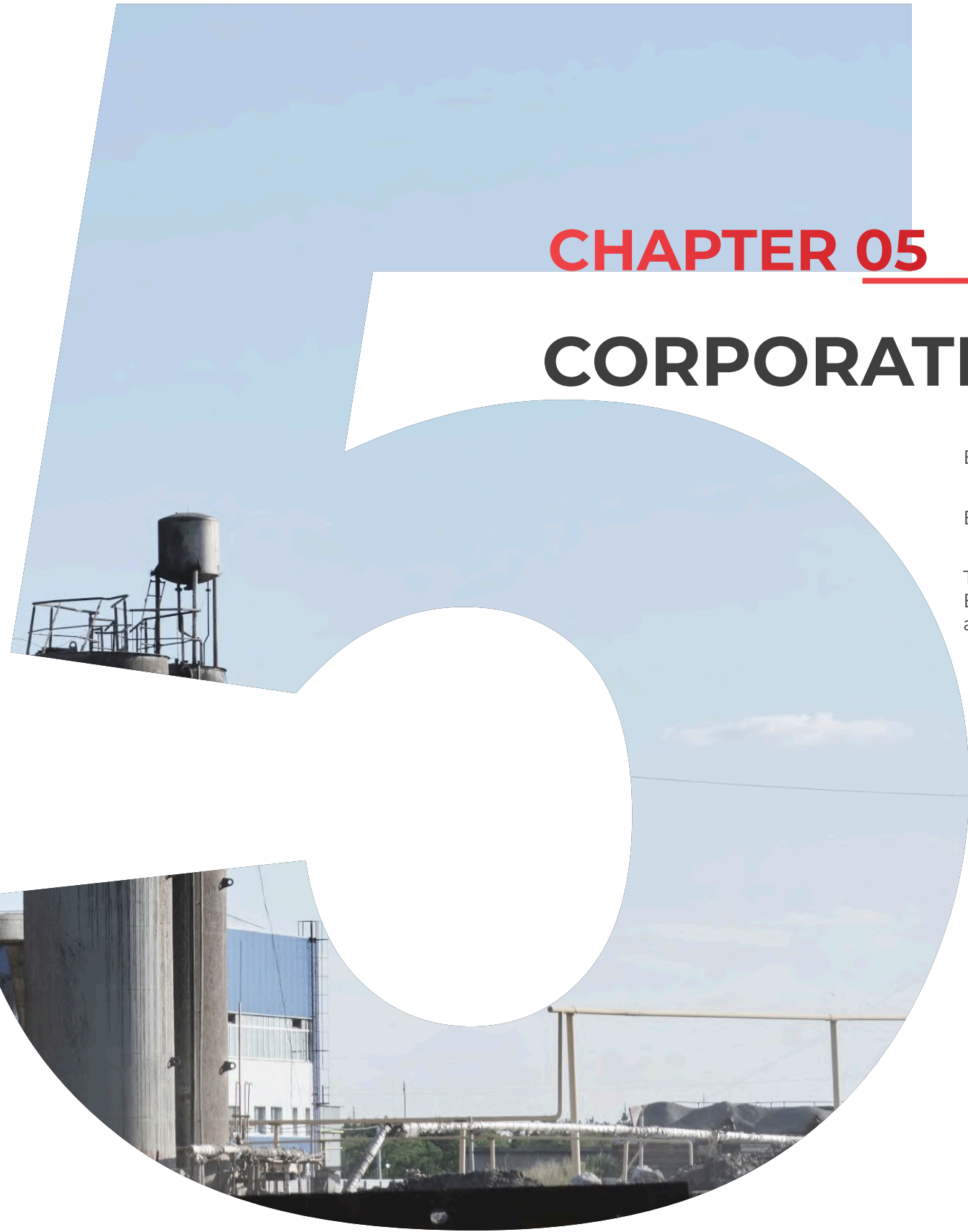
Promote training to improve skills for workers combined with corporate culture education. Build a scientific working style, strictly comply with technical regulations, labor safety and environmental protection, contributing to raising awareness of responsibility and discipline throughout the team

Regarding regulatory compliance

Strictly comply with the provisions of the Law on Enterprises, Law on Securities, Environmental Protection Law, etc., and closely monitor market developments to promptly have appropriate response solutions.

Regarding social responsibility and environmental protection:

Fulfill social and environmental responsibilities well, use resources economically, and actively participate in community activities.



CHAPTER 05

CORPORATE GOVERNANCE

Board of Directors	50
Board of Supervisors	52
Transactions, remuneration and benefits of the Board of Directors, Board of Management and Board of Supervisors	54

BOARD OF DIRECTORS

MEMBERS AND STRUCTURE OF THE BOARD OF DIRECTORS

As of December 31, 2024

No.	Member	Position	Date of appointment
1	Nguyen Cong Ly	Chairman of the Board	Appointed on April 29, 2010
2	Nguyen Ba Thuyen	Member	Appointed on April 27, 2017
3	Nguyen Thi Mai Thao	Member	Appointed on April 27, 2017



MR. NGUYEN CONG LY – CHAIRMAN OF THE BOARD OF DIRECTORS

Nationality: Vietnam

Qualification: Engineer

Number of shares owned personally: 5,720,000 shares – 21.01% of charter capital



MR. NGUYEN BA THUYEN – MEMBER OF THE BOARD OF DIRECTORS

Nationality: Vietnam

Qualification: Engineer

Number of shares held personally: 0 shares – 0% of charter capital



MS. NGUYEN THI MAI THAO – MEMBER OF THE BOARD OF DIRECTORS

Nationality: Vietnam

Qualification: Engineer

Number of shares held personally: 2,800,000 shares – 10.29% of charter capital

SUBCOMMITTEES OF THE BOARD OF DIRECTORS: none

ACTIVITIES OF THE BOARD OF DIRECTORS

Evaluation of the Board of Directors' activities during the year

- The Board of Management has promptly and effectively implemented the Resolutions of the Board of Directors and the General Meeting of Shareholders, regularly reporting, exchanging, and seeking opinions from the Board of Directors on issues arising in the implementation of production and business operations.
- Promoted the supervision of the activities of the Board of Management and other management departments to ensure the completion of monthly and quarterly production and business goals. Properly implemented the Resolutions of the General Meeting of Shareholders and the Board of Directors;
- The supervision of the Board of Directors is carried out in accordance with the provisions of law and the company's internal regulations, guiding the Company's operations towards sustainable development, ensuring a harmonious balance of the interests of the Company, shareholders, partners and employees.

NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS

No.	Member	Position	No. of meetings attended by Board of Directors	Attendance rate
1	Nguyen Cong Ly	Chairman of the Board	4	100%
2	Nguyen Ba Thuyen	Members	4	100%
3	Nguyen Thi Mai Thao	Members	4	100%

CONTENT AND RESULTS OF MEETINGS

No.	Number of Resolutions/ Decisions	Date	Content	Approval rate
1	01/NQ-HĐQT	06/03/2024	Promulgating the Company's Information Disclosure Regulations	100%
2	02/NQ-HĐQT	13/06/2024	Selecting an audit unit for auditing Financial Statements	100%
3	03/2024/NQ-HĐQT	18/07/2024	Dismissal and appoint-ment of General Director - Legal representative of the Company	100%
4	04/NQ-HĐQT	19/12/2024	On Approving the Clink-er supply contract signed with AD Transportation Trading Joint Stock Company	100%

ACTIVITIES OF INDEPENDENT BOARD OF DIRECTORS MEMBERS: none

LIST OF BOARD OF DIRECTORS MEMBERS WITH CORPORATE GOVERNANCE TRAINING CERTIFICATES: none

BOARD OF SUPERVISORS

MEMBERS AND STRUCTURE OF THE BOARD OF SUPERVISORS

No.	Member of the Board of Supervisors	Position	Date of start/no longer a member of the Board of Supervisors	
			Date of appointment	Date of resignation
1	Mr. Tran Hong Duc	Head of the Board of Supervisors	31/05/2024	-
2	Ms. Pham Thi Hoai Phuong	Members of Board of Supervisors	31/05/2024	-
3	Mr. Pham Duc Hung	Members of Board of Supervisors	26/06/2020	-
4	Ms. Nguyen Thi Thuy Vy	Head of the Board of Supervisors	-	31/05/2024
5	Mr. Nguyen Hoang Vi	Members of Board of Supervisors	-	31/05/2024

NUMBER OF BOARD OF SUPERVISORS MEETINGS

No.	Member of the Board of Supervisors	Number of meetings attended	Attendance rate	Percentage Voting rate	Reasons for absence
1	Ms. Nguyen Thi Thuy Vy	03/03	100%	100%	-
2	Mr. Nguyen Hoang Vi	03/03	100%	100%	-
3	Mr. Pham Duc Hung	03/03	100%	100%	-
4	Mr. Tran Hong Duc	0/03	0%	0%	Appointed on May 31, 2024
5	Ms. Pham Thi Hoai Phuong	0/03	0%	0%	Appointed on May 31, 2024

CONTENT AND OUTCOMES OF THE MEETINGS

No.	Minutes No.	Date	Content
1	01/BKS/2024	14/06/2024	Consider selecting an auditing firm and signing the contract
2	02/BKS/2024	31/07/2024	Review the interim financial statements for the year 2024

EVALUATION OF THE ACTIVITIES OF THE BOARD OF SUPERVISORS

Regarding the operational activities of the company's Board of Directors:

The meetings of the Board of Directors are conducted in accordance with the order and procedures stipulated in the Law on Enterprises, the Company's Charter and the Regulations on Operation of the Board of Directors, promptly resolving proposals and recommendations of the Board of Management arising in the production and business process. The Board of Directors has closely supervised the activities of the Board of Management in production and business operations, and supervised the implementation of the Resolution of the General Meeting of Shareholders.

Regarding the organization and implementation of the Board of Management:

The Board of Management has effectively implemented the Resolutions and Decisions of the Board of Directors, and complied with internal regulations.

The Company's operating regulations have been well implemented by the Board of Management, ensuring better planning and systematic production and business operations.

Proactively manage daily, weekly, monthly, quarterly and annual production and business according to the set plan and synchronously from management departments to departments, divisions and production workshops. Timely offer solutions to save costs and effectively manage production in each period.

The Board of Management strictly implements regulations on financial management, flexibly uses the Company's capital sources, and operates machinery and equipment to ensure labor safety for employees.

TRANSACTIONS, REMUNERATION AND BENEFITS OF THE BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISORS

SALARIES, BONUSES, REMUNERATION, BENEFITS

Name	Position	Remuneration	Salary	Bonus
I. BOARD OF DIRECTORS				
Mr. Nguyen Cong Ly	Chairman of The Board of Directors	0	0	0
Mr. Nguyen Ba Thuyen	Board of Directors' members	0	0	0
Ms. Nguyen Thi Mai Thao	Board of Directors' members	0	0	0
II. BOARD OF SUPERVISORS				
Mr. Tran Hong Duc	Member of the Board of Supervisors	0	0	0
Ms. Pham Thi Hoai Phuong	Member of the Board of Supervisors	0	0	0
Mr. Pham Duc Hung	Member of the Board of Supervisors	0	0	0
III. BOARD OF MANAGEMENT				
Ms. Tran Thi Mong Thu	General Director	0	142,729,083	0
Mr. Nguyen Van Quy	Deputy General Director	0	280,239,168	0
Mr. Le Chung Chinh	Deputy General Director	0	314,911,666	0
Ms. Tran Thi Hoang Sa	Chief Accountant	0	196,035,573	0

INTERNAL PERSON SHARES TRANSACTIONS: none

CONTRACT OR TRANSACTION WITH INTERNAL PERSONS: none

EVALUATION OF THE IMPLEMENTATION OF REGULATIONS ON CORPORATE GOVERNANCE

DONAC always complies with and implements in accordance with legal regulations and internal regulations on corporate governance. The company always considers corporate governance practices to meet the needs of the business and bring operational efficiency.





CHAPTER 06

FINANCIAL STATEMENTS

Audit opinion	58
Audited financial statements	60

AUDIT OPINION

A&C AUDITING AND CONSULTING CO., LTD.

Head Office : 02 Truong Son St., Ward 2, Tan Binh Dist., Ho Chi Minh City, Vietnam Tel: +84 (028) 3547 2972 kttv@a-c.com.vn
Branch in Ha Noi : 40 Giang Vo St., Dong Da Dist., Ha Noi City, Vietnam Tel: +84 (024) 3736 7879 kttv.hn@a-c.com.vn
Branch in Nha Trang : Lot STH 06A.01, St. No.13, Le Hong Phong II Urban Area, Phuoc Hai Ward, Nha Trang City, Vietnam Tel: +84 (0258) 246 5151 kttv.nt@a-c.com.vn
Branch in Can Tho : 15-13 Vo Nguyen Giap St., Cai Rang Dist., Can Tho City, Vietnam Tel: +84 (0292) 376 4995 kttv.ct@a-c.com.vn



www.a-c.com.vn



No. 1.0887/25/TC-AC

INDEPENDENT AUDITOR’S REPORT

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
DONG NAI ROOFSHEET & CONSTRUCTION MATERIAL JOINT STOCK COMPANY

We have audited the accompanying Financial Statements of Dong Nai Roofsheets & Construction Material Joint Stock Company (hereinafter referred to as “the Company”), which were prepared on 31 March 2025 (from page 07 to page 35), including the Balance Sheet as of 31 December 2024, the Income Statement, the Cash Flow Statement for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the Board of Management

The Company’s Board of Management is responsible for the preparation, true and fair presentation of the Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditor

Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Because of the significance of the matters described in the “Basis for disclaimer of opinion” paragraph, the auditors have not been able to obtain sufficient and appropriate audit evidence to provide a basis for an audit opinion on the Financial Statements.

Basis for disclaimer of opinion

The fact that the Company has not made allowance for doubtful debt of VND 279.566.881.907 from Cong Thanh Cement Joint Stock Company is in non-compliance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System. The auditor of Cong Thanh Cement Joint Stock Company expressed the disclaimer of opinion with regard to this company’s ability to continue as a going-concern. If the Company makes full allowance for this doubtful debt as required, the item “Allowance for doubtful debts” (Code 137) in the Balance Sheet as of 31 December 2024 will increase by VND 279.616.881.907 and the item “Retained earnings” (Code 421) will decrease accordingly.

As of the balance sheet date, i.e. 31 December 2024, the Company incurred a business loss of VND 80.328.335.370. Besides, the Company’s accumulated loss up to that date was VND 868.081.954.894, exceeding the owner’s capital and its funds by an amount of VND 496.414.030.493. Additionally, as of 31 December 2024, the Company’s current liabilities exceeded its current assets by VND 892.466.549.393 (see Note No. VII.3 in the Notes to the Financial Statements). Furthermore, the Company has not made repayment for principals of current portions of long-term loans of VND 460.657.270.145 (beginning balance: VND 460.657.270.145), payments of loan interest and fines for late payment of loan interest of totally VND 704.384.907.920 (beginning balance: VND 616.572.115.795) (see Notes No. V.17 and V.18 in the Notes to the Financial Statements). On 07 December 2024, Dong Nai Province Department of Planning and Investment issued the Official Letter No. 5806/SKHĐT-KTĐN regarding the timeline for relocating enterprises in Bien Hoa 1 Industrial Park under the “Plan to covert functions of Bien Hoa 1 Industrial Park into an Urban - Commercial - Service Area and to improve the environment” of Dong Nai Province People’s Committee. The Company is one of enterprises that are required to complete the relocation in Phase 2, no later than December 2025. Currently, the Company has no plans for this relocation (see Note No. 20a in the Notes to the Financial Statements). These conditions show the material uncertainties relevant to the Company’s ability to continue as a going-concern. The Financial Statements were prepared on the going-concern assumption basis by the Board of Management. However, we have not been able to obtain sufficient and appropriate audit evidence to evaluate whether the going-concern assumption basis used by the Board of Management in preparation of the Financial Statements is appropriate or not.

A&C Auditing and Consulting Co., Ltd. trading as Baker Tilly A&C is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities

Disclaimer of opinion

Because of the significance of the matters described in the “Basis for disclaimer of opinion” paragraph, we have not been able to obtain sufficient and appropriate audit evidence to provide a basis for an audit opinion on the Financial Statements. Accordingly, we do not express an audit opinion on the accompanying Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Ho Van Tung
Partner
Audit Practice Registration Certificate No. 0092-2023-008-1
Authorized Signatory

Vo Thanh Cong
Auditor
Audit Practice Registration Certificate No. 1033-2023-008-1

Ho Chi Minh City, 31 March 2025

A&C Auditing and Consulting Co., Ltd. trading as Baker Tilly A&C is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities

AUDITED FINANCIAL STATEMENTS

The audited financial statements for 2024 of Dong Nai Roofsheets & Construction Material Joint Stock Company have been disclosed in accordance with regulations and published on the Company's official website at: www.donac.net.

CONFIRMATION OF THE COMPANY'S LEGAL REPRESENTATIVE

Dong Nai, 17 April, 2025



Tran Thi Mong Thu
General Director



DONG NAI ROOFSHEET & CONSTRUCTION MATERIAL JOINT STOCK COMPANY

 Bien Hoa I Industrial Park, Street 4, An Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam

 (0251) 383 6130

 www.donac.net