

**DIN CAPITAL INVESTMENT GROUP  
JOINT STOCK COMPANY AND ITS SUBSIDIARIES**

**REVIEW INTERIM CONSOLIDATED FINANCIAL STATEMENTS**  
For the six-month period ended 30 June 2025

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## **REPORT OF CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT**

Chairman of the Board of Directors and Management of Din Capital Investment Group Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the accompanying reviewed interim consolidated financial statements of the Company and its subsidiaries (together with the Company hereinafter referred to as "the Group") for the six-month period ended 30 June 2025.

Members of the Board of Directors, Internal Audit Committee, the Supervisory Committee and Management during the period and on the date of this report include:

### **Board of Directors**

<u>Full name</u>	<u>Position</u>
Mr. Le Truong Ky	Chairman
Ms. Huynh Phuoc Huyen Vy	Deputy chairman
Mr. Dang Tien Duc	Member
Mr. Nguyen Ngoc Tuan	Member
Mr. Morii Takayuki	Member

### **Internal Audit Committee**

<u>Full name</u>	<u>Position</u>
Ms. Nguyen Thi Minh Phuong	Head

### **Supervisory Committee**

<u>Full name</u>	<u>Position</u>
Mr. Le Anh Long	Head
Mr. Chu Van Tuan	Member
Mr. Tran Canh Thanh	Member

### **Management**

<u>Full name</u>	<u>Position</u>
Mr. Dang Tien Duc	General Director
Mr. Nguyen Van Trieu	Deputy General Director
Ms. Nguyen Thi Thao	Deputy General Director

### **LEGAL REPRESENTATIVE**

The legal representative of the Company during the period and at the date of this report is Mr. Le Truong Ky, Chairman of the Board of Directors and Mr. Dang Tien Duc, General Director.

### **RESPONSIBILITY OF CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT**

The Company's Chairman of the Board of Directors and management are responsible for preparing the interim consolidated financial statements of each period which give a true and fair view of the interim consolidated financial position of the Group and the results of its consolidated operations and its consolidated cash flows. In preparing these interim consolidated financial statements, Chairman of the Board of Directors and management are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the interim consolidated financial statements;
- Prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the interim consolidated financial statements so as to mitigate error or fraud.

**REPORT OF CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT  
(CONTINUED)**

Chairman of the Board of Directors and Management are responsible for ensuring that proper interim accounting records are kept, which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and ensure that the interim consolidated financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements. Chairman of the Board of Directors and management are also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Chairman of the Board of Directors and Management confirm that the Group has complied with the above requirements in preparing these interim consolidated financial statements.

**AUDITOR**

The accompanying interim consolidated financial statements were reviewed by ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited (Head office: No. 142 Xo Viet Nghe Tinh Street, Hoa Cuong Ward, Danang City, Vietnam; Telephone: (84) 0236.363.3333; Fax: (84) 0236.363.3338; Website: [www.ecovis.com/vietnam/audit](http://www.ecovis.com/vietnam/audit)).

**STATEMENT BY CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT**

In opinion of Chairman of the Board of Directors and Management, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2025 and the results of its consolidated operations and its interim consolidated cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of the Board of Directors and Management *mau*



**Le Truong Ky**  
**Chairman of the Board of Directors**  
Danang City, 28 August 2025





No: 362/2025/BCSXHN-E.AFA

**REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION PERFORMED  
BY THE INDEPENDENT AUDITOR OF THE ENTITY**

**To: Shareholders  
Board of Directors and Management  
DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES**

We have reviewed the accompanying interim consolidated financial statements of Din Capital Investment Group Joint Stock Company (hereinafter referred to as "the Company") and its subsidiaries (together with the Company hereinafter referred to as "the Group") prepared on 28 August 2025 as set out from page 5 to page 41, which comprise the interim consolidated balance sheet as at 30 June 2025, and the interim consolidated income statement, and interim consolidated cash-flow statement for the six-month period then ended, and the notes to the interim consolidated financial statements.

***Responsibility of Chairman of the Board of Directors and Management***

Chairman of the Board of Directors and management are responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim consolidated financial statements and for such internal control as Chairman of the Board of Directors and management determine is necessary to enable the preparation and presentation of the interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review. We conducted our review in accordance with the Vietnamese Standards on Review Engagements 2410- Review of Interim Financial Information Performed by Independent Auditor of the Entity.

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

**REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION PERFORMED  
BY THE INDEPENDENT AUDITOR OF THE ENTITY (CONTINUED)**

**Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 30 June 2025, and of the consolidated results of its financial performance and its consolidated cash flows for the six-month period then ended then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting and relevant legislation as to the preparation and presentation of interim consolidated financial statements.



**Nguyen Ha Dinh**

**Audit director**

Audit Practice Registration Certificate

No. 2883-2024-240-1

Authorized person

**ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited**

*Danang City, 28 August 2025*



## INTERIM CONSOLIDATED BALANCE SHEET

As at 30 June 2025

Unit: VND

ASSETS	Code	Notes	As at 30 Jun. 2025	As at 01 Jan. 2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>173,621,096,232</b>	<b>166,916,892,334</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4.1</b>	<b>16,831,552,002</b>	<b>16,310,248,936</b>
1. Cash	111		11,831,552,002	16,310,248,936
2. Cash equivalents	112		5,000,000,000	-
<b>II. Current financial investments</b>	<b>120</b>	<b>4.3</b>	<b>11,511,371,500</b>	<b>8,009,137,100</b>
1. Trading securities	121		20,530,730	20,530,730
2. Provision for trading securities	122		(9,159,230)	(11,393,630)
3. Held to maturity investments	123		11,500,000,000	8,000,000,000
<b>III. Current account receivables</b>	<b>130</b>		<b>131,293,334,634</b>	<b>127,495,702,159</b>
1. Trade receivables	131	4.2	148,519,467,805	131,699,876,357
2. Advances to suppliers	132	4.4	1,355,296,744	200,385,949
3. Current loan receivables	135	4.5	-	11,000,000,000
4. Other current receivables	136	4.6	688,458,654	1,411,442,791
5. Provision for doubtful debts	137	4.7	(19,269,888,569)	(16,816,002,938)
<b>IV. Inventories</b>	<b>140</b>	<b>4.8</b>	<b>12,957,803,580</b>	<b>14,214,395,276</b>
1. Inventories	141		12,957,803,580	14,214,395,276
2. Provision for decline in value of inventories	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>1,027,034,516</b>	<b>887,408,863</b>
1. Current prepayments	151	4.9	927,447,444	572,839,527
2. Value added tax deductible	152		98,828,232	56,185,352
3. Tax and other receivables from the state budget	153	4.10	758,840	258,383,984
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>34,962,659,942</b>	<b>39,645,063,122</b>
<b>I. Non-current account receivables</b>	<b>210</b>		<b>-</b>	<b>50,000,000</b>
1. Non-current trade receivables	211		-	-
2. Other non-current receivables	216	4.6	-	50,000,000
<b>II. Fixed assets</b>	<b>220</b>		<b>28,595,152,898</b>	<b>33,284,520,966</b>
1. Tangible fixed assets	221	4.11	28,020,997,890	33,284,520,966
Cost	222		206,515,674,991	206,177,393,744
Accumulated depreciation	223		(178,494,677,101)	(172,892,872,778)
2. Intangible fixed assets	227	4.12	574,155,008	-
Cost	228		585,166,199	-
Accumulated amortisation	229		(11,011,191)	-
<b>III. Investment property</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV. Non-current assets in progress</b>	<b>240</b>		<b>-</b>	<b>393,300,000</b>
1. Non-current work in progress	241		-	-
2. Construction in progress	242	4.13	-	393,300,000
<b>V. Non-current financial investments</b>	<b>250</b>		<b>-</b>	<b>-</b>
<b>VI. Other non-current assets</b>	<b>260</b>		<b>6,367,507,044</b>	<b>5,917,242,156</b>
1. Non-current prepayments	261	4.9	5,474,074,723	5,666,500,850
2. Deferred income tax assets	262	4.14	893,432,321	250,741,306
<b>TOTAL ASSETS</b>	<b>270</b>		<b>208,583,756,174</b>	<b>206,561,955,456</b>

## INTERIM CONSOLIDATED BALANCE SHEET (CONTINUED)

As at 30 June 2025

Unit: VND

RESOURCES	Code	Notes	As at 30 Jun. 2025	As at 01 Jan. 2025
<b>A. LIABILITIES</b>	<b>300</b>		<b>68,727,337,813</b>	<b>73,031,157,823</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>68,727,337,813</b>	<b>72,557,157,823</b>
1. Trade payables	311	4.15	53,923,746,564	46,065,552,280
2. Advances from customers	312	4.16	1,329,964,890	136,480,945
3. Taxes and amounts payable to the state budget	313	4.10	7,462,752,552	3,199,403,991
4. Payables to employees	314	4.17	2,354,540,543	3,588,458,264
5. Accrued expenses	315	4.18	1,407,595,682	105,583,591
6. Other current payables	319	4.19	504,170,922	756,770,904
7. Current loans and obligations under finance leases	320	4.20	-	17,609,462,602
8. Bonus and welfare fund	322		1,744,566,660	1,095,445,246
<b>II. Non-current liabilities</b>	<b>330</b>		<b>-</b>	<b>474,000,000</b>
1. Non-current trade payables	331		-	-
2. Non-current loans and obligations under finance leases	338	4.20	-	474,000,000
<b>B. OWNER'S EQUITY</b>	<b>400</b>		<b>139,856,418,361</b>	<b>133,530,797,633</b>
<b>I. Equity</b>	<b>410</b>	<b>4.21</b>	<b>139,856,418,361</b>	<b>133,530,797,633</b>
1. Owner's contributed capital	411		89,099,810,000	89,099,810,000
Ordinary shares carrying voting rights	411a		89,099,810,000	89,099,810,000
Preference shares	411b		-	-
2. Share premiums	412		49,416,000	49,416,000
3. Other contributed capital	414		228,800,000	228,800,000
4. Investment and development fund	418		7,752,997,505	7,752,997,505
5. Retained earnings	421		42,584,127,062	36,245,635,770
Beginning accumulated retained earnings	421a		21,695,398,673	26,800,222,656
Retained earnings of the current period	421b		20,888,728,389	9,445,413,114
6. Non-controlling interest	429		141,267,794	154,138,358
<b>II. Other capital and funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>208,583,756,174</b>	<b>206,561,955,456</b>



**Le Trung Ky**  
Chairman of the Board of Directors  
Danang City, 28 August 2025

**Nguyen Thi Thao**  
Chief Accountant

**Dao Thi Thanh Mai**  
Preparer



**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES**Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam**Form B 02a – DN/HN**(Issued under the Circular No. 202/2014/TT-BTC  
dated 22 December 2014 by Ministry of Finance)**INTERIM CONSOLIDATED INCOME STATEMENT**

For the six-month period ended 30 June 2025

Unit: VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue	01	5.1	198,939,273,404	130,059,608,725
2. Deductions	02		-	-
3. Net revenue	10		198,939,273,404	130,059,608,725
4. Cost of sales	11	5.2	165,197,596,287	119,557,513,336
5. Gross profit	20		33,741,677,117	10,502,095,389
6. Finance income	21	5.3	532,625,769	18,495,757
7. Finance expense	22	5.4	257,570,657	540,605,778
Of which, interest expense	23		259,805,057	540,778,678
8. Share of the profit of associates	24		-	-
9. Selling expense	25	5.5	1,192,159,889	940,397,955
10. General and administrative expense	26	5.6	6,659,261,237	4,519,578,525
11. Operating profit/(loss)	30		26,165,311,103	4,520,008,888
12. Other income	31	5.7	93,020,450	215,566
13. Other expense	32	5.8	201,193,821	77,367,925
14. Net other income/(loss)	40		(108,173,371)	(77,152,359)
15. Accounting profit/(loss) before taxation	50		26,057,137,732	4,442,856,529
16. Current corporate income tax expense	51	5.10	5,795,333,421	1,119,661,059
17. Deferred corporate income tax expense	52		(642,691,014)	(30,261,285)
18. Net profit/(loss) after taxation	60		20,904,495,325	3,353,456,755
19. Owners of the parent company	61		20,888,728,389	3,352,091,915
20. Non-controlling interests	62		15,766,936	1,364,840
21. Basic earnings per share	70	4.21.5	2,157	329
22. Diluted earnings per share	71	4.21.6	2,157	329



**Le Truong Ky**  
Chairman of the Board of Directors  
Danang City, 28 August 2025

**Nguyen Thi Thao**  
Chief Accountant

**Dao Thi Thanh Mai**  
Preparer

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES**

 Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

Form B 03a – DN/HN

 (Issued under the Circular No. 202/2014/TT-BTC  
dated 22 December 2014 by Ministry of Finance)

**INTERIM CONSOLIDATED CASH-FLOW STATEMENT**

(Indirect method)

For the six-month period ended 30 June 2025

Unit: VND

ITEMS	Code	Notes	Current period	Previous period
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Net profit before taxation	01		26,057,137,732	4,442,856,529
2. Adjustment for:				
Depreciation and amortisation	02		6,158,052,786	6,433,423,177
Provisions	03		2,451,651,231	500,038,136
Gains/losses from investment	05		(551,570,213)	(18,495,757)
Interest expense	06		259,805,057	540,778,678
<b>Operating profit /(loss) before adjustments to working capital</b>	<b>08</b>		<b>34,375,076,593</b>	<b>11,898,600,763</b>
Increase or decrease in accounts receivable	09		(17,287,974,338)	16,113,166,254
Increase or decrease in inventories	10		1,256,591,696	(4,958,224,383)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		10,524,451,300	(10,166,510,933)
Increase or decrease prepaid expenses	12		(162,181,790)	(194,668,586)
Interest paid	14		(273,316,994)	(585,955,731)
Corporate income tax paid	15		(2,919,514,482)	(1,419,053,859)
Other cash outflows from operating activities	17		(536,144,183)	-
<b>Net cash from operating activities</b>	<b>20</b>		<b>24,976,987,802</b>	<b>10,687,353,525</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Acquisition and construction of fixed assets and other long-term assets	21		(1,075,384,718)	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		79,444,444	-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(25,500,000,000)	-
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		33,000,000,000	-
5. Proceeds from sales of investments in other entities	26		-	361,650,000
6. Interest and dividends received	27		517,327,140	17,058,497
<b>Net cash from investing activities</b>	<b>30</b>		<b>7,021,386,866</b>	<b>378,708,497</b>
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Capital redemption, payments for shares repurchases	32		-	-
2. Proceeds from borrowings	33	6.1	19,355,502,777	77,623,900,773
3. Repayment of borrowings	34	6.2	(37,438,965,379)	(91,781,724,151)
4. Dividends paid	36		(13,393,609,000)	(213,959,125)
<b>Net cash from financing activities</b>	<b>40</b>		<b>(31,477,071,602)</b>	<b>(14,371,782,503)</b>
<b>NET INCREASE/(DECREASE) IN CASH</b>	<b>50</b>		<b>521,303,066</b>	<b>(3,305,720,481)</b>
Cash and cash equivalents at beginning of period	60		16,310,248,936	16,324,966,964
Impact of exchange rate fluctuation	61		-	-
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>70</b>		<b>16,831,552,002</b>	<b>13,019,246,483</b>



Le Truong Ky  
Chairman of the Board of Directors  
Danang City, 28 August 2025

Nguyen Thi Thao  
Chief Accountant

Dao Thi Thanh Mai  
Preparer

The accompanying notes are an integral part of these consolidated financial statements



## **NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

### **1. CORPORATE INFORMATION**

#### **1.1. Structure of ownership**

Din Capital Investment Group Joint Stock Company (hereinafter referred to as "the Company") formerly known as Pacific Dinco Joint Stock Company, has been incorporated in accordance with the Business Registration Certificate No. 321032000105 dated 05 January 2010 and other amended certificates thereafter with the latest one dated 31 July 2025 granted by People's Committee Danang City. On 15 May 2021, the Company changed its name to Din Capital Investment Group Joint Stock Company according to Business Registration Certificate No. 0401333013 granted by Danang City's Department of Planning and Investment.

On 14 May 2015, the Company was formally licensed to trade securities on Hanoi Securities Trading Centre under Decision No. 27/2015/GCNCP-VSD dated 14 May 2015 by Vietnam Securities Depository. On 02 July 2015, the Company was formally listed to trade securities on Hanoi City Securities Trading Centre under Decision No. 407/QD-SGDHN dated 02 July 2015 by General Director of Hanoi Stock Exchange.

The charter capital as stipulated in the Business Registration Certificate is VND 89,099,810,000.

The Company's registered head office is at 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam.

The Company has three subsidiaries as represented in Note 1.5 below (together with the Company hereinafter referred to as "the Group").

The number of employees as at 30 June 2025 was 187 (31 December 2024: 188).

#### **1.2. Business field**

Manufacturing of commercial concrete.

#### **1.3. Operating industry and principal activities**

Under the Business Registration Certificate, the Group is principally engaged in:

- Manufacture of concrete and articles of concrete, cement and plaster. Details: Producing commercial concrete, pre-cast elements;
- Freight transport by road. Details: Land freight transport by cars;
- Wholesale of construction materials and other installation supplies. Details: Wholesale of construction materials;
- Wholesale of machinery, equipment and supplies. Details: Wholesale of machinery and equipment for construction;
- Other specialized wholesale n.e.c. Details: Wholesale of chemicals and additives in the industrial and construction sectors (excluding chemicals prohibited by the State);
- Renting and leasing of other machinery, equipment and tangible goods. Details: Renting and leasing of constructive machinery and equipments;
- Wholesale of metals and metal ores. Details: Wholesale of shaped steel and fiber-reinforced steel;
- Trading of own or rented property and land use rights;
- Real estate consultancy and brokerage and auctioning, land use right auctioning. Details: Real estate brokerage services, real estate trading platforms, real estate consultancy, and real estate management services;



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Warehousing and storage of goods.

**1.4. Normal operating cycle**

The Group's normal operating cycle is carried out for a time period of 12 months.

**1.5. The Group's structure**

Direct subsidiaries:

No.	Name	Address	Parent company's voting rights	Percent interest of parent company
1.	Dufago Chu Lai Concrete Joint Stock Company	Tam Hiep Port Industrial and Logistics Park, Nui Thanh Commune, Da Nang	98.04%	98.04%
2.	Rofadi One Member Limited Liability Company	Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Da Nang	100.00%	100.00%
3.	Dufago Concrete One Member Limited Liability Company	Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Da Nang	100.00%	100.00%

The Group's dependent units as at 30 June 2025 were as follows:

Name	Address
Branch of Din Capital Investment Group Joint Stock Company in Quang Ngai.	Lot CN 08 – Tinh Phong Industrial Park, Tho Phong Commune, Quang Ngai Province.

**2. BASIS OF PREPARATION OF INTERIM FINANCIAL STATEMENTS****2.1. Accounting standards, accounting system**

The accompanying interim consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System.

**2.2. Forms of accounting records**

The form of accounting records applied in the Group is the General Journal.

**2.3. Financial period**

The Group's financial year is from 01 January to 31 December.

This interim consolidated financial statement has been prepared for the six-month accounting period ended 30 June 2025.

**2.4. Reporting and functional currency**

The Group maintains its accounting records in VND.

**2.5. Basis of consolidation**

The consolidated financial statements are the financial statements of the group in which the assets, liabilities, equity, income, expenses and cash flows of the parent and subsidiaries are presented as those of a single economic entity regardless of the legal structure of the entities. The financial

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

statements of the subsidiaries have been prepared for the same financial period using uniform accounting policies to those used by the parent company. Adjustments were made for any different accounting policies to ensure consistency between the subsidiaries and the parent company.

A subsidiary is fully consolidated from the acquisition date on which the Group obtains control over the subsidiary until the date on which the parent ceases to control the subsidiary, unless control is intended to be temporary because the subsidiary is acquired and held exclusively with the intention of selling or disposing of it within twelve months.

***Non-controlling interest recognition***

Non-controlling interests in the net assets and net results of consolidated subsidiaries are shown separately in the consolidated statement of financial position and in the consolidated income statement.

The loss of a subsidiary is attributed to the non-controlling interests in proportion to their relative interests in the subsidiary even if this results in the non-controlling interests having a deficit balance.

***Profit or loss recognition in changes in ownership interests in subsidiaries***

Changes in the Group's ownership interest in a subsidiary that do not result in the Group losing control are accounted for as equity transactions. The carrying amounts of the Group's and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity in the consolidated statement of financial position.

Upon loss of control of a subsidiary, the Group's profit or loss is calculated as the difference between the fair value of the consideration received and the respective carrying amount of the net asset of the subsidiary plus the remaining balance of goodwill at the date when control is lost.

***Intra-group transactions elimination***

All intra-group transactions, balances, income and expenses - including unrealised intra-group profits or losses - are eliminated in full on consolidation. Unrealised losses resulting from intra-group transactions that are deducted in arriving at the carrying amount of assets are also eliminated unless the cost cannot be recovered.

***Goodwill or gains from a bargain purchase recognition***

On the acquisition date, goodwill or a gain from a bargain purchase is measured as the difference between of the consideration transferred and the net of the acquisition-date fair value of the identifiable assets acquired, and the liabilities assumed by the parent company. Goodwill is shown separately in the consolidated statement of financial position and amortised under the straight-line method over a 10 – year period. A gain from a bargain purchase is recognised immediately in the consolidated income statement.

**3. SIGNIFICANT ACCOUNTING POLICIES**

**3.1. Use of estimates**

The preparation of the interim consolidated financial statements requires Chairman of the Board of Directors and management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses for the financial period ended 30 June 2025. Although these estimates are based on Chairman of the Board of Directors and management's best knowledge of all relevant information available at the date when the separate financial statements are prepared, this does not prevent actual figures differing from estimates.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**3.2. Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**3.3. Financial investments**

***Trading securities***

Trading securities are securities and other financial instruments held for business purposes (held for the purpose of profit-taking by selling when prices have increased) at the time of reporting.

Trading securities are accounted for under the cost method. The cost of trading securities comprises the purchase price plus (+) purchase related costs (if any) such as brokerage, transaction, information provision, taxes, bank's fees and charges. The cost of trading securities is measured at fair value of considerations at the transaction date.

***Held to maturity investment***

Held to maturity investments comprise held to maturity investments to earn periodical profits and other held to maturity investments.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current period.

***Equity investments in other entities***

***Other investments***

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

***Recognition principles of provision for investment impairment loss***

Provision for investment impairment loss is made when there is any certain evidence that there will be an impairment in the value of these investments at the reporting date.

The difference between the required balance and the existing balance of provision for investment impairment loss is recognised as financial expenses in the consolidated income statement.

**3.4. Account receivables**

***Recognition method***

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

***Provision for doubtful debts***

As of the date of preparing the interim consolidated financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

principal repayment period according to the original sale contract, excluding the debt extension between the parties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the consolidated income statement.

**3.5. Inventories**

***Inventory measurement***

Inventories are measured at the lower of cost and net realisable value.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

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

***Method of accounting for inventories***

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

***Provision for decline in value of inventories***

As of the date of preparing the interim consolidated financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the consolidated income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a consolidated selling price is charged.

Raw materials, materials, and tools reserved for use in the production of goods shall not be provided for impairment if the products they constitute will be sold at or above the cost of production of the product.

**3.6. Tangible fixed assets**

Tangible fixed assets are measured at cost less accumulated depreciation.

***Tangible fixed asset recognition***

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised consolidatedly at their fair values and deducted from the historical cost of the respective tangible fixed assets.

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)*****Depreciation and amortisation***

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	<u>Year 2025</u>
▪ Buildings, structures	05 – 10 years
▪ Machinery and equipment	06 – 10 years
▪ Motor vehicles	05 – 10 years
▪ Office equipment	04 – 05 years
▪ Other	03 years

**3.7. Intangible fixed assets**

Intangible fixed assets are measured at cost less accumulated amortisation.

***Intangible fixed asset recognition***

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

***Accounting principles for intangible fixed assets******Computer software***

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life.

	<u>Year 2025</u>
Computer software	8 years

**3.8. Construction in progress**

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

**3.9. Prepayments**

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies, prepaid land rentals, etc., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the consolidated income statement:

- Prepaid land is amortised over the period of lease;
- Tools and supplies are amortised to the consolidated income statement over 1 to 3 years;
- Insurance expenses (fire and explosion insurance, vehicle owner's civil liability insurance, motor hull insurance, assets insurance, etc.) are amortised over the period written in the contracts;
- Major repair expenses are amortised for no more than 3 years



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

- Other prepaid expenses are amortised on a straight-line method over the period which economic benefits are generated in relation to that expense.

**3.10. Liabilities**

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

**3.11. Borrowing costs**

***Capitalisation of borrowing costs***

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the consolidated income statement when incurred.

**3.12. Accrued expenses**

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting period.

**3.13. Owners' equity**

***The owners' contributed equity***

The owners' contributed equity is recognised when contributed.

***Share premiums***

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

***Treasury shares***

Treasury shares are recognised at purchased cost and presented in the balance sheet as a deduction from equity.

***Dividends***

Dividends are recognised as a liability at the date of declaring dividends by Vietnam Securities Depository.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

***Reserves***

Reserves are created at certain percentages of profit after tax as prescribed in the charter of the companies in the Group.

***Retained earnings***

Net profit after income tax can be distributed to shareholders after the distribution is approved the General annual meeting of shareholders and reserves are created in accordance with the Group's Charter and legal regulations in Vietnam.

**3.14. Revenue and other income**

***Revenue from selling goods***

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

***Revenue involving the rendering of services***

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

***Interest income***

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

**3.15. Cost of sales**

Cost of sales and services provided represents total costs of finished products, goods, services which are sold in the period in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

**3.16. Finance expense**

Finance expenses represent all expenses incurred in the reporting period which mainly include lending and borrowing costs, provision for impairment of trading securities and and provisions for losses on investments in other entities

**3.17. Selling expense and general and administrative expense**

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include expenses relating to product exhibition, advertisement, sales commissions, product warranty (except for construction activities), storage, packaging and shipping etc.

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.18. Taxation

*Corporate income tax*

*Current corporate income tax expense*

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

**Deferred Corporate Income Tax Expense**

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate expected to apply in the year when the asset is recovered or the liability is settled, using the enacted tax rates (and tax laws) effective at the end of the financial year.

Deferred tax assets are recognized for all deductible temporary differences, the carry-forward of unused tax losses, and the carry-forward of unused tax credits to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, tax losses, and tax credits can be utilized, except when:

- The deferred tax asset arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).
- Deferred tax assets relating to deductible temporary differences arising from investments in subsidiaries, branches, associates, and interests in joint ventures are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and that taxable profit will be available against which the temporary differences can be utilized.

*Value added tax*

The goods sold and services rendered by the Group are subject to value added tax at the following rates:

- Commercial concrete, stone, concrete pumping and transportation services: 10% (The company is entitled to apply the VAT rate of 8% from 1 January 2025 to 30 June 2025 according to the provisions of Decree No. 180/2024/ND-CP dated 31 December 2024 of the Government);
- Other services: in accordance with prevailing regulations.

*Other taxes*

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the companies in the Group will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the interim consolidated financial statements can be amended in accordance with the Tax Department's final assessment for the companies.

3.19. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the period, excluding ordinary shares bought back by the Group and held as treasury shares.



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**3.20. Diluted earnings per share**

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the period and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Group and held as treasury shares.

**3.21. Segment reporting**

A segment is a distinguishable component of the Group that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

Refer to Note 7.

**3.22. Related parties**

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Group or are controlled by, or are subject to common control with the Group. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including directors and officers of the Group and close family members or associates of such individuals are also considered to be related parties.

**4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CONSOLIDATED BALANCE SHEET****4.1. Cash and cash equivalents**

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Cash in hand	1,543,366,663	1,635,754,483
Cash at banks	10,288,185,339	14,674,494,453
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Da Nang Branch	5,000,000,000	-
<b>Total</b>	<b>16,831,552,002</b>	<b>16,310,248,936</b>

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.2. Current trade receivables

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Dinco Construction Engineering Joint Stock Company	29,927,045,705	32,049,832,837
FDSG Joint Stock Company	24,572,841,006	-
Newtecons Investment Construction Joint Stock Company	8,819,740,730	17,557,055,133
Coteccons Construction Joint Stock Company	29,951,029,655	30,031,853,479
Unicons Investment Construction Company Limited	10,748,173,477	-
Others	44,500,637,232	52,061,134,908
<b>Total</b>	<b>148,519,467,805</b>	<b>131,699,876,357</b>
In which: Trade receivables from related parties - Refer to Note 8	29,927,045,705	32,049,832,837



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.3. Financial investments**

Trading securities are analysed as follows:

	As at 30 Jun. 2025			As at 01 Jan. 2025		
	VND			VND		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Share investments:						
Shares of Cotecons Construction Joint Stock Company	20,530,730	11,371,500	9,159,230	20,530,730	9,137,100	11,393,630
<b>Total</b>	<b>20,530,730</b>	<b>11,371,500</b>	<b>9,159,230</b>	<b>20,530,730</b>	<b>9,137,100</b>	<b>11,393,630</b>

The Group has determined the fair values of investments in Cotecons Construction Joint Stock Company on the basis of prices quoted on the Stock Exchange and the number of shares.

Held to maturity investments are analysed as follows:

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Cost	Carrying amount	Cost	Carrying amount
Current:				
Term deposits	11,500,000,000	11,500,000,000	8,000,000,000	8,000,000,000
<b>Total</b>	<b>11,500,000,000</b>	<b>11,500,000,000</b>	<b>8,000,000,000</b>	<b>8,000,000,000</b>

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.4. Current advances to suppliers

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Chu Lai Investment, Construction and Logistics Company Limited	777,737,360	-
Quang Ngai Branch – ABH Hanoi Joint Stock Company	169,473,300	-
Others	408,086,084	200,385,949
<b>Total</b>	<b>1,355,296,744</b>	<b>200,385,949</b>

## 4.5. Current loan receivables

	As at 30 Jun. 2025 VND		As at 01 Jan. 2025 VND	
	Value	Provision	Value	Provision
Mr. Pham Hai Long	-	-	11,000,000,000	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>11,000,000,000</b>	<b>-</b>

## 4.6. Other receivables

	As at 30 Jun. 2025 VND		As at 01 Jan. 2025 VND	
	Value	Provision	Value	Provision
Current:				
Advances	469,183,710	-	1,128,047,940	-
Social insurance	1,848,679	-	2,071,635	-
Deposits	77,245,226	-	107,245,226	-
Accrued interest	94,634,246	-	139,835,617	-
Other receivables	45,546,793	-	34,242,373	-
<b>Total</b>	<b>688,458,654</b>	<b>-</b>	<b>1,411,442,791</b>	<b>-</b>
Non-current:				
Deposits	-	-	50,000,000	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>50,000,000</b>	<b>-</b>



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.7. Doubtful debts**

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables or overdue amounts loaned and other receivables not yet due but uncollectible	22,756,617,231	3,486,728,662	18,138,192,839	1,322,189,901
<b>Total</b>	<b>22,756,617,231</b>	<b>3,486,728,662</b>	<b>18,138,192,839</b>	<b>1,322,189,901</b>

Chairman of the Board of Directors and management assessed the ability to recover the overdue receivables is low. The Group is taking appropriate measures to recover the outstanding debts.

# DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

	As at 30 Jun. 2025			As at 01 Jan. 2025		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
	VND			VND		
Thursday Architecture Company Limited - Guangxi Architecture Group (Da Nang)	4,217,102,500	-	Over 3 years	4,217,102,500	-	Over 3 years
SAMIL Construction Company Limited	2,487,421,228	-	Over 3 years	2,487,421,228	-	Over 3 years
LB Viet Nam Construction Joint Stock Company	1,648,997,091	-	Over 3 years	1,648,997,091	-	Over 3 years
GHA Vietnam Construction Consulting and Trading Company Limited	830,291,000	-	Over 3 years	830,291,000	-	Over 3 years
Hung Thinh Tai Construction & Trading Company Limited	649,950,000	-	Over 3 years	649,950,000	-	Over 3 years
407 Joint Stock Company	611,069,000	-	Over 3 years	611,069,000	-	Over 3 years
Socon Vietnam Joint Stock Company	604,400,000	-	Over 3 years	604,400,000	-	Over 3 years
Dana-UC Steel Joint Stock Company	498,911,000	-	Over 3 years	498,911,000	-	Over 3 years
Petro Ha Thanh Investment Construction Joint Stock Company	467,820,000	-	Over 3 years	467,820,000	-	Over 3 years
17 One-Member Company Limited	446,520,000	-	Over 3 years	446,520,000	-	Over 3 years
Constrexim Construction Investment Design Consultant Joint Stock Company	439,274,772	-	Over 3 years	439,274,772	-	Over 3 years
Manh Cuong An Landscape Architecture Joint Stock Company	358,566,898	-	Over 3 years	358,566,898	-	Over 3 years
APIC Sai Gon Joint Stock Company	267,415,000	-	Over 3 years	267,415,000	-	Over 3 years
P.M.C Constructions Company Limited	265,802,500	-	Over 3 years	265,802,500	-	Over 3 years
Song Hong Danang Joint Stock Company	193,747,500	-	Over 3 years	193,747,500	-	Over 3 years
Newtecons Investment Construction Joint Stock Company	4,102,223,999	2,051,112,000	From a year to under 2 years			
Newtecons Investment Construction Joint Stock Company	1,370,620,618	959,434,433	From 6 months to under a year			
Others	3,296,484,125	476,182,230		4,150,904,350	1,322,189,901	
<b>Total</b>	<b>22,756,617,231</b>	<b>3,486,728,662</b>		<b>18,138,192,839</b>	<b>1,322,189,901</b>	



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.8. Inventories**

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Provision	Value	Provision
Raw materials	12,700,816,642	-	13,941,836,908	-
Merchandise	256,986,938	-	272,558,368	-
<b>Total</b>	<b>12,957,803,580</b>	<b>-</b>	<b>14,214,395,276</b>	<b>-</b>

There were no slow moving and obsolescent inventories at the period-end.

There were no inventories pledged as security for liabilities at the period-end.

**4.9. Prepayments**

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Tools and supplies pending amortisation	10,073,926	21,259,932
Insurance fee for machinery and equipment	288,827,881	338,668,665
Road fee, vehicle inspection fee	249,779,217	184,176,786
Land and office rental	348,992,786	-
Others	29,773,634	28,734,144
<b>Total</b>	<b>927,447,444</b>	<b>572,839,527</b>
Non-current:		
Tools and supplies pending amortisation	865,725,035	958,490,722
Land rental (*)	2,334,865,378	2,366,066,248
Infrastructure rental (**)	2,244,844,676	2,296,299,032
Others	28,639,634	45,644,848
<b>Total</b>	<b>5,474,074,723</b>	<b>5,666,500,850</b>

(\*) Land rental costs at Tam Hiep Industrial Park and Port Logistics, Nui Thanh Commune, Da Nang City, under Contract No. 02/2012/HD-TLD, with a lease term of 50 years;

(\*\*) Infrastructure rental costs at Tinh Phong Industrial Park, under Contract No. 03/2019/HD-TLD dated 25 April 2019, with a lease term of 28 years.

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES**

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.10. Tax and amounts receivable from/payable to the state budget**

	As at 30 Jun. 2025		Movements in the period		As at 01 Jan. 2025	
	Receivable	Payable	Payable	Paid/ Deducted	Receivable	Payable
	VND		VND		VND	
Value added tax	-	1,320,011,658	16,965,204,556	15,850,174,775	-	204,981,877
Corporate income tax	-	5,535,456,147	5,795,333,421	2,919,514,482	256,237,124	2,915,874,332
Personal income tax	758,840	607,284,747	782,166,461	252,041,476	2,146,860	78,547,782
License tax	-	-	13,000,000	13,000,000	-	-
<b>Total</b>	<b>758,840</b>	<b>7,462,752,552</b>	<b>23,555,704,438</b>	<b>19,034,730,733</b>	<b>258,383,984</b>	<b>3,199,403,991</b>

# **DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES**

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

## **NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

### **4.11. Tangible fixed assets**

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Cost:						
As at 01 Jan. 2025	13,174,217,614	43,239,240,802	148,481,061,066	1,178,760,699	104,113,563	206,177,393,744
Purchase	-	883,518,519	-	-	-	883,518,519
Fixed asset liquidation	-	(363,419,091)	(181,818,181)	-	-	(545,237,272)
<b>As at 30 Jun. 2025</b>	<b>13,174,217,614</b>	<b>43,759,340,230</b>	<b>148,299,242,885</b>	<b>1,178,760,699</b>	<b>104,113,563</b>	<b>206,515,674,991</b>
Accumulated depreciation:						
As at 01 Jan. 2025	11,183,256,415	36,278,442,499	124,301,401,148	1,025,659,153	104,113,563	172,892,872,778
Depreciation	385,298,639	1,308,764,172	4,431,122,640	21,856,144	-	6,147,041,595
Fixed asset liquidation	-	(363,419,091)	(181,818,181)	-	-	(545,237,272)
<b>As at 30 Jun. 2025</b>	<b>11,568,555,054</b>	<b>37,223,787,580</b>	<b>128,550,705,607</b>	<b>1,047,515,297</b>	<b>104,113,563</b>	<b>178,494,677,101</b>
Net book value:						
As at 01 Jan. 2025	1,990,961,199	6,960,798,303	24,179,659,918	153,101,546	-	33,284,520,966
<b>As at 30 Jun. 2025</b>	<b>1,605,662,560</b>	<b>6,535,552,650</b>	<b>19,748,537,278</b>	<b>131,245,402</b>	<b>-</b>	<b>28,020,997,890</b>

The net book value of tangible fixed assets as at 30 June 2025, totalling VND 7,098,953,953 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 73,502,546,520.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.12. Intangible fixed assets**

<b>Items</b>	<b>Management software VND</b>	<b>Total VND</b>
Cost:		
As at 01 Jan. 2025	-	-
Purchase	585,166,199	585,166,199
<b>As at 30 Jun. 2025</b>	<b>585,166,199</b>	<b>585,166,199</b>
Accumulated amortisation:		
As at 01 Jan. 2025	-	-
Amortisation	11,011,191	11,011,191
<b>As at 30 Jun. 2025</b>	<b>11,011,191</b>	<b>11,011,191</b>
Net book value:		
As at 01 Jan. 2025	-	-
<b>As at 30 Jun. 2025</b>	<b>574,155,008</b>	<b>574,155,008</b>

There are no intangible fixed assets pledged, mortgaged, or used as collateral for borrowings as at 30 June 2025.

There are no fully amortized intangible fixed assets that are still in use at the end of the period.

**4.13. Construction in progress**

	<b>As at 30 Jun. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
Management software	-	393,300,000
<b>Total</b>	<b>-</b>	<b>393,300,000</b>

**4.14. Deferred income tax assets**

	<b>As at 30 Jun. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
The corporate income tax rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets relating to deductible temporary differences	893,432,321	250,741,306
<b>Total</b>	<b>893,432,321</b>	<b>250,741,306</b>

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.15. Current trade payables

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Payable value	Value	Payable value
LUKS Vietnam Cement Company Limited	11,944,739,876	11,944,739,876	3,411,820,927	3,411,820,927
Dai Hoang Investment and Trading Joint Stock Company	5,532,029,528	5,532,029,528	5,185,151,603	5,185,151,603
Duy Thinh Company Limited	13,560,452,300	13,560,452,300	21,076,853,779	21,076,853,779
Others	22,886,524,860	22,886,524,860	16,391,725,971	16,391,725,971
<b>Total</b>	<b>53,923,746,564</b>	<b>53,923,746,564</b>	<b>46,065,552,280</b>	<b>46,065,552,280</b>
In which: Trade payables to related parties - Refer to Note 8	7,241,888	7,241,888	5,511,376	5,511,376

## 4.16. Current advances from customers

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Bitco Investment and Construction Company Limited	50,363,350	50,363,350
17 One Member Company Limited	259,705,600	-
Others	1,019,895,940	86,117,595
<b>Total</b>	<b>1,329,964,890</b>	<b>136,480,945</b>

## 4.17. Payables to employees

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Salary, bonus	2,354,540,543	3,588,458,264
<b>Total</b>	<b>2,354,540,543</b>	<b>3,588,458,264</b>

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.18. Accrued expenses

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Accrued interest	-	13,511,937
Cost of production materials	1,274,717,691	-
Others	132,877,991	92,071,654
<b>Total</b>	<b>1,407,595,682</b>	<b>105,583,591</b>

## 4.19. Other current payables

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Trade union dues	162,864,241	29,574,427
Social insurance	199,716	-
Danang Post Insurance Company	-	99,994,116
Others	341,106,965	627,202,361
<b>Total</b>	<b>504,170,922</b>	<b>756,770,904</b>



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.20. Loans and finance lease liabilities

The loans are detailed as follows:

	As at 30 Jun. 2025		Movements in the period		As at 01 Jan.2025	
	Value	Payable value	Increase	Decrease	Value	Payable value
	VND		VND		VND	
Current						
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	-	-	19,355,502,777	36,648,965,379	17,293,462,602	17,293,462,602
Current portion of non-current loans						
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	-	-	-	316,000,000	316,000,000	316,000,000
<b>Total</b>	-	-	<b>19,355,502,777</b>	<b>36,964,965,379</b>	<b>17,609,462,602</b>	<b>17,609,462,602</b>
Non-current						
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	-	-	-	474,000,000	474,000,000	474,000,000
<b>Total</b>	-	-	-	<b>474,000,000</b>	<b>474,000,000</b>	<b>474,000,000</b>
<b>Grand total</b>	-	-	<b>19,355,502,777</b>	<b>37,438,965,379</b>	<b>18,083,462,602</b>	<b>18,083,462,602</b>

**DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES**

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.21. Owners' equity**

**4.21.1. Changes in owners' equity**

	Owners' contributed capital VND	Share premium VND	Other contributed capital VND	Items of owners' equity			Non-controlling interest VND	Total VND
				Development funds	Retained earnings VND	Investment and		
At as 01 Jan. 2024	89,099,810,000	49,416,000	228,800,000	7,752,997,505	32,256,268,728		180,120,749	129,567,412,982
Profit for the first six months of the previous year	-	-	-	-	3,352,091,915		1,364,840	3,353,456,755
Distributed Bonus and welfare fund	-	-	-	-	(1,001,055,571)		(13,986,885)	(1,015,042,456)
Dividend distribution	-	-	-	-	(4,454,990,500)		(40,092,500)	(4,495,083,000)
At as 30 Jun. 2024	89,099,810,000	49,416,000	228,800,000	7,752,997,505	30,152,314,572		127,406,204	127,410,744,281
Profit for the last six months of the previous year					6,093,321,198		26,732,154	6,120,053,352
As at 01 Jan. 2025	89,099,810,000	49,416,000	228,800,000	7,752,997,505	36,245,635,770		154,138,358	133,530,797,633
Profit for the first six months of the current year	-	-	-	-	20,888,728,389		15,766,936	20,904,495,325
Distributed Bonus and welfare fund (*)	-	-	-	-	(1,185,265,597)		-	(1,185,265,597)
Dividend distribution (*)	-	-	-	-	(13,364,971,500)		(28,637,500)	(13,393,609,000)
<b>As at 30 Jun. 2025</b>	<b>89,099,810,000</b>	<b>49,416,000</b>	<b>228,800,000</b>	<b>7,752,997,505</b>	<b>42,584,127,062</b>		<b>141,267,794</b>	<b>139,856,418,361</b>

(\*) The Group distributed profits in accordance with Resolution No. 03/2025/NQ-DHĐCĐ of the Annual General Meeting of Shareholders dated 26 April 2025.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

## 4.21.2. Details of owners' equity

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Dinco Construction Engineering Joint Stock Company	19,366,560,000	19,366,560,000
Other investors	69,733,250,000	69,733,250,000
<b>Total</b>	<b>89,099,810,000</b>	<b>89,099,810,000</b>

## 4.21.3. Capital transactions with owners

	Current period VND	Previous period VND
Beginning balance	89,099,810,000	89,099,810,000
Capital contribution in the period	-	-
Capital redemption in the period	-	-
<b>Ending balance</b>	<b>89,099,810,000</b>	<b>89,099,810,000</b>

## 4.21.4. Shares

	As at 30 Jun. 2025	As at 01 Jan. 2025
Number of shares registered for issue	8,909,981	8,909,981
Number of shares sold to public	8,909,981	8,909,981
<i>Comprising: Ordinary shares</i>	8,909,981	8,909,981
<i>Preference shares (Classified as owners' equity)</i>	-	-
Number of shares repurchased (Treasury shares)	-	-
<i>Comprising: Ordinary shares</i>	-	-
<i>Preference shares (Classified as owners' equity)</i>	-	-
Number of shares outstanding	8,909,981	8,909,981
<i>Comprising: Ordinary shares</i>	8,909,981	8,909,981
<i>Preference shares (Classified as owners' equity)</i>	-	-
Par value per outstanding share: VND 10,000 per share		



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.21.5. Basic earnings per share**

	Current period VND	Previous period VND
Profit after tax attributable to ordinary shareholders	20,888,728,389	3,352,091,915
Adjusted for bonus and welfare fund distribution	1,671,098,271	420,640,069
Earnings for the purpose of calculating basic earnings per share	19,217,630,118	2,931,451,846
Weighted average number of ordinary shares outstanding during the period	8,909,981	8,909,981
<b>Basic earnings per share</b>	<b>2,157</b>	<b>329</b>

Basic earnings per share for the prior period have been adjusted by deducting the actual 2024 bonus and welfare fund, allocated for the first six months of 2024 based on after-tax profit criteria. Accordingly, basic earnings per share for the prior period have been restated to 329 VND/share (The number presented in the previous report was 330 VND/share).

Basic earnings per share for the current period are calculated as after-tax profit minus the planned bonus and welfare fund as stated in Resolution No. 03/2025/NQ-ĐHĐCĐ of the 2025 Annual General Meeting of Shareholders dated 26 April 2025. This indicator for 2025 may change when the Group has a future decision on the appropriation of the fund.

**4.21.6. Diluted earnings per share**

	Current period VND	Previous period VND
Profit after tax attributable to ordinary shareholders	20,888,728,389	3,352,091,915
Adjusted for bonus and welfare fund distribution	1,671,098,271	420,640,069
Earnings for the purpose of calculating diluted earnings per share	19,217,630,118	2,931,451,846
Weighted average number of ordinary shares outstanding during the period	8,909,981	8,909,981
	8,909,981	8,909,981
Number of shares for calculating diluted earnings per share		
<b>Diluted earnings per share</b>	<b>2,157</b>	<b>329</b>

Diluted earnings per share for the prior period have been adjusted by deducting the actual 2024 bonus and welfare fund, allocated for the first six months of 2024 based on after-tax profit criteria. Accordingly, basic earnings per share for the prior period have been restated to 329 VND/share (The number presented in the previous report was 330 VND/share).

Diluted earnings per share for the current period are calculated as after-tax profit minus the planned bonus and welfare fund as stated in Resolution No. 03/2025/NQ-ĐHĐCĐ of the 2025 Annual General Meeting of Shareholders dated 26 April 2025. This indicator for 2025 may change when the Group has a future decision on the appropriation of the fund.

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**4.21.7. Dividends**

According to Resolution No. 03/2025/NQ-DHDCD dated 26 April 2025, of the 2025 Annual General Meeting of Shareholders, the Company approved the 2024 dividend distribution plan with a total amount of VND 13,364,971,500 (equivalent to 15% of charter capital).

**4.21.8. Corporate funds**

	<b>Development and investment fund VND</b>
As at 01 Jan. 2025	7,752,997,505
Additions	-
Utilisations	-
<b>As at 30 Jun. 2025</b>	<b>7,752,997,505</b>

**4.22. Off Interim Consolidated balance Sheet Items**

	<b>As at 30 Jun. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
Doubtful debts written-off:		
Constrexim-Meco Joint Stock Company	61,028,000	61,028,000
Chiem Viet Applied Art Design Consulting & Construction Company	65,480,000	65,480,000
Lighthouse Construction Joint Stock Company	238,645,500	238,645,500
Song Hong 36.8 Joint Stock Company Branch	58,800,000	58,800,000
Others	122,743,350	122,743,350
<b>Total</b>	<b>546,696,850</b>	<b>546,696,850</b>

**5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CONSOLIDATED INCOME STATEMENT**

**5.1. Revenue from selling goods and rendering services**

	<b>Current period VND</b>	<b>Previous period VND</b>
Revenue from selling finished goods	184,010,126,098	106,525,242,204
Revenue from selling merchandise	14,909,147,306	23,534,366,521
Revenue from rendering services	20,000,000	-
<b>Total</b>	<b>198,939,273,404</b>	<b>130,059,608,725</b>
In which, revenue from related parties - Refer to Note 8	20,634,495,047	7,810,508,817

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.2. Cost of sales**

	<b>Current period VND</b>	<b>Previous period VND</b>
Cost of finished goods sold	151,323,322,630	96,247,923,197
Cost of merchandise sold	13,854,273,657	23,309,590,139
Cost of services rendered	20,000,000	-
<b>Total</b>	<b>165,197,596,287</b>	<b>119,557,513,336</b>

**5.3. Finance income**

	<b>Current period VND</b>	<b>Previous period VND</b>
Interest income	472,125,769	18,495,757
Settlement discount	60,500,000	-
<b>Total</b>	<b>532,625,769</b>	<b>18,495,757</b>

**5.4. Finance expense**

	<b>Current period VND</b>	<b>Previous period VND</b>
Interest expense	259,805,057	540,778,678
Reversal of provision for devaluation in trade securities	(2,234,400)	(172,900)
<b>Total</b>	<b>257,570,657</b>	<b>540,605,778</b>

**5.5. Selling expense**

	<b>Current period VND</b>	<b>Previous period VND</b>
Salaries	1,192,159,889	918,631,008
Others	-	21,766,947
<b>Total</b>	<b>1,192,159,889</b>	<b>940,397,955</b>



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.6. General and administrative expense**

	<b>Current period VND</b>	<b>Previous period VND</b>
Salaries	2,215,501,887	2,001,319,695
Office supplies	60,603,024	47,559,060
Depreciation	92,401,222	298,868,130
Provisions for doubtful debts	2,453,885,631	500,211,036
Out - sourced service	1,798,522,694	1,562,505,110
Others	38,346,779	109,115,494
<b>Total</b>	<b>6,659,261,237</b>	<b>4,519,578,525</b>

**5.7. Other income**

	<b>Current period VND</b>	<b>Previous period VND</b>
Gains from disposal and sale of fixed assets	79,444,444	-
Income from debt settlement	656,006	135,030
Income from donated assets	12,920,000	-
Other income	-	80,536
<b>Total</b>	<b>93,020,450</b>	<b>215,566</b>

**5.8. Other expense**

	<b>Current period VND</b>	<b>Previous period VND</b>
Administrative penalties, tax penalties	38,903,795	36,570,244
Settlement of balances	406,244	261,181
Others	161,883,782	40,536,500
<b>Total</b>	<b>201,193,821</b>	<b>77,367,925</b>

**5.9. Production and business costs by elements**

	<b>Current period VND</b>	<b>Previous period VND</b>
Material expense	128,761,071,877	84,306,243,300
Employee expense	17,651,252,618	13,696,798,839
Depreciation expense	6,158,052,786	6,433,423,177
Service expense	16,544,181,747	9,012,614,873
Other	1,344,668,920	849,760,800
<b>Total</b>	<b>170,459,227,948</b>	<b>114,298,840,989</b>

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5.10. Current corporate income tax expense**

	<b>Current period VND</b>	<b>Previous period VND</b>
Accounting before tax of the year	26,057,137,732	4,442,856,529
Add: Increasing adjustments	3,584,883,452	1,617,925,382
Less: Decreasing adjustments	227,115,954	427,977,235
- <i>Losses carried forward from previous year</i>	<u>227,115,954</u>	<u>427,977,235</u>
Taxable income from business activities	29,414,905,230	5,632,804,676
- <i>Income from activities eligible for tax incentives</i>	913,768,564	73,924,409
- <i>Income from activities not eligible for tax incentives</i>	28,501,136,666	5,558,880,267
Current corporate income tax rate		
- <i>Preferential corporate income tax rate</i>	10%	10%
- <i>Non-preferential corporate income tax rate</i>	20%	20%
Corporate income tax expense from main business activities	5,791,606,171	1,119,168,495
- <i>Corporate income tax expense from preferential activities</i>	91,376,856	7,392,441
- <i>Corporate income tax expense from non-preferential activities</i>	5,700,229,315	1,111,776,054
Less: Corporate income tax exemption of preferential business activities	-	3,696,221
<b>Corporate income tax expense for the current period</b>	<b><u>5,795,333,421</u></b>	<b><u>1,119,661,059</u></b>
<i>In which:</i>		
- CIT expense of the current period	5,791,606,171	1,115,472,274
- Adjusted for tax expense of previous period	3,727,250	4,188,785

**6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CONSOLIDATED CASH FLOW STATEMENT**

**6.1. Cash receipts from loans in the period**

	<b>Current period VND</b>	<b>Previous period VND</b>
Cash receipts from loans under normal contracts	19,355,502,777	77,623,900,773
<b>Total</b>	<b><u>19,355,502,777</u></b>	<b><u>77,623,900,773</u></b>

**6.2. Cash repayments of principal amounts borrowed**

	<b>Current period VND</b>	<b>Previous period VND</b>
Cash repayment of principal amounts under normal contracts	37,438,965,379	91,781,724,151
<b>Total</b>	<b><u>37,438,965,379</u></b>	<b><u>91,781,724,151</u></b>

## DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES

Address: 4<sup>th</sup> floor, 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

### NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### 7. SEGMENT REPORTING

For management purposes, the Group is organised on a nation - wide basis into the following manufacturing sector:

- Selling commercial concrete
- Trading
- Service

For the financial period ending 30 June 2025

	Commercial concrete		Trading		Rendering services		Total	
	Current period VND	Previous period VND	Current period VND	Previous period VND	Current period VND	Previous period VND	Current period VND	Previous period VND
Revenue								
External sales	184,010,126,098	106,525,242,204	14,909,147,306	23,534,366,521	20,000,000	-	198,939,273,404	130,059,608,725
<b>Total</b>	<b>184,010,126,098</b>	<b>106,525,242,204</b>	<b>14,909,147,306</b>	<b>23,534,366,521</b>	<b>20,000,000</b>	<b>-</b>	<b>198,939,273,404</b>	<b>130,059,608,725</b>
<b>Result</b>								
Cost of sales	151,323,322,630	96,247,923,197	13,854,273,657	23,309,590,139	20,000,000	-	165,197,596,287	119,557,513,336
Segment result	32,686,803,468	10,277,319,007	1,054,873,649	224,776,382	-	-	33,741,677,117	10,502,095,389
Unallocated expenses							7,851,421,126	5,459,976,480
Gross profit							25,890,255,991	5,042,118,909
Finance income							532,625,769	18,495,757
Finance expense							257,570,657	540,605,778
Net other income							(108,173,371)	(77,152,359)
Accounting profit before taxation							26,057,137,732	4,442,856,529
Current corporate income tax expense							5,795,333,421	1,119,661,059
Deferred corporate income tax expense							(642,691,014)	(30,261,285)
<b>Net profit after taxation</b>							<b>20,904,495,325</b>	<b>3,353,456,755</b>



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**Other information**

	Commercial concrete		Trading		Rendering services		Total	
	As at	As at	As at	As at	As at	As at	As at	As at
	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025
	VND	VND	VND	VND	VND	VND	VND	VND
Segment assets	172,157,832,458	173,633,175,610	-	-	-	-	172,157,832,458	173,633,175,610
Unallocated assets	-	-	-	-	-	-	36,425,923,716	32,928,779,846
<b>Total assets</b>							<b>208,583,756,174</b>	<b>206,561,955,456</b>

**Segment liabilities**  
**Unallocated liabilities**

	Commercial concrete		Trading		Rendering services		Total	
	As at	As at	As at	As at	As at	As at	As at	As at
	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025
	VND	VND	VND	VND	VND	VND	VND	VND
Segment liabilities	55,253,711,454	64,285,495,827	-	-	-	-	55,253,711,454	64,285,495,827
Unallocated liabilities	-	-	-	-	-	-	13,473,626,359	8,745,661,996
<b>Total liabilities</b>							<b>68,727,337,813</b>	<b>73,031,157,823</b>

**Cost of purchasing assets**

	Commercial concrete		Trading		Rendering services		Total	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
	VND	VND	VND	VND	VND	VND	VND	VND
Cost of purchasing assets	1,075,384,718	-	-	-	-	-	1,075,384,718	-
Depreciation expense	6,158,052,786	6,433,423,177	-	-	-	-	6,158,052,786	6,433,423,177

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**8. RELATED PARTIES**

<u>List of related parties</u>	<u>Relationship</u>
1. Dinco Construction Engineering Joint Stock Company	Shareholders with significant influence
2. Dufago Chu Lai Concrete Joint Stock Company	Subsidiary
3. Rofadi One Member Limited Liability Company	Subsidiary
4. Dufago Concrete One Member Limited Liability Company	Subsidiary
5. Danang Books and School Equipment Stock Company	Share key management personnel
6. The Board of Directors and management	Key management personnel

Transactions between the Company and its subsidiaries, which are related parties, have been eliminated in full in consolidation.

As at the interim consolidated balance sheet date, the receivables (payables) balances with related parties are as follows:

	<b>As at 30 Jun. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
Receivable:		
Dinco Engineering and Construction Joint Stock Company	29,927,045,705	32,049,832,837
<b>Total - Refer to Note 4.2</b>	<b>29,927,045,705</b>	<b>32,049,832,837</b>

	<b>As at 30 Jun. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
Trade payables:		
Danang Books and School Equipment Stock Company	7,241,888	5,511,376
<b>Total - Refer to note 4.14</b>	<b>7,241,888</b>	<b>5,511,376</b>

During the reporting period, the Group has had related party transactions as follows:

	<b>Current period VND</b>	<b>Previous period VND</b>
Sale of goods and services:		
Dinco Engineering and Construction Joint Stock Company	20,634,495,047	7,810,508,817
<b>Total - Refer to Note 5.1</b>	<b>20,634,495,047</b>	<b>7,810,508,817</b>

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

	Current period VND	Previous period VND
Purchase of goods:		
Dinco Engineering and Construction Joint Stock Company	-	600,000,000
<b>Total</b>	<b>-</b>	<b>600,000,000</b>

Remunerations of the Board of Directors, Supervisory Committee and Internal Audit Committee:

Full name	Position	Current period VND	Previous period VND
Mr. Le Truong Ky	Chairman of the BODs	60,000,000	60,000,000
Ms. Huynh Phuoc Huyen Vy	Deputy chairman of the BODs	36,000,000	36,000,000
Mr. Dang Tien Duc	Member of the BODs	36,000,000	36,000,000
Mr. Nguyen Ngoc Tuan	Member of the BODs	36,000,000	36,000,000
Mr. Le Anh Long	Head of Supervisory Committee	30,000,000	30,000,000
Mr. Chu Van Tuan	Member of Supervisory Committee	18,000,000	18,000,000
Mr. Tran Canh Thanh	Member of Supervisory Committee	18,000,000	18,000,000
Ms. Nguyen Thi Minh Phuong	Head of Internal Audit Committee	18,000,000	18,000,000

Salary, bonuses and other incomes of Management:

Full name	Position	Current period VND	Previous period VND
Mr. Dang Tien Duc	General Director	329,489,895	314,855,938
Mr. Nguyen Van Trieu	Deputy General Director	166,034,770	155,688,959
Ms. Nguyen Thi Thao	Deputy General Director	133,783,021	130,006,791

**9. EVENTS AFTER THE END OF THE REPORTING PERIOD**

There were no significant events arising after the end of the reporting period to the date of the interim consolidated financial statements.



**Le Truong Ky**  
Chairman of the Board of Directors  
Danang City, 28 August 2025

**Nguyen Thi Thao**  
Chief Accountant

**Dao Thi Thanh Mai**  
Preparer