

Phụ lục VI /Appendix VI

CÔNG TY CỔ PHẦN HÓA AN
HOA AN JOINT STOCK COMPANY

Số: 193/CV-CTY
No: 193/CV-CTY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Đồng Nai, ngày 28 tháng 10 năm 2025

Dong Nai, date 28 month 10 year 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi: - Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: - The State Securities Commission;
- The Stock Exchange.

1. Tên công ty niêm yết/ Name of company: CÔNG TY CỔ PHẦN HÓA AN/HOA AN JOINT STOCK COMPANY

- Địa chỉ trụ sở chính/ Address of headoffice: 20C, KP Cầu Hang, P. Biên Hòa, Đồng Nai/20C, Cau Hang Quarter, Bien Hoa Ward, Dong Nai Province.

- Điện thoại/Telephone: 02513954458 , Email: info@hoaan.com.vn

- Mã chứng khoán/Stock symbol: DHA

2. Nội dung thông tin công bố/ Information disclosure content:

- Công bố Báo cáo tài chính hợp nhất Quý 3 năm 2025 và Giải trình kết quả SXKD so cùng kỳ năm 2024/ Consolidated of Financial Statements for the Quarter 3 of 2025 and Explanation of Business Results Compared to the Same Period of 2024.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/10/2025 tại đường dẫn: <http://hoaancom.vn> mục quan hệ cổ đông/báo cáo tài chính/năm 2025. / This information was published on the company's website on October 28, 2025 at the link: <http://hoaancom.vn> shareholder relations/financial reports/2025

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./ We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Tài liệu đính kèm:

- Báo cáo tài chính hợp nhất Quý 3-2025 và giải trình/ Consolidated Financial Statements for the Quarter 3 of 2025 and Explanation.

Đại diện tổ chức/Organization representative

Người được UQ CBTT/Person authorized to disclose information
(Ký, ghi rõ họ tên, chức vụ, đóng dấu/Signature, full name and seal - if any)



Trần Quốc Trung

HOA AN JOINT STOCK COMPANY
 20C Cau Hang Quarter - Bien Hoa Ward- Dong Nai Province
 Tax Code : 3600464464

Form number: B 01 – DN/HN
 Promulgated by decision number
 202/2014/TT-BTC

CONSOLIDATED BALANCE SHEET

QUARTER III/2025

Unit : VND

ASSET	Code	Description	Period closing balance	Period opening balance
1	2	3	4	5
A. CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150)	100		299.684.449.957	368.317.433.857
I. Cash and cash equivalent	110		17.158.007.977	85.960.835.809
1. Cash	111	V.I	17.158.007.977	21.960.835.809
2. Cash equivalent	112	V.I		64.000.000.000
II. Short-term investments	120	V.02	225.546.340.581	240.314.017.685
1. Short-term investments	121		163.974.134.161	157.638.454.161
2. Provision for impairment of short-term investments	122		(5.089.836.800)	(3.324.436.476)
3. Other short - term investment	123		66.662.043.220	86.000.000.000
III. Short - term receivables	130		39.999.592.190	37.439.801.835
1. Trade receivables	131		22.913.999.324	21.659.556.025
2. Advance to suppliers	132		6.742.082.583	5.869.262.486
3. Intercompany receivables	133			
4. Construction contract progress receivables	134			
5. Short-term lending receivables	135		27.159.956.623	27.159.956.623
6. Other short-term receivables	136	V.03	2.703.240.283	2.270.713.324
7. Provision for doubtful debts (*)	137		(19.519.686.623)	(19.519.686.623)
8. Shortage of assets awaiting resolution	139			
IV. Inventories	140		2.171.747.456	64.650.000
1. Inventories	141	V.04	2.739.823.622	632.726.166
2. Provision for decline in inventory (*)	149		(568.076.166)	(568.076.166)
V. Current assets	150		14.808.761.753	4.538.128.528
1. Short-term prepaid expenses	151		7.544.597.574	435.949.583
2. VAT deducted	152		5.907.539.170	2.725.536.012
3. Taxes and payable to state budget	153	V.05	1.356.625.009	1.376.642.933
4. Government bonds purchased for resale	154			
5. Current assets	155			
B. FIXED ASSETS & LONG-TERM INVESTMENTS (200 = 210 + 220 + 240 + 250 + 260)	200		222.488.246.696	102.128.755.166
I. Long - term receivables	210		10.947.182.474	10.535.311.658
1. Long - term receivable - trade	211			
2. Long-term prepaid to supplier	212			

3. Investment in equity of subsidiaries	213	V.06		
4. Long-term intercompany receivables	214	V.07		
5. Long-term lending receivables	215			
6. Other long-term receivables	216		10.947.182.474	10.535.311.658
7. Provision for doubtful debts (*)	219			
II. Fixed assets	220		66.479.366.974	43.948.773.241
1. Tangible fixed assets	221	V.08	42.995.928.394	16.736.643.382
- Original cost	222		126.045.015.702	91.702.048.754
- Accumulated depreciation (*)	223		(83.049.087.308)	(74.965.405.372)
2. Financial leasing fixed assets	224	V.09		
- Original cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	23.483.438.580	27.212.129.859
- Original cost	228		97.797.141.259	97.797.141.259
- Accumulated depreciation (*)	229		(74.313.702.679)	(70.585.011.400)
III. Investment real estate	230	V.12		
- Original cost	231			
- Accumulated depreciation (*)	232			
IV. Long-term asset in progress	240		33.700.807.601	21.140.058.801
1. Long-term business costs in progress	241			
2. Long-term construction costs in progress	242		33.700.807.601	21.140.058.801
V. Long- term financial Investments	250			
1. Investment in equity of subsidiaries	251			
2. Investment in joint-venture	252			8.459.840.000
3. Cash for long-term stock	253	V.13	510.000.000	510.000.000
4. Long-term allowance for financial investment(*)	254		(510.000.000)	(8.969.840.000)
5. Held to maturity investment	255			
V. Other long-term assets	260		111.360.889.647	26.504.611.466
1. Long-term Prepaid expense	261	V.14	20.285.539.122	26.504.611.466
2. Deferred income tax assets	262			
3. Long-term equipment, spare parts for replacement	263	V.21		
4. Other long-term assets	268			
5. Goodwill	269		91.075.350.525	
TOTAL ASSETS (250 = 100 + 200)	270		522.172.696.653	470.446.189.023

CAPITAL	Code	Description	Period closing balance	Period opening balance
1	2	3	4	5
A. PAYABLE DEBTS (300= 310 + 330)	300		52.546.225.713	43.239.895.336
I. Short-term liability	310		45.037.647.193	36.524.473.442
1. Short-term payable to supplier	311		8.717.283.537	7.346.971.915

2. Short-term advances from customers	312		8.090.102.266	7.772.484.507
3. Taxes and payable to state budget	313	V.16	13.986.582.406	6.484.431.160
4. Payable to employees	314		3.671.985.824	7.918.188.834
3. Short-term expense paid	315	V.17	153.695.475	383.530.486
6. Intercompany payable	316			
7. Construction contract progress payment due to customers	317			
8. Short-term unearned revenue	318			
9. Other short-term payable items	319	V.18	191.347.240	98.615.000
10. Short-term borrowings and finance lease liabilities	320	V.15		
11. Short-term provisions for payables	321		3.845.006.258	
12. Bonus & welfare funds	322		6.381.644.187	6.520.251.540
13. Price stabilization fund	323			
14. Government bonds purchased for resale	324			
II. Long-term liability	330		7.508.578.520	6.715.421.894
1. Trade payables	331			
2. Intercompany long-term payables	332			
3. Other long-term payables	333			
4. Intra-company payables for operating capital received	334			
5. Intra-company long-term payables	335	V.19		
6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Long -term Financial loan and leasing liabilities	338	V.20		
9. Convertible bonds	339			
10. Preference shares	340	V.21		
11. Deferred income tax liability	341			
12. Long-term provision	342		7.508.578.520	6.715.421.894
13. Development of science and technology fund	343			
B. CAPITAL (400 = 410 + 430)	400		469.626.470.940	427.206.293.687
I. Capital	410	V.22	469.626.470.940	427.206.293.687
1. Contributed legal capital	411		151.199.460.000	151.199.460.000
- Ordinary shares with voting rights	411a		151.199.460.000	151.199.460.000
- Preference shares	411b			
2. Share premium	412		58.398.416.000	58.398.416.000
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury stock (*)	415		(11.846.503.500)	(11.846.503.500)
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment & development funds	418		98.745.293.116	98.745.293.116
9. Enterprise reorganization assistance fund	419			
10. Other funds	420			
11. Undistributed earnings	421		173.128.761.457	130.709.628.071

- Undistributed earnings at the end of the previous period	421a		82.417.424.878	79.003.008.069
- This period undistributed earnings	421b		90.711.336.579	51.706.620.002
12. Construction investment fund	422			
13. Non-controlling Interests	429		1.043.867	
II. Other sources and funds	430			
1. Sources of expenditure	431	V.23		
2. Budget resources used to acquire fixed assets	432			
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		522.172.696.653	470.446.189.023

Preparer



Nguyen Thi Cam Nhung

Chief Accountant



Do Van Ngoc

October 24, 2025

General Director



Nguyen Van Luong

HOA AN JOINT STOCK COMPANY

Address: 20C Cau Hang Quarter - Bien Hoa Ward- Dong Nai Province

B020303

Form No. B 02a-DN/HN

(According to Circular No. 202/2014/TT-BTC

dated December 22, 2014 of the Ministry of Finance)

CONSOLIDATED INCOME STATEMENT QUARTER III/2025

Unit: VND

Indicator	Code	Interpre- Tation	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1. Sales from goods and services sold	01	VI.25	103.750.464.107	61.873.671.346	300.352.331.577	225.663.266.811
2. Revenue deductions	02					
3. Net sales from goods and services sold (10=01-02)	10		103.750.464.107	61.873.671.346	300.352.331.577	225.663.266.811
4. Cost of goods sold	11	VI.27	61.246.745.549	42.387.378.884	187.901.938.579	157.557.357.647
5. Gross profit from goods and services sold (20=10-11)	20		42.503.718.558	19.486.292.462	112.450.392.998	68.105.909.164
6. Revenue from financial activities	21	VI.26	6.269.923.771	4.365.008.075	17.314.646.798	10.883.237.273
7. Expenses from financial activities	22	VI.28	3.907.844	89.723.505	1.786.447.510	716.708.940
- In which: Interest expenses	23					
8. Profit or loss in joint ventures and associates	24					
9. Sales expenses	25					21.000.000
10. Administration expenses	26		6.711.724.308	3.612.896.829	16.866.323.595	12.361.375.741
11. Net profit from business activities (30=20+(21-22)-(25+26))	30		42.058.010.177	20.148.680.203	111.112.268.691	65.890.061.756
12. Other incomes	31		3.206.250	4.275.000	6.412.500	4.275.000
13. Other expenses	32		141.763.147	8.150.125	259.094.276	7.343.963.261
14. Other profits (40=31-32)	40		(138.556.897)	(3.875.125)	(252.681.776)	(7.339.688.261)
15. Profit before tax (50=30+40)	50		41.919.453.280	20.144.805.078	110.859.586.915	58.550.373.495
16. Current corporate income tax expense	51	VI.30	7.864.641.412	4.030.591.040	20.148.302.125	14.571.061.434
17. Deferred corporate income tax expense	52	VI.30				
18. Profit after corporate income tax (60=50-51-52)	60		34.054.811.868	16.114.214.038	90.711.284.790	43.979.312.061
19. Profit after tax attributable to owners of the parent	61		34.054.863.657		90.711.336.579	
20. Profit after tax attributable to non-controlling interests	62		(51.789)		(51.789)	
21. Primary earning per share (*)	70		2.313	1.094	6.162	2.986
22. Decline earnings per share (*)	71					

PREPARER

(Signature, full name)



Nguyen Thi Cam Nhung

CHIEF ACCOUNTANT

(Signature, full name)



Do Van Ngoc

October 24, 2025

GENERAL DIRECTOR

(Signature, full name, seal)




CONSOLIDATED STATEMENT OF CASH FLOWS
QUARTER III/2025

Unit: VND

Item	Code	Description	This period	Previous period
CASH FLOWS FROM OPERATING ACTIVITIES				
1. Collections from sales of products, services and other revenues	01		326.900.698.783	246.849.806.360
2. Paid Payments to suppliers	02		(118.095.497.974)	(103.493.725.140)
3. Paid payment to employees	03		(22.709.680.997)	(20.653.142.609)
4. Interest payments	04			
5. Corporate income tax payment	05		(14.276.467.103)	(13.967.400.717)
6. Other collection from operations	06		89.600.024.797	260.473.137.992
7. Other payments for operations	07		(202.017.501.775)	(101.039.820.183)
I. CASH FLOWS FROM OPERATING ACTIVITIES	20		59.401.575.731	268.168.855.703
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets, capital expenditure and other long term assets	21		(11.245.210.000)	(1.540.568.228)
2. Proceeds from liquidation, sales of fixed assets and other long term assets	22		6.412.500	4.275.000
3. Lending, sales of debts of other organisations	23		(35.000.000.000)	(134.000.000.000)
4. Collection of principals, purchase of debts of other organisations	24			
5. Capital contribution to other companies	25		(58.627.280.000)	(59.300.550.000)
6. Collection from capital contribution to other companies	26			
7. Interest from lending, dividends and distributed profit	27		17.250.454.441	10.883.237.273
II. CASH FLOWS FROM INVESTING ACTIVITIES	30		(87.615.623.059)	(183.953.605.955)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Stock issuance, owners' capital contribution	31			
2. Returning the capital contribution to owners, buying back the shares	32			
3. Short term and long term borrowings received	33			
4. Principals paid	34			
5. Payments to finance leasing	35			
6. Dividend and profit paid to owners	36		(42.778.260.300)	(28.485.278.000)
III. CASH FLOWS FROM FINANCING ACTIVITIES	40		(42.778.260.300)	(28.485.278.000)
Net cash used in investing	50		(70.992.307.628)	55.729.971.748
-CASH OPENING BALANCE	60		88.150.315.605	116.161.635.042
- Influence of foreign exchange rate change	61			
- CASH CLOSING BALANE	70	VII.34	17.158.007.977	171.891.606.790

Preparer



Nguyen Thi Cam Nhung

Chief accountant



Do Van Ngoc



October 24, 2025

General Director

Nguyen Van Luong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
THIRD QUARTER OF 2025**I- Characteristics of the business's operations :**

- 1- The form of capital ownership: Joint-stock
- 2- Business field: Construction materials
- 3- Business sector: Processing of construction stones. Initial business license and adjustments, additions.
- 4- Operational characteristics of the enterprise during the fiscal year that affect the financial statements.
- 5- Corporate Structure

Subsidiary consolidated:

Company name: Anh Duong Construction Stone Mining and Production Joint Stock Company

Address: Ba Ho Hamlet, Cong Hai Commune, Khanh Hoa Province, Vietnam

Parent Company's interest ratio: 99.997%

Parent Company's voting rights: 99.997%

II- Accounting Period, Currency Used in Accounting :

- 1- Annual accounting period: Starting from January 1 and ending on December 31.
- 2- Currency used in accounting: Vietnamese Dong.

III- Accounting Standards and Regulations Applied

- 1- Accounting regime applied: The Vietnamese accounting regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, along with Vietnamese accounting standards issued by the Ministry of Finance and supplementary documents.
- 2- Statement on Compliance with Accounting Standards and Regulations.
 - Prepared and presented in compliance with the Vietnamese Accounting Standards and Accounting Regime, and in adherence to all regulations of each standard, circulars guiding the accounting standards issued by the Ministry of Finance, and the current accounting regime.
- 3- Accounting form: Journal-voucher.

IV- Accounting Policies Applied :

- 1- Principles for recognizing cash and cash equivalents:
Method of converting other currencies into the currency used in accounting.
 - In compliance with the provisions of Accounting Standard No. 24.
- 2- Principles of Inventory Recognition:
 - Inventory recognition principle: Weighted average
 - Method of calculation of inventory value: Beginning inventory + Purchases during the period - Sales during the period.
 - Method of inventory accounting (Perpetual or Periodic inventory): Perpetual inventory.
 - Method for setting up a provision for inventory devaluation: set up at the end of the year is the difference between the original price of inventory and the net realizable value.
- 3- Principles for recognizing and depreciating fixed assets and investment property:
 - Principle of recognition of fixed assets (tangible, intangible, finance lease): Purchase price + Transportation costs + Installation costs.
 - Method of depreciation of fixed assets (tangible, intangible, financial lease): straight-line method.
- 4- Principles of recording and depreciating investment real estate:
 - Principles of recording investment real estate
 - Investment property depreciation method
- 5- Principles for recognizing financial investments:
 - Investments in subsidiaries, associated companies, capital contributions to jointly controlled business establishments.
 - Short-term securities investments.
 - Other short-term, long-term investments.
 - Methods for establishing provisions for devaluation of short-term and long-term investments.
- 6- Principles of recording and capitalizing borrowing costs:

- Principles for recognizing borrowing costs.
- Capitalization rate used to determine the borrowing costs capitalized in the period.
- 7- Principles for recognizing and capitalizing other costs:
 - Prepaid expenses.
 - Other expenses.
 - Method for allocating prepaid expenses.
 - Method and period for allocating goodwill: Allocated evenly.
- 8- Principles for recognizing accrued expenses.
- 9- Principles and methods for recognizing provisions for payables.
- 10- Principles for recognizing equity:
 - Principles for recording owner's capital, equity surplus, and other owner's capital: actual contributed amount.
 - Principle of recording asset revaluation differences.
 - Principles for recognizing exchange rate differences.
 - Principle of recognizing undistributed profits.
- 11- Principles and methods for revenue recognition:
 - Revenue from sales: Enterprises comply with 5 conditions for revenue recognition in Standard No. 14.
 - Revenue from providing services.
 - Revenue from construction contracts.
- 12- Principle and method of recognition of financial expenses: Total financial expenses during the period (Not offset against financial revenue).
- 13- Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses.
 - Current income tax expense is determined based on taxable income and the applicable corporate income tax rate for the current year.
- 14- Foreign exchange risk hedging operations.
- 15- Principles and Methods of Preparing Consolidated Financial Statements
(only disclose accounting methods applied to transactions arising during the period)
 - a) Accounting methods in business consolidation transactions through many stages;
 - b) Recognition method for non-controlling interests;
 - c) Accounting methods of recording profits and losses when there is a change in the ownership ratio at a subsidiary
(disinvestment in cases of no loss of control, loss of control, when a subsidiary issues separate shares,
business combinations under common control);
 - d) Method of eliminating intercompany transactions.
- 16- Other accounting principles and methods.

V- Supplementary Information for Items Presented in the Balance Sheet :

01- Cash	End of Year	Beginning of Year
- Cash	1.321.274.425	822.188.168
- Bank deposits	15.836.733.552	21.138.647.641
- 3-month term deposit	0	64.000.000.000
Total	17.158.007.977	85.960.835.809

02- Short-term Financial Investments	End of Year		Beginning of Year	
- Short-term investment securities	Quantity	Value	Quantity	Value
1 SaiGon-PhuYen Joint-Stock Co	214.600	2.146.000.000	214.600	2.146.000.000
2 Thanh Thanh Joint - Stock Company (TTC)	297.903	6.043.354.161	297.903	6.043.354.161
3 Bien Hoa Building Materials Production and Construction JSC(VI)	3.910.800	155.784.780.000	3.760.000	149.449.100.000
4 Held-to-maturity investments (6-month term deposit)		66.662.043.220		86.000.000.000
Total	4.423.303	230.636.177.381	4.272.503	243.638.454.161
- Bond, promissory note				
- Provision for devaluation of short-term investments		(5.089.836.800)		(3.324.436.476)
Total		225.546.340.581		240.314.017.685

Reason for change for each investment/type of stock, bond:

shuy

+ Quantity: (*) Change company name according to share balance notice.

+ Value:

03- Other Short-term Receivables	End of Year	Beginning of Year
- Receivables from equitization		
- Receivables from dividends and distributed profits.		
- Receivables from short-term loans to other individuals	27.159.956.623	27.159.956.623
- Receivables from employees		
- Other receivables	2.703.240.283	2.270.713.324
Total	29.863.196.906	29.430.669.947
- Provision for short-term receivables	(19.519.686.623)	(19.519.686.623)

04- Inventory	End of Year	Beginning of Year
- Goods in transit		
- Raw materials and supplies	632.726.166	632.726.166
- Tools and equipment		
- Work-in-progress production and business expenses		
- Finished goods	2.107.097.456	
- Merchandise		
- Goods sent for sale		
- Bonded warehouse goods		
- Real estate merchandise		
Total original cost of inventory	2.739.823.622	632.726.166
- Provision for inventory devaluation	(568.076.166)	(568.076.166)

* The carrying amount of inventories pledged, mortgaged as collateral for liabilities.

* Value of reversal of provision for inventory devaluation during the year.

* Cases or events leading to additional provisions or reversals of inventory devaluation:

05- Taxes and Receivables from the State	End of Year	Beginning of Year
- Overpaid corporate income tax		
- Deductible value-added tax (VAT)	5.907.539.170	2.725.536.012
- Other receivables from the State	1.356.625.009	1.376.642.933
Total	7.264.164.179	4.102.178.945

06- Long-term Receivables from Internal Parties	End of Year	Beginning of Year
- Internal long-term loans		
-		
- Other internal long-term receivables		
Total		

07- Other Long-term Receivables	End of Year	Beginning of Year
- Long-term deposits and guarantees		
- Amounts received under trust		
- Loan	0	0
- Other long-term receivables (Environmental restoration deposit)	10.947.182.474	10.535.311.658
Total	10.947.182.474	10.535.311.658

08- Increase and Decrease in Tangible Fixed Assets:

Item	Buildings, Constructions	Machinery, Equipment	Transportation means	Management Tools and Equipment	Other Fixed Assets	Total
Original Cost of Tangible Fixed Assets						
Beginning of year balance	31.704.253.344	72.901.811.032	14.619.504.052	1.744.790.954	1.364.272.727	122.334.632.109
- Purchased during the year			3.710.383.593			3.710.383.593
- Completed capital construction investment						0
- Other increases						0
- Ransferred to investment property						0
- (Transferred to Establish a Subsidiary)						0
- Other decreases						0
End of year balance	31.704.253.344	72.901.811.032	18.329.887.645	1.744.790.954	1.364.272.727	126.045.015.702
Accumulated depreciation value						
Beginning of year balance	27.377.608.924	43.626.726.599	7.590.381.294	1.187.420.045	28.422.348	79.810.559.210
- Depreciation for the year	373.884.045	1.747.155.266	1.057.221.931	46.055.682	14.211.174	3.238.528.098
- Other increases						0
- Liquidated, sold						0
- Other decreases						0
End of year balance	27.751.492.969	45.373.881.865	8.647.603.225	1.233.475.727	42.633.522	83.049.087.308
Residual value of tangible assets						
- At the beginning of the year	2.565.340.784	7.297.288.407	6.857.694.191	16.320.000		16.736.643.382
- At the end of the year	3.952.760.375	27.527.929.167	9.682.284.420	511.315.227	1.321.639.205	42.995.928.394

* Net book value at year-end of pledged or mortgaged tangible fixed assets for loan security:

* Original cost at year-end of fully depreciated fixed assets still in use:

* Original cost at year-end of fixed assets awaiting liquidation:

* Commitments to purchase, sell tangible assets of great value in the future:

* Other changes in tangible fixed assets:

09- Increase and Decrease in Finance-Leased Fixed Assets :

Item	Machinery, Equipment	Transportation means	Management Tools and Equipment	Other Fixed Assets	Total
Original cost of financial leased fixed assets					0
Beginning of year balance					0
- Finance leases during the year					0
-Acquisition of fixed assets finance lease					0
- Other increases					0
-Return financial leased fixed assets					0
- Other decreases					0
End of year balance					0
Accumulated depreciation value					0
Beginning of year balance					0
- Depreciation for the year					0
-Acquisition of fixed assets finance lease					0
- Other increases					0
-Return financial leased fixed assets					0
- Other decreases					0
End of year balance					0
Residual value of financial leased fixed assets					0

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- At the beginning of the year					0
- At the end of the year					0

- * Additional lease payments recognized as expenses during the year
- * Basis for determining additional lease payments
- * Lease extension terms or right to buy assets

10- Increase and Decrease in Intangible Fixed Assets:

Item	Land Use Rights	Copyrights, Patents	Trademark	Computer Software	Other Intangible Fixed Assets	Total
Original Cost of Intangible Fixed Assets						
Beginning of year balance	97.797.141.259	0	0	0	0	97.797.141.259
- Purchased during the year						0
- Generated internally by the enterprise						0
- Increase due to business combination						0
- Other increases						0
- Establish a Subsidiary						
- Other Decreases (Transferred to Capital Construction)						0
End of year balance	97.797.141.259	0	0	0	0	97.797.141.259
Accumulated depreciation						
Beginning of year balance	70.585.011.400	0	0	0	0	70.585.011.400
- Depreciation for the year	3.728.691.279					3.728.691.279
- Other increases						0
- Establish a Subsidiary						0
- Other Decreases (Transferred to Capital Construction)						0
End of year balance	74.313.702.679	0	0	0	0	74.313.702.679
Residual value of intangible fixed assets						
- At the beginning of the year	27.212.129.859	0	0	0	0	27.212.129.859
- At the end of the year	23.483.438.580	0	0	0	0	23.483.438.580

- Notes on the data and other explanations:

Pursuant to Circular No. 45/2012/TT-BTC dated April 25, 2013 on guidance on management, use and depreciation of fixed assets.

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11- Cost of capital construction in progress:	End of Year	Beginning of Year
- Total cost of capital construction in progress	33.700.807.601	21.140.058.801
Among them: Large projects		
+ Project : Tourist attractions and housing in Hoa An	4.087.439.696	4.087.439.696
+ Project : Nui Gio Stone Quarry	248.058.177	248.058.177
+ Project : Tan Cang 3 Stone Quarry	8.080.644.400	8.080.644.400
+ Project : Thanh Phu 2 Stone Quarry	1.840.685.107	1.840.685.107
+ Project : Tan Cang 3 Stone Quarry	6.883.231.421	6.883.231.421
+ Project : Thanh Phu 2 Stone Quarry	10.845.210.000	
+ Project : Tay Ka Rom 1 Quarry	1.715.538.800	

12- Increase or Decrease in Investment Properties:

Item	Beginning of year	Increase during the year	End of Year	Beginning of Year
Original cost of investment property		0	0	0
- Land Use Rights				0
- Buildings				0
- Buildings and Land Use Rights				0
- Infrastructure				0
Cumulative Depreciation Value		0	0	0
- Land Use Rights		0		0
- Buildings				0
- Buildings and Land Use Rights				0
- Infrastructure				0
Remaining value		0	0	0
- Land Use Rights		0		0
- Buildings		0		0
- Buildings and Land Use Rights		0		0

- Notes on the data and other explanations:

13- Other Long-Term Investments :	End of Year		Beginning of Year	
	Quantity	Value	Quantity	Value
a- investment in joint venture and affiliated companies				
1- TanDinh - Fico Construction Mechanics Joint Stock Company			843.984	8.459.840.000
Total				8.459.840.000
b- Other Long-Term Investments				
1- Foodinco Investment And Trading Joint Stock Group	85.969	510.000.000	85.969	510.000.000
Total		510.000.000		510.000.000
- Provision for decline in long-term investment securities		(510.000.000)		(8.969.840.000)

14- Long-Term Prepaid Expenses :	End of Year	Beginning of Year
- Prepaid Expenses for Operating Lease of Fixed Assets		
- Other long-term prepaid expenses (long-term deferred costs)	20.285.539.122	26.504.611.466

- Deferred income tax assets		
- Expenses for the implementation phase that do not meet the recognition criteria are Intangible fixed assets		
- Other long-term assets		
- Cost of goodwill	91.075.350.525	
Total	111.360.889.647	26.504.611.466

15- Short-Term Loans and Debts :	End of Year	Beginning of Year
- Short-Term Loans	0	0
- Long-term debt is due for payment		
Total	0	0

16- Taxes and Payables to the State :	End of Year	Beginning of Year
- Value-Added Tax	1.814.775.750	1.322.240.238
- Special Consumption Tax		
- Import and Export Tax		
- Corporate Income Tax	7.855.189.843	1.983.354.821
- Personal Income Tax	569.839.889	472.543.390
- Resource Tax	2.023.387.471	1.677.203.220
- Land & housing tax, land rental fees	-	-
- Other Taxes	697.955.118	-
- Fees, Charges, and Other Payables (Environmental protection fees)	1.025.434.335	1.029.089.491
Total	13.986.582.406	6.484.431.160

17- Payable Expenses :	End of Year	Beginning of Year
- Advance payment of salary during leave period		
- Major repair expenses for fixed assets		
- Expenses during business suspension		
- Other payables (short-term payables)	153.695.475	383.530.486
Total	153.695.475	383.530.486

18- Other short-term payables and payables :	End of Year	Beginning of Year
- Excess assets awaiting resolution		
- Trade union fees	0	0
- Social insurance	0	0
- Health insurance	0	0
- Unemployment insurance	0	0
- Payables related to privatization		
- Short-term deposits and bets received		
- Unearned revenue		
- Other accounts payable and payable	191.347.240	98.615.000
Total	191.347.240	98.615.000

19- Internal Long-Term Payables :	End of Year	Beginning of Year
- Internal long-term loans		

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-		
Total	0	0

20- Long-Term Loans and Debts :	End of Year	Beginning of Year
a- Long-Term Loans		
- Bank loans		
- Loans from other entities		
- Issued bonds		
b- Long-Term Debts		
- Finance leases		
- Other long-term debts (Provision for unemployment benefits)	0	
Total	0	0

- Finance lease liabilities

Term	This year			Last year		
	Total payment	Pay interest	Repay principal	Total payment	Pay interest	Repay principal
- 1 Year or Less						
- Over 1 Year to 5 Years						
- Over 5 Years						

21- Deferred income tax assets and deferred income tax liabilities :

a- Deferred income tax assets	End of Year	Beginning of Year
- Deferred income tax assets related to temporary differences are deductible		
- Deferred income tax assets related to unused tax losses		
- Deferred income tax assets related to unused tax incentives		
- Reversal of deferred tax assets recognized from previous years		

b- Deferred income tax payable	End of Year	Beginning of Year
- Deferred income tax liabilities arising from taxable temporary differences		
- Reversal of deferred income tax liabilities recognized from previous years		
- Deferred income tax payable		

Note: The item 'other long-term investments' has been rearranged in accordance with Decision 15 to be consistent in the financial statements.

22- Owner's Equity

a- Reconciliation Table of Changes in Owner's Equity :

Indicator	Owner's Investment capital	Share Premium	Undistributed profits	Non-controlling interests	Treasury stock	Asset revaluation difference	Exchange rate differences	Development investment fund	Financial reserve fund	Source of capital for basic construction investment	Total
A	1	2	3	4	5	6	7	8	9	10	11
Beginning Balance of Last Year	151.199.460.000	58.398.416.000	114.070.158.233		(11.645.123.500)	0	0	98.745.293.116	0	0	410.768.203.849
- Capital Increase in Previous Year					(201.380.000)						(201.380.000)
- Profit in Previous Year			51.706.620.002								51.706.620.002
- Other Increases											0
- Reduction of fund provisions			4.352.683.000								4.352.683.000
- Allocation to other funds											0
- Dividend distribution for the year			29.452.146.000								29.452.146.000
- Loss in the previous year											0
- Other Decreases (Remuneration for the Board of Directors and the Supervisory Board)			1.262.321.164								1.262.321.164
Ending Balance of Last Year	151.199.460.000	58.398.416.000	130.709.628.071		(11.846.503.500)	0	0	98.745.293.116	0	0	427.206.293.687
Beginning balance of this year	151.199.460.000	58.398.416.000	130.709.628.071		(11.846.503.500)	0	0	98.745.293.116	0	0	427.206.293.687
Increase this year				1.095.656							1.095.656
- Capital increase resulting from consolidation				(51.789)							90.711.284.790
- Profit in This Year			90.711.336.579								0
- Increased last year											3.102.398.000
- Appropriation of funds this year			3.102.398.000								44.163.219.000
- Dividend distribution for the year			44.163.219.000								1.026.586.193
- Other reductions (Remuneration for the Board of Directors and the Supervisory Board)			1.026.586.193								1.026.586.193
Ending balance at the end of this year	151.199.460.000	58.398.416.000	173.128.761.457	1.043.867	(11.846.503.500)	0	0	98.745.293.116	0	0	469.626.470.940

b- Details of owner's investment capital :

	End of the year	Beginning of the year
- State Capital Contributions	35.883.430.000	35.883.430.000
- Contributed capital of other subjects	115.316.030.000	115.316.030.000

* Value of Bonds Converted to Shares During the Year

* Number of Treasury Shares:

398.740

c- Capital Transactions with Owners and Dividend/Profit Distribution :	End of the year	Beginning of the year
- Owner's Investment Capital	151.199.460.000	151.199.460.000
+ Beginning Capital Contribution	151.199.460.000	151.199.460.000
+ Increase in Capital Contribution during the Year		
+ Decrease in Capital Contribution during the Year		
+ Ending Capital Contribution	151.199.460.000	151.199.460.000
- Dividends, profits already distributed		

d- Dividends :

- Dividends declared after the end of the accounting year:
- + Dividends Declared on Common Shares
- + Dividends Declared on Preferred Shares
- Unrecognized cumulative preferred stock dividends...

d- Shares :	End of the year	Beginning of the year
- Number of Shares Registered for Issuance	15.119.946	15.119.946
- Number of Shares Sold to the Public	15.119.946	15.119.946
+ Common Shares	15.119.946	15.119.946
+ Preferred Shares		
- Number of Shares Repurchased		
+ Common Shares		
+ Preferred Shares		
- Number of Shares Outstanding	14.721.073	14.721.073
+ Common Shares	14.721.073	14.721.073
+ Preferred Shares		
* Par value of shares	10.000	10.000

e- Enterprise Funds:

- Development Investment Fund	98.745.293.116	98.745.293.116
- Other Funds within Owner's Equity (Bonus, welfare)	6.381.644.187	6.520.251.540

* Purpose of Provision and Use of Enterprise Funds

g- Income and expenses, profits or losses are recorded directly in owners' equity according to the provisions of specific accounting standards :

23- Funding source	End of the year	Beginning of the year
- Funding Sources Received During the Year		
- Career Expenses		
- Remaining Funding Source at the End of the Year		

24- Outsourced assets	End of the year	Beginning of the year
1- Value of Outsourced assets		
- Externally leased fixed assets		

- Other externally leased assets		
2- Total minimum lease payments in the future of operating lease agreements for non-cancellable assets by period		
- 1 Year or Less		
- Over 1 Year to 5 Years		
- Over 5 Years		

VI- Additional Information for Items Presented in the Income Statement :

	This year	Last year
25- Total Revenue from Sales and Services (Code 01)	103.750.464.107	61.873.671.346
Including:		
- Revenue from sales	103.750.464.107	61.873.671.346
- Revenue from service provision		
- Revenue from construction contracts (For enterprises engaged in construction activities)		
+ Revenue from construction contracts recognized during the period		
+ Total accumulated revenue of construction contracts recognized up to the date of financial statement preparation		
- Other revenue		
26- Deductions from Revenue (Code 02)		
Including:		
- Trade discounts		
- Reduce sales price		
- Goods returned		
- VAT payable (direct method)		
- Special consumption tax		
- Export tax		
27- Net Revenue from Sales and Services (Code 10)	103.750.464.107	61.873.671.346
Including:		
- Net revenue from product, goods exchange		
- Net revenue from service exchange (Real estate)		
28- Cost of Goods Sold (Code 11)	61.246.745.549	42.387.378.884
- Cost of goods sold	61.246.745.549	42.387.378.884
- Cost of finished goods sold		
- Cost of services provided		
- Remaining value, disposal expenses, and liquidation costs of sold investment properties		
- Real estate investment business expenses		
- Inventory shrinkage and loss		
- Expenses exceeding normal levels		
- Provision for devaluation of inventory		
Total	61.246.745.549	42.387.378.884
29- Financial activity revenue (Code 21)		
- Interest on deposits and loans	403.723.771	4.365.008.075
- Interest from bonds, promissory notes, bills, stocks	0	
- Dividends, profits shared	5.866.200.000	
- Profit from foreign currency sales		
- Realized foreign exchange gain		
- Late payment interest on sales		
- Other financial activities revenue		

Total	6.269.923.771	4.365.008.075
30- Financial Expenses (Code 22)		
- Interest expenses on loans		
- Payment discounts, interest on deferred sales		
- Loss from the disposal of short-term and long-term investments		
- Loss on foreign currency sales		
- Loss on sale of securities		
- Reversal of provision for devaluation of securities		
- Provision for the devaluation of short-term and long-term investments		
- Other financial expenses	3.907.844	89.723.505
Total	3.907.844	89.723.505
31- Current Corporate Income Tax Expense (Code 51)	7.864.641.412	4.030.591.040
- Corporate income tax expense calculated on taxable income for the current year	7.864.641.412	4.030.591.040
- Adjust corporate income tax expenses of previous years into current corporate income tax expenses of this year.		
- Total current corporate income tax expense	7.864.641.412	4.030.591.040
32- Deferred Corporate Income Tax Expense (Code 52)		
- Deferred corporate income tax expense arising from taxable temporary differences		
- Deferred corporate income tax expense arising from the reversal of deferred tax assets		
- Deferred corporate income tax income arising from deductible temporary differences		
- Deferred corporate income tax income arising from unused tax losses and tax incentives		
- Deferred corporate income tax income arises from the refund of Deferred income tax payable.		
- Total deferred corporate income tax expense		
33- Production and Business Costs by Element		
- Raw material costs	3.764.535.261	4.093.529.549
- Labor costs	7.357.440.317	4.537.640.712
- Depreciation expenses of fixed assets	2.562.851.593	2.064.834.311
- Service costs purchased from outside	44.989.472.982	26.566.865.751
- Other cash expenses	9.284.169.704	8.737.405.390
Total	67.958.469.857	46.000.275.713

VII- Additional Information for Items Presented in the Cash Flow Statement :

34- Non-cash transactions affecting the cash flow statement and amounts of cash held by the enterprise but not used.

	This Year	Last Year
a- Purchase of assets by taking on directly related liabilities or through financial leasing transactions.		
- Purchase of enterprises through issuance of shares.		
- Converting debts into equity.		
b- Purchase and liquidation of subsidiaries or other business units during the reporting period.		
- Total purchase or disposal value		
- Portion of the purchase or disposal value paid in cash or cash equivalents		
- The amount of cash and cash equivalents actually held in a subsidiary or other business unit acquired or disposed of.		
- Portion of assets (summarized by type) and liabilities, excluding cash and cash equivalents, in the acquired or disposed subsidiary or business unit during the period.		

c- Present the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other obligations that the enterprise must comply with.		
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VIII- Other Information :

1- Contingent liabilities, commitments, and other financial information:

2- Events occurring after the end of the fiscal year:

3- Information about related parties:

Dealing with key management members and related individuals.

Key management members and related individuals include: members of the Board of Directors and the Board of General Directors.

Income of key management members: salary, allowances, bonuses, board of directors' remuneration.

Full name	Position	Cumulative from the beginning of the year to the end of this period	
		Current year	Previous year
1. Mr. Cao Truong Thu	Chairman of the Board of Directors	148.692.000	83.425.000
2. Mr. Nguyen Van Luong	General Director/Member of the Board of Directors	1.110.937.000	1.008.135.000
3. Mr. Trinh Tien Bay	Former General Director/Member of the Board of Directors	0	881.988.000
4. Mr. Nguyen Tan Loc	Member of the Board of Directors	123.900.000	69.522.000
5. Mr. Mai Hoang Nguyen	Member of the Board of Directors	123.900.000	69.522.000
6. Mr. Nguyen Van Phuc	Member of the Board of Directors	94.570.000	0
Total		1.601.999.000	2.112.592.000
Supervisory Board Remuneration:		Current year	Previous year
1. Mr. Pham Viet Thang	Head of the Supervisory Board	60.000.000	60.000.000
2. Mr. Tran Quoc Trung	Member of the Supervisory Board	42.000.000	42.000.000
3. Mr. Dang Xuan Long	Member of the Supervisory Board	42.000.000	42.000.000
Total		144.000.000	144.000.000

Note:

4- Present assets, revenue, and business results by segment (by business sector or geographical area) according to the provisions of Accounting Standard No. 28 "Segment reporting" (2):

- **Segment Information: The Company Primarily Operates in the Field of Stone Mining for Construction Materials.**

- **Geographical area: All operations of the Parent Company are in Dong Nai province. The subsidiary operates in Khanh Hoa province.**

Company's Assets :	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Main Assets:		
- Cash and Cash Equivalents	17.158.007.977	171.891.606.790
- Financial Assets Available for Sale	225.546.340.581	119.314.419.185
Including:		
- Short-term Investments	225.546.340.581	119.314.419.185
- Long-term Investments	22.913.999.324	27.939.408.927
- Customer receivables	6.742.082.583	11.636.194.408
- Prepayments to suppliers	2.703.240.283	1.370.745.384
- Other Receivables		
Total	275.063.670.748	332.152.374.694
Financial Liabilities:		
- Loans and Borrowings	0	0
- Payables to Suppliers	8.717.283.537	4.783.473.214
- Buyer pays in advance	8.090.102.266	2.094.495.005

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- Payables to Employees	3.671.985.824	2.963.891.299
- Expenses payable	153.695.475	725.933.500
- Other Payables	191.347.240	149.836.440
Total	20.824.414.342	10.717.629.458

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
1- Revenue of the Company's Branches :		
- Nui Gio Branch	102.536.684.700	33.075.222.037
- Tan Cang 3 Branch	143.750.148.084	120.092.362.861
- Thanh Phu 2 Branch	53.054.384.329	72.495.681.913
2- Revenue of Anh Duong Construction Stone Mining and Production Joint Stock Company	1.011.114.464	
Total consolidated revenue	300.352.331.577	225.663.266.811

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Business results of each department in the Company :		
I- Business Production :		
- Nui Gio Branch	46.164.135.555	8.734.450.101
- Tan Cang 3 Branch	44.660.094.763	33.057.572.003
- Thanh Phu 2 Branch	7.888.757.921	13.931.511.319
- Anh Duong Construction Stone Mining and Production Joint Stock Company	(3.128.918.836)	
Total Business Results	95.584.069.403	55.723.533.423
II- Financial Activities :		
- Financial operating revenue	17.314.646.798	10.883.237.273
- Financial operating expenses	1.786.447.510	716.708.940
- Other Income	6.412.500	4.275.000
- Other Expenses	259.094.276	7.343.963.261
- Other Profits	(252.681.776)	(7.339.688.261)
Total Financial Activity Results	15.275.517.512	2.826.840.072
Total results of production and business activities	110.859.586.915	58.550.373.495

5- Comparative information (changes in financial statement data from prior accounting periods):

6- Information on Going Concern:

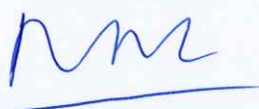
7- Other Information (3) :

Preparer
(Signature, full name)



Nguyen Thi Cam Nhung

Chief Accountant
(Signature, full name)



Do Van Ngoc

October 24, 2025
General Director
(Signature, full name, stamp)




Nguyen Van Luong