

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**

Separate Financial Statements
For the period from 01/01/2025 to 30/09/2025

BALANCE SHEET

As at 30 september 2025

Unit: VND

ASSETS	Code	Note	End of period	Beginning of year
1	2	3	4	5
A- CURRENT ASSETS (100)=(110+120+130+140+150)	100		14.134.657.455.989	13.563.530.667.855
I. Cash and cash equivalents	110		1.325.119.130.575	746.853.302.518
1. Cash	111	1.V	695.119.130.575	353.392.278.094
2. Cash equivalents	112		630.000.000.000	393.461.024.424
II. Short-term investments	120		646.900.000.000	856.900.000.000
1. Held-for-trading securities	121			-
2. Provision for diminution in value of held-for-trading securities	122			-
3. Held-to-maturity investments	123	2.V	646.900.000.000	856.900.000.000
III. Short-term accounts receivables	130		5.394.593.027.735	5.694.657.217.812
1. Short-term trade receivables	131	3.V	818.015.947.716	1.033.275.651.326
2. Short-term advances to suppliers	132	4.V	8.396.490.933	10.370.632.925
3. Short-term loan receivables	135	5.V	124.800.000.000	168.681.599.516
4. Other short-term receivables	136	6.V	4.443.512.058.642	4.482.460.803.601
5. Provision for doubtful short-term receivables	137		(131.469.556)	(131.469.556)
IV. Inventories	140		6.555.599.010.769	6.072.894.379.906
1. Inventories	141	7.V	6.555.599.010.769	6.072.894.379.906
2. Provision for obsolete inventories	149		-	-
V. Other current assets	150		212.446.286.910	192.225.767.619
1. Short-term prepaid expenses	151	8.V	180.690.965.044	166.961.832.844
2. VAT deductibles	152		565.608.729	565.608.729
3. Tax and other receivables from the State	153		31.189.713.137	24.698.326.046
4. Other current assets	155			

BALANCE SHEET (continued)

As at 30 September 2025

Unit: VND

B- NON- CURRENT ASSETS (200=210+220+240+250+260)	200		3.664.623.338.758	3.784.855.168.820
I. Long-term receivables	210		268.899.999.999	335.199.999.999
1. Long-term trade receivables	211		-	-
2. Long term loan receivables	215	5.V	188.900.000.000	255.200.000.000
3. Other long-term receivables	216		79.999.999.999	79.999.999.999
4. Provision for doubtful long-term receivables			-	-
II. Fixed assets	220		134.279.386.215	141.779.330.751
1. Tangible fixed assets	221	9.V	129.831.461.629	137.213.324.680
- Cost	222		187.012.444.467	188.039.504.467
- Accumulated depreciation	223		(57.180.982.838)	(50.826.179.787)
2. Intangible fixed assets	227	10.V	4.447.924.586	4.566.006.071
- Cost	228		4.939.407.600	4.939.407.600
- Accumulated depreciation	229		(491.483.014)	(373.401.529)
III. Investment properties	230	11.V	95.822.369.195	97.989.206.684
- Cost	231		144.455.832.878	144.455.832.878
- Accumulated depreciation	232		(48.633.463.683)	(46.466.626.194)
IV. Long-term asset in progress	240		-	-
1. Long-term work in progress	241		-	-
2. Construction in progress	242	12.V	-	-
V. Long-term investments	250	13.V	3.165.621.583.349	3.209.886.631.386
1. Investments in subsidiaries	251		3.051.307.053.422	3.051.307.053.422
2. Investments in associates	252		497.331.545.145	447.522.688.500
3. Investments in other entities	253		1.769.594.112	1.769.594.112
4. Provision for long-term investments	254		(394.786.609.330)	(320.712.704.648)
5. Held-to-maturity investments	255		10.000.000.000	30.000.000.000
VI. Other long-term assets	260		-	-
1. Long-term prepaid expenses	261	8.V	-	-
2. Deferred tax assets	262		-	-
TOTAL ASSETS (270=100+200)	270		17.799.280.794.747	17.348.385.836.675

BALANCE SHEET (continued)

As at 30 september 2025

Unit: VND

RESOURCE				
C- LIABILITIES (300=310+320)	300		9.711.330.554.063	9.489.741.186.720
I. Current liabilities	310		7.599.315.270.150	7.595.187.688.031
1. Short-term trade payables	311	14.V	437.894.264.627	448.300.511.037
2. Short-term advances from customers	312	15.V	3.077.238.674.104	2.456.652.493.818
3. Statutory obligations	313	16.V	138.494.411.337	91.477.907.259
4. Payables to employees	314		5.794.689.772	16.268.893.716
5. Short-term accrued expenses	315	17.V	294.995.635.575	321.814.317.488
6. Short-term unearned revenues	318	18.V	2.567.040.638	3.410.599.636
7. Other short-term payables	319	19.V	3.134.455.913.127	2.931.825.483.579
8. Short-term loan and finance lease	320	20.V	464.361.348.671	1.276.577.657.669
9. Reward and welfare funds	322		43.513.292.299	48.859.823.829
II. Long-term liabilities	330		2.112.015.283.913	1.894.553.498.689
1. Long-term unearned revenues	336	18.V	109.381.453.392	111.068.571.388
2. Other long-term payables	337	16.V	19.596.218.672	19.596.218.672
3. Long-term loan and finance lease	338	20.V	1.983.037.611.849	1.763.888.708.629
4. Deferred tax liabilities	341		-	-
D- OWNERS' EQUITY (400=410+420)	400		8.087.950.240.684	7.858.644.649.955
I. Owners' equity	410		8.087.950.240.684	7.858.644.649.955
1. Owners' contributed capital	411	21.V	6.464.311.910.000	6.098.519.950.000
2. Share premium	412		1.046.312.538.421	1.046.337.538.421
3. Investment and development fund	418	21.V	82.002.783.070	82.002.783.070
4. Retained earnings	421	21.V	495.323.009.193	631.784.378.464
- Retained earnings accumulated to the	421a		252.754.981.946	367.035.648.102
prior year-end	421b		242.568.027.247	264.748.730.362
TOTAL RESOURCES (430=+300+400)	440		17.799.280.794.747	17.348.385.836.675

Ho Chi Minh, October 28th, 2025

Prepared by

Chief Accountant

General Director

PHÓ GIÁM ĐỐC TÀI CHÍNH
Lê Thành Hưng

Bùi Văn Sự

Nguyễn Quang Tín



INCOME STATEMENT

Quarter 3 Year 2025

Unit: VND

Item	Code	Note	Year 2025		Year 2024	
			Quarter 2	From 01/01/2025 to 30/09/2025	Quarter 2	From 01/01/2024 to 30/09/2024
1. Revenue from sale of goods and rendering of services	1	VI.1	1.408.950.378.246	1.666.446.032.465	96.307.197.169	908.828.613.183
2. Deductible items	3	VI.2	224.300.768.548	260.191.939.695	15.025.203.829	211.664.821.453
3. Net revenue from sale of goods and rendering of services (10=01-03)	10	VI.3	1.184.649.609.698	1.406.254.092.770	81.281.993.340	697.163.791.730
4. Cost of goods sold	11	VI.4	863.476.301.624	978.619.645.308	54.822.486.536	513.512.799.057
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		321.173.308.074	427.634.447.462	26.459.506.804	183.650.992.673
6. Financial income	21	VI.5	9.389.508.862	60.048.723.665	25.138.409.937	49.473.184.042
7. Financial expenses	22	VI.6	71.188.010.533	91.766.708.357	(24.640.202.195)	(30.196.485.063)
- In which: Interest expense	23		5.722.441.567	17.534.561.580	5.799.781.786	17.370.162.839
8. Selling expenses	24		5.115.227.981	27.236.845.117	3.507.182.834	20.402.792.577
9. Administrative expenses	25		28.168.101.390	92.234.541.112	9.666.204.940	80.652.636.154
10. Net profit from operating activities {30=20+(21-22)-(24+25)}	30		226.091.477.032	276.445.076.541	63.064.731.162	162.265.233.047
11. Other income	31	VI.7	18.107.301.409	27.685.185.312	791.394.347	13.102.597.596
12. Other expenses	32	VI.8	7.929.713.344	8.414.285.477	2.534.085.608	11.285.207.642
13. Other profit (40=31-32)	40		10.177.588.065	19.270.899.835	(1.742.691.261)	1.817.389.954
14. Accounting profit before tax (50=30+40)	50		236.269.065.097	295.715.976.376	61.322.039.901	164.082.623.001
15. Current corporate income tax expenses	51		47.138.230.951	53.147.949.129	15.566.944.151	40.159.200.095
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profit after tax (60=50-51)	60		189.130.834.146	242.568.027.247	45.755.095.750	123.923.422.906

Ho Chi Minh, October 28th, 2025

Prepared by

Chief Accountant

General Director

PHÓ GIÁM ĐỐC TÀI CHÍNH
Lê Thành Hưng

Bùi Văn Sự

Nguyễn Quang Tín

CASH FLOWS STATEMENT
Quarter 3 Year 2025

Unit: VND

Item	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Cash receipts from goods sale, services supply and others	01		1.834.084.227.639	957.004.030.246
2. Cash payments to goods suppliers and service providers	02		(883.675.388.103)	(1.789.066.461.504)
3. Cash payments to employees	03		(61.200.842.529)	(58.023.258.082)
4. Cash payments of loan interests	04		(185.102.291.290)	(271.049.100.561)
5. Corporate income tax paid	05		(57.373.536.112)	(68.922.483.892)
6. Other cash receipts from business activities	06		471.645.024.881	274.476.077.956
7. Other cash payments to production and business activities	07		(280.718.985.747)	(240.544.005.029)
Net cash flows from operating activities	20		837.658.208.739	(1.196.125.200.866)
II. Cash flow from investing activities				
1. Purchase and construction of fixed assets	21		(244.454.545)	(6.179.001.156)
2. Proceeds from disposals of fixed assets	22		859.348.675	1.595.426.400
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	(1.181.943.152.415)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		321.181.599.516	390.693.152.415
5. Payments for investments in other entities	25		(103.627.370.000)	(828.174.531.767)
6. Proceeds from sale of investments in other entities	26		99.121.047.700	1.360.310.972.150
7. Interest and dividend received	27		29.242.661.969	25.456.667.501
Net cash flows from investing activities	30		346.532.833.315	(238.240.466.872)
III. Cash flows from financing activities				
1. Capital contribution and issuance of shares	31		-	-
2. Capital redemption	32		-	-
3. Drawdown of borrowings	33		600.255.685.165	1.610.365.957.825
4. Repayment of borrowings	34		(1.206.180.899.162)	(909.646.590.474)
5. Payment of principal of finance lease liabilities	35		-	-
6. Dividend paid	36		-	(1.187.025)
Net cash flows from financing activities	40		(605.925.213.997)	700.718.180.326
Net cash flows within the period (20+30+40)	50		578.265.828.057	(733.647.487.412)
Cash and cash equivalents at the beginning of period	60		746.853.302.518	2.199.766.875.022
Impact of exchange rate fluctuation	61		-	-
Cash and cash equivalents at the end of period	70		1.325.119.130.575	1.466.119.387.610

Ho Chi Minh, October 28th, 2025

Prepared by

Chief Accountant

General Director

PHÓ GIÁM ĐỐC TÀI CHÍNH
Lê Thành Hưng

Bùi Văn Sự

Nguyễn Quang Tín



NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 Year 2025

1. BACKGROUND

1- Type of ownership:

The Corporation was converted from a State-owned company to a joint stock company according to Decision No. 1302/QĐ-BXD dated October 15, 2007 of the Ministry of Construction "Regarding the approval of the equitization plan of the Construction Development Investment Company".

The Corporation was granted the Certificate of Business Registration of Joint Stock Company No. 3500101107 (old number: 4903000520) first registered on March 13, 2008, re-issued the enterprise code on June 24, 2009 and registered for the 27rd change on June 27, 2025 by the Department of Planning and Investment of Ba Ria - Vung Tau province.

- English name: **Development Investment Construction Joint Stock Corporation.**
- Abbreviated company name: **DIC Group.**
- The DIC Group's head office is located at 15 Thi Sach Street, Vung Tau Ward, Ho Chi Minh City, Vietnam.
- Affiliated units, including:
 - Branch of Development Investment Construction Joint Stock Corporation - DIC Him Lam Project Management Board
- Charter capital: 6.464.311.910.000 VND.

The Board of Management, the Board of Directors and Internal Audit, the term from 2023 to 2028 as at the date of this report is as follows:

The Board of Management

Mr Nguyen Hung Cuong	Chairman	From August 19, 2024
Ms Nguyen Thi Thanh Huyen	Vice Chairman	Reappointed on July 21, 2023
Mr Nguyen Quang Tin	Member	Appointed on July 21, 2023
Mr Dinh Hong Ky	Independent Member	Appointed on July 21, 2023
Mr Bui Van Su	Member	Appointed on April 18, 2025 (Resigned on June 17, 2025)

The Board of Directors

Mr Nguyen Quang Tin	General Director	Appointed on June 1, 2023
Mr Nguyen Van Tung	Deputy General Director	Reappointed on February 02, 2023
Mr Tran Van Dat	Deputy General Director	Reappointed on August 22, 2023
Mr Nguyen Tuan Liem	Deputy General Director	Reappointed on December 04, 2023
Mr Pham Van Thai	Deputy General Director	Appointed on January 19, 2022

2- Business sector:

Investment, construction, tourism services, oil and gas services, labor trade export.

3- Principal activity:

- Investing in developing new urban areas and industrial zones, investing in business development of housing and technical infrastructure of urban areas, industrial zones, export processing zones, high-tech zones, new economic zones.
- Construction of industrial and civil works, technical infrastructure works and industrial zones, traffic works, irrigation works, water supply, drainage and environmental treatment works, power lines and transformer stations.
- Installation of steel structures, mechanical and galvanized products, electrical equipment.
- Investment Consulting.
- Project Management.
- Trading in construction materials, equipment and supplies for construction, construction vehicles, technological lines and other technological equipment.
- Trading in interior and exterior decoration items.
- Trading in vehicles, machinery and construction equipment.
- Trading in petroleum and its products.
- House business.
- Real estate brokerage services.
- Tourism service business.
- Tourism accommodation and hotel business.
- Market service business and shopping center management.
- Construction materials production.
- Production and trading of soft drinks.
- Food processing.
- Freight.
- Passenger transport by road and water.
- Mining and processing of minerals for construction materials.
- Exploitation of soil and sand for land leveling.
- Repair of motorbikes, construction equipment and means of transport.
- Construction supervision of technical infrastructure works.
- Construction supervision of civil and industrial works.
- International travel business.
- Travel agent.
- Support services related to tourism promotion and organization.
- Perfume and cosmetics business.
- Retail sale of perfumes, cosmetics and toiletries in specialized stores.

4- Corporate structure:

a-List of subsidiaries

Company name	Principal activities	Ownership
Development Investment Construction Number 1 JSC	Investment in business development of urban areas and industrial zones; housing and technical infrastructure of	51.68%

	urban areas, industrial zones, export processing zones, high-tech zones, new economic zones; Repair of motorbikes, construction equipment and means of transport.	
DIC Hospitality Joint Stock Company	Hotel and tourism business; Road passenger transport; Domestic and international travel services business...	81.29%
Development Investment Construction Number 2 Joint Stock Company	Investment in business development of urban areas and industrial zones; housing and technical infrastructure of urban areas, industrial zones, export processing zones, high-tech zones, new economic zones.	50.14%
DIC Vision Development Investment Joint Stock Company	Production and trading of construction materials; construction of housing, traffic and irrigation works; real estate business; warehouse leasing.	98.67%
DIC Urban and Industrial zone Development Company Limited	Investing, trading and exploiting projects in industrial parks, export processing zones and high-tech zones.	100%
Dai Phuoc Thien An Company Limited	Construction, real estate business, land use rights of owners, users or lessees.	99.96%
Dai Phuoc Thien Minh Company Limited	Construction, real estate business, land use rights of owners, users or lessees.	99.99%
Brothers DIC Ceramic Joint Stock Company	Production of ceramic products, wholesale materials, and mineral exploitation	49.00%
Vung Tau Sports Tourism Development Investment JSC (Indirect ownership)	Golf course business and related services	66.85%
Sports TOTO Vietnam JSC (Indirect ownership)	Management consulting activities	43.92%
E&S Development Joint Stock Company (Indirect ownership)	Construction of other civil engineering works	65.08%

b- List of associates companies

Company name	Principal activities	Ownership
D.I.C Real Estate Joint Stock Company	Real estate business, real estate brokerage, real estate services, real estate management, investment consulting, construction.	42.68%
Development Investment Construction - Concrete Joint Stock Company	Production and trading of ready-mixed concrete, Trading and repairing of construction equipment and machinery, construction investment.	36.00%
DIC Holdings Construction Joint Stock Company	Investment in business development of urban areas and industrial zones; housing and technical infrastructure of urban areas, industrial zones, export processing zones, high-tech zones, new economic zones.	28.39%
Southern Development Investment Joint Stock Company	Hotel and tourism business; Road passenger transport; Domestic and international travel services business...	43.35%

c- List of joint ventures

<u>Name</u>	<u>Ratio</u>
Joint venture of residential project to build the first phase of 35ha of new urban area Phu My - Phu My Town	80.00%

II- ACCOUNTING PERIOD AND ACCOUNTING MONETARY UNIT

1- Accounting period: The DIC Group's accounting period for the year 2025 commences on January 1, 2025 and ends on December 31, 2025.

2- Accounting monetary unit: The DIC Group maintains its accounting records in Vietnam dong (VND).

III- ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM:

1- Accounting system: The DIC Group is applying Vietnamese Accounting System promulgated together with Circular No. 200/2014/TT/BTC dated 22/12/2014 issued by the Ministry of Finance.

2- Announcement on compliance with Vietnamese Accounting Standards and Accounting System: The DIC Group applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

3- Applied accounting form: The DIC Group applies the Voucher-Based Journal Entry Accounting System.

IV- ACCOUNTING POLICIES:

1. Recognition principles for cash and cash equivalents

Foreign currency transactions arising from economic activities are translated into Vietnamese Dong using the exchange rate at the transaction date. At year-end, foreign currency-denominated items are retranslated using the buying exchange rate of the bank where the Corporation holds its account, as announced on the closing date of the accounting period.

The actual foreign exchange differences arising during the year and those resulting from the revaluation of year-end balances of monetary items are recorded in financial income or financial expenses in the financial year.

Cash equivalents are short-term investments with original maturities of no more than three months from the acquisition date, which are readily convertible into known amounts of cash and subject to insignificant risk of changes in value at the reporting date.

2. Recognition of financial investment

Investments in subsidiaries and associates are stated at original cost. Distributions from accumulated net profits from subsidiaries and associates arising subsequent to the date of acquisition are recognized in the Income Statement. Other distributions received (in excess of such profits) are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures are accounted for using the cost method. The joint venture contribution is not adjusted for changes in the Company's ownership interest in the joint venture's net assets. The Corporation's income statement reflects the income distributed from the accumulated net profits of the joint venture arising after the joint venture contribution.

Securities investment at the balance sheet date, if:

- Investments with a maturity or redemption period of no more than three months from the acquisition date are classified as cash equivalents;
- Investments with a redemption period of less than one year or within one operating cycle are classified as short-term assets;
- Investments with a redemption period of more than one year or exceeding one operating cycle are classified as long-term assets;

Provisions for devaluation of investments are made based on the excess of original cost in accounting books over their market value at year-end. For some other investments, because there is not enough necessary information to set up provisions, the Corporation does not set up provisions for these investments. The Board of Directors of the Corporation believes that provisions for these investments, if any, do not have a material impact on the financial statements.

3. Recognition of receivables

Track each receivable in detail for each subject, regularly compare, check, and urge timely payment.

Check and compare periodically or at the end of the year each receivable arising, the amount collected, the amount still to be collected, especially for subjects with frequent trading and purchasing relationships, with large receivable balances.

For debts with foreign currency origin, they are tracked in both original currency and converted to Vietnamese currency. At the end of each period, the balance is adjusted according to the actual exchange rate.

Classify receivables according to payment time as well as each subject to have measures for collection or payment.

4. Principle of evaluating inventories

Inventories are stated at original cost. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The cost of inventory at the year-end is calculated by weighted average method.

The Corporation applies the perpetual method to record inventory.

5. Recording principle of tangible and intangible fixed assets

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

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

- Building and structures	06 – 25 years
- Machinery & equipment	04 – 08 years
- Means of transportation	06 – 10 years
- Management equipment	03 – 06 years
- Others	03 – 05 years
- Land use rights	38 years

6. Principle of Deferred corporate income tax

Deferred corporate income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rates.

7. Recognition and allocation of prepaid expenses

Prepaid expenses only related to present fiscal year are recognised as short-term prepaid expenses and are recorded into operating costs.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature of those expenses to choose reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

8. Principal of payables

Liabilities are tracked in detail, including the amounts payable and amounts already settled for each creditor.

Liabilities are classified into short-term and long-term based on their respective payment terms.

Payables denominated in gold, silver, precious metals, and gemstones are recorded in detail by creditor, including both quantity and value based on the prescribed valuation.

At the end of the accounting period, the balances of foreign currency-denominated payables are revalued using the prescribed exchange rate.

For creditors with frequent transactions, regular purchases, or large outstanding balances, the accounting departments are responsible for reviewing and reconciling the liabilities incurred with each creditor, and periodically confirming such balances in writing.

9. Principal of loan and finance lease

The payment terms of loans and financial leasing debts are monitored in detail. Amounts with a repayment period of more than 12 months from the date of the financial statements are presented as long-term loans and financial leasing debts. Amounts due within the next 12 months from the date of the financial statements are presented as short-term loans and financial leasing debts for payment planning.

Borrowing costs directly related to the loan (other than interest payable), such as appraisal, auditing, loan application preparation costs, etc. are accounted for in financial expenses. In case these costs arise from a separate loan for the purpose of investment, construction or production of unfinished assets, they are capitalized.

For financial leasing debts, the total lease debt reflected on the credit side of account 341 is the total amount payable calculated by the present value of the minimum lease payment or the fair value of the leased asset.

The Corporation shall account in detail and monitor each lending and debtor, each loan agreement and each type of loaned asset.

When preparing the Financial Statements, the balance of loans and financial leases in foreign currencies shall be re-evaluated at the actual transaction exchange rate at the time of preparing the Financial Statements.

Exchange rate differences arising from the payment and re-evaluation at the end of the period of loans and financial leases in foreign currencies shall be recorded in financial operating revenue or expenses.

10. Recognition and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in SAV No. 16 "Borrowing costs".

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset should be included (capitalized) in the cost of that asset, includes interest on borrowings, amortization of discounts or premiums relating to issuing bonds and ancillary costs incurred in connection with the arrangement of borrowings.

11. Recognition of accrued expenses.

Expenses not yet occurred may be accrued into production and operating expenses in order to ensure when these expenses arise, they do not make material differences on production and operating expenses on the basis of matching between revenue and cost. When these expenses arise, if there is any difference with the amount charged, accountants additionally record or decrease cost equivalent to the difference.

12. Principle of recognizing unrealized revenue

Unrealized revenue of the Corporation is recorded according to the current corporate accounting regime. For leased assets that have been prepaid by customers, revenue for the accounting period is recorded on the basis of allocating the prepaid amount to the number of lease years.

13. Owner's equity

Owner's equity are recognised by the real contributed capital.

Share capital surplus is recorded as the larger difference between the actual issuance price and the par value of shares when issuing shares for the first time, issuing additional shares or reissuing treasury shares.

Undistributed profit after tax is the profit from the enterprise's operations after setting aside funds and distributing dividends.

14. Recognition of revenue

Revenue from sale of goods

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

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

Revenue from rendering of services

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognized by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;

- It is probable that the economic benefits associated with the transaction will flow to the DIC Group;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The completed portion of service provision is determined based on the work completion assessment method.

Construction contract revenue

The completed work portion of the Construction Contract that serves as the basis for determining revenue is determined according to: The value of completed volume, construction volume confirmed and accepted by the investor as the basis for recording revenue in the period.

Financial income

Income from interest, royalties and dividends and other financial income earned by the DIC Group should be recognised when these two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the DIC Group;
- The amount of the income can be measured reliably.

Dividends, distributed profits should be recognised when the DIC Group's right to receive payment is established or right to receive profits from the capital contribution.

15. Revenue deductions

The Corporation's revenue deductions are returned goods and customers' violations of commitments in real estate transfer contracts.

16. Recognition cost of goods sold

- Cost of construction and installation activities is determined by (=) actual costs incurred corresponding to completed volume.

- Cost of transferring land use rights, real estate (=) Total investment costs divided by (:) Total business area multiplied by (x) Area sold during the period

17. Principles and methods of recoding financial expenses

Expenses are recorded in financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Expenses of capital lending and borrowing;
- Losses incurred when selling foreign currency, exchange rate losses;
- Provision for impairment of trading securities, investment loss reserves in other units.

The above amounts are recorded according to the total amount arising in the period, not offset against financial revenue.

18. Principles and method of recording current income tax expense, deferred income tax expense.

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

V. ADDITIONAL INFORMATION TO ITEMS IN BALANCE SHEET

(All amounts are presented in Vietnamese Dong, unless otherwise indicated in another currency)

Unit: VND

	End of period (30/09/2025)	Beginning of year (01/01/2025)
1- Cash and cash equivalents		
- Cash on hand	3.174.187.780	1.724.608.651
- Cash in bank	691.944.942.795	351.667.669.443
VND	691.933.084.104	351.655.563.997
USD	11.858.691	12.105.446
- Cash in transit	-	
- Cash equivalents (term deposits)	630.000.000.000	393.461.024.424
<i>Ho Chi Minh City Development Joint Stock Commercial Bank - Vung Tau Branch</i>	220.000.000.000	225.798.212.888
<i>Orient Commercial Joint Stock Bank - Vung Tau Branch</i>	40.000.000.000	14.334.333.551
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam</i>	150.000.000.000	153.328.477.985
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade Binh Xuyen Branch</i>	20.000.000.000	-
<i>Saigon Hanoi Commercial Joint Stock Bank - Vung Tau Branch</i>	200.000.000.000	-
Total	1.325.119.130.575	746.853.302.518
2- Financial investments		
- Held-for-trading securities		
- Investments held to maturity	646.900.000.000	856.900.000.000
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam</i>	26.900.000.000	136.900.000.000
<i>Ho Chi Minh City Development Joint Stock Commercial Bank - Vung Tau Branch</i>	620.000.000.000	720.000.000.000
- Bonds		
- Investment in other entities		
Total	646.900.000.000	856.900.000.000

For the period ended 30/09/2025

	End of period (30/09/2025)	Beginning of year (01/01/2025)
3- Trade receivables		
a- Short-term trade receivables	818.015.947.716	1.033.275.651.326
- Receivables from project customer groups	417.858.649.846	551.201.775.855
<i>Nam Vinh Yen New Urban Area Project</i>	<i>168.984.238.089</i>	<i>268.357.901.964</i>
<i>Chi Linh urban area project</i>	<i>23.165.628.041</i>	<i>22.850.980.041</i>
<i>Dai Phuoc Eco-tourism Project</i>	<i>2.283.861.838</i>	<i>2.445.956.364</i>
<i>Hiep Phuoc Residential Project</i>	<i>12.519.701.251</i>	<i>17.846.873.420</i>
<i>DIC Phoenix Luxury Apartment Project</i>	<i>6.232.234.337</i>	<i>13.018.470.066</i>
<i>Vung Tau Gateway Luxury Apartment Project</i>	<i>176.663.911.069</i>	<i>190.650.046.394</i>
<i>DIC Star Aparts Hotel Vung Tau-CSJ Project</i>	<i>3.622.510.285</i>	<i>17.052.263.635</i>
<i>Hau Giang Residential Project</i>	<i>11.687.872.807</i>	<i>6.073.534.449</i>
<i>Thuy Tien Resort Project</i>	<i>11.571.190.849</i>	<i>11.656.493.242</i>
<i>Other Project</i>	<i>1.127.501.280</i>	<i>1.249.256.280</i>
- Other short-term trade receivables	400.157.297.870	482.073.875.471
<i>Southern Development and Investment Joint Stock Company</i>	<i>399.661.923.851</i>	<i>401.461.923.851</i>
<i>Others</i>	<i>495.374.019</i>	<i>80.611.951.620</i>
<u>In which:</u> Receivable from short-term related parties	405.890.593.297	414.616.436.966
<i>DIC Hospitality Joint Stock Company</i>	<i>37.200.000</i>	<i>6.963.043.669</i>
<i>Southern Development and Investment Joint Stock Company</i>	<i>399.661.923.851</i>	<i>401.461.923.851</i>
<i>D.I.C Real Estate Joint Stock Company</i>	<i>6.191.469.446</i>	<i>6.191.469.446</i>
b- Long-term trade receivables	-	-
<u>In which:</u>		
- Receivable from long-term related parties		
- Others		
Total	818.015.947.716	1.033.275.651.326
4- Advances to suppliers		
Related parties	-	-
Other suppliers	8.396.490.933	10.370.632.925

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**
15 Thi Sach Street, Vung Tau Ward, Ho Chi Minh City

SEPARATE FINANCIAL STATEMENTS

For the period ended 30/09/2025

<i>LMP Investment and Trading Joint Stock Company</i>	2.306.393.488	3.847.638.707
<i>Others</i>	6.090.097.445	6.522.994.218
Total	8.396.490.933	10.370.632.925
	-	-
5- Loan receivables	End of period (30/09/2025)	Beginning of year (01/01/2025)
a) Short-term loan receivables	124.800.000.000	168.681.599.516
Brothers DIC Ceramic Joint Stock Company	3.100.000.000	1.116.962.349
Southern Development and Investment Joint Stock Company	121.700.000.000	167.564.637.167
b) Long-term loan receivables	188.900.000.000	255.200.000.000
Brothers DIC Ceramic Joint Stock Company	81.900.000.000	84.000.000.000
Southern Development and Investment Joint Stock Company	107.000.000.000	171.200.000.000
Total	313.700.000.000	423.881.599.516
	End of period (30/09/2025)	Beginning of year (01/01/2025)
6- Other receivables	4.443.512.058.642	4.482.460.803.601
a) Short-term	-	-
Receivables from employees		
Advances to staff	22.263.977.508	21.518.649.693
Deposit	452.706.955.437	454.539.043.821
Other receivables	3.968.541.125.697	4.006.403.110.087
Interest receivable from bank deposits	28.257.019.290	11.534.952.603
Others	3.940.284.106.407	3.994.868.157.484
<i>Advance compensation for North Vung Tau project</i>	840.230.485.415	861.382.084.278
<i>Advance compensation for Long Tan project</i>	2.622.623.602.400	2.656.873.402.400
<i>Advance compensation for Bau Trung project</i>	2.000.000.000	2.000.000.000
<i>Advance compensation for Chi Linh project</i>	140.014.270.244	140.014.270.244
<i>Advance compensation for Hiep Phuoc project</i>	4.810.000.000	4.810.000.000
<i>Advance compensation for Quang Binh project</i>	47.429.649.000	47.429.649.000
<i>Compensation and site clearance council in Thanh Liem district</i>	20.422.716.264	20.422.716.264
<i>Other receivables</i>	262.753.383.084	261.936.035.298

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**
15 Thi Sach Street, Vung Tau Ward, Ho Chi Minh City

SEPARATE FINANCIAL STATEMENTS

For the period ended 30/09/2025

In which: Receivable from related parties	348.945.190.644	332.534.182.060
<i>Dai Phuoc Thien An Company Limited</i>	20.000.000	20.000.000
<i>DIC Hospitality Joint Stock Company</i>	1.284.841.120	29.081.250
<i>Brothers DIC Ceramic Joint Stock Company</i>	3.816.308.629	-
<i>Southern Development and Investment Joint Stock Company</i>	343.824.040.895	332.485.100.810
b) Long-term	79.999.999.999	79.999.999.999
- Receivables from joint venture capital contributions		
<i>A.T.A Construction Investment Joint Stock Company</i>	79.999.999.999	79.999.999.999
- Deposit	-	-
- Others	-	-
Total	4.523.512.058.641	4.562.460.803.600
	-	-
7- Inventories	End of period (30/09/2025)	Beginning of year (01/01/2025)
Raw materials	2.423.231.577	2.423.231.577
Tools and equipment	-	-
Properties in progress	6.493.873.123.836	5.989.794.837.077
<i>In which:</i>		
<i>Chi Linh Center Infrastructure Project, Vung Tau</i>	2.981.248.944	8.434.065.931
<i>Infrastructure for Dai Phuoc Urban Area Project</i>	250.260.116.686	250.780.835.922
<i>Northern Vung Tau New Urban Area Project</i>	259.651.415.064	242.655.411.101
<i>Apartment A2-1 Project, Chi Linh Center Area, Vung Tau</i>	1.493.476.824.173	1.041.524.132.662
<i>Nam Vinh Yen New Urban Area Project</i>	2.090.309.477.426	2.043.250.406.609
<i>Urban Area Project in Ward 4, Hau Giang</i>	1.069.422.823.675	1.039.978.529.413
<i>Long Tan Resort Project, Nhon Trach</i>	1.000.453.369.111	871.732.745.907
<i>Hiep Phuoc Urban Area Project, Nhon Trach</i>	46.922.689.085	47.606.726.039
<i>Cap Saint Jacques Complex Area Project</i>	218.709.253.456	148.566.620.900
<i>Lam Ha Center Point Residential Project, Phu Ly City, Ha Nam</i>	-	233.651.723.504
<i>Others</i>	61.685.906.216	61.613.639.089
Finished real estate	58.278.657.376	79.874.080.522
Merchandise	1.023.997.980	802.230.730

Consignment goods	-	-
Total of inventories cost	6.555.599.010.769	6.072.894.379.906
- Provision for obsolete inventories		
- Net realizable value of inventories	6.555.599.010.769	6.072.894.379.906
8- Prepaid expenses	End of period (30/09/2025)	Beginning of year (01/01/2025)
a) Short-term	180.690.965.044	166.961.832.844
Tools and supplies	927.275.997	3.839.826.794
Brokerage expenses of projects are allocated according to real estate revenue	179.763.689.047	163.122.006.050
b) Long-term	-	-
Tools and supplies	-	-
Others	-	-
Total	180.690.965.044	166.961.832.844

For the period ended 30/09/2025

9- Increase, decrease in tangible fixed assets:

Unit: VND

Item	Buildings, structures	Machinery and equipment	Means of transport	Management. Equipment	Others	Total
Original cost						
Opening balance	120.823.677.440	11.100.421.213	38.031.889.543	17.078.118.089	1.005.398.182	188.039.504.467
Increase	-	-	-	378.784.545	-	378.784.545
- Purchases	-	-	-	378.784.545	-	378.784.545
- Construction Investment completed	-	-	-	-	-	-
- Other increase	-	-	-	-	-	-
Decrease	-	-	1.405.844.545	-	-	1.405.844.545
- Liquidating, disposing	-	-	1.405.844.545	-	-	1.405.844.545
- Other decrease	-	-	-	-	-	-
Closing balance	120.823.677.440	11.100.421.213	36.626.044.998	17.456.902.634	1.005.398.182	187.012.444.467
Accumulated depreciation						
Opening balance	17.766.441.195	6.105.258.925	19.463.371.003	7.100.603.061	390.505.603	50.826.179.787
Increase	2.762.662.158	549.583.591	2.789.931.989	1.527.285.078	108.069.885	7.737.532.701
- Depreciation	2.762.662.158	549.583.591	2.789.931.989	1.527.285.078	108.069.885	7.737.532.701
- Other increase	-	-	-	-	-	-
Decrease	-	-	1.382.729.650	-	-	1.382.729.650
- Liquidating, disposing	-	-	1.382.729.650	-	-	1.382.729.650
- Other decrease	-	-	-	-	-	-
Closing balance	20.529.103.353	6.654.842.516	20.870.573.342	8.627.888.139	498.575.488	57.180.982.838
Net book value						
Opening	103.057.236.245	4.995.162.288	18.568.518.540	9.977.515.028	614.892.579	137.213.324.680
Closing	100.294.574.087	4.445.578.697	15.755.471.656	8.829.014.495	506.822.694	129.831.461.629

10- Increase and decrease in intangible fixed assets:

	<i>Unit: VND</i>		
	Land use rights	Computer software	Total
Original cost			
Opening balance	3.689.239.600	1.250.168.000	4.939.407.600
- Purchases			
- Internally generated			
- Increase due to business consolidation			
- Other increases			
- Liquidating, disposing			
Closing balance	3.689.239.600	1.250.168.000	4.939.407.600
Accumulated depreciation			
Opening balance	279.228.092	94.173.437	373.401.529
- Depreciation	12.318.885	105.762.600	118.081.485
- Liquidating, disposing			
- Other decrease			
Closing balance	291.546.977	199.936.037	491.483.014
Net book value			
Opening	3.410.011.508	1.155.994.563	4.566.006.071
Closing	3.397.692.623	1.050.231.963	4.447.924.586

11. Increase and decrease in investment properties

	<i>Unit: VND</i>		
	Land use rights	Other	Total
Original cost			
Opening balance	144.455.832.878	-	144.455.832.878
Increase	-	-	-
- Purchases			
- Newly constructed			
- Other increases			
Decrease	-	-	-
- Liquidating, disposing			
- Other decrease			

Closing balance	<u>144.455.832.878</u>	-	<u>144.455.832.878</u>
Accumulated depreciation			
Opening balance	<u>46.466.626.194</u>	-	<u>46.466.626.194</u>
Increase	2.166.837.489	-	2.166.837.489
<i>Depreciation</i>	2.166.837.489		2.166.837.489
<i>Other increases</i>			-
Decrease	-	-	-
- <i>Liquidating, disposing</i>			-
- <i>Other decrease</i>			-
Closing balance	<u>48.633.463.683</u>	-	<u>48.633.463.683</u>
Net book value			
Opening	<u>97.989.206.684</u>		<u>97.989.206.684</u>
Closing	<u>95.822.369.195</u>		<u>95.822.369.195</u>

The original cost of fixed assets that have been fully depreciated but are still in use at the end of the year

SEPARATE FINANCIAL STATEMENTS

DEVELOPMENT INVESTMENT CONSTRUCTION

JOINT STOCK COMPANY

15 Thi Sach Street, Thang Tam Ward, Vung Tau City

For the period ended 30/09/2025

	30/09/2025				01/01/2025			
	Number of shares	Ratio	Cost	Provision	Fair value	Cost	Provision	Fair value
12- Long-term financial investments								
12.1- Investments in subsidiaries								
Dai Phuoc Thien An Company Limited	-	99,96%	1.133.538.347.100	-	1.133.538.347.100	1.133.538.347.100	-	1.133.538.347.100
DIC Hospitality Joint Stock Company	94.449.822	81,29%	944.498.221.388	(119.605.200.116)	824.893.021.272	944.498.221.388	(46.805.359.931)	897.692.861.457
Dai Phuoc Thien Minh Company Limited	-	99,99%	759.000.000.000	-	759.000.000.000	759.000.000.000	-	759.000.000.000
DIC Vision Development Investment Joint Stock	5.920.000	98,67%	59.200.000.000	(8.370.620.854)	50.829.379.146	59.200.000.000	(6.618.243.129)	52.581.756.871
Development Investment Construction Number 1 JSC	2.327.625	51,68%	14.726.900.000	-	14.726.900.000	14.726.900.000	-	14.726.900.000
Development Investment Construction Number 2 JSC	5.668.477	50,14%	48.932.796.574	-	48.932.796.574	48.932.796.574	-	48.932.796.574
DIC Urban and Industrial zone Development Company Limited	-	100,00%	50.000.000.000	-	50.000.000.000	50.000.000.000	(478.313.228)	49.521.686.772
Brothers DIC Ceramic Joint Stock Company	8.820.000	49,00%	41.410.788.360	(41.410.788.360)	-	41.410.788.360	(41.410.788.360)	-
12.2- Investments in associates								
Southern Development and Investment Joint Stock Company	22.540.000	43,35%	225.400.000.000	(225.400.000.000)	-	225.400.000.000	(225.400.000.000)	-
DIC Holdings Construction Joint Stock Company	27.047.032	28,39%	221.411.041.145	-	221.411.041.145	171.602.184.500	-	171.602.184.500
D.I.C Real Estate Joint Stock Company	5.652.504	42,68%	19.938.000.000	-	19.938.000.000	19.938.000.000	-	19.938.000.000
Development Investment Construction - Concrete JSC	2.708.987	36,00%	30.582.504.000	-	30.582.504.000	30.582.504.000	-	30.582.504.000
12.3 - Investments in other entities								
+ Share								
Vina Dai Phuoc Corporation	1.610	0,10%	1.610.000.000	-	1.610.000.000	1.610.000.000	-	1.610.000.000

DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY
 15 Thi Sach Street, Thang Tam Ward, Vung Tau City

SEPARATE FINANCIAL STATEMENTS

For the period ended 30/09/2025

Development Investment Construction Hoi An JSC	17.250	0,25%	159.594.112	159.594.112	159.594.112	159.594.112
+ Bonds			10.000.000.000	10.000.000.000	10.000.000.000	30.000.000.000
Vietnam Bank for Agriculture and Rural Development, Dong Nai Branch			5.000.000.000	5.000.000.000	5.000.000.000	5.000.000.000
Vietnam Joint Stock Commercial Bank for Industry and Trade, Binh Xuyen Branch			5.000.000.000	5.000.000.000	5.000.000.000	25.000.000.000
Total			3.560.408.192.679	(394.786.609.330)	3.165.621.583.349	3.530.599.336.034
					(320.712.704.648)	3.209.886.631.386

For the period ended 30/09/2025

	End of period (30/09/2025)	Beginning of year (01/01/2025)
13- Trade payables		
a) Short-term trade payables	437.894.264.627	448.300.511.037
- Subjects accounting for more than 10% of total payable	66.019.483.425	90.912.649.542
<i>A&T Joint Stock Company</i>	3.771.976.852	7.475.315.427
<i>New Design Associate Ltd</i>	3.127.217.920	4.929.297.600
<i>HUD1 Investment and Construction Joint Stock Company</i>	-	5.766.570.887
<i>Thanh An Corporation</i>	1.299.885.984	4.049.912.723
<i>Thanh Dat Construction Investment Company limited</i>	5.851.506.571	5.918.916.772
<i>479 Hoa Binh Joint Stock Company</i>	-	4.375.556.893
<i>An Tai Phat Trade and Construction JSC</i>	-	7.109.917.613
<i>Nam Anh Hien Company Limited</i>	726.478.762	9.249.666.438
<i>VNBuild Construction Investment and Trade JSC</i>	6.958.958.526	7.844.465.879
<i>Hai Phong Company Limited</i>	1.086.447.899	1.274.932.037
<i>TK Construction Investment and Installation Company Limited</i>	8.105.050.846	3.837.370.887
<i>Vietnam Science and Technology Joint Stock Company</i>	8.707.606.483	7.310.765.759
<i>319 Construction Trade Services Company Limited</i>	-	3.282.602.416
<i>Hai Pha Vietnam Company Limited</i>	26.384.353.582	18.487.358.211
- Trade payables to related parties	338.712.263.925	329.708.426.405
<i>DIC Hospitality Joint Stock Company</i>	1.263.291.398	2.843.494.405
<i>Development Investment Construction Number 1 JSC</i>	44.595.488.757	34.294.681.628
<i>Development Investment Construction Number 2 JSC</i>	25.502.262.435	44.010.821.552
<i>Southern Development and Investment JSC</i>	638.048.438	182.146.263
<i>DIC Holdings Construction Joint Stock Company</i>	256.712.295.955	243.252.056.228
<i>D.I.C Real Estate Joint Stock Company</i>	10.000.876.942	5.125.226.329
- Other trade payables	33.162.517.277	27.679.435.090
b) Long-term trade payables	-	-
- Subjects accounting for more than 10% of total payable		
- Long-term trade payables to related parties		
- Others		
c) Unpaid Overdue debt		
Total	437.894.264.627	448.300.511.037

	End of period (30/09/2025)	Beginning of year (01/01/2025)
14- Advances from customers		
a) Short-term	3.077.238.674.104	2.456.652.493.818
- Project Buyers Pay in Advance	3.050.515.797.032	2.429.876.427.778
<i>Nam Vinh Yen New Urban Area Project</i>	1.381.847.107.665	1.273.246.165.450
<i>Chi Linh Urban Area Project</i>	63.321.360.716	57.792.277.689
<i>Dai Phuoc Urban Area Project</i>	41.320.934.586	49.315.242.992
<i>Vi Thanh Commercial Residential Area Project</i>	208.345.898.541	129.288.849.766
<i>Hiep Phuoc Urban Area Project</i>	29.301.903.204	31.334.403.113
<i>DIC Phoenix Luxury Apartment Project</i>	314.021.891	1.822.163.618
<i>Vung Tau Gateway Apartment Project</i>	7.662.945.712	7.407.651.352
<i>Cap Saint Jacques Complex Project</i>	24.256.871.315	35.299.528.472
<i>Apartment A2-1 Project, Chi Linh Center Area</i>	1.293.165.118.413	843.390.510.337
<i>Other projects</i>	979.634.989	979.634.989
- Others	26.722.877.072	26.776.066.040
<i>In which: Related parties</i>	810.783.319.146	818.784.491.947
<i>Development Investment Construction Number 1 JSC</i>	51.704.100.206	48.715.151.316
<i>DIC Holdings Construction Joint Stock Company</i>	756.154.900.938	767.145.022.629
<i>D.I.C Real Estate Joint Stock Company</i>	2.924.318.002	2.924.318.002
b) Long-term	-	-
- Related parties	-	-
- Others	-	-
Total	3.077.238.674.104	2.456.652.493.818

15- Tax and statutory obligations	Beginning of year	Payable	Paid	End of period
a) Payables				
- Value added tax	17.384.640.254	66.824.776.793	18.703.797.547	65.505.619.500
- Corporate income tax	39.829.032.204	53.147.949.129	50.137.070.271	42.839.911.062
- Personal income tax	212.966.343	4.937.252.479	4.898.603.832	251.614.990
- Resource tax	10.156.601	150.995.335	145.679.288	15.472.648
- Land rental fee	31.083.570.300	3.084.254.065	6.665.379.264	27.502.445.101
- Environmental protection tax	20.313.202	301.990.670	218.314.493	103.989.379
- Non-agricultural land use fee	-	4.721.503.621	4.721.503.621	-

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**
15 Thi Sach Street, Vung Tau Ward, Ho Chi Minh City

SEPARATE FINANCIAL STATEMENTS

For the period ended 30/09/2025

- License tax	2.937.228.355	9.837.403.570	10.499.273.268	2.275.358.657
Total	91.477.907.259	143.006.125.662	95.989.621.584	138.494.411.337
b) Receivables				
- Value added tax	-	-	-	-
- Corporate income tax	24.589.719.510	-	6.574.596.143	31.164.315.653
- Personal income tax	-	-	-	-
- Resource tax	-	-	-	-
- Non-agricultural land use fee	108.606.536	83.209.052	-	25.397.484
Total	24.698.326.046	83.209.052	6.574.596.143	31.189.713.137

16- Accrued expenses	End of period (30/09/2025)	Beginning of year (01/01/2025)
a) Short-term	294.995.635.575	321.814.317.488
Interests expenses	31.367.600.533	32.589.936.067
Selling expenses	65.603.305	65.603.305
Cost of projects	263.054.022.645	289.067.869.024
Other expenses	508.409.092	90.909.092
b) Long-term	-	-
Interests expenses	-	-
Other expenses	-	-
Total	294.995.635.575	321.814.317.488

17- Unearned revenues	End of period (30/09/2025)	Beginning of year (01/01/2025)
a) Short-term		
Revenue advanced from leasing Dai Phuoc golf course	2.530.676.994	3.374.235.992
Others	36.363.644	36.363.644
Total	2.567.040.638	3.410.599.636
b) Long-term		
Revenue advanced from leasing Dai Phuoc golf course	109.381.453.392	111.068.571.388
Total	109.381.453.392	111.068.571.388
c) The possibility of not being able to perform the contract with the customer		
Total		

	End of period (30/09/2025)	Beginning of year (01/01/2025)
18- Other payables		
a) Short-term	3.134.455.913.127	2.931.825.483.579
- Trade union payable	234.793.072	233.776.111
- Social insurance payable	527.896.210	944.508
- Health insurance	77.192.650	-
- Unemployment insurance	29.470.456	-
- Deposits	294.586.139.444	290.324.944.800
- Dividend payables	1.026.563.802	1.026.563.802
- Other payables	2.837.973.857.493	2.640.239.254.358
+ Compensation payables	18.495.320.721	19.990.483.579
<i>Compensation and site clearance council of Chi Linh town</i>	<i>11.905.317.246</i>	<i>11.905.317.246</i>
<i>Compensation and site clearance council of Nam Vinh Yen project</i>	<i>6.200.136.216</i>	<i>7.740.376.074</i>
<i>Compensation and site clearance council of Phuong Nam project</i>	<i>330.036.732</i>	<i>330.036.732</i>
<i>Compensation and site clearance council of residential area project in Ward 4, Hau Giang</i>	<i>59.830.527</i>	<i>14.753.527</i>
+ Registration fee, apartment maintenance fee	39.471.901.530	32.308.365.792
+ Branch of A.T.A Construction Investment Joint Stock Company	136.388.584.457	136.388.584.457
+ Deposit for sales of project	2.565.627.002.500	2.365.627.002.500
+ Other payables	77.991.048.285	85.924.818.030
In which: Payables to related parties	212.413.784.164	213.797.839.976
<i>DIC Hospitality Joint Stock Company</i>	<i>101.000.000.000</i>	<i>101.000.000.000</i>
<i>Development Investment Construction Number 2 JSC</i>	<i>-</i>	<i>3.373.000.000</i>
<i>DIC Holdings Construction Joint Stock Company</i>	<i>65.219.330.520</i>	<i>64.788.789.976</i>
<i>D.I.C Real Estate Joint Stock Company</i>	<i>46.194.453.644</i>	<i>44.636.050.000</i>
b) Long-term	19.596.218.672	19.596.218.672
- Deposit	-	-
- Capital contribution from Business Cooperation contracts	19.596.218.672	19.596.218.672
- Other payables	-	-

DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY
15 Thi Sach Street, Vung Tau Ward, Ho Chi Minh City

SEPARATE FINANCIAL STATEMENTS

For the period ended 30/09/2025

	Beginning of period 01/01/2025	During the period		End of period 30/09/2025
	Cost	Increase	Decrease	Cost
19- Loan and finance lease				
a) Short-term	1.276.577.657.669	548.873.563.941	1.361.089.872.939	464.361.348.671
Short-term loan	358.726.983.381	416.831.501.703	425.697.136.413	349.861.348.671
<i>Bank for Investment and Development of Vietnam JSC - Ba Ria - Vung Tau Branch</i>	<i>258.726.983.381</i>	<i>295.646.965.984</i>	<i>264.522.868.756</i>	<i>289.851.080.609</i>
<i>Vietnam Bank for Agriculture and Rural Development – Dong Nai Branch</i>	<i>100.000.000.000</i>	<i>90.000.000.000</i>	<i>130.000.000.000</i>	<i>60.000.000.000</i>
<i>SSI Securities Corporation</i>	<i>-</i>	<i>31.184.535.719</i>	<i>31.174.267.657</i>	<i>10.268.062</i>
Current portion of long-term loans	917.850.674.288	132.042.062.238	935.392.736.526	114.500.000.000
<i>Bank for Investment and Development of Vietnam JSC - Ba Ria - Vung Tau Branch</i>	<i>623.582.070.288</i>	<i>32.542.062.238</i>	<i>646.124.132.526</i>	<i>10.000.000.000</i>
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch</i>	<i>20.000.000.000</i>	<i>12.000.000.000</i>	<i>15.000.000.000</i>	<i>17.000.000.000</i>
<i>Saigon Thuong Tin Commercial Joint Stock Bank – Ba Ria - Vung Tau Branch</i>	<i>274.268.604.000</i>	<i>87.500.000.000</i>	<i>274.268.604.000</i>	<i>87.500.000.000</i>
b) Long-term loan	1.763.888.708.629	407.116.056.860	187.967.153.640	1.983.037.611.849
<i>Bank for Investment and Development of Vietnam JSC - Ba Ria - Vung Tau Branch</i>	<i>66.788.910.549</i>	<i>27.057.760.979</i>	<i>27.400.000.000</i>	<i>66.446.671.528</i>
<i>Bank for Investment and Development of Vietnam JSC - Nam Ky Khoi Nghia Branch</i>	<i>-</i>	<i>14.700.483.700</i>	<i>-</i>	<i>14.700.483.700</i>
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch</i>	<i>76.000.000.000</i>	<i>-</i>	<i>12.000.000.000</i>	<i>64.000.000.000</i>
<i>Saigon Thuong Tin Commercial Joint Stock Bank – Ba Ria - Vung Tau Branch</i>	<i>58.567.149.678</i>	<i>350.000.003.962</i>	<i>146.067.153.640</i>	<i>262.500.000.000</i>
<i>Bonds of Ho Chi Minh City Development Commercial Joint Stock Bank 2023, 2024</i>	<i>1.562.532.648.402</i>	<i>15.357.808.219</i>	<i>2.500.000.000</i>	<i>1.575.390.456.621</i>
Total	3.040.466.366.298	955.989.620.801	1.549.057.026.579	2.447.398.960.520

Bond details

	Beginning of year	Increase/ allocating bond issuance costs	Decrease	End of period
Short-term - Current portion of bonds	-	-	-	-
Common bonds	-	-	-	-
Bond principal				-
Bond issuance costs				-
Long-term - Common bonds	1.562.532.648.402	15.357.808.219	2.500.000.000	1.575.390.456.621
Bonds issued in 2023	586.148.904.110	5.759.178.082	-	591.908.082.192
Bond principal	600.000.000.000	-	-	600.000.000.000
Bond issuance costs	(13.851.095.890)	5.759.178.082	-	(8.091.917.808)

Bonds issued in 2024	976.383.744.292	9.598.630.137	2.500.000.000	983.482.374.429
Bond principal	1.000.000.000.000	-	-	1.000.000.000.000
Bond issuance costs	(23.616.255.708)	9.598.630.137	2.500.000.000	(16.517.625.571)
Total	1.562.532.648.402	15.357.808.219	2.500.000.000	1.575.390.456.621

Bonds issued: BOND DIGH2326 (19b- Long-term loan):

These are the funds mobilized by issuing common bonds with face value in Vietnamese Dong by Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank), including two (2) Bonds with a total face value of VND 1,600,000,000,000, details:

- Bond DIGH2326001: Total value of VND 600,000,000,000, term of 36 months, maturing on December 29, 2026. The interest rate for the fourth interest period (from June 29, 2024 to December 29, 2025) is 11.70% per annum.

- Bond DIGH2326002: Total value of VND 1,000,000,000,000, term of 36 months, maturing on March 25, 2027. The interest rate for the fourth interest period (from September 25, 2025 to March 25, 2025) is 11.70% per annum.

The interest rate applied for the first two interest periods (the first twelve (12) months) is 11.25% per annum. For subsequent periods, the interest rate is determined as the sum of: (i) 4.00% per annum; and (ii) the 12-month savings deposit interest rate for individual customers (postpaid, end-of-term) of HDBank at the interest rate determination date.

These bond issuances are secured by a payment guarantee from Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank)

20- Owners' equity:

a. Increase and decrease in owners' equity:

	Contributed capital	Share premium	Investment and development funds	Profit after tax retained	Total
Beginning balance of previous year	6.098.519.950.000	1.046.337.538.421	82.002.783.070	376.318.091.441	7.603.178.362.932
Stock Bonus					-
Dividend by shares					-
Profit (loss) of the previous year				264.748.730.362	264.748.730.362
Distribution of funds				(9.282.443.339)	(9.282.443.339)
Others					-
Ending balance of previous year	6.098.519.950.000	1.046.337.538.421	82.002.783.070	631.784.378.464	7.858.644.649.955
Stock Bonus					-
Dividend by shares	365.791.960.000			(365.791.960.000)	-
Private placement of shares					-
Profit (loss) of the current year				242.568.027.247	242.568.027.247
Distribution of funds				(13.237.436.518)	(13.237.436.518)
Others		(25.000.000)			(25.000.000)
Ending balance of current year	6.464.311.910.000	1.046.312.538.421	82.002.783.070	495.323.009.193	8.087.950.240.684

b. Capital transactions with owners	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
At the beginning of year	6.098.519.950.000	6.098.519.950.000
Increase in the year	365.791.960.000	
Stock Bonus		
Dividend by shares	365.791.960.000	
Esop stock issuance		
Private placement of shares		
Decrease in the year		
At the end of year	6.464.311.910.000	6.098.519.950.000
c. Shares	End of period	Beginning of period
Registered number of shares issued	646.431.191	609.851.995
Number of shares sold to the public	646.431.191	609.851.995
Ordinary shares	646.431.191	609.851.995
Number of shares acquired		
Ordinary shares		
Number of shares in issue	646.431.191	609.851.995
Ordinary shares	646.431.191	609.851.995
Par value of shares in issue	10.000	10.000

VI- ADDITIONAL INFORMATION OF ITEMS PRESENTED IN THE INCOME STATEMENT

	Current year		Previous year	
	Quarter 3	Cumulative	Quarter 3	Cumulative
1- Revenue	1.408.950.378.246	1.666.446.032.465	96.307.197.169	908.828.613.183
Revenue from sales of goods	-	-	-	-
Revenue from rendering of services	2.523.835.087	5.342.482.471	1.096.157.329	9.787.173.396
Revenue from sale of construction contract	-	90.909.091	1.601.983.105	415.021.913.879
Revenue from sale of real estate	1.405.582.984.161	1.658.481.963.909	92.765.497.737	481.488.848.914
Revenue from investment real estate	843.558.998	2.530.676.994	843.558.998	2.530.676.994

DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY
15 Thi Sach Street, Thang Tam Ward, Vung Tau City

SEPARATE FINANCIAL STATEMENTS

For the period ended 31/03/2025

2- Revenue deductible items	224.300.768.548	260.191.939.695	15.025.203.829	211.664.821.453
Sales return	224.300.768.548	260.191.939.695	15.025.203.829	211.664.821.453
Sales Discount	-	-	-	-
Special consumption tax	-	-	-	-

	Current year		Previous year	
	Quarter 3	Cumulative	Quarter 3	Cumulative
3- Net revenue from sale of goods and rendering of services	1.184.649.609.698	1.406.254.092.770	81.281.993.340	697.163.791.730
Revenue from sales of goods	-	-	-	-
Revenue from rendering of services	2.523.835.087	5.342.482.471	1.096.157.329	9.787.173.396
Construction revenue	-	90.909.091	1.601.983.105	415.021.913.879
Real estate revenue	1.181.282.215.613	1.398.290.024.214	77.740.293.908	269.824.027.461
Investment real estate revenue	843.558.998	2.530.676.994	843.558.998	2.530.676.994

	Current year		Previous year	
	Quarter 3	Cumulative	Quarter 3	Cumulative
4- Costs of goods sold	863.476.301.624	978.619.645.308	54.822.486.536	513.512.799.057
Cost of goods sold	-	-	-	-
Cost of services provided	571.950.747	1.539.976.270	500.299.665	1.469.421.492
Cost of construction and installation	-	-	1.173.048.503	249.815.403.621
Cost of real estate business	862.182.071.714	974.912.831.549	52.426.859.205	260.061.136.455
Cost of investment real estate business	722.279.163	2.166.837.489	722.279.163	2.166.837.489
Others	-	-	-	-

	Current year		Previous year	
	Quarter 3	Cumulative	Quarter 3	Cumulative
5- Financial income	9.389.508.862	60.048.723.665	25.138.409.937	49.473.184.042
Interest income	8.288.833.662	21.928.283.620	22.971.220.337	47.305.994.442
Gain from foreign exchange difference	-	-	-	-
Financial provision reversal	-	-	-	-
Dividends	1.100.675.200	12.817.905.700	2.167.189.600	2.167.189.600
Bond Interest	-	-	-	-

Income from Financial Investments	-	25.302.534.345	-	-
	Current year		Previous year	
	Quarter 3	Cumulative	Quarter 3	Cumulative
6- Financial expenses	71.188.010.533	91.766.708.357	(24.640.202.195)	(30.196.485.063)
Interest expenses	5.722.441.567	17.534.561.580	5.799.781.786	17.370.162.839
Payment Discounts	-	-	-	8.467.200
Financial Provisions	65.465.568.966	74.073.904.682	(30.439.983.981)	(47.575.115.102)
Foreign exchange losses	-	-	-	-
Disposal of Financial Investments	-	158.242.095	-	-
Costs of bond issuance	-	-	-	-
	Current year		Previous year	
	Quarter 3	Cumulative	Quarter 3	Cumulative
7- Other income	18.107.301.409	27.685.185.312	791.394.347	13.102.597.596
Gain on liquidation of fixed assets	200.000.000	200.000.000	-	4.545.455
Fines received on contract violation	16.824.415.086	19.299.005.900	517.838.100	10.249.416.902
Late payment	896.492.362	2.887.483.741	248.275.733	2.056.146.110
Inventory Valuation Difference	-	-	-	-
Payment on behalf of	-	-	-	-
Other income	186.393.961	5.298.695.671	25.280.514	792.489.129
	Current year		Previous year	
	Quarter 3	Cumulative	Quarter 3	Cumulative
8- Other expenses	7.929.713.344	8.414.285.477	2.534.085.608	11.285.207.642
Residual value of liquidated assets	3.724.213.465	3.724.213.465	-	576.555.332
Penalties expenses	4.195.800.000	4.195.800.000	-	485.000.000
Late payment penalties	-	75.000.000	66.378.579	4.317.268.794
Payment on behalf of	-	-	-	200.000.000
Other expenses	9.699.879	419.272.012	2.467.707.029	5.706.383.516

VII- OTHER INFORMATION

Related parties	Transaction content	Current year (From 01/01/2025 to 30/09/2025)	Previous year (From 01/01/2024 to 30/09/2024)
1- Information about related parties:			
Revenue		47.648.003.835	36.583.703.355
DIC Hospitality Joint Stock Company	Rendering of services	1.735.853.696	6.638.050.914
Development Investment Construction Number 1 JSC	Rendering of services	-	81.306.323
Southern Development and Investment JSC	Rendering of services	2.077.826.981	1.718.200.064
D.I.C Real Estate Joint Stock Company	Rendering of services	43.834.323.158	28.146.146.054
Construction costs			
DIC Hospitality Joint Stock Company	Real Estate	-	149.989.430.626
Development Investment Construction Number 1 JSC	Construction costs	83.626.853.647	35.987.689.772
Development Investment Construction Number 2 JSC	Construction costs	53.056.594.628	45.674.257.500
DIC Holdings Construction Joint Stock Company	Construction costs	440.240.962.711	612.195.991.004
Southern Development and Investment JSC	Construction costs	-	413.419.930.774
Others			
DIC Hospitality Joint Stock Company	Contribute charter capital	-	-
	Sell assets	-	58.666.672
Development Investment Construction Number 1 JSC	Contribute charter capital	-	-
	Sell assets	-	2.657.888.640
Brothers DIC Ceramic Joint Stock Company	Contribute charter capital	-	-
	Interest income	3.816.308.629	2.619.515.069
Southern Development and Investment JSC	Contribute charter capital	-	-
	Loan	-	82.000.000.000
	Collection of loan principal	110.064.637.167	750.000.000
	Interest income	13.171.028.469	22.695.723.015
2. Outstanding balances with related parties			
	Relationship	Current year (From 01/01/2025 to 30/09/2025)	Previous year (From 01/01/2024 to 30/09/2024)
Short-term trade receivables		405.913.387.309	492.563.939.350

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**
15 Thi Sach Street, Thang Tam Ward, Vung Tau City

SEPARATE FINANCIAL STATEMENTS

For the period ended 31/03/2025

DIC Hospitality Joint Stock Company	Subsidiaries	37.200.000	30.058.787.233
Development Investment Construction Number 1 JSC	Subsidiaries	-	2.948.396.702
Southern Development and Investment JSC	Associates	399.661.923.851	453.361.923.851
D.I.C Real Estate Joint Stock Company	Associates	6.191.469.446	6.194.831.564
Vina Dai Phuoc Joint Stock Company	Related Party	22.794.012	-
Loan receivables		313.700.000.000	373.250.000.000
Short-term loan		124.800.000.000	373.250.000.000
Brothers DIC Ceramic Joint Stock Company	Subsidiaries	3.100.000.000	52.500.000.000
Southern Development and Investment JSC	Associates	121.700.000.000	320.750.000.000
Long term loan		188.900.000.000	-
Brothers DIC Ceramic Joint Stock Company	Subsidiaries	81.900.000.000	-
Southern Development and Investment JSC	Associates	107.000.000.000	-
Interest receivable		26.479.117.920	25.315.238.084
Brothers DIC Ceramic Joint Stock Company	Subsidiaries	3.816.308.629	2.619.515.069
Southern Development and Investment JSC	Associates	22.662.809.291	22.695.723.015
Deposit		78.031.205.437	80.473.989.949
Southern Development and Investment JSC	Associates	78.031.205.437	80.473.989.949
Other short-term receivables		244.434.867.287	243.920.864.219
DIC Hospitality Joint Stock Company	Subsidiaries	1.284.841.120	770.838.052
Dai Phuoc Thien An Company Limited	Subsidiaries	20.000.000	20.000.000
Southern Development and Investment JSC	Associates	243.130.026.167	243.130.026.167
Short-term trade payables		338.712.263.925	417.589.766.513
DIC Hospitality Joint Stock Company	Subsidiaries	1.263.291.398	1.379.906.897
Development Investment Construction Number 1 JSC	Subsidiaries	44.595.488.757	25.774.266.888
Development Investment Construction Number 2 JSC	Subsidiaries	25.502.262.435	53.500.101.633
Southern Development and Investment JSC	Associates	638.048.438	39.072.201
DIC Holdings Construction JSC	Associates	256.712.295.955	330.696.096.565
D.I.C Real Estate Joint Stock Company	Associates	10.000.876.942	6.200.322.329
Short-term advances from customers		810.783.319.146	851.473.092.379

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**
15 Thi Sach Street, Thang Tam Ward, Vung Tau City

SEPARATE FINANCIAL STATEMENTS

For the period ended 31/03/2025

Development Investment Construction Number 1 JSC	Subsidiaries	51.704.100.206	48.715.151.316
DIC Holdings Construction JSC	Associates	756.154.900.938	799.833.623.061
D.I.C Real Estate Joint Stock Company	Associates	2.924.318.002	2.924.318.002
Other short-term payables		212.413.784.164	208.031.383.317
DIC Hospitality Joint Stock Company	Subsidiaries	101.000.000.000	101.000.000.000
DIC Holdings Construction JSC	Associates	65.219.330.520	62.395.333.317
D.I.C Real Estate Joint Stock Company	Associates	46.194.453.644	44.636.050.000

Remuneration, salaries, bonuses and other benefits of members of The Board of Management, General Director and Other managers during the year as below:

	Current year (From 01/01/2025 to 30/09/2025)	Previous year (From 01/01/2024 to 30/09/2024)
Remuneration of members of the Board of Management	2.475.000.000	3.310.500.000
Nguyen Thien Tuan	-	1.098.000.000
Nguyen Hung Cuong	1.350.000.000	1.087.500.000
Nguyen Thi Thanh Huyen	900.000.000	900.000.000
Nguyen Quang Tin	90.000.000	90.000.000
Dinh Hong Ky	135.000.000	135.000.000
Remuneration of Board of Directors	72.000.000	99.000.000
Secretariat		
Diep Thi Ngoc Lan	45.000.000	45.000.000
Tran Quang Hung	-	27.000.000
Dao Thanh Xuan	27.000.000	27.000.000
General Director	3.961.917.971	3.775.181.574
Salaries, bonuses and others	3.961.917.971	3.775.181.574

Ho Chi Minh, October 28th, 2025

Prepared by

Chief Accountant

General Director

PHÓ GIÁM ĐỐC TÀI CHÍNH
Lê Thành Hưng

Bùi Văn Sự

Nguyễn Quang Tín