

**CÔNG TY CỔ PHẦN
TẬP ĐOÀN ĐỨC LONG GIA LAI
DUC LONG GIA LAI GROUP
JOINT STOCK COMPANY**

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

Số: 143/CV-DLG

Gia Lai, ngày 28 tháng 10 năm 2025

No.: 143/CV-DLG

Gia Lai, October 28, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi: - Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán TP HCM.
To: - *State Securities Commission*
- *Ho Chi Minh City Stock Exchange.*

1. Tên tổ chức: Công ty Cổ phần Tập đoàn Đức Long Gia Lai

Organization name: *Duc Long Gia Lai Group Joint Stock Company*

- Mã chứng khoán: **DLG**

Stock code: **DLG**

- Địa chỉ: 90 Lê Duẩn, Phường Pleiku, tỉnh Gia Lai

Address: *90 Le Duan, Pleiku Ward, Gia Lai province*

- Điện thoại liên hệ: (84-269) 3748 367

Fax: (84-269) 3747 366

Phone: (84-269) 3748 367

Fax: (84-269) 3747 366

- E-mail: duclong@duclonggroup.com

- Website: <http://duclonggroup.com/>

2. Nội dung thông tin công bố:

Content of published information:

- Báo cáo tài chính hợp nhất quý 3 năm 2025;

Consolidated financial statements for Q3 2025;

- Báo cáo tài chính riêng lẻ quý 3 năm 2025;

Separate financial statements for Q3 2025;

- Công văn số 142/2025/CV-DLGL về việc giải trình liên quan BCTC quý 3 năm 2025;

Official dispatch No. 142/2025/CV-DLGL on explanations related to financial statements for Q3 2025;

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://www.duclonggroup.com/cong-bo-thong-tin.html>

This information was announced on the company's website on 28/10/2025 at the link:
<http://www.duclonggroup.com/cong-bo-thong-tin.html>

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 here by commit that the information published above is true and take full responsibility in front of the law for the content of the published information.

CTCP TẬP ĐOÀN ĐỨC LONG GIA LAI
NGƯỜI ĐẠI DIỆN PHÁP LUẬT
TỔNG GIÁM ĐỐC
DUC LONG GIA LAI GROUP JOINT
STOCK COMPANY
LEGAL REPRESENTATIVE
GENERAL DIRECTOR



NGUYỄN TƯỜNG CỘT



**DUC LONG GIA LAI GROUP
JOIN STOCK COMPANY**

90 Le Duan, Pleiku Ward, Gia Lai Province, Viet Nam

**CONSOLIDATED FINANCIAL
STATEMENTS FOR Q3 2025**

CONSOLIDATED BALANCE SHEET

As at 30 September 2025

ASSETS	Code	Note	30/09/2025 VND	01/01/2025 VND
CURRENT ASSETS	100		1,452,914,145,142	1,513,597,804,072
CASH AND CASH EQUIVALENT	110	5	170,396,570,000	95,024,595,087
Cash	111		170,396,570,000	95,024,595,087
SHORT-TERM INVESTMENTS	120		76,300,000,000	-
Held-to-maturity investments	123	15	76,300,000,000	-
CURRENT ACCOUNTS RECEIVABLES	130		1,091,303,508,735	1,304,127,171,255
Short-term trade receivables	131	6	638,748,150,326	714,795,522,455
Short-term advances to suppliers	132	7	47,388,390,573	51,578,029,852
Short-term loan receivables	135	8	1,710,858,494,202	1,984,553,459,367
Other short-term receivables	136	9	809,611,026,919	729,116,507,644
Provision for short-term doubtful receivables	137		(2,115,302,553,285)	(2,175,916,348,063)
INVENTORIES	140	10	112,740,527,148	112,637,140,575
Inventories	141		197,906,625,467	197,803,238,894
Provision for devaluation of inventories	149		(85,166,098,319)	(85,166,098,319)
OTHER CURRENT ASSETS	150		2,173,539,259	1,808,897,155
Short-term prepaid expenses	151	16	265,411,111	344,396,455
Value-added-tax deductible	152		783,814,426	739,411,997
Tax and other receivables from State budget	153	22	1,124,313,722	725,088,703
NON-CURRENT ASSETS	200		2,926,575,155,697	2,834,771,664,736
LONG-TERM RECEIVABLES	210		412,794,954,599	387,874,470,839
Long-term loan receivables	215	8	66,781,235,000	386,606,735,839
Other long-term receivables	216	9	346,014,654,599	1,268,670,000
Provisions for doubtful long-term receivables	219		(935,000)	(935,000)
FIXED ASSETS	220		2,014,382,548,267	2,180,546,884,151
Tangible fixed assets	221	11	2,014,382,548,267	2,180,546,884,151
- Cost	222		3,392,047,000,115	3,391,174,051,294
- Accumulated depreciation	223		(1,377,664,451,848)	(1,210,627,167,143)
Intangible fixed assets	227	12	-	-
- Cost	228		479,336,795	479,336,795
- Accumulated amortisation	229		(479,336,795)	(479,336,795)
INVESTMENT PROPERTIES	230	13	25,237,164,213	26,183,036,340
- Cost	231		56,149,693,891	56,149,693,891
- Accumulated depreciation	232		(30,912,529,678)	(29,966,657,551)
LONG-TERM ASSETS IN PROGRESS	240		36,408,867,843	47,695,357,995
Construction in progress	242	14	36,408,867,843	47,695,357,995
LONG-TERM INVESTMENTS	250	15	278,053,584,906	7,091,938,500
Investments in associates, jointly controlled entities	252		272,053,584,906	7,091,938,500
Investments in other entities	253		6,480,000,000	480,000,000
Provision for long-term investments	254		(480,000,000)	(480,000,000)
OTHER LONG-TERM ASSETS	260		159,698,035,869	185,379,976,911
Long-term prepaid expenses	261	16	66,720,238,148	78,943,469,014
Deferred tax assets	262		9,323,101,717	9,935,258,577
Goodwill	269	17	83,654,696,004	96,501,249,320
TOTAL ASSETS	270		4,379,489,300,839	4,348,369,468,808

CONSOLIDATED BALANCE SHEET (CONT'D)

As at 30 September 2025

RESOURCES	Code	Note	30/09/2025 VND	01/01/2025 VND
LIABILITIES	300		3,473,430,602,339	3,596,496,122,813
CURRENT LIABILITIES	310		2,092,815,678,297	2,093,435,831,695
Short-term trade payables	311	18	170,325,961,994	206,705,361,815
Short-term advances from customers	312	19	1,316,584,474	1,313,631,920
Tax and other payables from the State budget	313	22	45,332,225,832	37,477,100,397
Payables to employees	314		2,616,473,325	3,117,708,247
Short-term accrued expenses	315	20	355,521,568,038	313,723,889,789
Short-term unearned revenue	318		312,542,909	390,797,909
Short-term other payables	319	21	737,744,452,933	664,157,753,370
Short-term loan and finance lease obligations	320	23	777,848,173,400	864,746,892,856
Bonus and welfare fund	322		1,797,695,392	1,802,695,392
NON-CURRENT LIABILITIES	330		1,380,614,924,042	1,503,060,291,118
Other long-term payables	337	21	130,000,000	130,000,000
Long-term loans and finance lease obligations	338	23	1,313,191,403,555	1,433,391,403,555
Deferred tax liabilities	341		67,293,520,487	69,538,887,563
OWNER'S EQUITY	400		906,058,698,500	751,873,345,995
CAPITAL	410	24	906,058,698,500	751,873,345,995
Share capital	411		2,993,097,200,000	2,993,097,200,000
- Shares with voting rights	411a		2,993,097,200,000	2,993,097,200,000
Share premium	412		50,510,908,328	50,510,908,328
Investment and development fund	418		6,196,436,959	6,196,436,959
Retained earnings	421		(2,336,440,138,682)	(2,456,466,005,020)
- Accumulated losses by the end of prior year	421a		(2,456,466,005,020)	(2,664,379,511,213)
- Undistributed earnings for the current year	421b		120,025,866,338	207,913,506,193
Non-controlling interests	429		192,694,291,895	158,534,805,728
OTHER RESOURCES AND FUNDS	430		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY	440		4,379,489,300,839	4,348,369,468,808

Gia Lai, 28 October 2025

nhu

nhu



Nguyen Khoa Dieu Thu
Preparer

Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting

Nguyen Tuong Cot
Chief Executive Officer

CONSOLIDATED INCOME STATEMENT

Quarter 3 ended on September 30, 2025

ITEMS	Code	Note	Third quarter of 2025 VND	Third quarter of 2024 VND	From 01/01/2025 to 30/09/2025 (Unreviewed) VND	From 01/01/2024 to 30/09/2024 (Unreviewed) VND
Revenue from sale of goods and rendering of services	01	25	172,549,122,607	220,309,115,210	487,677,991,588	815,044,287,689
Deductions	02		-	367	-	1,184,370
Net revenue from sale of goods and rendering of services	10		172,549,122,607	220,309,114,843	487,677,991,588	815,043,103,319
Cost of goods sold and services rendered	11	26	84,609,146,154	135,526,730,907	245,458,749,830	576,561,275,387
Gross profit from sale of goods and rendering of services	20		87,939,976,453	84,782,383,936	242,219,241,758	238,481,827,932
Financial income	21	27	53,803,268,287	180,678,118,557	108,118,576,130	289,169,178,285
Financial expense	22	28	56,173,857,668	74,428,891,348	181,389,821,517	226,091,856,365
- In which: Interest expenses	23		56,173,857,668	73,906,095,458	172,801,287,842	225,317,631,489
Share of (loss)/ profit of associates, joint-ventures	24	29	91,102,491	93,996,526	(60,353,594)	(68,246,422)
Selling expenses	25	30	16,000,000	876,129,106	62,000,000	6,041,212,184
General and administration expenses	26	30	(7,157,295,207)	125,833,312,656	(13,980,516,360)	138,768,044,677
Operating (loss)	30		92,801,784,770	64,416,165,909	182,806,159,137	156,681,646,569
Other income	31	31	15,000,000	136,026,813	20,885,728	1,336,187,528
Other expenses	32	32	2,767,121,088	2,543,432,458	15,431,359,466	13,448,044,910
Other profit/(loss)	40		(2,752,121,088)	(2,407,405,645)	(15,410,473,738)	(12,111,857,382)
Accounting profit/(loss) before tax	50		90,049,663,682	62,008,760,264	167,395,685,399	144,569,789,187
Current corporate income tax expense	51	34	4,123,645,285	5,250,894,962	10,433,543,110	10,825,232,222
Deferred tax income/(expense)	52		(3,705,186,029)	(7,798,508,834)	(1,633,210,216)	8,146,159,282
Net profit/(loss) after tax	60		89,631,204,426	64,556,374,136	158,595,352,505	125,598,397,683
Net profits/(loss) after tax attributable to shareholders of the parent	61		74,819,531,967	52,479,949,855	120,025,866,338	99,716,208,233
Net profit/(loss) after tax attributable to non-controlling interests	62		14,811,672,459	12,076,424,281	38,569,486,167	25,882,189,450
Basic earnings/(loss) per share	70	35	250	175	401	333
Diluted earnings/(loss) per share	71	35	250	175	401	333

Gia Lai, 28 October 2025

Nguyen Khoa Dieu Thu
Preparer

Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting



Nguyen Tuong Cot
Chief Executive Officer

CONSOLIDATED CASH FLOW STATEMENT

(Applying indirect method)

Quarter 3 ended on September 30, 2025

ITEMS	Code	Note	From 01/01/2025 to 30/09/2025 (Unreviewed) VND	From 01/01/2024 to 30/09/2024 (Unreviewed) VND
I. Cash flows from operating activities				
1. Profit/(loss) before tax	01		167,395,685,399	144,569,789,187
2. Adjustments for:			193,489,930,557	7,529,726,489
- Depreciation and amortisation	02		180,829,710,148	231,360,055,961
- Reversal of provisions	03		(60,613,794,778)	(60,523,457,803)
- Foreign exchange (gain)/ losses arisen from revaluation of monetary accounts denominated in foreign currency	04		8,588,533,675	1,764,547,055
- (Profit)/losses from investing activities	05		(108,115,806,330)	(390,389,050,213)
- Interest expenses	06		172,801,287,842	225,317,631,489
- Other adjustment	07		-	-
3. Operating profit/(loss) before changes in working capital	08		360,885,615,956	152,099,515,676
- Increase, decrease in receivables	09		(88,937,049,511)	196,589,277,327
- Increase, decrease in inventories	10		(103,386,573)	64,204,872,443
- Increase, decrease in payables (excluding interest, corporate income tax)	11		(28,016,385,884)	(171,763,640,541)
- Increase, decrease in prepaid expenses	12		12,302,216,210	30,628,923,966
- Increase or decrease in trading securities	13		-	-
- Interest paid	14		(61,650,165,187)	(103,159,822,657)
- Corporation income tax paid	15		(11,694,713,823)	(9,605,248,495)
- Receipts from other items	16		-	-
- Other cash outflows for operating activities	17		(5,000,000)	(568,299,800)
Net cash flows from/(used in) operating activities	20		182,781,131,188	158,425,577,919
II. Cash flows from investing activities				
- Purchase and construction of fixed assets and other long-term assets	21		(10,413,541,331)	(35,196,885,403)
- Proceeds from sale, disposal of fixed assets and other long-term assets	22		-	-
- Loans to other entities and payments for purchase of debt instruments of other entities	23		(217,272,458,000)	(1,544,643,184,077)
- Collections from borrowers and proceeds from sale of debt instruments of other entities	24		466,046,939,405	1,383,754,594,614
- Payments for investment in other entities	25		(271,022,000,000)	(13,278,358,092)
- Proceeds from sale of investments in other entities	26		51,055,036,725	15,000,000,000
- Interest and dividends received	27		81,415,054,534	162,782,594,344
Net cash from investing activities	30		99,809,031,333	(31,581,238,614)
III. Cash flows from financing activities				
- Receipts from capital contribution	31		-	-
- Fund returned to equity owners	32		-	-
- Drawdown of borrowings	33		-	22,735,355,379
- Repayment of borrowings	34		(207,098,719,456)	(219,291,792,318)
- Payments for debt from finance leasing	35		-	-
- Dividends and profits paid	36		(120,000,000)	-
Net cash flows (used in) financing activities	40		(207,218,719,456)	(196,556,436,939)

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

CONSOLIDATED CASH FLOW STATEMENT (CONT'D)

(Applying indirect method)

Quarter 3 ended on September 30, 2025

ITEMS	Code	Note	From 01/01/2025 to 30/09/2025 (Unreviewed) VND	From 01/01/2024 to 30/09/2024 (Unreviewed) VND
Net (decrease)/increase in cash for the year	50		75,371,443,065	(69,712,097,634)
Cash and cash equivalents at the beginning of the year	60	5	95,024,595,087	194,659,449,343
Impact of exchange rate fluctuation	61		531,848	(7,948,456,668)
Cash and cash equivalents at the end of the period	70	5	170,396,570,000	116,998,895,041



Nguyen Khoa Dieu Thu
Preparer



Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting



Gia Lai, 28 October 2025

Nguyen Tuong Cot
Chief Executive Officer

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

1. GENERAL INFORMATION

1.1 OWNERSHIP STRUCTURE

Duc Long Gia Lai Group Joint Stock Company Established and operating under Enterprise Registration Certificate No. 5900415863, initially issued by Gia Lai Authority for Planning and Investment on 13 June 2007 and amended for the 34th time on 06 January 2025.

The registered head office of the Company is located at 90 Le Duan, Pleiku Ward, Gia Lai Province.

The Company's charter capital as stated in the Business Registration Certificate is VND 2,993,097,200,000 (Two trillion, nine hundred ninety-three billion, ninety-seven million, two hundred thousand).

1.2 BUSINESS LINES AND PRINCIPAL ACTIVITIES

The Company's main business activities include:

- Core activities: Manufacturing wooden and other material-based beds, wardrobes, tables, and chairs;
- Hotel services; Villas or apartments for short-term lodging services; Guesthouses and motels for short-term lodging services;
- Road freight transportation;
- Manufacturing and processing electronic components;
- Financial investment;
- Wholesale of electronic and telecommunications equipment and components;
- Urban bus passenger transportation;
- Intercity and interprovincial bus passenger transportation;
- Road construction; Investment in transportation infrastructure under the BOT model;
- Leasing of machinery and equipment; Office leasing.

1.3 COMPANY STRUCTURE

As at 30 September 2025, the Company has the following subsidiaries:

Company name	Place of establishment and operation	Ownership ratio	Voting rights ratio	Main operation field
Duc Long Dak Nong BOT & BT Joint Stock Company	Lam Dong	70.6%	70.6%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai BOT & BT Joint Stock Company	Gia Lai	73.5%	73.5%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai Power Investment and Development Joint Stock Company	Gia Lai	93.35%	93.35%	Operating a hydropower plant

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

1. GENERAL INFORMATION (CONT'D)

1.3 COMPANY STRUCTURE (CONT'D)

As at 30 September 2025, the Company has the following associates:

Company name	Place of establishment and operation	Ownership ratio	Voting rights ratio	Main operation field
Gia Lai Consulting and Construction Transportation Infrastructure JSc.,	Gia Lai Province	20.00%	20.00%	Consult, soil testing, estimated and construction
CP1 Wind Power JSC	Gia Lai Province	47.00%	47.00%	Construction of electrical works
CP2 Wind Power JSC	Gia Lai Province	46.00%	46.00%	Construction of electrical works
CP3 Solar Power JSC	Gia Lai Province	14.45%	14.45%	Construction of electrical works
Chu Puh 4 Solar Power JSC	Gia Lai Province	0.005%	0.005%	Construction of electrical works

2. ACCOUNTING PERIOD, UNIT OF CURRENCY USED IN THE CONSOLIDATED FINANCIAL STATEMENTS

2.1 ACCOUNTING PERIOD

Fiscal year of the Company started from 01 January to 31 December.

The accompanying consolidated financial statements have been prepared for the period from January 1, 2025 to September 30, 2025.

2.2 UNIT OF CURRENCY OF THE CONSOLIDATED FINANCIAL STATEMENTS

Accounting currency used in accounting records and preparing the consolidated financial statements is Vietnam dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 ADOPTION OF ACCOUNTING SYSTEM

The Company adopted Vietnamese Corporate Accounting System issued under Circular No.200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding corporate accounting regime and Circular No.202/2014/TT-BTC dated 22 December 2014 guiding the preparation of the consolidated financial statements of the Ministry of Finance.

3.2 STATEMENT OF COMPLY AND ADHERE TO VIETNAMESE ACCOUNTING SYSTEM AND VIETNAMESE ACCOUNTING STANDARDS

The Company complies with current Vietnamese Accounting Standards and System to prepare and present the Consolidated Financial Statements for the fiscal year ending 31 December 2024.

3.3 BASIS OF THE CONSOLIDATED FINANCIAL STATEMENTS PREPARATION

The consolidated financial statements for the fiscal year ending 31 December 2024, of Duc Long Gia Lai Group Joint Stock Company are prepared based on the consolidation of the financial statements of the parent company and its subsidiaries.

The business performance of subsidiaries that were acquired or sold during the year is presented in the consolidated income statement from the acquisition date or until the date of disposal of the investment in that subsidiary.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

3. ACCOUNTING STANDARDS AND SYSTEM (CONT'D)

3.3 BASIS OF THE CONSOLIDATED FINANCIAL STATEMENTS PREPARATION (CONT'D)

Where necessary, the financial statements of the subsidiaries are adjusted so that the accounting policies applied at the Company and its subsidiaries are consistent.

Transactions and balances between the parent company and its subsidiaries are eliminated when preparing the consolidated financial statements.

The interests of non-controlling shareholders in the net assets of the consolidated subsidiaries are presented as a separate line item within equity.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies applied by the Company in preparing its Consolidated Financial Statements:

4.1 CHANGES IN ACCOUNTING POLICIES AND NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The accounting policies adopted in the preparation of the consolidated financial statements for the quarter ended June 30, 2025 are consistent with those that were applied in the preparation of the consolidated financial statements for the financial year ended December 31, 2024.

4.2 ACCOUNTING ESTIMATES

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets as at the reporting date, as well as the reported amounts of revenue and expenses during the financial year (operating period). Actual results may differ from those estimates and assumptions..

4.3 CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, demand deposits at banks, deposits, and guarantees, as well as short-term investments with an original maturity of no more than 3 months, which are highly liquid, easily convertible into a known amount of cash, and subject to insignificant risk of changes in value.

4.4 BUSINESS COMBINATION AND GOODWILL

Business combinations are accounted for using the purchase method. The cost of a business combination includes the fair value of the assets exchanged, liabilities incurred or assumed, and equity instruments issued by the acquirer to gain control over the acquiree at the exchange date, along with direct costs related to the business combination. Identifiable assets, liabilities, and contingent liabilities of the acquiree are recognized at their fair values on the acquisition date.

Goodwill arising from a business combination is initially recognized at cost, which represents the excess of the cost of the business combination over the acquirer's share of the fair value of the identifiable assets, liabilities, and recognized contingent liabilities. If the cost of the business combination is lower than the fair value of the acquiree's net assets, the difference is recognized in the consolidated income statement. After initial recognition, goodwill is measured at cost less accumulated amortization. Goodwill is amortized on a straight-line basis over an estimated useful life of 10 years. The parent company periodically assesses goodwill impairment in its subsidiaries.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.4 BUSINESS COMBINATION AND GOODWILL (CONT'D)

If there is evidence that the impairment loss exceeds the annual allocation, the impairment amount is immediately recognized in the year of occurrence.

Upon the liquidation of a subsidiary, any remaining unamortized goodwill value is included in the gain or loss from the disposal of the subsidiary.

4.5 INVENTORIES

Inventory is determined based on the lower of cost and net realizable value. The cost of inventory includes all expenses incurred to acquire the inventory at its current location and condition, including: purchase price, non-recoverable taxes, transportation costs, loading and unloading expenses, storage costs during the procurement process, standard shrinkage, and other costs directly related to the acquisition of inventory.

The company applies the perpetual inventory method for accounting for inventory. The cost of goods sold is calculated using the weighted average method.

The company's inventory write-down allowance is established in accordance with current regulations. Accordingly, the company recognizes an inventory write-down in cases where the inventory is obsolete or of poor quality, and when the carrying amount of the inventory exceeds its net realizable value at the end of the accounting period.

4.6 RECEIVABLES AND PROVISIONS FOR DOUBTFUL DEBTS

Receivables are presented at their book value less allowances for doubtful accounts.

The classification of receivables is performed according to the following principles:

- Trade receivables reflect amounts owed from customers arising from commercial transactions between the Company and independent buyers.
- Other receivables reflect amounts owed that are non-commercial and unrelated to buying and selling transactions.

The provision for doubtful debts is made by the Company for receivables that are overdue for payment as stipulated in economic contracts, contractual commitments, or debt commitments, where the Company has made several collection attempts but has not yet recovered the debts. The determination of the overdue period is based on the original payment term under the initial sales contract, without considering any debt extension agreements between the parties. The provision is also made for receivables not yet due but where the debtor is bankrupt, undergoing dissolution procedures, missing, or has absconded. The provision is reversed when the debts are recovered.

Any increase or decrease in the provision for doubtful debts at the financial statement closing date is recorded as general and administrative expenses.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.7 PREPAID EXPENSES

Long-term prepaid expenses include expenses incurred during the fiscal year that are related to several periods of production and business activities. These expenses are recorded as long-term prepaid expenses to be gradually allocated to the business results in several periods.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.7 PREPAID EXPENSES

The calculation and allocation of long-term prepaid expenses into production and business costs in each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria.

The Company's prepaid expenses include the value of tools and supplies awaiting allocation, fixed asset repair costs, office repair and completion costs and other costs, which are considered to be able to provide future economic benefits to the Company. These costs are capitalized as prepayments and allocated to the Consolidated Income Statement using the straight-line method in accordance with current regulations.

4.8 FINANCIAL INVESTMENTS

Associates

An associate company refers to a company in which the Company has significant influence but is not a subsidiary. Significant influence is demonstrated through the ability to participate in making financial and operational policy decisions of the investee but does not involve control or joint control over these policies.

In the consolidated financial statements, investments in associate companies are accounted for using the equity method. Under this method, the investment is initially recognized in the consolidated balance sheet at cost and subsequently adjusted to reflect changes in the Group's share of the investee's net assets after acquisition. Any goodwill arising from the investment in an associate is included in the carrying amount of the investment. The Group does not amortize goodwill but assesses it annually for impairment.

The investor's share of the associate's profit (or loss) after acquisition is recognized in the consolidated income statement, while the investor's share of post-acquisition changes in the associate's reserves is recorded in the reserves. The cumulative post-acquisition changes are adjusted in the carrying amount of the investment in the associate. Any dividends received from the associate are deducted from the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period as the Group's consolidated financial statements and use accounting policies consistent with those of the Group. Necessary adjustments have been made to ensure the accounting policies are applied consistently across the Group where required.

Investments in other entities

Investments in equity instruments of other entities that the Corporation do not have control, joint control or have significant influence over the investee.

Investments in other entities are accounted for using the historical cost method; Net profit shared from other entities arising after the investment date is recorded in the income statement. Other shared amounts (other than net profit) are considered as payback and charged to the cost of investment.

Provisions for investment losses are made at the time of preparing the consolidated financial statements if the investments show a decline compared to their original cost. The Company establishes provisions as follows:

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.8 FINANCIAL INVESTMENTS (CONT'D)

- For investments in listed shares or investments with reliably determined fair values, provisions are based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting date, provisions are based on the losses of the investee (provisions for losses on investments in other entities) and the Company's proportion of capital contribution compared to the total actual contributed capital in the investee entity.

Increase or decrease in the provision for investment losses in other entities that must be set up at the closing date of the consolidated financial statements is recorded in financial expenses.

Loan Receivables

Loan Receivables are determined at cost less allowance for doubtful debts.

4.9 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are recorded at original cost, reflected on the Consolidated Balance Sheet according to the indicators of original cost, accumulated depreciation and carrying amount.

The recognition of tangible fixed assets and depreciation of fixed assets are carried out in accordance with Vietnamese Accounting Standard No. 03 - Tangible Fixed Assets, Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the corporate accounting regime.

Tangible fixed assets are presented at cost and accumulated depreciation. The cost of tangible fixed assets comprises its purchase price and any directly attributable costs of bringing the assets to its working condition and location to be ready for use. The costs of fixed assets constructed by contractors are the finalized cost of the work, directly related expenses and registration fee. The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Depreciation is calculated on a straight-line basis for all assets over their estimated useful lives. The principal annual depreciation rates in use are as follows:

Assets	Useful lives (years)
- Buildings and structures	05 - 50
- Machinery, equipment	05 - 20
- Motor vehicles, transmission	08 - 10
- Office equipment	03 - 05
- Perennial garden	20
- Other fixed assets that are BOT Projects (*)	By percentage on revenue
- Other fixed assets	08 - 10

(*): Fixed assets formed from the BOT Projects are depreciated based on a percentage of revenue, in accordance with Official Letter No. 6092/BTC-TCDN dated May 6, 2016, issued by the Ministry of Finance. The Company has applied depreciation for fixed assets starting from January 1, 2016, and has not applied retrospective adjustments for the periods in which depreciation was previously calculated using the straight-line method.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.10 INTANGIBLE FIXED ASSETS AND AMORTISATION

Intangible fixed assets are stated at cost, recorded in balance sheet under initial cost of acquire, accumulated amortisation and carrying amount.

Amortisation and the recording of intangible fixed assets are conducted in accordance with Vietnamese Accounting Standard No. 04 – Intangible fixed assets, Circular No. 200/2014/TT-BTC dated 22nd December 2014, of the Ministry of Finance.

The initial cost of intangible fixed assets encompasses all expenses that the Company incurs from the time the asset is acquired until it is available for use. Production and business expenses are recognised in the period for expenses associated with intangible fixed assets that are incurred after initial recognition, unless these expenses are associated with a specific intangible fixed asset and enhance the economic benefits of these assets.

Accumulated amortisation and cost are the declared values of fixed assets. These are management software that have been depreciated over an estimated 10-year lifespan.

4.11 INVESTMENT PROPERTY

Investment property includes land use rights, buildings, portions of buildings, or infrastructure owned by the Company for the purpose of earning rental income or capital appreciation. Investment properties are recorded at cost, less accumulated depreciation. The cost of investment property comprises all expenses incurred by the Company or the fair value of consideration given in exchange to acquire the investment property up to the date of purchase or completion of construction.

Subsequent expenses related to investment property are recognized as expenses unless it is certain that these costs will generate additional future economic benefits beyond the initially assessed level of performance. In such cases, the expenses are capitalized as an increase in the cost of investment property.

When an investment property is sold, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recorded as income or expense in the period.

A transfer from owner-occupied property or inventory to investment property occurs only when the owner ceases to use the asset and starts leasing it out to another party or upon the completion of construction. Conversely, a transfer from investment property to owner-occupied property or inventory happens only when the owner begins using the asset or repurposes it for sale. Such transfers do not affect the cost or carrying amount of the property as of the transfer date.

Investment properties held for rental purposes are depreciated using the straight-line method based on their estimated useful lives. The estimated useful lives of specific investment properties are as follows:

4.11 INVESTMENT PROPERTY

Assets	Useful lives (years)
- Buildings and structures	10 - 50

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.12 CONSTRUCTION IN PROGRESS

Assets under construction for production, rental, administration, or any other purpose are recognized at cost. The accumulated costs include expenses for specialists, and for qualifying assets, borrowing costs are capitalized in accordance with the Company's accounting policy.

4.13 PAYABLES

Payables are amounts payable to suppliers and other entities. Payables are not recorded as lower than the obligation to pay.

The classification of payables is carried out according to the following principles:

- Payables to sellers include commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the buyer, including payables between the parent company and subsidiaries, joint ventures, and associates. These payables include payables when importing through a consignee (in consignment import transactions);
- Other payables include non-commercial payables, not related to transactions of purchasing, selling, and providing goods and services.

Liabilities are monitored based on payment terms, creditors, currency types, and other factors according to the Company's Executive Board needs. Payables are classified as short-term or long-term in the consolidated financial statements, based on their remaining maturity as of the reporting date.

4.14 LOANS

Loans are tracked by lender, loan agreement, and repayment term. For loans and borrowings denominated in foreign currencies, detailed tracking is maintained in the original currency.

4.15 BORROWING COSTS

Borrowing costs are acknowledged as production and business expenses in the year they are incurred, with the exception of those directly associated with the investment in the construction or production of unfinished assets. These costs are included in the value of the asset (capitalised) when all conditions outlined in Vietnamese Accounting Standard No. 16 "Borrowing costs" are met. Furthermore, for distinct loans aimed at the construction of fixed assets and investment real estate, interest is capitalised even if the construction period is under 12 months.

4.16 ACCRUED EXPENSES

Payables for goods and services received from suppliers or provided to customers during the reporting year but not yet paid, as well as other liabilities such as accrued loan interest, are recognized as operating expenses in the reporting year. The recognition of accrued expenses follows the matching principle, ensuring that revenues and related expenses are recorded in the same accounting period. Accrued expenses are settled based on actual costs incurred, and any difference between the accrued amount and the actual expense is reversed accordingly.

4.17 OWNER'S EQUITY

Owner's equity is acknowledged in relation to the capital contributed to the entity by the owner.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.17 OWNER'S EQUITY (CONT'D)

The performance of the company is reflected in the retained earnings, which include the profit, loss after corporate income tax, and distributable to the shareholder. The distributable accumulated earnings are required to not exceed the undistributed profit after tax in the consolidated financial statements after the impact of profits recorded from bargain purchases has been excluded. Retained earnings are the property of shareholders; however, the decision to retain them, distribute them or distributable amount to shareholders through dividends will be determined by the company's charter, comply with Vietnamese law and approved by the General Meeting of Shareholders.

4.18 REVENUE

Revenue is recognised when it is probable that the economic benefits will flow to the company and can be reliably measured. Net revenue is measured at the fair value of the amounts received or receivable after deducting trade discounts, sales rebates, and sales returns.

Revenue from selling goods and products

Revenue from selling goods and products are recognised when five criterias are met:

- Much of the risk and benefit associated with ownership of the product or goods has been transferred to the buyer;
- The Company no longer holds the same management of the goods as the owner of the goods or the right to control the goods;
- Future economic benefits can be measured reliably;
- Future economic benefits will flow to the entity or captured;
- Cost associated with sales can be identified.

Revenue from rendering services

When contract performance results are estimated reliably:

- Revenue is determined with relative certainty;
- Ability to derive economic benefits from the transaction of providing such services;
- Determine the part of work completed on the date of preparation of the Balance Sheet;
- Determine the costs incurred for the transaction and the cost to complete the transaction to provide that service.

The extent of service work finished is established by the approach used to evaluate the completed tasks.

Revenue from financial activities

Financial revenue is recognized when the following two conditions are simultaneously satisfied:

- Ability to obtain economic benefits;
- Revenue is determined with relative certainty.

4.19 COST OF GOODS SOLD

The cost of goods sold for the year is documented in alignment with the revenue generated during that period ensuring adherence to the principle of prudence. Instances of material loss surpassing the standards, expenses, exceeding the usual threshold, and lost inventory after accounting for the liability of the pertinent group or individual are comprehensively and swiftly documented in the cost of goods sold for the year.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.20 FINANCIAL EXPENSES

Criteria for documentation for finance expenses include:

- Costs or losses associated with financial investment endeavours;
- Costs associated with borrowing;
- Losses incurred from liquidation, transfer of short-term securities, and transaction costs associated with selling securities;
- Allowance for the devaluation of trading securities, allowance for investment losses in other entities, losses incurred from the sale of foreign currencies, exchange rate losses, and so forth.

The aforementioned sums are recorded in accordance with the total amount incurred during the year, and they are not offset against financial activity revenue.

4.21 TAXATION

Value-Added Tax (VAT)

Input value-added tax (VAT) is accounted for using the deduction method.

The current tax payable is calculated based on taxable income for the year. Taxable income may differ from accounting profit before tax presented in the Income Statement as it excludes income or expenses that are taxable or deductible in different periods (including any carried-forward tax losses, if applicable) and does not include non-taxable items or non-deductible expenses.

Corporate Income Tax (CIT)

Taxable profit is determined based on the operating results, adjusted for non-taxable income and non-deductible expenses. The calculation of taxable profit and current CIT expense is based on the prevailing tax regulations. However, these regulations may change over time, and the final determination depends on the results of audits conducted by the relevant tax authorities.

The current CIT rate is 20%. Additionally, certain subsidiaries and projects are subject to the following specific CIT rates:

- **Duc Long Gia Lai BOT and BT Joint Stock Company:** For income derived from the project to upgrade and expand Ho Chi Minh Road (National Highway 14A), section Pleiku (km 1610) - Cau 110 (km 1667-570) in Gia Lai Province, implemented under the BOT model in Chu Prong, Chu Se, and Chu Puh districts: Based on Clause 4, Article 10 of Circular No. 96/2015/TT-BTC dated June 22, 2015, issued by the Ministry of Finance, and Official Letter No. 3770/CT-TTHT dated December 9, 2015, from the Gia Lai Tax Department, the Company applies a CIT rate of 20%, with the following incentives: Corporate income tax (CIT) exemption for four years from the first year taxable income is generated; 50% CIT reduction for the following nine years. Since 2017 was the first year the company generated taxable income, the CIT exemption period applied from 2017 to 2020, and the 50% CIT reduction applies from 2021 to 2029.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.21 TAXATION (CONT'D)

- **Duc Long Dak Nong BOT and BT Joint Stock Company:** For income derived from the project to upgrade and expand National Highway 14, section km 817 to km 887: Based on Clause 1, Article 11 and Article 12 of Circular No. 96/2015/TT-BTC dated June 22, 2015, issued by the Ministry of Finance, the company applies a corporate income tax (CIT) rate of 10% for 15 years from the first year of revenue generation, with the following incentives: CIT exemption for four years from the first year taxable income is generated; 50% CIT reduction for the following nine years. Since the company generated taxable revenue in 2015 and taxable income in 2016, the preferential CIT rate of 10% applies from 2015 to 2029. The CIT exemption applies from 2016 to 2019, and the 50% CIT reduction applies from 2020 to 2028.
- **Duc Long Gia Lai Investment and Power Development Joint Stock Company:** For income derived from the Dak Poko Hydropower Project: Based on Clause 4, Article 10 and Clause 1, Article 11 of Circular No. 96/2015/TT-BTC dated June 22, 2015, issued by the Ministry of Finance, and Official Letter No. 3423/CT-TTHT dated November 16, 2015, from the Gia Lai Tax Department, the company applies a corporate income tax (CIT) rate of 20% with the following incentives: CIT exemption for four years from the first year taxable income is generated; 50% CIT reduction for the following nine years. The company generated taxable income from the Dak Poko Hydropower Project in 2018. As a result, it is exempt from CIT from 2018 to 2021 and receives a 50% CIT reduction from 2022 to 2030.

Other types of taxes are implemented in accordance with the prevailing regulations of the State.

4.22 RELATED PARTIES

A party is related to the Company if it has the ability to control the Company or exercise significant influence over the Company in making financial and operating decisions. Related parties include:

- Enterprises have the right to control or be directly or indirectly controlled by one or more intermediaries, or under the common control with companies, including the Parent Company, subsidiaries of a Group, joint ventures, co-controlled business establishments and associates;
- Individuals have the right to vote in reported enterprises, having a significant influence directly or indirectly on these enterprises, key executives have the authority and responsibility for making plan, management and controlling activities of the Company, including close family members of these individuals;
- Enterprises owned by individuals, having direct or indirect voting rights or having a significant influence on the business.

When considering each relationship of related parties, the nature of the relationship is paid special attention to, not merely its legal form. All transactions and balances are presented hereunder.

5. CASH AND CASH EQUIVALENTS

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	1,861,191,703	3,034,343,028
Demand deposits at bank	168,535,378,297	91,990,252,059
Total	170,396,570,000	95,024,595,087

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

6. SHORT-TERM TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Balance VND	Provision VND	Balance VND	Provision VND
- Duc Long Bao Loc Public Service JSC	17,339,001,256	(15,646,045,256)	16,366,045,256	(14,926,045,256)
- Alpha Seven Group JSC	5,095,230,000	(1,943,950,000)	3,960,030,000	(1,350,800,000)
- Mr. Ly Tran Tien	391,021,500,000	(391,021,500,000)	391,021,500,000	(391,021,500,000)
- Mr. Nguyen Tuan Vu	105,525,063,277	(105,525,063,277)	123,580,100,002	(123,580,100,002)
- Others	119,767,355,793	(85,146,161,386)	179,867,847,197	(87,525,508,741)
Total	638,748,150,326	(599,282,719,919)	714,795,522,455	(618,403,953,999)
Short-term trade receivable from related parties <i>(Detailed in Note 37)</i>	25,943,101,556		23,790,945,556	

7. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2025		01/01/2025	
	Balance VND	Provision VND	Balance VND	Provision VND
- Gia Lai Transport Construction Consulting JSC	100,000,000	(100,000,000)	100,000,000	(100,000,000)
- Alpha Seven Group JSC	-	-	23,909,089	-
- Duc Sang Gia Lai Minerals Exploitation Company LTD	7,603,234,071	(7,603,234,071)	7,603,234,071	(7,603,234,071)
- Cu Bong 1 Farm Co.,Ltd	15,204,370,000	(15,204,370,000)	15,204,370,000	(15,204,370,000)
- Others	24,480,786,502	(19,602,581,675)	28,646,516,692	(23,602,581,675)
Total	47,388,390,573	(42,510,185,746)	51,578,029,852	(46,510,185,746)
Short-term advances to related parties <i>(Detailed in Note 37)</i>	100,000,000		123,909,089	

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

8. LOANS RECEIVABLES

	30/09/2025		01/01/2025	
	Balance VND	Provision VND	Balance VND	Provision VND
Short-term loan receivables	1,710,858,494,202	(893,178,316,340)	1,984,553,459,367	(947,439,233,363)
- Tay Nguyen Mining and Stone Processing JSC	22,258,000,000	-	22,258,000,000	-
- Duc Long Gia Lai Construction Investment JSC	133,420,419,820	(20,419,820)	143,020,419,820	-
- Truong An Tay Nguyen One-Member Co., LTD	111,502,145,250	(692,581,524)	226,502,145,250	(692,581,524)
- Mrs. Pham Thi Bay	166,320,246,000	-	201,792,000,000	-
- Ms. Ho Thi My Trinh	162,839,306,165	(82,839,306,165)	177,506,225,330	(94,886,719,484)
- Phu Thanh Gia Pleiku Co., LTD	297,405,000,000	(25,215,000,000)	438,330,000,000	(140,565,000,000)
- Duc Long Gia Lai Afforestation JSC	-	-	10,000,000,000	-
- Others	817,113,376,967	(784,411,008,831)	765,144,668,967	(711,294,932,355)
Long-term loan receivables	66,781,235,000	(1,353,834,693)	386,606,735,839	(935,000)
- Tay Nguyen Mining and Stone Processing JSC	935,000	(935,000)	935,000	(935,000)
- Duc Long Gia Lai Afforestation JSC	-	-	334,945,984,599	-
- Others	66,780,300,000	(1,352,899,693)	51,659,816,240	-
Total	1,777,639,729,202	(894,532,151,033)	2,371,160,195,206	(947,440,168,363)
Loans receivable from related parties (Detailed in Note 37)	155,679,354,820		165,279,354,820	

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

9. OTHER RECEIVABLES

	30/09/2025		01/01/2025	
	Balance VND	Provision VND	Balance VND	Provision VND
Short-term	809,611,026,919	(578,978,431,587)	729,116,507,644	(563,562,974,955)
- Receivables on loans receivables interests	657,861,344,566	(574,313,801,157)	615,726,947,339	(560,747,550,690)
- Duc Long Dung Quat Company Co., LTD	134,894,085,000	-	107,470,200,000	-
- Advances to employees	3,813,949,648	(3,122,582,171)	3,879,920,340	(1,192,291,562)
- Deposits, mortgages	50,000,000	-	50,000,000	-
- Other	12,991,647,705	(1,542,048,259)	1,989,439,965	(1,623,132,703)
Long-term	346,014,654,599	-	1,268,670,000	-
- Duc Long Gia Lai Afforestation JSC	344,745,984,599	-	-	-
- Deposits, mortgages	1,268,670,000	-	1,268,670,000	-
Total	1,155,625,681,518	(578,978,431,587)	730,385,177,644	(563,562,974,955)
Other receivables from related parties <i>(Detailed in Note 37)</i>	236,208,576,629		233,309,193,939	

10. INVENTORIES

	30/09/2025		01/01/2025	
	At cost VND	Provision VND	At cost VND	Provision VND
- Raw materials, supplies	9,775,804,886	(9,245,220,262)	9,775,804,886	(9,245,220,262)
- Work on progress	8,199,336,030	(8,199,336,030)	8,199,336,030	(8,199,336,030)
- Finished goods	4,324,520,932	(4,324,520,932)	4,324,520,932	(4,324,520,932)
- Products	175,606,963,619	(63,397,021,095)	175,503,577,046	(63,397,021,095)
Total	197,906,625,467	(85,166,098,319)	197,803,238,894	(85,166,098,319)

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

11. TANGIBLE FIXED ASSETS

	Buildings, properties	Machinery, equipments	Transportation vehicles	Office administrative equipment	Perennial garden	Others (BOT Projects, Other Projects)	Total
	VND	VND	VND	VND	VND	VND	VND
COST							
01/01/2025	489,199,849,624	276,785,528,413	21,068,488,704	564,755,007	176,497,581,455	2,427,057,848,091	3,391,174,051,294
Increase	60,185,185	-	812,763,636	-	-	-	872,948,821
- Purchases	60,185,185	-	812,763,636	-	-	-	872,948,821
Decrease	-	-	-	-	-	-	-
- Disposal and Sale	-	-	-	-	-	-	-
30/09/2025	489,260,034,809	276,785,528,413	21,881,252,340	564,755,007	176,497,581,455	2,427,057,848,091	3,392,047,000,115
ACCUMULATED DEPRECIATION							
01/01/2025	131,091,814,922	76,443,616,674	19,200,694,307	513,626,529	53,559,202,271	929,818,212,440	1,210,627,167,143
Increase	12,867,289,349	11,689,889,910	242,096,966	12,623,181	6,647,127,957	135,578,257,342	167,037,284,705
- Depreciation	12,867,289,349	11,689,889,910	242,096,966	12,623,181	6,647,127,957	135,578,257,342	167,037,284,705
Decrease	-	-	-	-	-	-	-
- Disposal and Sale	-	-	-	-	-	-	-
30/09/2025	143,959,104,271	88,133,506,584	19,442,791,273	526,249,710	60,206,330,228	1,065,396,469,782	1,377,664,451,848
CARRYING AMOUNT							
01/01/2025	358,108,034,702	200,341,911,739	1,867,794,397	51,128,478	122,938,379,184	1,497,239,635,651	2,180,546,884,151
30/09/2025	345,300,930,538	188,652,021,829	2,438,461,067	38,505,297	116,291,251,227	1,361,661,378,309	2,014,382,548,267

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

12. INTANGIBLE FIXED ASSETS

	Land use rights VND	Copyrights, computer software VND	Total VND
COST			
01/01/2025	81,652,795	397,684,000	479,336,795
Increase	-	-	-
- Increase from new purchases	-	-	-
Decrease	-	-	-
- Disposal or liquidation	-	-	-
30/09/2025	81,652,795	397,684,000	479,336,795
ACCUMALATED DEPRECIATION			
01/01/2025	81,652,795	397,684,000	479,336,795
Increase	-	-	-
- Depreciation during the period	-	-	-
Decrease	-	-	-
- Disposal or liquidation	-	-	-
30/09/2025	81,652,795	397,684,000	479,336,795
CARRYING AMOUNT			
01/01/2025	-	-	-
30/09/2025	-	-	-

13. INVESTMENT PROPERTY

	Buildings and structures VND	Total VND
COST		
01/01/2025	56,149,693,891	56,149,693,891
- Increase during the period	-	-
- Decrease during the period	-	-
30/09/2025	56,149,693,891	56,149,693,891
ACCUMULATED DEPRECIATION		
01/01/2025	29,966,657,551	29,966,657,551
- Depreciation during the period	945,872,127	945,872,127
30/09/2025	30,912,529,678	30,912,529,678
CARRYING AMOUNT		
01/01/2025	26,183,036,340	26,183,036,340
30/09/2025	25,237,164,213	25,237,164,213

14. CONSTRUCTION IN PROGRESS

	30/09/2025 VND	01/01/2025 VND
- Emergency repair costs for the National Highway 14 route	1,871,745,959	-
- Repairment of fixed assets	524,830,555	13,436,013,889
- Duc Long Gia Lai Hotel Pleiku	30,612,218,993	30,612,218,993
- Other projects	3,400,072,336	3,647,125,113
Cộng	36,408,867,843	47,695,357,995

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

15. INVESTMENTS

a. SHORT-TERM INVESTMENTS

These are 12-month term deposits at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Gia Lai Branch, with a total value of VND 76,300,000,000. The interest rate of the deposit contracts is 4.2% per annum.

b. LONG-TERM INVESTMENTS

Investments in associates, jointly controlled entities:

	30/09/2025		01/01/2025	
	Shared of interest	Share of voting rights	Shared of interest	Share of voting rights
		Balance		Balance
- Gia Lai Transport Construction Consulting JSC	20.00%	7,031,584,906	20.00%	7,091,938,500
- CP1 Wind Power JSC	47.00%	117,500,000,000	-	-
- CP2 Wind Power JSC	46.00%	115,000,000,000	-	-
- CP3 Solar Power JSC	14.45%	32,511,000,000	-	-
- Chu Puh 4 Solar Power JSC	0.005%	11,000,000	-	-
		<u>272,053,584,906</u>		<u>7,091,938,500</u>

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

Investments in other entities:

	Shared of interest	Share of voting rights	30/09/2025		01/01/2025	
			Cost VND	Provision VND	Cost VND	Provision VND
- Duc Long Bao Loc Public Service JSC	7.2%	7.2%	480,000,000	(480,000,000)	480,000,000	(480,000,000)
- Tay Nguyen Supplies Materials Co., LTD	10.00%	10.00%	6,000,000,000	-	-	-
			6,480,000,000	(480,000,000)	480,000,000	(480,000,000)

The detailed information on the Company's investments in other entities as of 30 September 2025 as follows:

Company name	Place of establishment and operation	Shared of interest	Share of voting rights	Principal business activities
- Duc Long Bao Loc Public Service JSC	Lam Dong Province	7.2%	7.2%	Urban and intercity passenger road transport (excluding bus transportation)
- Tay Nguyen Supplies Materials Co., LTD	Gia Lai Province	10.00%	10.00%	Supply raw materials and equipment for construction

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

16. PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
Short-term	265,411,111	344,396,455
- Tools and equipments	15,397,950	32,830,560
- Others	250,013,161	311,565,895
Long-term	66,720,238,148	78,943,469,014
- Repairment and fortify BOT projects (*)	58,154,432,482	63,686,015,600
- Repairment of fixed assets	8,273,859,905	14,014,669,954
- Others	291,945,761	1,242,783,460
Total	66,985,649,259	79,287,865,469

(*): These are periodic renovation costs for BOT projects as stipulated in the BOT contracts signed with the competent State authorities. The renovation costs and allocation periods are specified in the BOT contracts.

17. GOODWILL

	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	VND	VND
Opening balance	87,936,880,442	140,132,613,915
- Increase during the period	-	-
- Amortisation	(4,282,184,438)	(39,293,230,334)
- Impact of exchange rate conversion	-	(55,949,822)
Closing balance	83,654,696,004	100,783,433,759

18. SHORT-TERM TRADE PAYABLES

	30/09/2025	01/01/2025
	VND	VND
- Song Da 901 Branch - Song Da 9 JSC	49,127,407,966	49,627,407,966
- Zhejiang Fuchunjiang Hydropower Equipment Co., Ltd	23,634,149,374	22,987,291,613
- Others	97,564,404,654	134,090,662,236
Total	170,325,961,994	206,705,361,815

Short-term trade payables to related parties

20,272,730

-

(Detailed in Note 37)

19. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/09/2025	01/01/2025
	VND	VND
- Others	1,316,584,474	1,313,631,920
Total	1,316,584,474	1,313,631,920

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

20. SHORT-TERM ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
- Interest expenses	272,990,830,924	231,049,489,978
- Prepaid construction on progress	82,375,830,788	82,375,830,788
- Others	154,906,326	298,569,023
Total	355,521,568,038	313,723,889,789

21. OTHER PAYABLES

	30/09/2025	01/01/2025
	VND	VND
Short-term	737,744,452,933	664,157,753,370
- Alpha Seven Group JSC	13,794,375,501	9,444,375,501
- Mr. Bui Phap	60,000,000	120,000,000
- Interest expenses	721,287,336,947	652,077,555,238
- Convertible bond interests	1,443,858,450	1,443,858,450
- Deposits, mortgages	130,825,000	25,000,000
- Others	1,028,057,035	1,046,964,181
Long-term	130,000,000	130,000,000
- Deposits, mortgages	130,000,000	130,000,000
Total	737,874,452,933	664,287,753,370

Other payables with related parties
(Detailed in Note 37)

13,854,375,501 **9,564,375,501**

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

22. TAX AND OTHER PAYABLES/RECEIVABLES TO THE STATE BUDGET

a. TAX AND OTHER PAYABLES TO THE STATE BUDGET

	01/01/2025	Tax payables	Tax Paid/Deducted	30/09/2025
	VND	VND	VND	VND
Value added tax	3,620,012,719	40,477,368,868	(35,508,403,173)	8,588,978,414
Corporate income tax	11,052,460,340	11,280,705,257	(11,694,713,823)	10,638,451,774
Personal income tax	76,664,573	554,942,507	(594,431,898)	37,175,182
Land, land rental	12,496,270,417	973,722,720	(1,739,439,920)	11,730,553,217
Natural tax on resources	319,771,517	4,154,633,322	(3,446,083,092)	1,028,321,747
Other	9,911,920,831	4,731,915,914	(1,335,091,247)	13,308,745,498
	37,477,100,397	62,173,288,588	(54,318,163,153)	45,332,225,832

b. TAX AND OTHER RECEIVABLE TO THE STATE BUDGET

	01/01/2025	Tax payables	Tax Paid/Deducted	30/09/2025
	VND	VND	VND	VND
Value added tax	11,264,227	-	-	11,264,227
Corporate income tax	707,955,544	-	397,173,060	1,105,128,604
Personal income tax	163,314	163,314	2,215,273	2,215,273
Land, land rental	1,247,455	-	-	1,247,455
Other	4,458,163	-	-	4,458,163
	725,088,703	163,314	399,388,333	1,124,313,722

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

23. LOANS AND FINANCE LEASE OBLIGATIONS

	30/09/2025		During the period		01/01/2025	
	Balance VND	Amount that can be settled VND	Increase VND	Decrease VND	Balance VND	Amount that can be settled VND
Short-term borrowing and finance lease	777,848,173,400	777,848,173,400	80,200,000,000	167,098,719,456	864,746,892,856	864,746,892,856
<i>Short-term</i>	174,983,815,400	174,983,815,400	-	-	174,983,815,400	174,983,815,400
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - Gia Lai Branch	174,983,815,400	174,983,815,400	-	-	174,983,815,400	174,983,815,400
<i>Bonds Payments due</i>	360,374,500,000	360,374,500,000	-	56,898,719,456	417,273,219,456	417,273,219,456
<i>Long-term loans due for repayment</i>	242,489,858,000	242,489,858,000	80,200,000,000	110,200,000,000	272,489,858,000	272,489,858,000
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - Gia Lai Branch	152,489,858,000	152,489,858,000	20,200,000,000	20,200,000,000	152,489,858,000	152,489,858,000
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Gia Lai Branch	90,000,000,000	90,000,000,000	60,000,000,000	90,000,000,000	120,000,000,000	120,000,000,000
<i>Long-term loans and finance lease obligations</i>	1,313,191,403,555	1,313,191,403,555	-	120,200,000,000	1,433,391,403,555	1,433,391,403,555
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - Gia Lai Branch	1,172,910,000,000	1,172,910,000,000	-	60,200,000,000	1,233,110,000,000	1,233,110,000,000
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Gia Lai Branch	140,281,403,555	140,281,403,555	-	60,000,000,000	200,281,403,555	200,281,403,555
Total	2,091,039,576,955	2,091,039,576,955	80,200,000,000	287,298,719,456	2,298,138,296,411	2,298,138,296,411

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

24. OWNER'S EQUITY

A. OWNERS' EQUITY TRANSACTIONS

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
- Owners' equity		
- Opening balance	2,993,097,200,000	2,993,097,200,000
- Closing balance	2,993,097,200,000	2,993,097,200,000

B. SHARES

	30/09/2025 Share	01/01/2025 Share
Number of shares registered for issuance	299,309,720	299,309,720
Number of shares issued/sold to the public	299,309,720	299,309,720
- Common shares	299,309,720	299,309,720
Common shares	-	-
- Common shares	-	-
Number of shares outstanding	299,309,720	299,309,720
- Common shares	299,309,720	299,309,720
Par value of outstanding shares (VND/share)	10,000	10,000

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

24. OWNER'S EQUITY (CONT'D)

C. STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium	Differential in foreign exchange rate	Investment and development fund	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND
01/01/2024	2,993,097,200,000	50,510,908,328	6,703,405,604	6,196,436,959	(2,664,379,511,213)	135,386,406,248	527,514,845,926
Increase	-	-	6,875,044,566	-	99,716,208,233	26,041,877,876	132,633,130,675
- Profit for the period	-	-	-	-	99,716,208,233	25,882,189,450	125,598,397,683
- Exchange rate difference on financial statement translation	-	-	6,875,044,566	-	-	159,688,426	7,034,732,992
Decrease	-	-	(13,578,450,170)	-	-	(3,222,901,245)	(16,801,351,415)
- Loss for the period	-	-	-	-	-	-	-
- Exchange rate difference on financial statement translation	-	-	(13,578,450,170)	-	-	-	(13,578,450,170)
- Decrease from divestment at subsidiary	-	-	-	-	-	(3,222,901,245)	(3,222,901,245)
30/09/2024	2,993,097,200,000	50,510,908,328	-	6,196,436,959	(2,564,663,302,980)	158,205,382,879	643,346,625,186
01/01/2025	2,993,097,200,000	50,510,908,328	-	6,196,436,959	(2,456,466,005,020)	158,534,805,728	751,873,345,995
Increase	-	-	-	-	120,025,866,338	38,569,486,167	158,595,352,505
- Profit for the period	-	-	-	-	120,025,866,338	38,569,486,167	158,595,352,505
Decrease	-	-	-	-	-	(4,410,000,000)	(4,410,000,000)
- Loss for the period	-	-	-	-	-	-	-
- Profit distribution	-	-	-	-	-	(4,410,000,000)	(4,410,000,000)
30/09/2025	2,993,097,200,000	50,510,908,328	-	6,196,436,959	(2,336,440,138,682)	192,694,291,895	906,058,698,500

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

25. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Sales Revenue	24,263,398,637	85,818,831,288
- Sales from electrical components	-	63,183,566,227
- Sales from stones products	2,110,980,000	4,997,230,000
- Sale from commercial electricity	22,152,418,637	17,638,035,061
Service Revenue	148,285,723,970	134,116,720,422
- Sales from BOT toll fees	147,511,723,970	133,248,174,971
- Sales from leasing	774,000,000	868,545,451
Other revenue	-	373,563,500
Total	172,549,122,607	220,309,115,210
Revenue from related parties <i>(Detailed in Note 37)</i>	601,272,727	661,272,726

26. COST OF GOODS SOLD AND SERVICES RENDERED

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Cost of Goods Sold	14,358,567,606	60,035,210,848
- Cost of selling electrical components	-	44,102,425,078
- Cost of selling stones products	2,135,433,637	4,960,929,453
- Cost of selling commercial electricity	12,223,133,969	10,971,856,317
Cost of Services Provided	70,250,578,548	65,560,797,243
- Cost of BOT toll fees	69,391,289,913	64,541,641,222
- Cost of leasing activities	859,288,635	1,019,156,021
Provision for devaluation of inventory	-	9,584,936,757
Reversal of Provision for Inventory Write-down	-	(27,777,441)
Other Costs	-	373,563,500
Total	84,609,146,154	135,526,730,907

27. FINANCIAL INCOME

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
- Interest from deposits and loans	53,803,268,287	50,854,806,592
- Gain on divestment of a subsidiary	-	129,823,311,965
Total	53,803,268,287	180,678,118,557
Finance income from related parties <i>(Detailed in Note 37)</i>	3,161,088,290	9,083,852,614

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

28. FINANCIAL EXPENSES

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
- Interest expenses	46,161,180,090	62,302,859,064
- Reversal provision for financial investments	-	522,795,890
- Bond Interest expenses	10,012,677,578	11,603,236,394
Total	56,173,857,668	74,428,891,348

29. SHARE OF JOINT VENTURES AND ASSOCIATES' PROFIT OR LOSS

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Profit (+) or loss (-) from joint ventures and affiliates	91,102,491	93,996,526
Total	91,102,491	93,996,526

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Sell expense	16,000,000	876,129,106
- Labour costs	16,000,000	24,349,630
- Commission	-	260,768,632
- Transportation costs	-	428,797,589
- Outsourced service costs, other cash expenses	-	162,213,255
General and administrative expense	(7,157,295,207)	125,833,312,656
- Labour costs	2,674,016,377	6,568,869,831
- Raw materials, consumables and supplies	-	18,616,940
- Provision/ (reversal) for doubtful debts	(16,701,718,762)	74,640,609,251
- Depreciation of fixed assets	1,127,265,631	2,581,616,621
- Outsourcing fees	1,460,957,109	2,730,369,679
- Goodwil distributed	4,282,184,438	39,293,230,334
Total	(7,141,295,207)	126,709,441,762
Sell expense, general and administrative expense from related parties	13,636,364	13,636,364

(Detailed in Note 37)

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

31. OTHER INCOME

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
- Other income	15,000,000	136,026,813
Total	15,000,000	136,026,813

32. OTHER EXPENSES

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
- Tax penalties (*)	35,769,248	-
- Depreciation of unused fixed assets	2,198,750,988	2,198,750,988
- Other expenses	532,600,852	344,681,470
Total	2,767,121,088	2,543,432,458

(*) Represents tax penalties of a subsidiary

33. OPERATING EXPENSES BY NATURE

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
- Raw materials, consumables and supplies	-	75,640,350,575
- Labor costs	4,248,879,907	31,812,105,141
- Fixed asset depreciation	50,646,077,277	65,778,928,982
- Goodwill	4,282,184,438	39,293,230,334
- Other outsourced service expenses	12,690,561,724	49,711,557,637
- Provision for/ Reversal of provisions	11,673,869,007	-
Total	83,541,572,353	262,236,172,669

34. CURRENT CORPORATE INCOME TAX EXPENSE

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Current CIT expenses at the parent company	-	-
Current CIT expenses at the subsidiary company	4,123,645,285	5,250,894,962
	4,123,645,285	5,250,894,962

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

35. BASIC AND DILUTED EARNINGS PER SHARE

a. BASIC EARNINGS PER SHARE

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Net accounting profit after corporate income tax	74,819,531,967	52,479,949,855
Adjustments to increase or decrease accounting profit to determine profit allocated to common stockholders:	-	-
- Provision for rewards, welfare funds, and other adjustments	-	-
Earnings per share (basic)	74,819,531,967	52,479,949,855
Weighted average number of common shares outstanding during the period (shares)	299,309,720	299,309,720
Basic earnings per share (VND/share)	250	175

b. DILUTED EARNINGS PER SHARE

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Profit allocated to common stockholders used to calculate diluted earnings per share	74,819,531,967	52,479,949,855
Adjustments to increase or decrease profit	-	-
Earnings used to calculate diluted earnings per share	74,819,531,967	52,479,949,855
Number of common shares used to calculate diluted earnings per share (shares)	299,309,720	299,309,720
Diluted earnings per share (VND/share)	250	175

36. SEGMENT REPORT

The Executive Board of the Company determines that the Company's Executive Board decisions are mainly based on the types of products and services the Company provides. Therefore, the Company's primary segment reporting is based on business sectors.

The Company's segment reporting by business sector is as follows:

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

For the period from July 1, 2025 to September 30, 2025	Electrical components	Granite	Toll fees BOT	Rental	Electrical parts	Sales of goods and other services	Total
	VND	VND	VND	VND	VND	VND	VND
Net revenue from sale and service provision to external customers	-	2,110,980,000	147,511,723,970	774,000,000	22,152,418,637	-	172,549,122,607
Total net revenue from sales and service provision	-	2,110,980,000	147,511,723,970	774,000,000	22,152,418,637	-	172,549,122,607
Allocated expenses	-	2,135,433,637	69,391,289,913	859,288,635	12,223,133,969	-	84,609,146,154
Segment business performance	-	(24,453,637)	78,120,434,057	(85,288,635)	9,929,284,668	-	87,939,976,453
Expenses not allocated							(7,141,295,207)
Profit from business operation							95,081,271,660
Financial income							53,803,268,287
Financial expenses							56,173,857,668
Share of post tax profits/(loss) from associates, joint ventures							91,102,491
Other income							15,000,000
Other expenses							2,767,121,088
Current corporate income tax							4,123,645,285
Deferred corporate income tax							(3,705,186,029)
Profit after corporate income tax							89,631,204,426
Assets not allocated							4,379,489,300,839
Liabilities not allocated							3,473,430,602,339

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

For the period from July 1, 2024 to September 30, 2024	Electrical components	Granitite	Toll fees BOT	Rental	Electrical parts	Sales of goods and other services	Total
	VND	VND	VND	VND	VND	VND	VND
Net revenue from sale and service provision to external customers	63,183,565,860	4,997,230,000	133,248,174,971	868,545,451	17,638,035,061	373,563,500	220,309,114,843
Total net revenue from sales and service provision	63,183,565,860	4,997,230,000	133,248,174,971	868,545,451	17,638,035,061	373,563,500	220,309,114,843
Allocated expenses	53,659,584,394	4,960,929,453	64,541,641,222	1,019,156,021	10,971,856,317	373,563,500	135,526,730,907
Segment business performance	9,523,981,466	36,300,547	68,706,533,749	(150,610,570)	6,666,178,744	-	84,782,383,936
Expenses not allocated							126,709,441,762
Profit from business operation							(41,927,057,826)
Financial income							180,678,118,557
Financial expenses							74,428,891,348
Share of post tax profits/(loss) from associates, joint ventures							93,996,526
Other income							136,026,813
Other expenses							2,543,432,458
Current corporate income tax							5,250,894,962
Deferred corporate income tax							(7,798,508,834)
Profit after corporate income tax							64,556,374,136
Assets not allocated							4,859,737,808,732
Liabilities not allocated							4,216,391,183,546

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

37. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Other parties related to the Company include:

Related Parties	Relationships
Gia Lai Transport Construction Consulting JSC	Associate
CP1 Wind Power JSC	Associate
CP2 Wind Power JSC	Associate
CP3 Solar Power JSC	Associate
Chu Puh 4 Solar Power JSC	Associate
Duc Long Bao Loc Public Service JSC	Other invested companies
Tay Nguyen Supplies Materials Co., LTD	Other invested companies
Duc Long Gia Lai Construction Investment JSC	Shared Director member
Alpha Seven Group JSC	Shared Major Shareholders
Mr. Bui Phap	Chairman of the Board of Directors
Ms. Nguyen Thi Huong	Personnel Related to Mr. Bui Phap
Mr. Vu Van Tin	Chief of the Supervisory Board
Tay Nguyen Mineral and Metallurgy JSC	Related to insiders
Tay Nguyen Mining and Stone Processing JSC	Related to insiders

Transactions with related parties

	From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND
Revenue from goods and services	601,272,727	661,272,726
- Alpha Seven Group JSC	264,000,000	324,000,000
- Duc Long Bao Loc Public Services JSC	327,272,727	327,272,726
- Tay Nguyen Supplies Materials Co., LTD	10,000,000	10,000,000
Transfer of investment	-	255,000,000,000
- Alpha Seven Group JSC	-	255,000,000,000
Proceeds from investment transfer	13,636,364	13,636,364
- Alpha Seven Group JSC	13,636,364	13,636,364
Lending	500,000,000	800,000,000
- Duc Long Gia Lai Construction Investment JSC	500,000,000	800,000,000
Repayment of lending	-	109,579,430,180
- Duc Long Gia Lai Construction Investment JSC	-	109,579,430,180
Interest receivable	3,161,088,290	9,083,852,614
- Duc Long Gia Lai Construction Investment JSC	2,684,192,575	4,760,734,688
- Tay Nguyen Mining and Stone Processing JSC	476,895,715	4,323,117,926

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

Balances with related parties

	30/09/2025	01/01/2025
	VND	VND
Trade receivables	25,943,101,556	23,790,945,556
- Duc Long Bao Loc Public Service JSC	17,339,001,256	16,366,045,256
- Tay Nguyen Supplies Materials Co., LTD	44,000,000	-
- Alpha Seven Group JSC	5,095,230,000	3,960,030,000
- Tay Nguyen Mineral and Metallurgy JSC	3,464,870,300	3,464,870,300
Advances to suppliers	100,000,000	123,909,089
- Gia Lai Transport Construction Consulting JSC	100,000,000	100,000,000
- Alpha Seven Group JSC	-	23,909,089
Loan receivables	155,679,354,820	165,279,354,820
- Duc Long Gia Lai Construction Investment JSC	133,420,419,820	143,020,419,820
- Tay Nguyen Mining and Stone Processing JSC	22,258,935,000	22,258,935,000
Other receivables	236,208,576,629	233,309,193,939
- Tay Nguyen Supplies Materials Co., LTD	127,905,536,853	127,905,536,853
- Duc Long Gia Lai Construction Investment JSC	16,711,480,544	15,227,234,053
- Mr. Vu Van Tin	42,411,541,818	42,411,541,818
- Tay Nguyen Mineral and Metallurgy JSC	3,959,369,621	3,959,369,621
- Tay Nguyen Mining and Stone Processing JSC	45,220,647,793	43,805,511,594
Trade payables	20,272,730	-
- Alpha Seven Group JSC	20,272,730	-
Other payables	13,854,375,501	9,564,375,501
- Alpha Seven Group JSC	13,794,375,501	9,444,375,501
- Mr Bui Phap	60,000,000	120,000,000

38. COMPARATIVE FIGURES

The comparative figures presented in the consolidated balance sheet have been extracted from the consolidated financial statements for the fiscal year ended December 31, 2024, which were audited by UHY Auditing and Consulting Company Limited. The comparative figures presented in the consolidated statement of profit or loss and other comprehensive income and the consolidated statement of cash flows have been extracted from the consolidated financial statements for the third quarter of 2024, which were prepared by the Company.

Gia Lai, 28 October 2025

Ms. Nguyen Khoa Dieu Thu
Preparer

Mr. Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting



Mr. Nguyen Tuong Cot
Chief Executive Officer