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 *No.:* 143/CV-DLG	*Gia Lai, ngày 28 tháng 10 năm 2025* *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

CÔNG TY CỔ PHẦN
TẬP ĐOÀN ĐỨC LONG
GIA LAI

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐỨC LONG GIA LAI
DN: C=VN, L=GIA LAI, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐỨC LONG GIA LAI, OID.0.9.2342.19200300.100.1.1=MST:5900415863
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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

M.S.D.N: 5900415863
CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐỨC LONG GIA LAI
TP. PLEIKU - T. GIA LAI

NGUYỄN TƯỜNG CỌT

DUCLONG GROUP

DUC LONG GIA LAI GROUP
JOIN STOCK COMPANY
90 Le Duan, Pleiku Ward, Gia Lai Province, Viet Nam

SEPARATE FINANCIAL STATEMENTS
FOR Q3 2025

BALANCE SHEET

As at 30 Sep 2025

ASSETS	Code	Note	30/09/2025 VND	01/01/2025 VND
CURRENT ASSETS	**100**		**1,151,030,536,265**	**1,359,810,283,585**
Cash and cash equivalents	**110**	5	**1,049,777,134**	**1,125,528,258**
Cash	111		1,049,777,134	1,125,528,258
Short-term investments	**120**		-	-
Held-to-maturity investments	123		-	-
Current accounts receivable	**130**		**1,037,095,945,447**	**1,245,900,413,416**
Short-term trade receivables	131	6	618,607,709,009	696,643,230,460
Short-term advances to suppliers	132	7	42,848,710,573	48,505,787,252
Short-term loan receivables	135	8	1,678,848,707,590	1,945,703,722,755
Other short-term receivables	136	9	778,887,728,954	713,698,172,323
Provision for doubtful short-term receivables	137		(2,082,096,910,679)	(2,158,650,499,374)
Inventories	**140**	**10**	**112,209,942,524**	**112,106,555,951**
Inventories	141		197,376,040,843	197,272,654,270
Provision for devaluation of inventories	149		(85,166,098,319)	(85,166,098,319)
Other current assets	**150**		**674,871,160**	**677,785,960**
Short-term prepaid expenses	151		-	-
Value-added tax deductible	152		611,364,485	614,279,285
Tax and other receivables from the State budget	153	20	63,506,675	63,506,675
NON-CURRENT ASSETS	**200**		**1,247,218,005,104**	**966,384,161,450**
Long-term receivables	**210**		**346,014,654,599**	**336,214,654,599**
Long-term loan receivables	215	8	935,000	334,946,919,599
Other long-term receivables	216	9	346,014,654,599	1,268,670,000
Provision for doubtful long-term receivables	219		(935,000)	(935,000)
Fixed assets	**220**		**295,891,865,826**	**307,180,049,551**
Tangible fixed assets	221	14	295,891,865,826	307,180,049,551
- Cost	*222*		453,738,609,589	452,925,845,953
- Accumulated depreciation	*223*		(157,846,743,763)	(145,745,796,402)
Intangible fixed assets	227	13	-	-
- Costs	*228*		399,336,795	399,336,795
- Accumulated amortization	*229*		(399,336,795)	(399,336,795)
Investment property	**230**	**12**	**25,237,164,213**	**26,183,036,340**
- Costs	231		56,149,693,891	56,149,693,891
- Accumulated depreciation	232		(30,912,529,678)	(29,966,657,551)
Non-current assets in progress	**240**		**32,569,530,386**	**32,569,530,386**
Construction in progress	242	11	32,569,530,386	32,569,530,386
Long-term investments	**250**	**15**	**547,504,790,080**	**264,236,890,574**
Investments in subsidiaries	251		555,000,000,000	555,000,000,000
Investments in associates, jointly controlled	252		273,922,766,000	8,900,766,000
Investment in other entities	253		6,480,000,000	480,000,000
Provision for long-term investments	254		(287,897,975,920)	(300,143,875,426)
Other long-term assets	**260**		-	-
Long-term prepaid expenses	261		-	-
TOTAL ASSETS	**270**		**2,398,248,541,369**	**2,326,194,445,035**

BALANCE SHEET (CONT'D)

As at 30 Sep 2025

RESOURCES	Code	Note	30/09/2025 VND	01/01/2025 VND
LIABILITIES	**300**		**1,893,748,316,395**	**1,885,442,852,682**
Current liabilities	**310**		**1,853,691,289,025**	**1,825,185,825,312**
Short-term trade payables	311	16	112,222,852,545	140,788,843,579
Short-term advances from customers	312	17	13,536,401,604	13,528,818,504
Tax and other payables to the State budget	313	20	28,809,148,499	23,140,117,098
Payables to employees	314		113,087,178	144,323,076
Short-term accrued expenses	315	18	337,436,305,943	307,645,807,624
Short-term unearned revenues	318		99,090,909	29,090,909
Other short-term payables	319	19	671,828,533,555	613,559,236,274
Short-term loan and finance lease obligations	320	21	687,848,173,400	724,546,892,856
Bonus and welfare fund	322		1,797,695,392	1,802,695,392
Non-current liabilities	**330**		**40,057,027,370**	**60,257,027,370**
Long-term loans and finance lease obligations	338	21	40,057,027,370	60,257,027,370
OWNER'S EQUITY	**400**	**22**	**504,500,224,974**	**440,751,592,353**
Capital	**410**		**504,500,224,974**	**440,751,592,353**
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 premiums	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		(2,545,304,320,313)	(2,609,052,952,934)
- Accumulated losses by the end of prior year	*421a*		(2,609,052,952,934)	(2,796,042,190,961)
- Undistributed earnings for the current year	*421b*		63,748,632,621	186,989,238,027
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**2,398,248,541,369**	**2,326,194,445,035**

Gia Lai, 28 October 2025

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐỨC LONG GIA LAI
M.S.D.N: 5900415863 - C.T.C.P
TP. PLEIKU - T. GIA LAI

Tran Thi Tinh Tu	Do Thanh Nhan	Nguyen Tuong Cot
Preparer	**Head of Finance and Accounting Department cum Person in charge of accounting**	**Chief Executive Officer**

INCOME STATEMENT

For Q3 2025

ITEMS	Code	Note	Q3 2025	Q3 2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
			VND	VND	VND	VND
Gross sales of merchandise and services	01	24	**2,884,980,000**	**5,865,775,451**	**4,889,829,000**	**12,475,092,635**
Revenue deductions	02		-	-	-	-
Net sales of merchandise and services	10		**2,884,980,000**	**5,865,775,451**	**4,889,829,000**	**12,475,092,635**
Cost of goods sold	11	25	2,994,722,272	5,980,085,474	4,944,561,870	22,018,611,829
Gross profit from sales of merchandise and services	20		**(109,742,272)**	**(114,310,023)**	**(54,732,870)**	**(9,543,519,194)**
Financial income	21	26	50,884,461,636	88,902,677,987	110,629,085,260	191,133,054,127
Financial expenses	22	27	8,800,028,402	(75,714,397,838)	83,832,042,872	94,285,597,176
- In which: Interest expense	*23*		*28,704,826,200*	*41,032,951,919*	*88,136,266,464*	*122,358,461,866*
Selling expenses	25	28	16,000,000	24,349,630	62,000,000	56,129,630
General and administrative expenses	26	28	(14,595,070,935)	78,036,992,207	(52,184,870,693)	(9,880,669,517)
Net profits from operating activities	30		**56,553,761,897**	**86,441,423,965**	**78,865,180,211**	**97,128,477,644**
Other income	31		15,000,000	-	20,861,728	-
Other expenses	32	29	2,548,811,661	2,461,126,996	15,137,409,318	13,052,636,749
Profit from other activities	40		**(2,533,811,661)**	**(2,461,126,996)**	**(15,116,547,590)**	**(13,052,636,749)**
Net profit before tax	50		**54,019,950,236**	**83,980,296,969**	**63,748,632,621**	**84,075,840,895**
Current corporate income tax expense	51	31	-	-	-	-
Net profit after tax	60		**54,019,950,236**	**83,980,296,969**	**63,748,632,621**	**84,075,840,895**

Gia Lai, 28 October 2025

M.S.D.N: 5900415863
CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐỨC LONG GIA LAI
TP.PLEIKU - T.GIA LAI

Tran Thi Tinh Tu **Preparer**	**Do Thanh Nhan** **Head of Finance and Accounting Department cum Person in charge of accounting**	**Nguyen Tuong Cot** **Chief Executive Officer**

CASH FLOW STATEMENT
(Indirect method)
For Q3 2025

ITEMS	Codes	Note	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
I. Cash flows from operating activities				
Profit before tax	*01*		*63,748,632,621*	***84,075,840,895***
Adjustments for:			-	-
Depreciation and amortization	02		*13,046,819,488*	*13,217,343,659*
Provisions	03		*(88,799,488,201)*	*(47,943,049,324)*
Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies	04		*7,941,675,914*	*808,205,190*
Gains (losses) on investing activities	05		*(110,629,085,260)*	*(191,133,054,127)*
Interest expense	06		*88,136,266,464*	*122,358,461,886*
Operating profit before movements in working capital	***08***		***(26,555,178,974)***	***(18,616,251,821)***
Increase (decrease) in receivables	09		*(2,442,032,482)*	*24,274,672,046*
Increase (decrease) in inventories	10		*(103,386,573)*	*(2,452,066,574)*
Increase (decrease) in payables (exclusive of interest payables, enterprise income tax payables)	11		*(22,927,083,295)*	*(12,305,346,615)*
Increase (decrease) in prepaid expenses	12		-	*292,650,756*
Interest expenses paid	14		-	*(1,303,518,981)*
Corporate income tax paid	15		-	-
Other cash outflows	17		*(5,000,000)*	*(568,299,800)*
Net cash flows from operating activities	***20***		***(52,032,681,324)***	***(10,678,160,989)***
II. Cash flows from investing activities			-	-
Acquisition of fixed assets and other long - term assets	21		*(812,763,636)*	-
Loans and purchase of debt instruments from other entities	23		*(131,174,658,000)*	*(1,519,593,184,077)*
Collection of loans and repurchase of debt instruments of other entities	24		*388,229,673,165*	*1,383,754,594,614*
Cash recovered from lending, selling debt instruments of c	25		*(271,022,000,000)*	-
Recovery of investments in other entities	26		*51,055,036,725*	*15,000,000,000*
Receipts of loans given, dividends and profit shared	27		*72,579,829,554*	*198,674,329,251*
Net cash flows from investing activities	***30***		***108,855,117,808***	***77,835,739,788***
III. Cash flows from financing activities			-	-
Receipts from loans	33		-	-
Payment for the principal	34		*(56,898,719,456)*	*(46,947,061,747)*
Net cash flows from financing activities	***40***		***(56,898,719,456)***	***(46,947,061,747)***

CASH FLOW STATEMENT (CONT'D)

(Indirect method)

For Q3 2025

ITEMS	Codes	Note	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
Net cash flows during the year	50		*(76,282,972)*	*20,210,517,052*
Opening balance of cash and cash equivalents	60		*1,125,528,258*	*3,925,127,205*
Impacts of exchange rate fluctuations	61		*531,848*	*1,242,956*
Closing balance of cash and cash equivalents	70	5	*1,049,777,134*	*24,136,887,213*

Gia Lai, 28 October 2025

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐỨC LONG GIA LAI
M.S.D.N: 5900415863 - C.T.C.P - TP.PLEIKU - T.GIA LAI

Preparer	Head of Finance and Accounting Department	Chief Executive Officer
Tran Thi Tinh Tu	**Do Thanh Nhan**	**Nguyen Tuong Cot**
Preparer	**Head of Finance and Accounting Department cum Person in charge of accounting**	**Chief Executive Officer**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

1. COMPANY OVERVIEW

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).

The number of employees of the Company as at 30 September 2025 was 18 (as at 1 January 2025: 20 employees).

1.2 BUSINESS LINES AND PRINCIPAL ACTIVITIES

The Company's principal business activities include:

- Trading construction stones;
- Financial investment;
- Leasing machinery and equipment; leasing offices, guesthouses, and lodging facilities.

1.3 NORMAL OPERATING CYCLE

The Company's normal operating cycle is carried out within a period not exceeding 12 months.

1.4 COMPANY STRUCTURE

As of 30 Sep 2025, the Company had the following branch:

Branch	Address
Duc Long Gia Lai Wood Processing Branch	02 Dang Tran Con, Hoi Phu Ward,Gia Lai Province
Duc Long Gia Lai Wood Processing Branch No. 2 (*)	152A Ly Nam De, Hoi Phu Ward, Gia Lai Province, Vietnam
Duc Long Gia Lai Hotel Branch:	95-97 Hai Ba Trung, Dien Hong Ward,Gia Lai Province
Duc Long Gia Lai Guesthouse Branch	43 Ly Nam De, Gia Lai Province

(*): The branch temporarily suspended its business operations from 27 September 2025 to 26 September 2026 as per Confirmation Document No. 24249/25 dated 18 September 2025 issued by deparment of Finance of Gia Lai province.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

Subsidiaries:

Subsidiaries	**Place of establishment and operation**	**Ownership ratio**	**Voting rights ratio**	**Main operation field**
Duc Long Dak Nong BOT and BT JSC	Lam Dong	70,6%	70,6%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai BOT and BT JSC	Gia Lai	73,5%	73,5%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai Power Investment and Development JSC	Gia Lai	93,35%	93,35%	Operating a hydropower plant

Related companies:

Company name	Establishment and operation address	Ownership rate	Voting right rate	Principal activities
Gia Lai Traffic Construction and Consulting JSC	Gia Lai	20,00%	20,00%	Consulting, soil testing, estimate and construction
CP1 Wind Power JSC	Gia Lai	47,00%	47,00%	Construction of electrical works
CP2 Wind Power JSC	Gia Lai	46,00%	46,00%	Construction of electrical works
CP3 Solar Power JSC	Gia Lai	14,45%	14,45%	Construction of electrical works
Chu Puh 4 Solar Power JSC	Gia Lai	0,005%	0,005%	Construction of electrical works

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

2.1 ACCOUNTING PERIOD

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

The separate financial statements being attached is for the accounting period ended September 30, 2025.

2.2 UNIT OF CURRENCY OF THE SEPARATE FINANCIAL STATEMENTS

The accounting currency used in accounting records and in the preparation of this separate financial statements is Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS

3.1 STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

The separate financial statements for the accounting period ended September 30, 2025 are prepared in accordance with the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 by the Ministry of Finance amending and supplementing certain articles of Circular No. 200/2014/TT-BTC.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

The Executive Board of Duc Long Gia Lai Group Joint Stock Company ensures full compliance with requirements of Vietnamese Accounting Standards and Vietnamese Corporate Accounting System for the preparation of the separate financial statements.

3.2 BASIS OF PREPARATION SEPARATE FINANCIAL STATEMENTS

The reports being prepared based on the historical cost model and accrual accounting and in accordance with Vietnamese accounting standards as well as Vietnamese corporate accounting system.

Users of the separate financial statements are advised to review the consolidated financial statements of the company in addition for the accounting period ended September 30, 2025, to obtain comprehensive information regarding the financial positions, performance results, and cash flow of the entity.

3.3 ACCOUNTING METHOD

The Company applies the computerized accounting system.

4. ACCOUNTING POLICIES

The following accounting policies are the foundation in preparing the separate financial statements for the accounting period ended September 30, 2025.

4.1 CHANGES IN ACCOUNTING POLICIES AND NOTES

The accounting policies used by the Company in preparing the separate financial statements for the accounting period ended September 30, 2024 are consistently with those applied for preparing the separate financial statements for the year ended 31 December 2024.

4.2 ACCOUNTING ESTIMATES

The preparation of the separate financial statements in conformity with Vietnamese Accounting Standards requires the Executive Board 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 RECEIVABLES AND PROVISIONS FOR DOUBTFUL RECEIVABLES

Receivables are presented at their carrying amounts, net of provision for doubtful debts.

The classification of receivable is based on the following principles:

- Trade receivables represent amounts receivable arising from commercial transactions related to the sale of goods and services between the Company and independent buyers.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

- Other receivables represent non-commercial receivables that are not related to purchase and sale 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 separate financial statement closing date is recorded as general and administrative expenses.

4.5 INVENTORIES

Inventories are stated at the lower of cost and net realizable value. The cost of inventory includes the costs of bringing the inventories to their present location and condition, including: purchase price, non-refundable taxes, costs of transportation, loading and unloading, storage during purchase, normal loss, and other costs directly attributable to the purchase of inventory.

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

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 provision for inventory devaluation is made in accordance with prevailing regulations. Accordingly, the Company is allowed to make provisions for devaluation of inventories when the original cost of inventory is higher than the net realizable value at the end of the accounting period.

4.6 PREPAID EXPENSES

Long-term prepaid expenses include expenses incurred during the financial year that relate to multiple periods of production and business activities. These expenses are recorded as long-term prepaid expenses and are gradually allocated to the business results over several periods.

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 income statement using the straight-line method in accordance with current regulations.

4.7 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are recorded at historical cost, presented on the balance sheet in original cost, accumulated depreciation and net book value.

The recognition of tangible fixed assets and depreciation of fixed assets in compliance with Vietnam Accounting Standard No. 03 - Tangible fixed assets, Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System.

Tangible fixed assets are presented as original cost and accumulated depreciation. The original cost of tangible fixed assets includes the purchase price and all directly attributable expenses incurred to bring the asset to a working condition for its intended use. The cost of tangible fixed assets built by contractors includes the value of the completed handover, directly related costs (if any).

Tangible fixed assets are depreciated on a straight-line method based on estimated useful life. The accounting for tangible fixed assets is categorized into groups of assets with similar nature and usage purposes in the Company's business operations. The specific depreciation periods are as follows:

Assets	**Depreciation period (year)**
- Building, structure and property	05 - 50
- Machinery, equipment	05 - 20
- Transportation vehicles	08 - 10
- Office, administrative equipment	03 - 05
- Trees	20
- Others	08 - 10

4.8 INTANGIBLE FIXED ASSETS AND AMORTIZATION

Intangible fixed assets are recorded at historical cost, and presented on the balance sheet under cost, accumulated depreciation and net book value.

The recognition and depreciation of intangible fixed assets are carried out in accordance with Vietnamese Accounting Standard No. 04 - Intangible fixed assets, Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System.

The cost of intangible fixed assets includes all expenses incurred by the Company to acquire the assets up to the time the assets are ready for use. Subsequent expenses related to intangible fixed assets are recognized as operating expenses in the period unless these expenses are associated with a specific intangible fixed asset and enhance the economic benefits derived from the assets.

Intangible fixed assets are recorded at cost and accumulated amortization. These primarily include management software, which is amortized over an estimated useful life of 10 years.

4.9 INVESTMENT PROPERTY

The right to utilize land, a house, a portion of a house, or infrastructure that is possessed by the Company for the purpose of earning income through rental or capital appreciation is referred to as investment property. Investment property is stated at its original cost, minus the accumulated depreciation. The original cost of investment property is the total cost that the Company is required to pay or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction.

These expenses are documented as an increase in original cost unless it is anticipated that they will generate a greater economic benefit for the investment real estate in the future than the initial, assessed level of performance. Expenses associated with investment real estate that occur subsequent to initial recognition are recorded.

When investment properties are sold, the cost and accumulated depreciation are written off, and any resulting gain or loss is recognized as income or expense in the period.

Transfers from owner-occupied property or inventories to investment property are effected exclusively when the proprietor ceases to use the property and commences leasing it to another party or at the conclusion of the construction phase. Transfers from investment property to owner-occupied property or inventories happen exclusively when the proprietor commences to utilize the property or to develop it with the intention of selling it. Transfers from investment property to owner-occupied property or inventories do not alter the cost or carrying amount of the property at the time of the transfer.

The straight-line method is employed to depreciate investment properties that are used for rental purposes over their anticipated useful lives. The anticipated useful lives of specific investment properties are as follows:

Assets	**Year of depreciation**
- Building, structure and property	10 - 50

4.10 FINANCIAL INVESTMENTS

Held-to-maturity financial investments include: Term bank deposits, bonds, preferred shares that the issuer is obligated to repurchase at a specific future date, loans, and other investments held to maturity for the purpose of earning periodic interest.

Subsidiaries are companies that controlled by the entities or have significant influence in decision-making process. Control is accomplished when the Company has the authority to regulate the financial and operational policies of an investee company in order to capitalize on its operations.

At the time of acquisition and subsequently, an investment entity is obligated to assess the value of an investment in a subsidiary at the consideration transferred. Simultaneously, the income and expenses of a subsidiary are incorporated into the income statement after the date of acquisition by a reporting entity. Any other comprehensive income or loss received from the investee will be recognized as a reversal of investment and therefore deductible from the consideration of investment.

Joint-ventures, arrangements businesses in which the investment entity has a substantial impact on the investee's decision-making process but does not satisfy the subsidiary criteria. The investee's direct or indirect ownership will be used to determine the significant influence. Nevertheless, the investor's decision-making is influenced solely by financial decisions, rather than the management decision-making process.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

The value of an investment at the time of acquisition must be assessed by an investment entity using the transferred consideration. Subsequent measurement is the carrying amount of the investment in the balance sheet is the cost of acquisition, which has been modified by the provisions for loss of financial investments.

Provision for loss in financial investments

Provisions for losses on investment accounts in equity instruments of other entities are established by the Company during the preparation of distinct financial statements. The company establishes provisions as follows when investment accounts experience a decline in value in comparison to their initial prices:

- The provision is based on the market value of the shares for investments in listed shares or for which the fair value of the investment is reliably determined.
- Provisions are made for investments whose fair value cannot be determined at the reporting date in an amount that is equivalent to the difference between the actual capital contributions of the parties at other entities and the actual equity multiplied by the company's capital contribution ratio in comparison to the total actual capital contributions of the parties at other entities.

In case an investment entity is obligated to prepare the consolidation of financial statements, the foundation for establishing the loss provision is the consolidated financial statements.

Adjustments for provision in financial investments to other entities must be identified at the closing date of financial statements and recognized in the income statement as financial expenses or income.

Loans: determined at cost, minus the allowance for uncertain debts. The anticipated level of potential loss is used to determine the allowance for doubtful debts on loans.

4.11 LOANS AND FINANCIAL LEASE

Each lending entity ensures that loans are monitored, including the repayment term and loan agreements. Loans and debts in foreign currency are subject to meticulous monitoring in the original currency.

4.12 BORROWING COSTS

Borrowing costs are recognized as expenses in the production and business activities during the year they are incurred, except for borrowing costs directly related to the investment in the construction or production of qualifying assets. These costs are capitalized into the value of such assets when the conditions specified in the Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for specific loans dedicated to the construction of fixed assets or investment properties, interest costs are capitalized even when the construction period is less than 12 months.

4.13 LIABILITIES AND ACCRUED EXPENSES

Payables and accrued expenses are recognized for future amounts payable in relation to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is carried out according to the following principles:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

- Trade payables reflect payables of a commercial transactions from the purchase of goods, services, assets where the supplier is an independent entity from the Company, including payables from imports through trustees.
- Accrued expenses reflect amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to lack of invoices or insufficient accounting records and documents and amounts payable to employees in terms of leave wages, operating expenses deducted in advance.
- Other payables reflect payables that are non- commercial in nature, unrelated to the purchase, sale or provision of goods and services.

4.14 OWNER'S EQUITY

Owner's equity is recognized according to the actual amount of capital contributed by shareholders.

Undistributed profit after tax reflects the business results (profit or loss) after corporate income tax and the distribution or settlement of losses by the Company. 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.

4.15 REVENUE

Revenue is recognized 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 sales of goods is recognized when all following conditions are simultaneously met:

- Most of the risk and benefit associated with ownership of the product or goods has been transferred to the buyer;
- The Company no longer retains control over the goods as the owner nor exercises any further control over them.;
- Future economic benefits can be measured reliably;
- Future economic benefits will flow to the entity or captured;
- Cost associated will 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;

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

- 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.

4.16 COST OF GOODS SOLD

The cost of goods sold in the year is recorded in accordance with the revenue generated in the period and ensures compliance with the prudence principle. Cases of abnormal losses, expenses in excess of normal levels, and lost inventories after excluding the responsibilities of relevant collectives and individuals,... are fully and promptly recorded in the cost of goods sold for the year.

4.17 FINANCE EXPENSES

Criteria for documentation for finance expenses include:

- Costs or losses associated with financial investment endeavors;
- 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 income.

4.18 TAXATION

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

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 taxable or deductible income and expenses in other years (including carryforward losses, if any) and non-taxable or non-deductible items.

The current corporate income tax rate is 20%.

Taxable profit is determined based on the business results after adjustment for non-taxable income and non-deductible expenses. The determination of the current taxable profit and corporate income tax payable is based on prevailing tax regulations. However, these regulations are subject to periodic variation and its ultimate determination depends on the results of tax authorities' examination.

Other taxes are in accordance with the prevailing regulations by the State.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

4.19 RELATED PARTIES

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party 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, joint ventures, associates, or jointly controlled entities.
- Individuals have the right to vote in reported enterprises, having a significant influence directly or indirectly on these enterprises, key management 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 aforementioned individuals, having direct or indirect voting rights or having a significant influence on the business.

When considering each related party relationship, attention is paid to the nature of the relationship, not just its legal form. Accordingly, all transactions and balances with related parties are disclosed by the Company in the notes below.

5. CASH AND CASH EQUIVALENTS

	30/09/2025 VND	01/01/2025 VND
- Cash on hand	840,012,133	859,696,864
- Demand deposits at bank	209,765,001	265,831,394
Total	**1,049,777,134**	**1,125,528,258**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

6. SHORT-TERM TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term trade receivables	**618,607,709,009**	**(598,385,242,919)**	-	**(617,506,476,999)**
- Duc Long Bao Loc Public Service JSC	17,339,001,256	(15,646,045,256)	16,366,045,256	(14,926,045,256)
- Tay Nguyen Supply Materials Co., LTD	44,000,000	-	-	-
- Alpha Seven Group JSC	5,095,230,000	(1,943,950,000)	3,960,030,000	(1,350,800,000)
- Tay Nguyen Mineral and Metallurgy JSC	3,464,870,300	(3,464,870,300)	3,464,870,300	(3,464,870,300)
- 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	96,118,044,176	(80,783,814,086)	158,250,684,902	(83,163,161,441)
Long-term trade receivables	-	-	-	-
	618,607,709,009	(598,385,242,919)	696,643,230,460	(617,506,476,999)

7. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
- Gia Lai Traffic Construction and Consulting JSC	100,000,000	(100,000,000)	100,000,000	(100,000,000)
- Alpha Seven Group JSC	-	-	23,909,089	-
- Cu Bong 1 Farms One-Member Co., Ltd	15,204,370,000	(15,204,370,000)	15,204,370,000	(15,204,370,000)
- Duc Sang Gia Lai Mineral Exploitation Co., Ltd	7,603,234,071	(7,603,234,071)	7,603,234,071	(7,603,234,071)
- Others	19,941,106,502	(18,876,351,075)	25,574,274,092	(22,876,351,075)
	42,848,710,573	(41,783,955,146)	48,505,787,252	(45,783,955,146)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

8. LOAN RECEIVABLES

	30/09/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term loan receivables	**1,678,848,707,590**	**(893,178,316,340)**	**1,945,703,722,755**	**(947,439,233,363)**
- Pham Linh Gia Lai One-Member Co., LTD	96,308,658,000	(96,308,658,000)	-	-
- Phu Thanh Gia Pleiku Co., LTD	297,405,000,000	(25,215,000,000)	438,330,000,000	(140,565,000,000)
- Tay Nguyen Mining and Stone Processing JSC	22,258,000,000	-	22,258,000,000	-
- Ms. Ho Thi My Trinh	162,839,306,165	(82,839,306,165)	177,506,225,330	(94,886,719,484)
- Duc Long Gia Lai Investments and Constructions JSC	133,420,419,820	(20,419,820)	143,020,419,820	-
- Truong An Tay Nguyen One-Member Co., LTD	111,502,145,250	-	226,502,145,250	(692,581,524)
- Ms. Pham Thi Bay	166,320,246,000	-	201,792,000,000	-
- DLGL Afforestation and Industrial Crops JSC	-	-	10,000,000,000	-
- Others	688,794,932,355	(688,794,932,355)	726,294,932,355	(711,294,932,355)
Long-term loan receivables	**935,000**	**(935,000)**	**334,946,919,599**	**(935,000)**
- DLGL Afforestation and Industrial Crops JSC	-	-	334,945,984,599	-
- Tay Nguyen Mining and Stone Processing JSC	935,000	(935,000)	935,000	(935,000)
- Others	-	-	-	-
	1,678,849,642,590	**(893,179,251,340)**	**2,280,650,642,354**	**(947,440,168,363)**

9. OTHER RECEIVABLES

	30/09/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	**778,887,728,954**	**(550,711,695,739)**	**713,698,172,323**	**(547,920,833,866)**
- Loan interest receivable	635,970,584,233	(547,589,113,568)	582,117,624,657	(546,728,542,304)
- Duc Long Dung Quat Co., LTD	134,894,085,000	-	107,470,200,000	-
- Duc Long Dak Nong BOT & BT JSC	4,650,000,000	-	20,572,500,000	-
- Advances to employees	3,249,722,900	(3,122,582,171)	3,347,726,497	(1,192,291,562)
- Short-term mortgages, collateral, deposits	50,000,000	-	50,000,000	-
- Others	73,336,821	-	140,121,169	-
Long-term	**346,014,654,599**	**-**	**1,268,670,000**	**-**
- DLGL Afforestation and Industrial Crops JSC	344,745,984,599			
- Long-term mortgages, collateral, deposits	1,268,670,000	-	1,268,670,000	-
	1,470,917,038,152	**(550,711,695,739)**	**716,235,512,323**	**(547,920,833,866)**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

10. INVENTORIES

	30/09/2025		01/01/2025	
	Historical cost	**Provision**	**Historical cost**	**Provision**
	VND	**VND**	**VND**	**VND**
- Raw materials	9,245,220,262	(9,245,220,262)	9,245,220,262	(9,245,220,262)
- Work in 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)
- Goods	175,606,963,619	(63,397,021,095)	175,503,577,046	(63,397,021,095)
	197,376,040,843	**(85,166,098,319)**	**197,272,654,270**	**(85,166,098,319)**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

11. CONSTRUCTION IN PROGRESS

	30/09/2025 VND	01/01/2025 VND
- DLGL Hotel Pleiku (1)	30,612,218,993	30,612,218,993
- Project Wind Farm Ia Blu 1 - Chu Puh	1,272,727,272	1,272,727,272
- Other projects	684,584,121	684,584,121
	32,569,530,386	**32,569,530,386**

(1): The DLGL Hotel Pleiku project was constructed under Business Cooperation Contract No. 15/2019/HĐHTĐT dated 15 July 2019, between the Company and Mr. Bui Phap and Ms. Nguyen Thi Huong. As part of the agreement, Mr. Bui Phap and Ms. Nguyen Thi Huong contributed capital in the form of land use rights and certain assets located at 95-97-99 Hai Ba Trung Street, Dien Hong Ward, Pleiku City, Gia Lai Province. The Company contributed capital and technical expertise to invest in the development of the Duc Long Gia Lai Hotel project. The cooperation period extends from the signing date of the contract until the expiration of the operating license.

12. INVESTMENT PROPERTY

	Buildings and structures VND	Total VND
COST		
01/01/2025	**56,149,693,891**	**56,149,693,891**
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	945,872,127	945,872,127
30/09/2025	**30,912,529,678**	**30,912,529,678**
CARRYING VALUE		
01/01/2025	**26,183,036,340**	**26,183,036,340**
30/09/2025	**25,237,164,213**	**25,237,164,213**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

13. INTANGIBLE FIXED ASSETS

Items	Land use rights	Copyright, computer software	Total
	VND	VND	VND
HISTORICAL COST			
01/01/2025	81,652,795	317,684,000	399,336,795
30/09/2025	81,652,795	317,684,000	399,336,795
AMORTIZATION			
01/01/2025	81,652,795	317,684,000	399,336,795
30/09/2025	81,652,795	317,684,000	399,336,795
CARRYING VALUE			
01/01/2025	-	-	-
30/09/2025	-	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

14. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Perenial garden	Others	Total
	VND	VND	VND	VND	VND	VND	VND
COST							
01/01/2025	**248,060,904,576**	**11,282,956,208**	**14,595,666,484**	**838,430,927**	**175,885,082,455**	**2,262,805,303**	**452,925,845,953**
- Disposals	-	-	812,763,636	-	-	-	812,763,636
30/09/2025	**248,060,904,576**	**11,282,956,208**	**15,408,430,120**	**838,430,927**	**175,885,082,455**	**2,262,805,303**	**453,738,609,589**
ACCUMULATED DEPRECIATION							
01/01/2025	**65,371,652,461**	**10,151,237,706**	**14,512,680,576**	**784,061,374**	**53,038,737,032**	**1,887,427,253**	**145,745,796,402**
- Depreciation	5,186,386,568	92,045,457	72,872,423	12,623,181	6,596,252,964	140,766,768	12,100,947,361
30/09/2025	**70,558,039,029**	**10,243,283,163**	**14,585,552,999**	**796,684,555**	**59,634,989,996**	**2,028,194,021**	**157,846,743,763**
CARRYING VALUE							
01/01/2025	**182,689,252,115**	**1,131,718,502**	**82,985,908**	**54,369,553**	**122,846,345,423**	**375,378,050**	**307,180,049,551**
30/09/2025	**177,502,865,547**	**1,039,673,045**	**822,877,121**	**41,746,372**	**116,250,092,459**	**234,611,282**	**295,891,865,826**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

15. LONG-TERM INVESTMENTS

	30/09/2025			01/01/2025		
	Historical cost VND	Provision (*) VND	Fair value VND	Historical cost VND	Provision (*) VND	Fair value VND
Investments in subsidiaries	*555,000,000,000*	*(287,417,975,920)*	*267,582,024,080*	*555,000,000,000*	*(299,663,875,426)*	*255,336,124,574*
- Duc Long Dak Nong BOT and BT JSC	176,500,000,000	-	176,500,000,000	176,500,000,000	-	176,500,000,000
- Duc Long Gia Lai BOT and BT JSC	149,800,000,000	(98,656,845,755)	51,143,154,245	149,800,000,000	(136,670,135,413)	13,129,864,587
- Duc Long Gia Lai Power Investment and Development JSC	228,700,000,000	(188,761,130,165)	39,938,869,835	228,700,000,000	(162,993,740,013)	65,706,259,987
Investments in joint ventures and associates	*273,922,766,000*	-	*273,922,766,000*	*8,900,766,000*	-	*8,900,766,000*
- Gia Lai Consulting and Transportation infrastructure JSC	8,900,766,000	-	8,900,766,000	8,900,766,000	-	8,900,766,000
- CP1 Wind Power JSC	117,500,000,000	-	117,500,000,000	-	-	-
- CP2 Wind Power JSC	115,000,000,000	-	115,000,000,000	-	-	-
- CP3 Solar Power JSC	32,511,000,000	-	32,511,000,000	-	-	-
- Chu Puh 4 Solar Power JSC	11,000,000	-	11,000,000	-	-	-
Investments in equity of other entities	*6,480,000,000*	*(480,000,000)*	*6,000,000,000*	*480,000,000*	*(480,000,000)*	-
- Duc Long Bao Loc Public service JSC	480,000,000	(480,000,000)	-	480,000,000	(480,000,000)	-
- Tay Nguyen Supply Materials Co., LTD	6,000,000,000	-	6,000,000,000	-	-	-
	835,402,766,000	(287,897,975,920)	547,504,790,080	564,380,766,000	(300,143,875,426)	264,236,890,574

(*): Provision quantified through financial statements of investee.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

15. LONG-TERM INVESTMENTS (CONT'D)

Detailed information about subsidiaries of the Company as at 30 September 2025 as follows:

Subsidiaries	Establishment and operation address	Ownership ratio	Voting rights ratio	Main operation field
Duc Long Dak Nong BOT and BT JSC	Lam Dong	70,6%	70,6%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai BOT and BT JSC	Gia Lai	73,5%	73,5%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai Power Investment and Development JSC	Gia Lai	93,35%	93,35%	Operating a hydropower plant

Detailed information about associates of the Company as at 30 September 2025 as follows:

Company name	Establishment and operation address	Ownership rate	Voting right rate	Principal activities
Gia Lai Traffic Construction and Consulting JSC	Gia Lai	20,00%	20,00%	Consulting, soil testing, estimate and construction
CP1 Wind Power JSC	Gia Lai	47,00%	47,00%	Construction of electrical works
CP2 Wind Power JSC	Gia Lai	46,00%	46,00%	Construction of electrical works
CP3 Solar Power JSC	Gia Lai	14,45%	14,45%	Construction of electrical works
Chu Puh 4 Solar Power JSC	Gia Lai	0,005%	0,005%	Construction of electrical works

Detailed information about the Company's investments in other entities as at 30 September 2025 is as follows:

Name	Establishment and operation address	Ownership ratio	Voting rights ratio	Main operation field
Duc Long Bao Loc Public Service JSC	Lam Dong	7,20%	7,20%	Passenger road transportation within and outside urban areas (excluding bus transportation)
Tay Nguyen Supply Materials Co.,LTD	Gia Lai	10%	10%	fertilizer trading

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

16. SHORT-TERM TRADE PAYABLES

	30/09/2025 VND	01/01/2025 VND
- Alpha Seven Group JSC	20,272,730	-
- Song Da 901 Branch - Song Da 9 JSC	49,127,407,966	49,627,407,966
- Others	63,075,171,849	91,161,435,613
	112,222,852,545	140,788,843,579

17. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/09/2025 VND	01/01/2025 VND
Duc Long Gia Lai BOT and BT JSC	12,219,817,130	12,219,817,130
Others	1,316,584,474	1,309,001,374
	13,536,401,604	13,528,818,504

18. SHORT-TERM ACCRUED EXPENSES

	30/09/2025 VND	01/01/2025 VND
- Construction project costs	82,375,830,788	82,375,830,788
- Interest Expense	255,060,475,155	225,269,976,836
	337,436,305,943	307,645,807,624

19. OTHER SHORT-TERM PAYABLES

	30/09/2025 VND	01/01/2025 VND
- Duc Long Gia Lai BOT and BT JSC	16,772,782,012	15,753,717,880
- Alpha Seven Group JSC	2,064,375,501	2,064,375,501
- Duc Long Gia Lai Power Investment & Development JSC	1,822,287,672	535,821,918
- Interests	648,818,080,085	592,777,841,826
- Convertible bonds interests	1,443,858,450	1,443,858,450
- Social, Health, Unemployed insurance	5,018,060	71,088,924
- Others	902,131,775	912,531,775
	671,828,533,555	613,559,236,274

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

	01/01/2025	Payable	Paid/Deducted	30/09/2025
	VND	VND	VND	VND
Payables				
- Output VAT	-	-	-	-
- Personal income tax	835,612,418	3,839,856,130	576,987,225	4,098,481,323
- Property tax, land rental	5,786,948	9,273,704	7,771,295	7,289,357
- Fees, legal fees and other duties	12,496,270,417	918,160,113	1,683,877,313	11,730,553,217
	9,802,447,315	3,209,095,765	38,718,478	12,972,824,602
	23,140,117,098	**7,976,385,712**	**2,307,354,311**	**28,809,148,499**
Receivables				
- Property tax, land rental	63,506,675	-	-	63,506,675
- Personal income tax	-	-	-	-
	63,506,675	**-**	**-**	**63,506,675**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

21. LOANS AND FINANCE LEASE OBLIGATIONS

	30/09/2025		During the year		01/01/2025	
	Value	Amount can be settled	Increase	Decrease	Value	Amount can be settled
	VND	VND	VND	VND	VND	VND
Short-term	**535,358,315,400**	**535,358,315,400**	-	**56,898,719,456**	**592,257,034,856**	**592,257,034,856**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai branch	174,983,815,400	174,983,815,400	-	-	174,983,815,400	174,983,815,400
Bonds payments due	360,374,500,000	360,374,500,000	-	56,898,719,456	417,273,219,456	417,273,219,456
Long-term loans due for repayment	**152,489,858,000**	**152,489,858,000**	**20,200,000,000**	-	**132,289,858,000**	**132,289,858,000**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai branch	152,489,858,000	152,489,858,000	20,200,000,000	-	132,289,858,000	132,289,858,000
Long-term	**40,057,027,370**	**40,057,027,370**	-	**20,200,000,000**	**60,257,027,370**	**60,257,027,370**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai branch	-	-	-	20,200,000,000	20,200,000,000	20,200,000,000
- Duc Long Gia Lai BOT and BT JSC	20,057,027,370	20,057,027,370	-	-	20,057,027,370	20,057,027,370
- Duc Long Gia Lai Power Investment and Development JSC	20,000,000,000	20,000,000,000	-	-	20,000,000,000	20,000,000,000
	727,905,200,770	727,905,200,770	20,200,000,000	77,098,719,456	784,803,920,226	784,803,920,226

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

22. OWNER'S EQUITY

22.1 OWNER'S EQUITY TRANSACTIONS

	30/09/2025 VND	01/01/2025 VND
Owners' invested equity		
+ Opening equity	2,993,097,200,000	2,993,097,200,000
+ Closing capital	2,993,097,200,000	2,993,097,200,000

22.2 SHARE

	30/09/2025 Share	01/01/2025 Share
- Number of shares registered for issuance	299,309,720	299,309,720
- Number of shares sold in public market	299,309,720	299,309,720
+ *Common shares*	299,309,720	299,309,720
- Number of shares repurchased	-	-
- Number of shares outstanding	299,309,720	299,309,720
+ *Common shares*	299,309,720	299,309,720

* Par value of shares outstanding (VND 10,000/share)

22.3 FUNDS

	30/09/2025 VND	01/01/2025 VND
- Development investment funds	6,196,436,959	6,196,436,959

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

22. OWNER'S EQUITY (CONT'D)

22.4 STATEMENT OF CHANGES IN EQUITY

Items	Contributed capital	Share premium	Development and investment fund	Retained earnings	Total
	VND	VND	VND	VND	VND
01/01/2024	**2,993,097,200,000**	**50,510,908,328**	**6,196,436,959**	**(2,796,042,190,961)**	**253,762,354,326**
- Profit for the period	-	-	-	186,989,238,027	186,989,238,027
31/12/2024	**2,993,097,200,000**	**50,510,908,328**	**6,196,436,959**	**(2,609,052,952,934)**	**440,751,592,353**
01/01/2025	**2,993,097,200,000**	**50,510,908,328**	**6,196,436,959**	**(2,609,052,952,934)**	**440,751,592,353**
- Profit for the period	-	-	-	63,748,632,621	63,748,632,621
30/09/2025	**2,993,097,200,000**	**50,510,908,328**	**6,196,436,959**	**(2,545,304,320,313)**	**504,500,224,974**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

23. OFF – BALANCE SHEET ITEMS

	30/09/2025	01/01/2025
Foreign currencies		
- USD	137,880.61	174,007.80

24. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Q3 2025 VND	Q3 2024 VND
- Sales from stones products	2,110,980,000	4,997,230,000
- Sales from leasing	774,000,000	868,545,451
	2,884,980,000	**5,865,775,451**

25. COST OF GOODS SOLD AND SERVICES RENDERED

	Q3 2025 VND	Q3 2024 VND
- Cost of goods from stones products	2,135,433,637	4,960,929,453
- Cost of goods from leasing acitivities	859,288,635	1,019,156,021
	2,994,722,272	**5,980,085,474**

26. FINANCIAL INCOME

	Q3 2025 VND	Q3 2024 VND
- Interest from deposits or loans	50,884,461,636	49,641,002,211
- Income from sale of investments	-	5,842,387,500
- Dividends, distributed profits	-	33,419,288,276
	50,884,461,636	**88,902,677,987**

27. FINANCIAL EXPENSES

	Q3 2025 VND	Q3 2024 VND
- Interest expense	18,692,148,622	29,429,715,525
- Bond interest	10,012,677,578	11,603,236,394
- Provision for devaluation in investment	(19,904,797,798)	(116,747,349,757)
	8,800,028,402	**(75,714,397,838)**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Q3 2025 VND	Q3 2024 VND
General and administrative expenses	**(14,595,070,935)**	**78,036,992,207**
- Expenses for staff	350,330,142	435,504,272
- Depreciation of fixed assets	1,163,946,085	1,187,874,234
- Provision for doubtful debts	(16,701,718,762)	74,640,609,251
- Other expenses in cash	592,371,600	1,773,004,450
Selling expenses	**16,000,000**	**24,349,630**
- Expenses for staff	16,000,000	24,349,630
	(14,579,070,935)	**78,061,341,837**

29. OTHER EXPENSES

	Q3 2025 VND	Q3 2024 VND
- Depreciation of unused fixed assets	2,198,750,988	2,198,750,988
- Others	350,060,673	262,376,008
	2,548,811,661	**2,461,126,996**

30. COST BY FACTOR

	Q3 2025 VND	Q3 2024 VND
- Labor costs	366,330,142	459,853,902
- Fixed asset depreciation	4,334,800,918	4,405,781,243
- Other expenses in cash	592,371,600	2,445,344,264
	5,293,502,660	**7,310,979,409**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

31. CURRENT CORPORATE INCOME TAX EXPENSE

	Q3 2025 VND	Q3 2024 VND
Total accounting profit before CIT	**54,019,950,236**	**83,980,296,969**
Adjustment increases	**2,548,811,661**	**(120,038,798,550)**
- Remuneration for non-executive Board of	-	(122,349,856,518)
- Other non-deductible expenses	2,548,811,661	2,311,057,968
Adjustment decreases	**16,701,718,762**	-
- Reversal of provision for doubtful debts	16,701,718,762	-
Total taxable income for the period	**39,867,043,135**	**(36,058,501,581)**
Prior years' losses carried forward	(39,867,043,135)	-
Total taxable income for the year	-	-
Tax rate	20%	20%
Total current corporate income tax expense	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

32. SEGMENT REPORT

The Executive Board of the Company determines that the Company's management 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:

Q3 2025	**Sales from woods and woods products**	**Sales from stones products**	**Sales from leasing**	**Total**
	VND	**VND**	**VND**	**VND**
Net revenue from sales and service provision to external customers	-	2,110,980,000	774,000,000	2,884,980,000
Total net revenue from sales and service provision	**-**	**2,110,980,000**	**774,000,000**	**2,884,980,000**
Allocated expenses	-	2,135,433,637	859,288,635	2.994.722.272
Segment business performance	**-**	**(24,453,637)**	**(85,288,635)**	**(109,742,272)**
Expenses not allocated				(14,579,070,935)
Profit from business operation				14,469,328,663
Financial income				50,884,461,636
Financial expenses				8,800,028,402
Other income				15,000,000
Other expenses				2,548,811,661
Current coporate income tax				-
Profit after corporate income tax				**54,019,950,236**
Assets not allocated				**2,398,248,541,369**
Liabilities not allocated				**1,893,748,316,395**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

33. SEGMENT REPORT (CONT'D)

Q3 2024	Sales from woods and woods products	Sales from stones products	Sales from leasing	Total
	VND	VND	VND	VND
Net revenue from sales and service provision to external customers	-	4,997,230,000	868,545,451	5,865,775,451
Total net revenue from sales and service provision	**-**	**4,997,230,000**	**868,545,451**	**5,865,775,451**
Allocated expenses	-	4,960,929,453	1,019,156,021	5,980,085,474
Segment business performance	**-**	**36,300,547**	**(150,610,570)**	**(114,310,023)**
Expenses not allocated				78,061,341,837
Profit from business operation				(78,175,651,860)
Financial income				88,902,677,987
Financial expenses				(75,714,397,838)
Other income				-
Other expenses				2,461,126,996
Current coporate income tax				-
Profit after corporate income tax				**83,980,296,969**
Assets not allocated				**2,749,131,057,580**
Liabilities not allocated				**2,411,292,862,359**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

33. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

a. Other parties related to the Company include:

TT	Related parties	Relationship
1	Duc Long Dak Nong BOT & BT JSC	Subsidiary
2	Duc Long Gia Lai BOT & BT JSC	Subsidiary
3	Duc Long Gia Lai Power Investment & Development JSC	Subsidiary
4	Gia Lai Traffic Construction and Consulting JSC	Joint Venture
5	CP1 Wind Power JSC	Joint Venture
6	CP2 Wind Power JSC	Joint Venture
7	CP3 Solar Power JSC	Joint Venture
8	Chu Puh 4 Solar Power JSC	Joint Venture
9	Duc Long Bao Loc Public Service Joint Stock Company	Associate
10	Tay Nguyen Supply Materials Co., LTD	Associate
11	Duc Long Gia Lai Construction Investment JSC	Share Board of Management
12	Alpha Seven Group JSC	Share of Majority Shareholders
13	Tay Nguyen Mineral and Metallurgy JSC	Insider-related company
14	Tay Nguyen Stone Mining and Processing Industry JSC	Insider-related company
15	Mr. Bui Phap	Chairman of the Board
16	Ms. Nguyen Thi Huong	Related to Chairman of the Board
17	Mr. Vu Van Tin	Head of the Supervisory Board

b. Transactions with related parties

	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
Revenue from goods and services	**1,923,818,181**	**1,983,818,181**
- Duc Long Bao Loc Public Service JSC	981,818,181	981,818,181
- Alpha Seven Group JSC	912,000,000	972,000,000
- Tay Nguyen Supply Materials Co., LTD	30.000.000	30,000,000

	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
Purchase of goods and services	**40,909,092**	**40,909,092**
- Alpha Seven Group JSC	40,909,092	40,909,092
Lending	**1,000,000,000**	**254,144,850,000**
- Duc Long Gia Lai Construction Investment JSC	1,000,000,000	254,144,850,000
Capital transfer transaction	-	**255,000,000,000**
- Alpha Seven Group JSC	-	255,000,000,000
Interest receivable	**9,399,382,690**	**36,989,046,016**
- Duc Long Gia Lai Construction Investment JSC	7,984,246,491	12,505,530,381
- Tay Nguyen Stone Mining and Processing Industry JSC	1,415,136,199	17,991,996,071
- Tay Nguyen Supply Materials Co., LTD	-	6,491,519,564

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

Transactions with related parties (cont'd)

	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
Interest received	**6,500,000,000**	**161,075,205**
- Duc Long Gia Lai Construction Investment JSC	6,500,000,000	161,075,205
- Tay Nguyen Stone Mining and Processing Industry JSC	-	-
Interest received	**10,600,000,000**	**110,629,430,180**
- Duc Long Gia Lai Construction Investment JSC	10,600,000,000	110,629,430,180
Dividend payment	**10,797,270,000**	**33,419,288,276**
- Duc Long Dak Nong BOT & BT JSC	10,590,000,000	-
- Gia Lai Traffic Construction and Consulting JSC	207,270,000	-
- Duc Long Gia Lai BOT & BT JSC	-	33,419,288,276
Dividend received	**26,719,770,000**	**225,036,000**
- Duc Long Dak Nong BOT & BT JSC	26,512,500,000	-
- Gia Lai Traffic Construction and Consulting JSC	207,270,000	225,036,000
Borrow money	-	**10,000,000,000**
- Duc Long Gia Lai Power Investment & Development JSC	-	10,000,000,000
Repayment of borrowing	-	**45,447,061,747**
- Duc Long Gia Lai Construction Investment JSC	-	25,390,034,377
- Duc Long Gia Lai BOT & BT JSC	-	20,057,027,370
Interest	**2,305,529,886**	**1,173,317,193**
- Duc Long Gia Lai BOT & BT JSC	1,019,064,132	1,038,675,448
- Gia Lai Traffic Construction and Consulting JSC	-	134,641,745
Duc Long Gia Lai Power Investment and Development JSC	1,286,465,754	-
Interest paid	-	**1,303,518,981**
- Duc Long Gia Lai Construction Investment JSC	-	161,075,205
- Duc Long Gia Lai BOT & BT JSC	-	1,142,443,776

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

34. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONT'D)

Transactions with related parties (cont'd)

	30/09/2025 VND	01/01/2025 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 Supply 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

	30/09/2025 VND	01/01/2025 VND
Advance payment	**100,000,000**	**123,909,089**
- Gia Lai Traffic Construction and 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 Stone Mining and Processing Industry JSC	22,258,935,000	22,258,935,000
Other receivables	**238,426,970,259**	**251,450,087,569**
- Duc Long Dak Nong BOT & BT JSC	4,650,000,000	20,572,500,000
- Duc Long Gia Lai Construction Investment JSC	16,711,480,544	15,227,234,053
- Tay Nguyen Supply Materials Co., LTD	127,905,536,853	127,905,536,853
- Tay Nguyen Mineral and Metallurgy JSC	3,959,369,621	3,959,369,621
- Tay Nguyen Stone Mining and Processing Industry JSC	45,220,647,793	43,805,511,594
- Mr Vu Van Tin	39,979,935,448	39,979,935,448
Advances from customers	**12,219,817,130**	**12,219,817,130**
- Duc Long Gia Lai BOT & BT JSC	12,219,817,130	12,219,817,130
Trade payables	**20,272,730**	-
- Alpha Seven Group JSC	20,272,730	-
Other payables	**20,659,445,185**	**18,353,915,299**
- Duc Long Gia Lai BOT & BT JSC	16,772,782,012	15,753,717,880
- Alpha Seven Group JSC	2,064,375,501	2,064,375,501
- Duc Long Gia Lai Power Investment and Development JSC	1,822,287,672	535,821,918
Borrowings and finance lease	**40,057,027,370**	**40,057,027,370**
- Duc Long Gia Lai BOT & BT JSC	20,057,027,370	20,057,027,370
- Duc Long Gia Lai Power Investment and Development JSC	20,000,000,000	20,000,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

34. COMPARATIVE FIGURES

The comparative figures are the figures from the audited separate financial statements for the fiscal year ending December 31, 2024, and the unaudited separate financial statements for the third quarter of 2024.

Gia Lai, 28 October 2025

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐỨC LONG GIA LAI
M.S.D.N: 5900415863
TP. PLEIKU - T. GIA LAI

Tran Thi Tinh Tu	Do Thanh Nhan	Nguyen Tuong Cot
Preparer	**Head of Finance and Accounting Department cum Person in charge of accounting**	**Chief Executive Officer**