Phụ lục VI /Appendix VI

CÔNG TY CỔ PHẦN HÓA AN **HOA AN JOINT STOCK COMPANY** Số: 101/CV-CTY *No: 101/CV-CTY*	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** **THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness** *Đồng Nai, ngày 29 tháng 07 năm 2026* *Dong Nai, date 29 month 07 year 2026*

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi: **- Ủy ban Chứng khoán Nhà nước**
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh

To: **- The State Securities Commission;**
- The Stock Exchange of Ho Chi Minh city

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

- Địa chỉ trụ sở chính/ *Address of headoffice*: 20C, KP Hóa An, P. Biên Hòa, TP. Đồng Nai/*20C, Hoa An Quarter, Bien Hoa Ward, Dong Nai City.*

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

- Mã chứng khoán/Stock *symbol*: DHA

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

- Công bố Báo cáo tài chính hợp nhất Quí 2 năm 2026/ *Disclosure of the Consolidated Financial Statements for Q2 - 2026.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/07/2026 tại đường dẫn: http://hoaancom.vn mục *quan hệ cổ đông/báo cáo tài chính/năm 2026. / This information was published on the company's website on July 29, 2026 at the link: http://hoaancom.vn shareholder relations/financial reports/2026*

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

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

CÔNG TY CỔ PHẦN HÓA AN
M.S.D.N: 3600464464 - C.T.C.P
P. BIÊN HÒA - TP. ĐỒNG NAI

Trần Quốc Trung

Tài liệu đính kèm:
- Báo cáo tài chính hợp nhất Quí 2-2026/ *Consolidated Financial Statements for the Quarter 2 of 2026.*

CÔNG TY CỔ PHẦN HÓA AN

Digitally signed by CÔNG TY CỔ PHẦN HÓA AN
DN: C=VN, S=ĐỒNG NAI, L=Thành Phố Biên Hòa, CN=CÔNG TY CỔ PHẦN HÓA AN, OID.0.9.2342.19200300.100.1.1=MST:3600464464
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HOA AN JOINT STOCK COMPANY

20C Hoa An Quarter - Bien Hoa Ward - Dong Nai City

Tax Code : 3600464464

Form number: B 01 – DN/HN
Promulgated by decision number 99/2025/TT-BTC
Day 27/10/2025 of Ministry of Finance

CONSOLIDATED FINANCIAL STATEMENT

QUARTER II/2026

Unit : VND

ASSET	Code	Description	Period closing balance	Period opening balance
1	2	3	4	5
A. CURRENT ASSETS	**100**		**376.008.360.211**	**316.881.668.810**
I. Cash and Cash Equivalents	**110**		**71.109.071.594**	**46.908.478.305**
1. Cash	111		39.109.071.594	26.908.478.305
2. Cash Equivalents	112		32.000.000.000	20.000.000.000
II. Short-term Financial Investments	**120**		**274.467.063.236**	**226.320.888.381**
1. Trading Securities	121		165.279.534.161	163.974.134.161
2. Provision for Decline in Value of Trading Securities (*)	122		(4.474.514.145)	(4.315.289.000)
3. Short-term Held-to-Maturity Investments	123		113.662.043.220	66.662.043.220
4. Provision for Short-term Held-to-Maturity Investments (*)	124			
5. Other Short-term Investments	125			
6. Provision for Losses of Other Short-term Investments (*)	126			
III. Short-term Receivables	**130**		**20.612.872.036**	**31.335.120.511**
1. Short-term Trade Receivables	131		18.428.932.707	19.255.456.321
2. Short-term Advances to Suppliers	132		8.684.719.501	6.371.424.312
3. Short-term Intra-company Receivables	133			
4. Construction Contract Receivables by Progress	134			
5. Other Short-term Receivables	135		30.047.641.826	42.258.661.876
6. Provision for Doubtful Short-term Receivables (*)	136		(36.548.421.998)	(36.550.421.998)
7. Missing Assets Pending Resolution	137			
IV. Inventories	**140**		**1.303.508.570**	**3.810.176.702**
1. Inventories	141		1.871.584.736	4.378.252.868
2. Provision for Decline in Value of Inventories (*)	142		(568.076.166)	(568.076.166)
V. Short-term Biological Assets	**150**			
1. Short-term Livestock for One-time Harvest	151			
2. Short-term Seasonal Crops or One-time Harvest Crops	152			
3. Provision for Losses of Short-term Biological Assets (*)	153			
VI. Other Current Assets	**160**		**8.515.844.775**	**8.507.004.911**
1. Short-term Prepaid Expenses	161		2.862.484.598	1.344.483.626
2. Deductible Value Added Tax (VAT)	162		1.591.818.598	5.697.228.661
3. Taxes and Other Receivables from the State	163		4.061.541.579	1.465.292.624

4. Government Bond Repurchase Transactions	164			
5. Other Current Assets	165			
B. NON-CURRENT ASSETS	**200**		**213.963.127.470**	**226.090.907.806**
I. Long-term Receivables	**210**		**12.834.022.064**	**12.053.899.983**
1. Long-term Trade Receivables	211			
2. Long-term Advances to Suppliers	212			
3. Business Capital in Subsidiaries/Dependent Units	213			
4. Long-term Intra-company Receivables	214			
5. Other Long-term Receivables	215		12.834.022.064	12.053.899.983
6. Provision for Doubtful Long-term Receivables (*)	216			
II. Fixed Assets	**220**		**61.086.978.441**	**65.853.095.714**
1. Tangible Fixed Assets	221		40.053.225.457	42.305.126.196
- Cost	222		114.451.402.422	113.600.243.679
- Accumulated Depreciation (*)	223		(74.398.176.965)	(71.295.117.483)
2. Finance Lease Fixed Assets	224			
- Cost	225			
- Accumulated Depreciation (*)	226			
3. Intangible Fixed Assets	227		21.033.752.984	23.547.969.518
- Cost	228		99.161.413.986	99.161.413.986
- Accumulated Amortization (*)	229		(78.127.661.002)	(75.613.444.468)
III. Long-term Biological Assets	**230**			
1. Livestock for Periodic Harvest	231			
a) Immature Livestock	232			
b) Mature Livestock	233			
- Cost	234			
- Accumulated Depreciation (*)	235			
2. Long-term Livestock for One-time Harvest	236			
3. Long-term Seasonal Crops / One-time Harvest Crops	237			
4. Provision for Losses of Long-term Biological Assets (*)	238			
IV. Investment Properties	**240**			
- Cost	241			
- Accumulated Depreciation (*)	242			
V. Long-term Assets in Progress	**250**		**30.473.524.330**	**30.627.045.801**
1. Long-term Work in Progress	251			
2. Construction in Progress	252		30.473.524.330	30.627.045.801
VI. Long-term Financial Investments	**260**			
1. Investments in Subsidiaries	261			
2. Investments in Joint Ventures and Associates	262			
3. Other Long-term Equity Investments	263		510.000.000	510.000.000
4. Provision for Long-term Investment Losses (*)	264		(510.000.000)	(510.000.000)
5. Long-term Held-to-Maturity Investments	265			

6. Provision for Long-term Held-to-Maturity Investments (*)	266			
VII. Other Non-current Assets	**270**		**109.568.602.635**	**117.556.866.308**
1. Long-term Prepaid Expenses	271		25.439.677.147	28.796.990.794
2. Deferred Income Tax Assets	272			
3. Long-term Equipment and Spare Parts	273			
4. Other Non-current Assets	274			
5. Goodwill	275		84.128.925.488	88.759.875.514
TOTAL ASSETS	**280**		**589.971.487.681**	**542.972.576.616**

CAPITAL	Code	Description	Period closing balance	Period opening balance
1	2	3	4	5
C. LIABILITIES	**300**		**59.616.570.305**	**54.314.043.343**
I. Current Liabilities	**310**		**47.824.718.293**	**42.654.648.724**
1. Short-term Trade Payables	311		7.654.904.743	8.787.619.713
2. Short-term Advances from Customers	312		8.381.984.703	7.930.731.138
3. Dividends and Profit Payable	313			
4. Short-term Taxes and Payables to the State	314		16.674.299.534	9.244.083.830
5. Employee Benefits Payable	315		3.002.140.455	11.392.990.915
6. Short-term Accrued Expenses	316		193.988.327	292.144.037
7. Short-term Intra-company Payables	317			
8. Construction Contract Payables (Short-term)	318			
9. Short-term Unearned Revenue	319			
10. Other Short-term Payables	320		159.612.440	98.615.000
11. Short-term Borrowings and Finance Lease Liabilities	321			
12. Short-term Provisions	322			
13. Reward and Welfare Funds	323		11.757.788.091	4.908.464.091
14. Price Stabilization Fund	324			
15. Government Bond Repurchase Transactions	325			
II. Long-term Liabilities	**330**		**11.791.852.012**	**11.659.394.619**
1. Long-term Trade Payables	331			
2. Long-term Advances from Customers	332			
3. Long-term Taxes Payable	333			
4. Long-term Accrued Expenses	334			
5. Intra-company Capital Payables	335			
6. Long-term Intra-company Payables	336			
7. Long-term Unearned Revenue	337			
8. Other Long-term Payables	338			
9. Long-term Borrowings and Finance Lease Liabilities	339			
10. Convertible Bonds	340			
11. Preference Shares	341			

12. Deferred Income Tax Liabilities	342			
13. Long-term Provisions	343		11.791.852.012	11.659.394.619
14. Science and Technology Development Fund	344			
D. OWNERS' EQUITY	**400**		**530.354.917.376**	**488.658.533.273**
1. Owners' Contributed Capital	411		151.199.460.000	151.199.460.000
- Voting Ordinary Shares	411a		151.199.460.000	151.199.460.000
- Preference Shares	411b			
2. Share Premium	412		58.398.416.000	58.398.416.000
3. Convertible Bond Options	413			
4. Other Owners' Capital	414			
5. Treasury Shares (*)	415		(11.846.503.500)	(11.846.503.500)
6. Revaluation Surplus	416			
7. Foreign Exchange Differences	417			
8. Development Investment Fund	418		98.745.293.116	98.745.293.116
9. Other Equity Funds	419			
10. Retained Earnings	420		233.856.912.695	192.160.867.415
- Accumulated Retained Earnings	420a		180.730.714.570	82.417.424.878
- Profit After Tax for the Current Period	420b		53.126.198.125	109.743.442.537
11. Non-controlling Interests	421		1.339.065	1.000.242
TOTAL LIABILITIES AND EQUITY	**440**		**589.971.487.681**	**542.972.576.616**

Dong Nai, July 22, 2026

Preparer	**Chief Accountant**	**General Director**
Nguyen Thi Cam Nhung	Do Van Ngoc	Nguyen Van Luong

M.S.D.N: 3600464464 C.T.C.P
CÔNG TY CỔ PHẦN HÓA AN
P. BIÊN HÒA - TP. ĐỒNG NAI

HOA AN JOINT STOCK COMPANY

Address: 20C Hoa An Quarter - Bien Hoa Ward- Dong Nai City

Form No. B 02a-DN/HN

(According to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance)

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

QUARTER II/2026

Unit: VND

Indicator	Code	Interpre-Tation	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1. Sales from goods and services sold	01	VI.25	121.433.986.036	121.071.889.723	222.488.898.924	196.601.867.470
2. Revenue deductions	02		0			
3. Net sales from goods and services sold (10=01-02)	10		121.433.986.036	121.071.889.723	222.488.898.924	196.601.867.470
4. Cost of goods sold	11	VI.27	76.470.099.753	75.594.971.822	138.292.347.573	126.655.193.030
5. Gross profit from goods and services sold (20=10-11)	20		44.963.886.283	45.476.917.901	84.196.551.351	69.946.674.440
6. Gain/(Loss) from disposal and liquidation of investment property	21					
7. Revenue from financial activities	22	VI.26	1.633.159.811	2.962.760.791	2.691.044.711	11.044.723.027
8. Expenses from finacial activities	23	VI.28	165.193.658	1.778.779.786	169.128.844	1.782.539.666
- In which: Interest expenses	24		0			
9. Sales expenses	25		0			
10. Administration expenses	26		9.139.289.950	6.192.583.244	16.802.437.668	10.154.599.287
11. Net profit from business activities (30=20+(21-22)-(25+26))	30		37.292.562.486	40.468.315.662	69.916.029.550	69.054.258.514
12. Other incomes	31		2.742.440.000		2.742.440.000	3.206.250
13. Other expenses	32		4.899.724.324	113.724.888	4.900.472.529	117.331.129
14. Other profits (40=31-32)	40		(2.157.284.324)	(113.724.888)	(2.158.032.529)	(114.124.879)
15. Profit before tax (50=30+40)	50		35.135.278.162	40.354.590.774	67.757.997.021	68.940.133.635
16. Current corporate income tax expense	51	VI.30	8.202.040.883	8.069.830.893	14.631.460.073	12.283.660.713
17. Deferred corporate income tax expense	52	VI.30	0			
18. Profit after corporate income tax (60=50-51-52)	60		26.933.237.279	32.284.759.881	53.126.536.948	56.656.472.922
19. Profit after tax attributable to owners of the parent	61		26.932.982.202		53.126.198.125	
20. Profit after tax attributable to non-controlling interests	62		255.077		338.823	
21. Primary earning per share (*)	70		1.830	2.193	3.609	3.849
22. Decline earnings per share (*)	71					

Dong Nai, July 22, 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
(Signature, full name)	(Signature, full name)	(Signature, full name, seal)
Nguyen Thi Cam Nhung	Do Van Ngoc	Nguyen Van Luong

M.S.D.N: 3600404464 CÔNG TY CỔ PHẦN HÓA AN P. BIÊN HÒA - T. ĐỒNG NAI

HOA AN JOINT STOCK COMPANY

20C Hoa An Quarter - Bien Hoa Ward - Dong Nai City

Tax Code : 3600464464

Form number: B 03 – DN/HN
Promulgated by decision number 99/2025/TT-BTC
Day 27/10/2025 of Ministry of Finance

CONSOLIDATED STATEMENT OF CASH FLOWS

QUARTER II/2026

Unit: VND

Item	Code	Description	This period	Previous period
CASH FLOWS FROM OPERATING ACTIVIES				
1. Collections from sales of products, services and other revenues	01		234.362.877.956	210.174.202.510
2.Paid Payments to suppliers	02		(85.679.981.257)	(72.728.787.866)
3. Paid payment to employees	03		(18.568.339.910)	(16.554.133.997)
4. Interest payments	04			
5. Corporate income tax payment	05		(12.217.016.825)	(6.206.636.210)
6. Other collection from operations	06		55.152.097.000	50.314.349.853
7.Other payments for operations	07		(61.297.609.964)	(175.794.609.976)
I. CASH FLOWS FROM OPERATING ACTIVIES	**20**		**111.752.027.000**	**(10.795.615.686)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets, capital expenditure and other long term assets	21		(3.091.783.711)	(10.845.210.000)
2.Proceeds from liquidation, sales of fixed assets andother long term assets	22		2.742.440.000	3.206.250
3. Lending, sales of debts of other organisations	23		(89.000.000.000)	(10.000.000.000)
4. Colletion of principals, puchase of debts of other organisations	24			
5. Capital contribution to other companies	25		(1.305.400.000)	(6.335.680.000)
6.Collection from capital contribution to other companies	26			
7.Interest from lending, dividends and distributed profit	27		2.689.598.144	10.995.595.027
II. CASH FLOWS FROM INVESTING ACTIVITIES	**30**		**(87.965.145.567)**	**(16.182.088.723)**
III. CASH FLOWS FROM FINANCING ACTIVITIES	**37**			
1. Stock issuance, owners' capital contribution	31			
2. Returning the capital contribution to owners, buying back the shares	32			
3.Short term and long term borrowings received	33			
4. Principals paid	34			
5. Payments to finance leasing	35			
6. Dividend and profit paid to owners	36			(21.382.152.000)
III. CASH FLOWS FROM FINANCING ACTIVITIES	**40**			**(21.382.152.000)**
Net cash used in investing	**50**		**23.786.881.433**	**(48.359.856.409)**
-CASH OPENING BALANCE	**60**		**47.322.190.161**	**85.960.835.809**
- Influence of foreign exchange rate change	**61**			
- CASH CLOSING BALANE	**70**	**VII.34**	**71.109.071.594**	**37.600.979.400**

Dong Nai, July 22, 2026

Preparer	Chief accountant	General Director
Nguyen Thị Cam Nhung	Do Van Ngoc	Nguyen Van Luong

M.S.D.N: 3600464464 - C.T.C.P
CÔNG TY CỔ PHẦN HÓA AN
P. BIÊN HÒA - T.P ĐỒNG NAI

HOA AN JOINT STOCK COMPANY

Address: 20C Hoa An Quarter - Bien Hoa Ward - Dong Nai City.

Form number: B09-DN/HN

According to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Ministry of Finance

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
SECOND QUARTER OF 2026

I- Characteristics of the businness's operations :

1- The form of capital ownership: Joint-stock

2- Business field: Construction materials

3- Business sector: Processing of construction stones. Initial business license and adjustments, additions.

4- Operational characteristics of the enterprise during the fiscal year that affect the financial statements.

5- Corporate Structure

Subsidiary consolidated:

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

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

Parent Company's interest ratio: 99.997%

Parent Company's voting rights: 99.997%

II- Accounting Period, Currency Used in Accounting :

1- Annual accounting period: Starting from January 1 and ending on December 31.

2- Currency used in accounting: Vietnamese Dong.

III- Accounting Standards and Regulations Applied

1- Accounting regime applied: The Vietnamese accounting regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, along with Vietnamese accounting standards issued by the Ministry of Finance and supplementary documents.

2- Statement on Compliance with Accounting Standards and Regulations.

- Prepared and presented in compliance with the Vietnamese Accounting Standards and Accounting Regime, and in adherence to all regulations of each standard, circulars guiding the accounting standards issued by the Ministry of Finance, and the current accounting regime.

3- Accounting form: Journal-voucher.

IV- Accounting Policies Applied :

1- Principles for recognizing cash and cash equivalents:

Method of converting other currencies into the currency used in accounting.

- In compliance with the provisions of Accounting Standard No. 24.

2- Principles of Inventory Recognition:

- Inventory recognition principle: Weighted average
- Method of calculation of inventory value: Beginning inventory + Purchases during the period - Sales during the period.
- Method of inventory accounting (Perpetual or Periodic inventory): Perpetual inventory.
- Method for setting up a provision for inventory devaluation: set up at the end of the year is the difference between the original price of inventory and the net realizable value.

3- Principles for recognizing and depreciating fixed assets and investment property:

- Principle of recognition of fixed assets (tangible, intangible, finance lease): Purchase price + Transportation costs + Installation costs.
- Method of depreciation of fixed assets (tangible, intangible, financial lease): straight-line method.

4- Principles of recording and depreciating investment real estate:

- Principles of recording investment real estate
- Investment property depreciation method

5- Principles for recognizing financial investments:

- Investments in subsidiaries, associated companies, capital contributions to jointly controlled business establishments.
- Short-term securities investments.
- Other short-term, long-term investments.
- Methods for establishing provisions for devaluation of short-term and long-term investments.

6- Principles of recording and capitalizing borrowing costs:

- Principles for recognizing borrowing costs.
- Capitalization rate used to determine the borrowing costs capitalized in the period.

7- Principles for recognizing and capitalizing other costs:
- Prepaid expenses.
- Other expenses.
- Method for allocating prepaid expenses.
- Method and period for allocating goodwill: Allocated evenly.

8- Principles for recognizing accrued expenses.

9- Principles and methods for recognizing provisions for payables.

10- Principles for recognizing equity:
- Principles for recording owner's capital, equity surplus, and other owner's capital: actual contributed amount.
- Principle of recording asset revaluation differences.
- Principles for recognizing exchange rate differences.
- Principle of recognizing undistributed profits.

11- Principles and methods for revenue recognition:
- Revenue from sales: Enterprises comply with 5 conditions for revenue recognition in Standard No. 14.
- Revenue from providing services.
- Revenue from construction contracts.

12- Principle and method of recognition of financial expenses: Total financial expenses during the period (Not offset against financial revenue).

13- Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses.
- Current income tax expense is determined based on taxable income and the applicable corporate income tax rate for the current year.

14- Foreign exchange risk hedging operations.

15- Principles and Methods of Preparing Consolidated Financial Statements
(only disclose accounting methods applied to transactions arising during the period)

a) Accounting methods in business consolidation transactions through many stages;

b) Recognition method for non-controlling interests;

c) Accounting methods of recording profits and losses when there is a change in the ownership ratio at a subsidiary (disinvestment in cases of no loss of control, loss of control, when a subsidiary issues separate shares, business combinations under common control);

d) Method of eliminating intercompany transactions.

16- Other accounting principles and methods.

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

01- Cash	End of Year	Beginning of Year
- Cash	1.133.304.420	406.002.066
- Bank deposits	37.975.767.174	26.502.476.239
- 3-month term deposit	32.000.000.000	20.000.000.000
Total	**71.109.071.594**	**46.908.478.305**

02- Short-term Financial Investments		End of Year		Beginning of Year	
- Short-term investment securities		Quantity	Value	Quantity	Value
1	SaiGon-PhuYen Joint-Stock Co	214.600	2.146.000.000	214.600	2.146.000.000
2	Thanh Thanh Joint - Stock Company (TTC)	297.903	6.043.354.161	297.903	6.043.354.161
3	Bien Hoa Building Materials Production and Construction JSC(VI	3.937.800	157.090.180.000	3.910.800	155.784.780.000
4	Held-to-maturity investments (6-month term deposit)		113.662.043.220		66.662.043.220
	Total	**4.450.303**	**278.941.577.381**	**4.423.303**	**230.636.177.381**
- Bond, promissory note					
- Provision for devaluation of short-term investments			(4.474.514.145)		(4.315.289.000)
	Total		**274.467.063.236**		**226.320.888.381**

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

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

+ Value:

03- Other Short-term Receivables	End of Year	Beginning of Year
- Receivables from equitization		
- Receivables from dividends and distributed profits.		
- Receivables from employees		
- Other receivables	30.047.641.826	42.258.661.876
Total	**30.047.641.826**	**42.258.661.876**
- Provision for short-term receivables	(36.548.421.998)	(36.550.421.998)

04- Inventory	End of Year	Beginning of Year
- Goods in transit		
- Raw materials and supplies	632.726.166	632.726.166
- Tools and equipment		
- Work-in-progress production and business expenses		
- Goods	1.238.858.570	3.745.526.702
- Merchandise		
- Goods sent for sale		
- Bonded warehouse goods		
- Real estate merchandise		
Total original cost of inventory	**1.871.584.736**	**4.378.252.868**
- Provision for inventory devaluation	(568.076.166)	(568.076.166)

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

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

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

05- Taxes and Receivables from the State	End of Year	Beginning of Year
- Overpaid corporate income tax		
- Deductible value-added tax (VAT)	1.591.818.598	5.697.228.661
- Other receivables from the State	4.061.541.579	1.465.292.624
Total	**5.653.360.177**	**7.162.521.285**

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

07- Other Long-term Receivables	End of Year	Beginning of Year
- Long-term deposits and guarantees		
- Amounts received under trust		
- Loan	0	0
- Other long-term receivables (Environmental restoration deposit)	12.834.022.064	12.053.899.983
Total	**12.834.022.064**	**12.053.899.983**

08- Increase and Decrease in Tangible Fixed Assets:

Item	Buildings, Constructions	Machinery, Equipment	Transportation means	Management Tools and Equipment	Other Fixed Assets	Total
Original Cost of Tangible Fixed Assets						
Beginning of year balance	18.853.414.221	74.672.150.859	19.682.514.918	392.163.681	0	**113.600.243.679**
- Purchased during the year						**0**
- Completed capital construction investment						**0**
- Other increases		851.158.743				**851.158.743**
- Ransferred to investment property						**0**
- (Transferred to Establish a Subsidiary)						**0**
- Other decreases						**0**
End of year balance	18.853.414.221	75.523.309.602	19.682.514.918	392.163.681	0	**114.451.402.422**
Accumulated depreciation value						
Beginning of year balance	14.690.681.553	46.205.667.203	10.006.605.046	392.163.681		**71.295.117.483**
- Depreciation for the year	297.685.038	1.778.154.920	1.027.219.524	0		**3.103.059.482**
- Other increases						**0**
- Liquidated, sold						**0**
- Other decreases						**0**
End of year balance	14.988.366.591	47.983.822.123	11.033.824.570	392.163.681		**74.398.176.965**
Residual value of tangible assets						
- At the beginning of the year	4.162.732.668	28.466.483.656	9.675.909.872	0		**42.305.126.196**
- At the end of the year	3.865.047.630	27.539.487.479	8.648.690.348	0		**40.053.225.457**

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

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

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

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

* Other changes in tangible fixed assets:

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

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

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

10- Increase and Decrease in Intangible Fixed Assets:

Item	Land Use Rights	Copyrights, Patents	Trademark	Computer Software	Other Intangible Fixed Assets	Total
Original Cost of Intangible Fixed Assets						
Beginning of year balance	97.797.141.259	0	0	0	1.364.272.727	**99.161.413.986**
- Purchased during the year						
- Generated internally by the enterprise						**0**
- Increase due to business combination						**0**
- Other increases						**0**
- Establish a Subsidiary						**0**
- Other Decreases (Transferred to Capital Construction)						**0**
End of year balance	97.797.141.259	0	0	0	1.364.272.727	**99.161.413.986**
Accumulated depreciation						
Beginning of year balance	75.556.599.772	0	0	0	56.844.696	**75.613.444.468**
- Depreciation for the year	2.514.216.534					**2.514.216.534**
- Other increases						**0**
- Establish a Subsidiary						**0**
- Other Decreases (Transferred to Capital Construction)						**0**
End of year balance	78.070.816.306	0	0	0	56.844.696	**78.127.661.002**
Residual value of intangible fixed assets						
- At the beginning of the year	22.240.541.487	0	0	0	1.307.428.031	**23.547.969.518**
- At the end of the year	19.726.324.953	0	0	0	1.307.428.031	**21.033.752.984**

- Notes on the data and other explanations:

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

11- Cost of capital construction in progress:	End of Year	Beginning of Year
- Total cost of capital construction in progress	**30.473.524.330**	**30.627.045.801**
Among them: Large projects		
+ Project : Tourist attractions and housing in Hoa An	4.087.439.696	4.087.439.696
+ Project : Nui Gio Stone Quarry	248.058.177	248.058.177
+ Project : Tan Cang 3 Stone Quarry	8.080.644.400	8.080.644.400
+ Project : Thanh Phu 2 Stone Quarry	654.163.636	1.840.685.107
+ Project : Tan Cang 3 Stone Quarry	4.793.788.421	4.793.788.421
+ Project : Thanh Phu 2 Stone Quarry	10.845.210.000	10.845.210.000
+ Project : Tay Ka Rom 1 Quarry	1.764.220.000	731.220.000

12- Increase or Decrease in Investment Properties:

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

- Notes on the data and other explanations:

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

14- Long-Term Prepaid Expenses :	End of Year	Beginning of Year
- Prepaid Expenses for Operating Lease of Fixed Assets		
- Long-term deferred expenses	25.439.677.147	28.796.990.794

- Deferred income tax assets		
- Expenses for the implementation phase that do not meet the recognition criteria are Intangible fixed assets		
- Other long-term assets		
- Cost of goodwill	84.128.925.488	88.759.875.514
Total	**109.568.602.635**	**117.556.866.308**

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

16- Taxes and Payables to the State :	End of Year	Beginning of Year
- Value-Added Tax	2.264.706.246	1.651.248.009
- Special Consumption Tax		
- Import and Export Tax		
- Corporate Income Tax	6.462.943.267	2.913.151.496
- Personal Income Tax	78.387.063	487.873.497
- Resource Tax	7.487.557.582	3.141.591.844
- Land & housing tax, land rental fees	-	-
- Other Taxes	-	656.004.340
- Fees, Charges, and Other Payables (Environmental protection fees	380.705.376	394.214.644
Total	**16.674.299.534**	**9.244.083.830**

17- Payable Expenses :	End of Year	Beginning of Year
- Advance payment of salary during leave period		
- Major repair expenses for fixed assets		
- Expenses during business suspension		
- Other payables (short-term payables)	193.988.327	292.144.037
Total	**193.988.327**	**292.144.037**

18- Other short-term payables and payables :	End of Year	Beginning of Year
- Excess assets awaiting resolution		
- Trade union fees	0	0
- Social insurance	0	0
- Health insurance	0	0
- Unemployment insurance	0	0
- Payables related to privatization		
- Short-term deposits and bets received		
- Unearned revenue		
- Other accounts payable and payable	159.612.440	98.615.000
Total	**159.612.440**	**98.615.000**

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

-		
Total	**0**	**0**

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

- Finance lease liabilities

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

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

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

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

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

22- Owner's Equity

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

Indicator	Owner's Investment capital	Share Premium	Undistributed profits	Non-controlling interests	Treasury stock	Asset revaluation difference	Exchange rate differences	Development investment fund	Financial reserve fund	Source of capital for basic construction investment	Total
A	1	2	3	4	5	6	7	8	9	10	11
Beginning Balance of Last Year	**151.199.460.000**	**58.398.416.000**	**130.709.628.071**	**0**	**(11.846.503.500)**	**0**	**0**	**98.745.293.116**	**0**	**0**	**427.206.293.687**
- Capital increase resulting from consolidation in the previous year				1.095.657							**1.095.657**
- Profit in Previous Year			109.743.442.537	(95.415)							**109.743.347.122**
- Other Increases											**0**
- Reduction of fund provisions			3.102.398.000								**3.102.398.000**
- Allocation to other funds											**0**
- Dividend distribution for the year			44.163.219.000								**44.163.219.000**
- Loss in the previous year											**0**
- Other Decreases (Remuneration for the Board of Directors and the Supervisory Board)			1.026.586.193								**1.026.586.193**
Ending Balance of Last Year	**151.199.460.000**	**58.398.416.000**	**192.160.867.415**	**1.000.242**	**(11.846.503.500)**	**0**	**0**	**98.745.293.116**	**0**	**0**	**488.658.533.273**
Beginning balance of this year	**151.199.460.000**	**58.398.416.000**	**192.160.867.415**	**1.000.242**	**(11.846.503.500)**	**0**	**0**	**98.745.293.116**	**0**	**0**	**488.658.533.273**
Increase this year											**0**
- Capital increase resulting from consolidation											**0**
- Profit in This Year			53.126.198.125	338.823							**53.126.536.948**
- Increased last year											**0**
- Appropriation of funds this year			9.342.637.000								**9.342.637.000**
- Dividend distribution for the year											**0**
- Other reductions (Remuneration for the Board of Directors and the Supervisory Boar)			2.087.515.845								**2.087.515.845**
Ending balance at the end of this year	**151.199.460.000**	**58.398.416.000**	**233.856.912.695**	**1.339.065**	**(11.846.503.500)**	**0**	**0**	**98.745.293.116**	**0**	**0**	**530.354.917.376**

b- Details of owner's investment capital :	**End of the year**	**Beginning of the year**
- State Capital Contributions	35.425.430.000	34.185.430.000
- Contributed capital of other subjects	115.774.030.000	117.014.030.000

* Value of Bonds Converted to Shares During the Year

* Number of Treasury Shares: 398.740

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

đ- Dividends :

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

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

e- Enterprise Funds:

- Development Investment Fund	98.745.293.116	98.745.293.116
- Other Funds within Owner's Equity (Bonus, welfare)	11.757.788.091	4.908.464.091

* Purpose of Provision and Use of Enterprise Funds

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

-
-
-

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

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

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

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

	This year	Last year
25- Total Revenue from Sales and Services (Code 01)	**121.433.986.036**	**121.071.889.723**
Including:		
- Revenue from sales	121.433.986.036	121.071.889.723
- Revenue from service provision		
- Revenue from construction contracts (For enterprises engaged in construction activities)		
+ Revenue from construction contracts recognized during the period		
+ Total accumulated revenue of construction contracts recognized up to the date of financial statement preparation		
- Other revenue		
26- Deductions from Revenue (Code 02)		
Including:		
- Trade discounts		
- Reduce sales price		
- Goods returned		
- VAT payable (direct method)		
- Special consumption tax		
- Export tax		
27- Net Revenue from Sales and Services (Code 10)	**121.433.986.036**	**121.071.889.723**
Including:		
- Net revenue from product, goods exchange		
- Net revenue from service exchange (Real estate)		
28- Cost of Goods Sold (Code 11)	**76.470.099.753**	**75.594.971.822**
- Cost of goods sold	76.470.099.753	75.594.971.822
- Cost of finished goods sold		
- Cost of services provided		
- Remaining value, disposal expenses, and liquidation costs of sold investment properties		
- Real estate investment business expenses		
- Inventory shrinkage and loss		
- Expenses exceeding normal levels		
- Provision for devaluation of inventory		
Total	**76.470.099.753**	**75.594.971.822**
29- Financial activity revenue (Code 21)		
- Interest on deposits and loans	1.335.256.811	2.843.599.591
- Interest from bonds, promissory notes, bills, stocks	0	0
- Dividends, profits shared	297.903.000	119.161.200
- Profit from foreign currency sales		
- Realized foreign exchange gain		
- Late payment interest on sales		
- Other financial activities revenue		

Total	**1.633.159.811**	**2.962.760.791**
30- Financial Expenses (Code 22)		
- Interest expenses on loans		
- Payment discounts, interest on deferred sales		
- Loss from the disposal of short-term and long-term investments		
- Loss on foreign currency sales		
- Loss on sale of securities		
- Reversal of provision for devaluation of securities		
- Provision for the devaluation of short-term and long-term investments	159.225.145	1.765.400.324
- Other financial expenses	5.968.513	13.379.462
Total	**165.193.658**	**1.778.779.786**
31- Current Corporate Income Tax Expense (Code 51)	**8.202.040.883**	**8.069.830.893**
- Corporate income tax expense calculated on taxable income for the current year	8.202.040.883	8.069.830.893
- Adjust corporate income tax expenses of previous years into current corporate income tax expenses of this year.		
- Total current corporate income tax expense	**8.202.040.883**	**8.069.830.893**
32- Deferred Corporate Income Tax Expense (Code 52)		
- Deferred corporate income tax expense arising from taxable temporary differences		
- Deferred corporate income tax expense arising from the reversal of deferred tax assets		
- Deferred corporate income tax income arising from deductible temporary differences		
- Deferred corporate income tax income arising from unused tax losses and tax incentives		
- Deferred corporate income tax income arises from the refund of Deferred income tax payable.		
- Total deferred corporate income tax expense		
33- Production and Business Costs by Element		
- Raw material costs	5.034.510.835	7.770.703.122
- Labor costs	6.360.254.940	8.479.465.746
- Depreciation expenses of fixed assets	2.775.024.398	2.095.104.993
- Service costs purchased from outside	55.343.291.461	49.684.571.732
- Other cash expenses	16.096.308.069	13.757.709.473
Total	**85.609.389.703**	**81.787.555.066**

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

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

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

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

VIII- Other Information :

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

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

3- Information about related parties:

Dealing with key management members and related individuals.

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

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

		Cumulative from the beginning of the year to the end of this period	
Full name	**Position**	**Current year**	**Previous year**
1. Mr. Cao Truong Thu	Chairman of the Board of Directors	245.214.000	148.692.000
2. Mr. Nguyen Van Luong	General Director/Member of the Board of Directors	1.380.993.500	906.082.000
4. Mr. Nguyen Tan Loc	Member of the Board of Directors	204.347.500	123.900.000
5. Mr. Mai Hoang Nguyen	Member of the Board of Directors	204.347.500	123.900.000
6. Mr. Nguyen Van Phuc	Member of the Board of Directors	204.347.500	94.570.000
	Total	**2.239.250.000**	**1.397.144.000**
Supervisory Board Remuneration:		**Current year**	**Previous year**
1. Mr. Pham Viet Thang	Head of the Supervisory Board	75.000.000	60.000.000
2. Mr. Tran Quoc Trung	Member of the Supervisory Board	51.000.000	42.000.000
3. Mr.Dang Xuan Long	Member of the Supervisory Board	51.000.000	42.000.000
	Total	**177.000.000**	**144.000.000**

Note:

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

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

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

		Cumulative from the beginning of the year to the end of this period	
Company's Assets :		**Current year**	**Previous year**
Main Assets:			
- Cash and Cash Equivalents		71.109.071.594	46.908.478.305
- Financial Assets Available for Sale		274.467.063.236	226.320.888.381
Including:			
- Short-term Investments		274.467.063.236	226.320.888.381
- Long-term Investments			
- Customer receivables		18.428.932.707	19.255.456.321
- Prepayments to suppliers		8.684.719.501	6.371.424.312
- Other Receivables		30.047.641.826	42.258.661.876
	Total	**402.737.428.864**	**341.114.909.195**
Financial Liabilities:			
- Loans and Borrowings		0	0
- Payables to Suppliers		7.654.904.743	8.787.619.713
- Buyer pays in advance		8.381.984.703	7.930.731.138
- Payables to Employees		3.002.140.455	11.392.990.915

- Expenses payable	193.988.327	292.144.037
- Other Payables	159.612.440	98.615.000
Total	**19.392.630.668**	**28.502.100.803**

	Cumulative from the beginning of the year to the end of this period	
1- Revenue of the Company's Branches :	**Current year**	**Previous year**
- Nui Gio Branch	41.640.624.406	65.169.960.945
- Tan Cang 3 Branch	85.747.054.408	93.867.261.168
- Thanh Phu 2 Branch	48.415.120.299	37.564.645.357
2- Revenue of Anh Duong Construction Stone Mining and Production Joint Stock Company	46.686.099.811	
Total consolidated revenue	**222.488.898.924**	**196.601.867.470**

	Cumulative from the beginning of the year to the end of this period	
Business results of each department in the Company :	**Current year**	**Previous year**
I- Business Production :		
- Nui Gio Branch	19.253.191.346	27.875.086.187
- Tan Cang 3 Branch	27.953.651.882	26.929.467.737
- Thanh Phu 2 Branch	13.527.641.718	4.987.521.229
- Anh Duong Construction Stone Mining and Production Joint Stock Company	11.290.578.763	
*Goodwill allocation	(4.630.950.026)	
Total Business Results	**67.394.113.683**	**59.792.075.153**
II- Financial Activities :		
- Financial operating revenue	2.691.044.711	11.044.723.027
- Financial operating expenses	169.128.844	1.782.539.666
- Other Income	2.742.440.000	3.206.250
- Other Expenses	4.900.472.529	117.331.129
- Other Profits	(2.158.032.529)	(114.124.879)
Total Financial Activity Results	**363.883.338**	**9.148.058.482**
Total results of production and business activities	**67.757.997.021**	**68.940.133.635**

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

6- Information on Going Concern:

7- Other Information (3) :

Dong Nai, July 22, 2026

Preparer	Chief Accountant	General Director
(Signature, full name)	(Signature, full name)	(Signature, full name, stamp)
Nguyen Thi Cam Nhung	Do Van Ngoc	Nguyen Van Luong

M.S.D.N: 3600464464 CÔNG TY CỔ PHẦN HÓA AN P. BIÊN HÒA - T. ĐỒNG NAI