

DONG NAI BUILDING MATERIAL AND FUEL JOINT STOCK COMPANY

Business Registration Certificate No. 3600661303 issued by the Department of Planning and Investment of
Dong Nai province, changed for the 21st time on November 21, 2024

Head office: No. 255B Pham Van Thuan, Tan Mai Ward, Bien Hoa City, Dong Nai Province, Vietnam

Tel: (84-251) 381.9431 - Fax: (84-251) 382.2014 - Website: www.chatdotdongnai.com

INVITATION LETTER
THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dong Nai Building Material and Fuel Joint Stock Company hereby invites our valued shareholders to attend the 2025 Annual General Meeting of Shareholders with the following specific information:

- 1. Time:** 07:30 Friday, April 25, 2025.
- 2. Venue:** Dong Nai Hotel Hall, No. 57 Pham Van Thuan Street, Tan Mai Ward, Bien Hoa City, Dong Nai Province,
- 3. General Meeting Content:** The Annual General Meeting of Shareholders will consider and approve the following contents:
 - Report on the Board of Directors' operation in 2024 and direction of activities in 2025;
 - Income statement in 2024 and Report on the business plan for 2025 of the Company's Executive Board;
 - The 2024 audited financial statement;
 - Report on settlement of remuneration for the Board of Directors and the Board of Supervisors in 2024 and the plan for payment of remuneration for the Board of Directors and the Board of Supervisors in 2025;
 - Report on the plan for profit distribution and dividend payment in 2024, plan for profit distribution and dividend payment in 2025;
 - Report of the Board of Supervisors at the 2025 Annual General Meeting of Shareholders;
 - Report on the selection of an auditing unit to review the semi-annual financial statements and audit the 2025 financial statements;
 - Other contents under the authority of the General Meeting of Shareholders (if any).
- 4. Meeting conditions:** All shareholders owning shares of the Company (or individuals/organizations legally authorized by shareholders to attend the meeting) according to the List of Shareholders closed on March 28, 2025.
- 5. Shareholders or individuals/organizations authorized to attend the Meeting are kindly requested to bring the following documents:**
 - 5.1. For individuals:**
 - For direct attendance: Invitation letter; and original valid Citizen Identity Card/Citizen Identification Card/Identity Card or Passport;



- For proxy attendance: Invitation letter; original Power of Attorney form (duly completed using the Company's template); and original valid Citizen Identity Card/Citizen Identification Card/Identity Card or Passport of the authorized individual/organization.

5.2. For organizations:

- For direct attendance: Invitation letter; Certified copy of the latest Business Registration Certificate; and Original valid Citizen Identity Card/Citizen Identification Card/Identity Card or Passport of the legal representative;
- For proxy attendance: Invitation letter; Certified copy of the latest Business Registration Certificate; original Power of Attorney form (duly completed using the Company's template); and original valid Citizen Identity Card/Citizen Identification Card/Identity Card or Passport of the authorized individual/organization.

6. Documents attached to the invitation letter.

- General Meeting agenda; confirmation on attendance/ authorization of attendance of the General Meeting;

Documents related to the General Meeting: The shareholders are kindly requested to download such documents from the Company's website at: <https://www.chatdotdongnai.com>, or the shareholders can contact to receive documents directly from the Company, or can access the General Meeting documents via the following QR code:



7. Registration to attend the General Meeting and Contact Information.

To best prepare for the General Meeting, the shareholders are requested to send confirmation of attendance/ authorization to attend the General Meeting by mail or email before 4:30 p.m. on April 23, 2025 to the following address:

Dong Nai Building Material and Fuel Joint Stock Company.

Address: No. 255B, Pham Van Thuan Street, Tan Mai Ward, Bien Hoa City, Dong Nai Province,

Contact person: Bui Thi Loan – Secretary of the Company

Tel: 0389.999.515 – Email: loan.bui@chatdotdongnai.com

The Company is honored to welcome Shareholders to the 2025 Annual General Meeting of Shareholders of Dong Nai Building Material and Fuel Joint Stock Company.

Sincerely yours./.

Bien Hoa, dated April 2, 2025

**FOR BOARD OF DIRECTORS
CHAIRMAN**



NGUYEN THANH HOA



SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

LETTER OF CONFIRMATION
ON ATTENDANCE/ AUTHORIZATION OF ATTENDANCE

To: Organizing Board of the 2025 Annual General Meeting of Shareholders
Dong Nai Building Material and Fuel Joint Stock Company

1. Confirmation of Attendance at the General Meeting:

Name of shareholder:
ID card/Passport/Business registration certificate number: issued
on at
Full name of the legal representative of the shareholder being an organization:
.....
Permanent address/Head office:
Tel.:
Number of owned/authorized shares: shares
(In words:)

2. Authorization to attend the General meeting:

The authorized person:
ID card/Passport/Business registration certificate number: issued
on at
Full name of the legal representative of the authorized organization (in case of authorizing to
organization):
Permanent address/Head office:
Tel.:
Number of authorized shares: shares
(In words:)

3. Or approval of authorizing the following member of the Company's Board of Directors:

Mr./Ms. - Member of Board of Directors shares

4. Contents:

The authorized person is authorized to represent the Mandator to attend the 2025 Annual General Meeting of Shareholders of Dong Nai Building Material and Fuel Joint Stock Company and exercise all rights and obligations as a shareholder at the General Meeting of Shareholders related to the authorized shares.

5. Responsibility and term of authorization

- I/We are fully responsible for this authorization and commit to strictly comply with current regulations of law and the Charter of organization and operation of Dong Nai Building Material and Fuel Joint Stock Company.
- The authorized person is not allowed to re-authorize a third party to perform the tasks specified in this Power of Attorney.
- This Power of Attorney takes effect from the date of signing until the end of the 2025 Annual General Meeting of Shareholders of Dong Nai Building Material and Fuel Joint Stock Company./.

THE AUTHORIZED PERSON
(Signature, full name and seal in case of
organization)

....., dated, 2025
SHAREHOLDER/ MANDATOR
(Signature, full name and seal in case of
organization)

Note: In case the Shareholder attends directly without authorization, only confirm Section 1.
The Power of Attorney is only valid at the 2025 Annual General Meeting of Shareholders held on April 25, 2025.

Address: No. 255B, Pham Van Thuan Street, Tan Mai Ward, Bien Hoa City, Dong Nai Province,
Tel.: 0251.3819431

AT THE

AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- Name of Shareholder/Authorized Person:Shareholder
code:.....

- Full name of the legal representative of the shareholder being an organization:

- Total number of voting shares:

[illegible]

....., dated, 2025
SHAREHOLDER/ MANDATOR
*(Signature, full name and seal in case of
organization)*

DONG NAI BUILDING MATERIAL AND FUEL JOINT STOCK COMPANY

AGENDA

THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS



Time of organization of the General Meeting: 07:30 Friday, April 25, 2025

Location: Dong Nai Hotel Hall, No. 57 Pham Van Thuan Street, Tan Mai Ward, Bien Hoa City, Dong Nai

Time	Contents
07:30 - 08:00	Reception of delegates and verification of shareholders' eligibility.
08:00 - 08:10	Flag salute, statement of reasons and opening of the General Meeting.
08:10 - 08:20	Report on the results of verification of attending shareholders' eligibility and the validity of the General Meeting.
08:20 - 08:40	Introduction and approval (1) General Meeting's Program; (2) Regulations on organizing the General Meeting; (3) Members of the Presidium; (4) Secretariat of the General Meeting; (5) Vote Counting Committee.
08:40 - 08:50	Content 1: Report on the Board of Directors' operation in 2024 and direction of activities in 2025.
08:50 - 09:00	Content 2: Income statement in 2024 and Report on the business plan for 2025 of the Company's Executive Board.
09:00 - 09:05	Content 3: Report on approval of the 2024 audited financial statement.
09:05 - 09:10	Content 4: Report on settlement of remuneration for the Board of Directors and the Board of Supervisors in 2024 and the plan for payment of remuneration for the Board of Directors and the Board of Supervisors in 2025.
09:10 - 09:15	Content 5: Report on the plan for profit distribution and dividend payment in 2024, plan for profit distribution and dividend payment in 2025.
09:15 - 09:25	Content 6: Report of the Board of Supervisors at the 2025 Annual General Meeting of Shareholders.
09:25 - 09:30	Content 7: Report on the selection of an auditing unit to review the semi-annual financial statements and audit the 2025 financial statements.
09:30 - 10:00	General Meeting's discussion
10:00 - 10:30	- Instructions for voting for shareholders. - Collection of votes and counting of votes. - Break time.
10:30 - 10:40	Announcement of the voting results to approve the contents.
10:40 - 10:55	Approval of the Minutes and Resolution of the General Meeting of Shareholders.
10:55 - 11:00	Closing of the General Meeting.

DRAFT

Bien Hoa,, 2025



REGULATION

REGULATION ON ORGANIZATION OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS OF DONG NAI BUILDING MATERIAL AND FUEL JOINT STOCK COMPANY

Chapter I GENERAL PROVISIONS

Article 1: Scope of application

Regulations on organization of the General Meeting of Shareholders are used for organizing the 2025 Annual General Meeting of Shareholders (AGM) of Dong Nai Building Material and Fuel Joint Stock Company (Company).

Article 2: These regulations specifically stipulate the rights and obligations of the parties participating in the General Meeting, the conditions and procedures for conducting the General Meeting.

Article 3: Shareholders and participants are responsible for complying with the provisions of this Charter.

Chapter II RIGHTS AND OBLIGATIONS OF PEOPLE ATTENDING THE GENERAL MEETING

Article 4: Rights and obligations of shareholders attending the General Meeting

4.1. Condition of shareholders attending the General meeting:

All shareholders owning shares of Dong Nai Building Material and Fuel Joint Stock Company shall be the shareholder list finalized by Vietnam Securities Depository and Clearing Corporation – Ho Chi Minh Branch on March 28, 2025 or individuals/organizations authorized to attend validly.

4.2. Rights and obligations of shareholders eligible to attend the General Meeting:

- a. Shareholders or authorized persons (hereinafter referred to as shareholders) attending the General Meeting must bring the following documents:
 - Invitation letter.
 - Citizen Identity Card/Citizen Identification Card/Identity Card or Passport;
 - Power of attorney (in case of authorization to attend the General Meeting);

(In case the shareholder is an individual, the Power of Attorney must be signed by such shareholder. In case the shareholder is a legal entity/organization, the Power of Attorney must be sealed and signed by the legal representative of such legal entity/organization).

After presenting the above documents to the Shareholder Eligibility Verification Board, the shareholders attending the General Meeting will receive a Voting Card and Vote (recording the shareholder code and the number of voting shares of such shareholder). The value of the Voting Card and Vote of a shareholder attending the General Meeting corresponds to the ratio of the total number of voting shares that such shareholder owns or is authorized to register to attend the General Meeting to the total number of voting shares of the shareholders attending the General Meeting.

- b. Shareholders may authorize in writing an individual/organization to attend and vote on their behalf at the General Meeting of Shareholders. Individuals/organizations authorized to attend the General Meeting may not re-authorize others to attend the General Meeting.
- c. Shareholders attending the General Meeting who wish to express their opinions must obtain the consent of the Chairman, speak briefly and focus on the key issues to be discussed, in accordance with the approved agenda of the General Meeting. Issues that have been raised by previous people should not be raised again to avoid duplication. Shareholders attending the General Meeting can also write down the contents on the Question Card and then submit it to the General Meeting Secretariat.
- d. Shareholders are entitled to vote on all matters within the authority of the General Meeting of Shareholders as prescribed in the Company's Charter.
- e. Shareholders attending the General Meeting of Shareholders, after hearing the report on the contents to be approved, will discuss and approve by voting.
- f. During the General Meeting, shareholders must comply with the instructions of the Presidium, behave civilly and politely, and not cause disorder.
- g. Shareholders arriving after the General Meeting has opened, after completing the registration procedure, are allowed to attend and vote on the remaining voting contents according to the approved General Meeting agenda. In this case, the validity of the votes already taken is not affected.

Article 5: Rights and obligations of the Chairman and the Presidium

- 5.1. The Chairman of the Board of Directors (BOD) is the Chairman of the meeting.
- 5.2. The Presidium is elected at the General Meeting and has the following duties:
 - a. Conduct the activities of the General Meeting according to the program approved by the General Meeting. Carry out necessary work so that the General Meeting of Shareholders takes place in an orderly manner, reflecting the wishes of the majority of attending shareholders;



- b. Guide delegates and General Meeting to give discussions;
- c. Submit drafts and necessary contents for the General Meeting to vote on;
- d. Answer questions requested by the General Meeting.

Article 6: Rights and obligations of the Shareholder Eligibility Verification Board

The Shareholder Eligibility Verification Board for the General Meeting of Shareholders is established by decision of the Company's Board of Directors. The Shareholder Eligibility Verification Board receives documents from shareholders attending the meeting to check their validity and compare them with the list of shareholders entitled to attend the meeting as of March 28, 2025; distributes documents, Voting Cards, and Votes; Reports to the General Meeting on the results of the shareholder eligibility verification before the official General Meeting is held.

Article 7: Rights and obligations of the General Meeting Secretariat:

- 7.1. The Chairman introduces the General Meeting Secretariat and organizes the vote for approval of appointment of the Secretariat at the General Meeting.
- 7.2. The General Meeting Secretariat performs support tasks assigned by the Chairman, including:
 - a. Fully and honestly record the contents of the General Meeting;
 - b. Assist the Presidium in announcing the draft Minutes and Resolutions of the General Meeting and the Presidium's notice to shareholders upon request;
 - c. Receive shareholder's question cards.

Article 8: Rights and duties of Vote Counting Committee

- 8.1. The Chairman introduces the Vote Counting Committee and organizes the vote collection at the General Meeting.
- 8.2. The Vote Counting Committee has the following tasks:
 - a. Introduce the content and method of record the votes;
 - b. Monitor the voting of shareholders at the General Meeting;
 - c. Record number of voting shares for each content;
 - d. Notify the results to the Chairman, the General Meeting Secretariat and announce the voting results before the General Meeting.

Chapter III

CONDUCT OF THE GENERAL MEETING

Article 9: Conditions for holding the General Meeting

The General Meeting of Shareholders is held when the number of shareholders attending the General Meeting represents more than 50% of the total number of shares with voting rights according to the list of shareholders of Dong Nai Building Material and Fuel Joint Stock Company, closed by the Vietnam Securities



Article 10: Order of the General Meeting

- 10.1. All shareholders attending the General Meeting must be dressed appropriately.
- 10.2. Shareholders entering the General Meeting room must sit in the correct position or area as specified by the Organizing Board of the General Meeting. Comply with the direction of the Chairman and the Organizing Board of the General Meeting.
- 10.3. No smoking in General Meeting room.
- 10.4. No private conversations or use of cell phones during the General Meeting. Cell phones must be turned off or muted.

Article 11: Method of voting on issues at the General Meeting

All contents in the agenda of the General Meeting must be approved by public voting of all shareholders attending the General Meeting by VOTING CARDS, VOTES according to the number of owned/represented and/or authorized shares. Each shareholder is given 01 VOTING CARD and 01 VOTE on which are stated: Shareholder Code; Number of (owned/represented and/or authorized) voting shares of the shareholder and stamped with the Company's seal.

11.1. VOTING CARDS: Printed on **white** paper, used to vote on the following contents:

- a. Approval of the Regulations on organizing the 2025 Annual General Meeting of Shareholders;
- b. Approval of the members of the General Meeting Presidium;
- c. Approval of the members of the General Meeting Secretariat and the Vote Counting Committee;
- d. Approval of the General Meeting Agenda;
- e. Approval of Minutes and Resolutions of the General Meeting of Shareholders;
- f. Approval of other issues (if any).

11.2. VOTES: Printed on **yellow** paper, used to vote on the following contents:

- a. Approval of Report on the Board of Directors' operation in 2024 and direction of activities in 2025;
- b. Approval of Income statement in 2024 and Report on the business plan for 2025 of the Company's Executive Board;
- c. Approval of audited financial statement in 2024;
- d. Approval of Report on settlement of remuneration for the Board of Directors and the Board of Supervisors in 2024 and the plan for payment of remuneration for the Board of Directors and the Board of Supervisors in 2025;
- e. Approval of Report on the plan for profit distribution and dividend payment in 2024, plan for profit distribution and dividend payment in 2025;

- f. Approval of Report of the Board of Supervisors at the 2025 Annual General Meeting of Shareholders;
- g. Approval of Report on the selection of an auditing unit to review the semi-annual financial statements and audit the 2025 financial statements;
- h. Approval of other issues (if any).

Article 12: Approval of Resolutions of General Meeting of Shareholders

Resolutions of the General Meeting of Shareholders are approved in accordance with the provisions of the Company's Charter and current Enterprise Law.

Chapter IV

END OF THE GENERAL MEETING

Article 13: Minutes and Resolutions of the General Meeting of Shareholders

- 13.1. Minutes and Resolutions of the General Meeting of Shareholders must be completed and approved before the closing of the General Meeting.
- 13.2. Minutes and Resolutions of the General Meeting of Shareholders must be kept at Dong Nai Building Material and Fuel Joint Stock Company.

Article 14: Effect

This Charter consists of 14 (fourteen) Articles, is read publicly before the General Meeting of Shareholders and takes effect immediately after being voted and approved by the 2025 Annual General Meeting of Shareholders./.

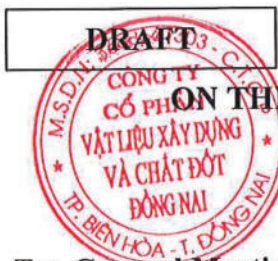


**FOR BOARD OF DIRECTORS
CHAIRMAN**

Nguyen Thanh Hoa

No.: .../BC-HĐQT/2025/DBFC

Bien Hoa,, 2025



REPORT

ON THE BOARD OF DIRECTORS' OPERATION IN 2024 AND OPERATION DIRECTION IN 2025

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**To: General Meeting of Shareholders of Dong Nai Building Material and Fuel Joint
Stock Company**

Pursuant to the Charter of organization and operation; Internal governance regulations of Dong Nai Building Material and Fuel Joint Stock Company ("Company"); Resolution No. 270/2024/NQ-ĐHĐCĐ dated April 16, 2024 of the 2024 Annual General Meeting of Shareholders. On behalf of the Board of Directors ("BOD") of the Company, I would like to report to the General Meeting of Shareholders ("GMS") on the management and performance of the Board of Directors of the Company in 2024; Operation direction in 2025, specifically as follows:

PART ONE

EVALUATION OF PERFORMANCE OF TASKS IN 2024

I. Results of implementing the resolution of the 2024 Shareholders' Meeting

1. Business results in 2024:

According to the audited financial statements, the Company's business results in 2024 are as follows:

No.	Items	Unit	Plan	Implementation	(Implementation/Plan) rate %
1	Revenue from sale of goods and provision of services	Billion dong	4,349	3,420	78.63%
2	Total output of all types of petroleum	Million liters	184.9	192.5	104%
3	Fuel gas	Tons	1,600	1,581	98.81%

4	Lubricant	Liters/kg	180,000	118,392	65.77%
5	Accounting profit before corporate income tax	Billion dong	25.6	20.28	79.1%
6	Profit after tax	Billion dong	20.5	16.14	78.71%

In 2024, the world oil market will be more stable in both price and supply compared to 2023. The domestic petroleum market has recorded positive signs in ensuring supply despite facing many challenges from extreme natural disasters and increasing demand for production, business and consumption.

Faced with the above issues, the Board of Directors has directed the Executive Board to negotiate with suppliers on prices; expand the business market, especially the industrial and retail sales segment at affiliated gas stations; focus on and invest in sales skills and customer care, participate in bidding for fuel supply for key projects, as a foundation for stability and sustainable development in the context of many economic changes; ensure to achieve the planned output approved by the 2024 Shareholders' Meeting.

2. Distribution of funds and dividend payment in 2024:

2.1. Distribution of funds from after-tax profits in 2024:

Pursuant to the Resolution of the 2024 Annual General Meeting of Shareholders, the profit after tax in 2024 is distributed as follows:

- Profit after tax in 2024	:	VND 16,142,979,012
- Executive Board Bonus Fund (5% of 2024 profit after tax)	:	VND 807,148,951
- Remaining profit undistributed in 2024	:	VND 15,335,830,061
- Previous year's profit carried over	:	VND 5,448,434,174
- Remaining undistributed profits as of December 31, 2024	:	VND 20,784,264,235

2.2. Dividend payment in 2024:

In implementing the Resolution of the 2024 Annual General Meeting of Shareholders, the Company will not pay dividends to shareholders to focus on prioritizing cash flow as a resource for the Company's development.

3. Transfer of the Company's Share trading registration on the Upcom to listing



Shares at the Ho Chi Minh City Stock Exchange – HOSE:

The 2023 Annual General Meeting of Shareholders approved the plan to transfer the trading floor from Upcom to listing on the Ho Chi Minh City Stock Exchange (HOSE). Pursuant to Resolution No. 239/2023/NQ-ĐHĐCĐ dated April 21, 2023, the Company's Board of Directors has proactively implemented a number of necessary procedures as prescribed to transfer the registration of stock trading from Upcom to stock listing at HOSE. However, in order to ensure that all listing conditions are met successfully and to choose the appropriate time, the Board of Directors of the Company will implement the transfer of the Company's stock trading registration on the Upcom to listing shares on HOSE at the appropriate time and will report and seek shareholders' opinions before implementation.

4. Results of the license application for the Company to act as a key trader in the import and export of petroleum:

Currently, the Ministry of Industry and Trade is finalizing the draft of a new Decree on petroleum trading, replacing Decree No. 83/2014/ND-CP dated September 3, 2014 of the Government on petroleum trading and Decrees amending and supplementing Decree No. 83/2014/ND-CP. The Board of Directors and the Executive Board shall continue to closely monitor and promptly complete the necessary documents and conditions so that after the new Decree is issued, they will apply to the Ministry of Industry and Trade for a license to act as a key trader in petroleum import and export.

II. Board of Directors' Operation in 2024

1. The personnel structure of the company's Board of Directors (as of December 31, 2024) includes:

No.	Full name	Position	Date of starting/ending as a member of the Board of Directors	
			Date of appointment	Date of dismissal/end of term
1	Ms. Nguyen Thanh Hoa	Chairman of Board of Directors	April 16, 2024	
2	Mr. Vu Hoang Huynh	Member	April 16, 2024	
3	Mr. Nguyen Van Chi	Member	April 16, 2024	
4	Mr. Le Minh Khue	Independent member	April 16, 2024	

5	Mr. Nguyen Hoang Linh	Member	April 21, 2023	
6	Mr. Pham Van Nam	Member		April 16, 2024

2. Meetings and Resolutions of Board of Directors:

In 2024, the Board of Directors held 06 meetings, including in-person meetings and meetings in the form of collecting written opinions. Meetings are held in accordance with the order and procedures prescribed in the Enterprise Law, the Company Charter and internal regulations..., approving policies and assigning tasks to the Executive Board to resolve specific issues on the basis of approved policies, promptly resolving the Executive Board's requests arising in business activities.

Resolutions/Decisions of the Board of Directors in 2024 (Including Resolutions passed by organizing meetings and obtaining written opinions of members of the Board of Directors):

No.	Resolution Number/ Decision	Date	Content	Approval rate
1	130/2024/NQ – HĐQT	March 01, 2024	Approval of the time and venue for the 2024 Annual General Meeting of Shareholders and the time to close the list of shareholders attending the meeting.	100%
2	202/2024/NQ – HĐQT	March 25, 2024	Approval of the General Meeting agenda, the content of documents submitted to the 2024 Annual General Meeting of Shareholders.	100%
3	203/2024/NQ – HĐQT	March 25, 2024	Approval of the Company's Information Disclosure Regulations.	100%
4	204/2024/NQ – HĐQT	March 25, 2024	Approval of the appointment of personnel to represent capital management and participate in the Board of Directors of Long Thanh Trading Joint Stock Company.	100%
5	205/2024/NQ – HĐQT	March 25, 2024	Approval of contracts and transactions with related parties (Everest Securities Joint Stock Company).	100%
6	272/2024/NQ – HĐQT	April 16, 2024	Election of the Chairman of the Board of Directors of the Company.	100%

7	351/2024/NQ – HDQTCĐ	May 15, 2024	Decision on terminating the operation of Dau Giay Gas Station - a branch of the Company.	100%
8	504/2024/NQ- HDQTCĐ	July 22, 2024	Resolution of the Board of Directors approving the policy of borrowing capital from BIDV Bank, South Dong Nai Branch.	80%
9	694/2024/NQ- HDQTCĐ	November 08, 2024	Resolution of the Board of Directors approving the loan from the Military Commercial Joint Stock Bank, Dong Nai branch.	80%
10	695/2024/NQ- HDQTCĐ	November 08, 2024	Resolution of the Board of Directors approving the loan from the Joint Stock Commercial Bank for Foreign Trade of Vietnam, Dong Nai branch.	80%
11	696/2024/NQ- HDQTCĐ	November 08, 2024	Resolution of the Board of Directors approving the loan from Vietnam Bank for Agriculture and Rural Development, Tam Phuoc Dong Nai branch.	80%

3. Remuneration of the Board of Directors and Board of Supervisors of the Company in 2024:

The total remuneration paid to the Board of Directors and Board of Supervisors in 2024 is VND 1,218,000,000. In which:

- Chairman of Board of Directors: VND 45,000,000/month
- Members of the Board of Directors: VND 10,000,000/person/month.
- Head of Board of Supervisors: VND 7,500,000/month
- Member of the Board of Supervisors: VND 4,500,000/person/month.

4. Activities of independent BOD members:

Independent members of the Board of Directors have actively participated in the activities of the Company in general and the Board of Directors in particular, providing objective assessments and opinions with the common goal of perfecting corporate governance; at the same time, completing the tasks of the Board of Directors assigned by the General Meeting of Shareholders.

5. Monitoring results for the CEO and other managers:

The Board of Directors has effectively supervised the management and operation of the Executive Board; regularly discussed and exchanged with the Executive Board on the

strategic situation, business performance results, implementation of the Resolution of the General Meeting of Shareholders and the Resolution of the Board of Directors, on issues related to business activities and development orientation of the Company; at the same time, the Board of Directors accepted the recommendations and proposals of the Executive Board and made timely decisions, in accordance with the general market situation.

The supervision of the Board of Directors and general risk management and compliance with the Company's regulations in 2024 is implemented systematically and strictly. Ensure the Company's operations are stable, safe and in compliance with legal regulations.

The Board of Directors' supervision results show that the Board of Directors and other officers in the Company have seriously implemented the Resolutions of the General Meeting of Shareholders and the Resolutions of the Board of Directors, effectively organized and implemented business and management activities in accordance with the approved policies and plans.

III. Business performance of investment companies and associates in 2024:

Items	Unit	Long Thanh Joint Stock Trading Company	Tay Nguyen Durian Joint Stock Company	Rang Dong Food Company Limited
Amount of contributed capital owned by the Company.	Billion dong	50.2	10	1.1
Ownership/charter capital rate	%	33.36	10.35	44
Revenue from sale of goods and provision of services	Billion dong	1,167.26	79.58	1.85
Profit before tax	Billion dong	6.43	1.01	(0.14)
Profit after tax	Billion dong	5.15	1.01	(0.14)
Dividend distribution/charter capital	%	Expected 50%	0	0

PART TWO:

PLAN AND DIRECTION OF OPERATION OF THE BOARD OF DIRECTORS IN 2025

1. General situation assessment:

2025 is the year the whole country sets a target of accelerating, striving for a GDP growth rate of over 8%, creating a premise for economic development in the following years. This is both an opportunity and a challenge for the economy in general and enterprises in particular. Based on the results of the implementation of tasks in 2024 and forecast of the situation in 2025, the Board of Directors assesses and comments as follows:

a. Advantages:

- Vietnam's macroeconomic situation continues to be stable; production, business, investment, import and export are expected to have many positive changes; gasoline demand in 2025 is expected to increase by 5-7% compared to 2024; industry, transportation and agriculture will continue to be the main gasoline consuming sectors.
- Many solutions and policies issued in recent years will continue to be effective and have a positive impact on the economy. The increasingly complete legal framework will create an important premise for enterprises to develop safely, stably and sustainably.

b. Difficulties:

- Challenges from US trade policy and political and economic instability in major EU economies will continue to impact the overall economic situation.
- World crude oil prices will fluctuate due to the impact of unfavorable demand growth, the exploitation and production situation of OPEC, OPEC
- Competition from renewable energies, especially electric vehicles and solar power.

2. Operational orientation and basic planning and task targets:

2.1. Basic tasks, orientation:

- a. Complete the documents and necessary conditions to apply for a license to become a key trader in importing and exporting petroleum after the new Decree on petroleum trading is issued.
- b. Exercise the rights and responsibilities of the Board of Directors as stipulated in the Charter, Regulations and Rules of the Company; ensure the good implementation of the objectives of the General Meeting of Shareholders and ensure the rights of shareholders.
- c. Prioritize resources on the Company's main business areas to complete the 2025 business plan targets assigned by the General Meeting of Shareholders.
- d. Continue to improve financial management capacity; ensure the Company's entire finances are safe and effective.
- e. Continue to resolve issues related to the prepayment for goods to Viet Oil Joint Stock Company with the amount of VND 37,991,800,000.
- f. Strengthen forecasting of fluctuations related to the petroleum situation, proactively and flexibly adjust the Company's business strategy to ensure it is suitable for the petroleum market situation in general and the Company's business situation in particular. Find new

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customers, take care of old customers; improve service quality to meet the increasing demands of customers.

g. Strengthen supervision and coordination with the Board of Directors and departments to operate the Company's operations effectively. Direct the promotion and innovation of training, recruitment, planning and reasonable appointment. Care about income and benefits for employees.

h. Develop orientations and policies to implement the targets of the Resolution of the 2025 Shareholders' Meeting.

2.2. Expected business plan items for 2025

No.	Items	Unit	Plan in 2025
1	Revenue from sale of goods and provision of services	Billion dong	3,605
2	Total petroleum output sold	Million liters	197.62
3	Fuel gas	Tons	1,600
4	Lubricant	liters	180,000
5	Profit before CIT	Billion dong	20.6
6	Profits after corporate income tax	Billion dong	16.5
7	Dividend distribution	%	0

During the implementation process, depending on the actual business situation, the Board of Directors will direct the Board of Directors to calculate and adjust the plans, ensuring that the set production and business plan targets are achieved.

PART THREE CONCLUSIONS

Above is the summary report of the Board of Directors' operation in 2024 and the direction of activities in 2025. The Board of Directors of the Company would like to sincerely thank the trust of shareholders who have stood side by side with the Company in the past year; at the same time, highly appreciate the dedication and efforts of the Board of Directors and employees, the spirit of solidarity and unanimity of the Company's staff who have persevered in overcoming difficulties, working together to build the Company with growth and stability.

We believe that, with what we have been and continue to strive for, along with your commitment, trust and support, Our company will continue to produce and do business more effectively in the coming years.

We wish all shareholders good health, happiness and success in life!

Sincerely thanks.

Recipients:

- *General Meeting of Shareholders;*
- *Members of Board of Directors, Board of Supervisors;*
- *Board of Management;*
- *Save: Board of Directors, Administration - Organization Department.*

**FOR BOARD OF DIRECTORS
CHAIRMAN**

Nguyen Thanh Hoa



**DONG NAI BUILDING
MATERIAL AND FUEL JOINT
STOCK COMPANY**

No.BC-BĐH/2025/DBFC



SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Bien Hoa,, 2025

REPORT

**Re: Business results in 2024
and business direction in 2025**

**To: General Meeting of Shareholders of Dong Nai Building Material and Fuel
Joint Stock Company**

On behalf of Executive Board of Dong Nai Building Material and Fuel Joint Stock Company (“the Company”), I would like to report to the General Meeting on the business results of 2024 and the business plan of the Company's Executive Board for 2025 as follows:

PART 1:

BUSINESS PERFORMANCE RESULTS IN 2024

I. General situation:

In 2024, the world and Vietnamese petroleum markets are more stable in both price and supply compared to 2023; however, it still faces many difficulties due to the impact of political instability, pressure on the US dollar to increase in value, and slow recovery of global economic growth, trade, and investment. In Vietnam, the petroleum market recorded positive signs in ensuring supply despite facing many challenges.

II. Business results in 2024

1. For annual business results in 2024

1.1. Performance results of the 2024 plan for the whole Company:

No.	Criteria	Unit	Plan in 2024	Implementation in 2024	Implementation/plan rate for 2024
I.	Output				
1	Total output of all types of petroleum	Million liters	184.9	192.5	104%
2	Fuel gas	Tons	1,600	1,581	98.81%

3	Lubricant	Liters/kg	180,000	118,392	65.77%
II.	Finance				
1	Revenue from sales of goods and provision of services	Billion dong	4,349	3,420	78.63%
2	Cost of sales	Billion dong	4,261	3,344	78.47%
3	Net revenue from sales of goods and rendering of services	Billion dong	88	76.2	86.22%
4	Profit before CIT	Billion dong	25.6	20.28	79.1%
5	CIT	Billion dong	5.1	4.14	80.64%
6	Profits after corporate income tax	Billion dong	20.5	16.14	78.71%

1.2. Output results in 2024:

The total output of the Company in 2024 is 194.1 million liters including gasoline, oil, gas, and lubricants of all kinds. It achieves 104% of plan. Output details are as follows:

- Total gasoline and oil output sold reached 192.5 million liters, reaching 104% of the plan, reaching 101% compared to the same period in 2023.
- Total Gas output sold reached 1,581 tons, reaching 98.81% of the plan, reaching 178.53% compared to the same period in 2023.
- Total Lubricant output sold reached 118,392 liters, reaching 65.77% of the plan, reaching 115.41% compared to the same period in 2023.

1.3. Business support:

- Organize business and sales activities to meet market demands, especially during holidays and Tet holidays.
- Timely adjust business policies to ensure they are consistent with the general market orientation and situation; increase the initiative and flexibility of affiliated gas stations, and increase sales output.

- Implement and complete the work of issuing invoices for each sale and train staff at affiliated gas stations to meet the requirements according to regulations.
- Ensure fire safety, security and order at affiliated gas stations.
- Develop a plan to protect information technology systems and network security.

2. Labor organization and remuneration:

- Total number of employees as of December 31, 2024 is: 121 people, decreased by 12 people compared to the same period in 2023.
- The Company's Executive Board has the following personnel changes: Appoint Ms. Tran Thi Ai Lien to Deputy Director of the Company from January 1, 2024 according to Resolution of the Board of Directors 847/2023/QD-HDQTCD dated December 27, 2023.
- Despite of difficulties in the business situation, the Company has implemented policies and regulations for employees in accordance with regulations, ensuring stable income for employees.
- Implement personnel transfers under the capacity of each employee, streamlining the Company's human resources.

3. Planning and basic construction:

No.	Investment categories in 2024	Investment value (VND)
1	Repair and maintenance costs	44,933,200
2	Repair, renovation, and office equipment costs	271,782,968
3	Cost of installing station equipment	878,196,401
Total investment value		1,194,912,569

- In 2024, the Company invested in, renovated and repaired a number of its retail stations; ensuring that the stations have a clean and tidy appearance; operate safely, effectively and compete with other gas stations in the same area.
- Complete installation of technology system to issue invoices for each sale at affiliated gas stations.
- For legal procedures regarding land at Suoi Nho gas stations, An Binh gas stations and land at the glass warehouse on Vo Thi Sau Street: The Executive Board is working with state agencies to expedite the settlement of legal documents at the above lands.

- For An Phuoc gas station project: The Executive Board has registered the land use plan, is carrying out procedures to change land use purpose and other legal procedures to be able to invest in building the station in the near future.
- During the year, hand over the land at Dau Giay gas stations to the state agency to implement the traffic project.

PART II

DIRECTION OF BUSINESS ACTIVITIES IN 2025

I. Situation assessment:

- According to the United Nations, although the global growth forecast for 2025 has been raised, the economic outlook will be cautiously optimistic as persistent high interest rates, bad debt and escalating and widespread geopolitical risks will continue to be barriers to economic growth.
- It is expected that by 2025, the domestic petroleum market will see growth in consumption demand. However, enterprises need to be flexible in adjusting their business operations to adapt to changes in energy policy and fluctuations in international markets.

II. Business direction:

1. Business plan targets:

In 2025, the Company builds a plan with a number of specific targets as follows:

No.	Basic items	Unit	Year 2025
I.	Output		
1	Total petroleum output sold	Million liters	197.62
2	Fuel gas	Tons	1,600
3	Lubricant	liters	180,000
II.	Finance		
1	Revenue from sales of goods and provision of services	Billion dong	3,605
2	Cost of sales	Billion dong	3,527
3	Net revenue from sales of goods and rendering of services	Billion dong	78

4	Profit before CIT	Billion dong	20.6
5	CIT	Billion dong	4.1
6	Profits after corporate income tax	Billion dong	16.5

2. Business:

- Prepare documents to carry out procedures to renew the license for petroleum distribution (expiring in January 2026).
- Complete the documents and necessary conditions to apply for a license to become a petroleum import-export trader after the new Decree on petroleum trading is issued.
- Continue to resolve issues related to prepayment for goods to Viet Oil Joint Stock Company with the amount of VND 37,991,800,000.
- Implement sustainable development strategy, through specific goals as follows:
 - + Focus on developing key products: Gasoline, oil, gas, lubricant;
 - + For the retail business sector: Expand the system of affiliated stations by purchasing more or subleasing in different locations;
 - + For wholesale business sector: Promote market development, minimize debt risks by selling goods with prepayment before receiving goods or signing payment guarantees;
 - + Ensure quantity, quality of goods and human resources;
 - + Strengthen marketing activities, maintain traditional customers and seek new customers;
 - + Develop quality sales services to maintain brand in the petroleum market;
 - + Closely monitor and promptly grasp the situation of fluctuations in gasoline prices to manage reasonable inventory of goods, opportunities to increase profits;
 - + Actively seek out key traders with competitive prices and ensure product quality according to the law on each sector.
- Business activities of the Company and its units must be carried out in accordance with the regulations of the State and the Company.
- Continue to promote existing advantages and focus on the goal of expanding operations in the Southwest and Southeast regions, increasing customers and output, professionalizing product supply and customer care processes, enhancing the reputation and position of the enterprise in the sector.

- Focus on stabilizing operations and development at affiliated stations, strengthening direction, inspection and supervision of units performing tasks. Determined to complete and exceed the 2025 plan targets.

3. Labor organization and remuneration

- Strengthen training to improve the quality of management staff and train resource staff.
- Timely update and complete salary policy, improve performance evaluation for individuals and groups in conjunction with annual work targets.
- Review and draft complete document systems to manage and operate the Company systematically and according to standards.
- Review and complete the personnel system, organizational chart, job title chart of departments, work assignment targets, task assignment, job description of each position; specific functions and tasks of departments in a streamlined and effective direction.

4. Basic construction, investment work

The company plans to carry out basic construction investment work in 2025 as follows:

- Investment in infrastructure; basic construction: Continue to inspect and survey the current status, develop plans for design, construction and repair of affiliated retail gasoline stations, ensuring aesthetic suitability to identify the brand and attract customers;
- Continue working with authorities to resolve legal issues regarding land at Suoi Nho gas station, An Binh gas station and land at the glass warehouse on Vo Thi Sau street.
- Invest in the construction of new An Phuoc gas station after completing legal procedures on land;
- Install tanks for new customers, equip signs for new agents;
- Provide equipment, replace, maintain and service station systems.

5. Other issues

- Plan to find reputable and quality suppliers of goods and services to ensure stable input sources for the business process, helping the Company to be more proactive in production and business activities.
- Enhance management quality through investment in tools, equipment, and software to support operations and management; invest in and develop business management software systems.
- Supervise fire prevention and fighting, security and order inspections to create a safe and civilized business environment.

- Use working capital effectively to reduce financial costs and increase profits.

From the results achieved in 2024, the characteristics of the petroleum supply market and internal enterprises, the advantages and disadvantages in the operation process were pointed out to gain experience and promote existing capacity. With the challenges and opportunities in 2025 and the available premises, with determination and efforts in the process of operating the Company, the Board of Directors will direct employees to successfully complete the tasks and plans set out in 2025.

Sincerely thanks.

Recipients:

- General Meeting of Shareholders;
- Members of Board of Directors, Board of Supervisors;
- Executive Board;
- Saved at Board of Directors, Administration - Organization Department.

DIRECTOR

Nguyen Hoang Linh



Bien Hoa,, 2025

No./TTr/2025/DBFC



REPORT

Report of the 2024 audited financial statement

**To: General Meeting of Shareholders of Dong Nai Building Material and Fuel
Joint Stock Company**

*Pursuant to the Law on Enterprises No. 59/2020/ QH14 dated June 17, 2020 of the
National Assembly of the Socialist Republic of Vietnam;*

*Pursuant to the Charter of organization and operation of Dong Nai Building
Material and Fuel Joint Stock Company;*

*Pursuant to the Internal Regulations on Corporate Governance of Dong Nai
Building Material and Fuel Joint Stock Company;*

*Pursuant to the Financial Statements of Dong Nai Building Material and Fuel Joint
Stock Company for the fiscal year from January 1, 2024 to December 31, 2024, audited
by AFC Vietnam Auditing Company Limited.*

Pursuant to the Resolution of the 2024 Annual General Meeting of Shareholders on
selecting a unit to review the Semi-annual Financial Statements and audit the 2024
Financial Statements, the Company has selected AFC Vietnam Auditing Company
Limited as the unit to review the Semi-annual Financial Statements and audit the 2024
Financial Statements.

The Board of Directors of the Company respectfully submits to the General
Meeting of Shareholders for consideration and approval of the 2024 Audited Financial
Statements according to the attached documents./.

Recipients:

- General Meeting of Shareholders;
- Members of Board of Directors, Board of Supervisors;
- Board of Management;
- Saved at Board of Directors, Administration - Organization
Department.

**FOR BOARD OF DIRECTORS
CHAIRMAN**

Nguyen Thanh Hoa

**DONG NAI BUILDING
MATERIAL AND FUEL JOINT
STOCK COMPANY**

No. /TTr/2025/DBFC



SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Bien Hoa,, 2025

REPORT

Re: settlement of remuneration for the Board of Directors and the Board of Supervisors in 2024 and the plan for payment of remuneration for the Board of Directors and the Board of Supervisors in 2025

To: General Meeting of Shareholders of Dong Nai Building Material and Fuel Joint Stock Company

Pursuant to the functions, tasks, rights and obligations of the Board of Directors (BOD) and the Board of Supervisors (BOS) stipulated in the Charter of organization and operation of Dong Nai Building Material and Fuel Joint Stock Company;

Pursuant to Resolution No. 270/2024/NQ-ĐHĐCĐ dated April 16, 2024 of the 2024 Annual General Meeting of Shareholders;

Based on the 2024 business results, 2025 business plan and the Company's actual operations, the Board of Directors respectfully submits to the General Meeting of Shareholders the following contents:

A. Final settlement of remuneration for members of the Board of Directors and Board of Supervisors in 2024:

Pursuant to Resolution No. 270/2024/NQ-ĐHĐCĐ dated April 16, 2024 At the 2024 Annual General Meeting of Shareholders, the remuneration of the Board of Directors and the Board of Supervisors is as follows:

1. Number of members of the Board of Directors and Board of Supervisors:

- Members of the Board of Directors: 05 members.
- Members of Board of Supervisors: 03 members.

2. Estimated expenditure in 2024: VND 1,218,000,000;

3. Actual remuneration paid in 2024: VND 1,218,000,000. In which:

- Chairman of Board of Directors: VND 45,000,000/month
- Members of the Board of Directors: VND 10,000,000/person/month.
- Head of Board of Supervisors: VND 7,500,000/month
- Members of Board of Supervisors: VND 4,500,000/person/month.

B. Remuneration plan for members of the Board of Directors and Board of Supervisors in 2025:

1. Number of members of the Board of Directors and Board of Supervisors:

- Members of the Board of Directors: 05 members.
- Members of Board of Supervisors: 03 members.

2. Estimated expenditure in 2025: VND 1,218,000,000; the specific expenditure level for each Member is agreed upon by the Members.



Respectfully submit to the General Meeting of Shareholders for consideration and approval./.

Recipients:

- General Meeting of Shareholders;
- Members of Board of Directors, Board of Supervisors;
- Board of Management;
- Saved at Board of Directors, Administration - Organization Department.

**FOR THE BOARD OF DIRECTORS
CHAIRMAN**

Nguyen Thanh Hoa



No. 13/FTT/2025/DBFC

Bien Hoa,, 2025



REPORT

**Re: Profit distribution and dividend payment plan in 2024,
profit distribution and dividend payment plan in 2025**

**To: General Meeting of Shareholders of Dong Nai Building Material and Fuel
Joint Stock Company**

Pursuant to the Law on Enterprises No. 59/2020/QH14 issued on June 17, 2020;

*Pursuant to the Charter of organization and operation of Dong Nai Building Material
and Fuel Joint Stock Company;*

*Pursuant to the Internal Regulations on Corporate Governance of Dong Nai Building
Material and Fuel Joint Stock Company;*

*Pursuant to Resolution No. 270/2024/NQ-ĐHĐCĐ dated April 16, 2024 of the 2024
Annual General Meeting of Shareholders;*

*Pursuant to the Financial Statements of Dong Nai Building Material and Fuel Joint
Stock Company for the fiscal year from January 1, 2024 to December 31, 2024, audited by
AFC Vietnam Auditing Company Limited.*

Based on the business performance results, the Board of Directors of Dong Nai Building Material and Fuel Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the profit distribution and dividend payment plan in 2024 and the profit distribution and dividend payment plan in 2025 as follows:

A. Distribution of profit in 2024

PROFIT DISTRIBUTION AND DIVIDEND PAYMENT IN 2024

Unit: VND

No.	Items	Amount
I	Undistributed profit after tax as of December 31, 2024	21,591,413,186
1	Profit after tax in 2024	16,142,979,012
2	Undistributed profit after tax from previous years carried forward	5,448,434,174
II	Appropriation of funds in 2024	807,148,951
1	2024 Executive Board Bonus Fund (5% of 2024 after-tax profit)	807,148,951
III	Remaining profit after appropriation of funds in 2024:	20,784,264,235



IV	Dividends	0
V	Total remaining undistributed profit is used to supplement investment capital (carried over to next year)	20,784,264,235

B. Profit distribution and dividend payment plan in 2025

PROFIT DISTRIBUTION AND DIVIDEND PAYMENT PLAN IN 2025

Unit: VND

No.	Items	Amount
I	Undistributed after-tax profits	16,498,000,000
II	Deduction from 2025 Executive Board Bonus Fund (5% of 2025 after-tax profit)	824,900,000
III	Dividend distribution	0

For the remaining undistributed profits, continue to prioritize cash flow used as a resource for the Company's development.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval./.

Recipients:

- General Meeting of Shareholders;
- Members of Board of Directors, Board of Supervisors;
- Board of Management;
- Saved at Board of Directors, Administration - Organization Department.

**FOR BOARD OF DIRECTORS
CHAIRMAN**

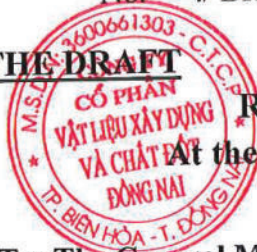
Nguyen Thanh Hoa



No. ./ BKS

Bien Hoa, date April , 2025

THE DRAFT



REPORT OF BOARD OF SUPERVISORS

At the 2025 Annual General Meeting of Shareholders

To: The General Meeting of Shareholders of Dong Nai Building Material and Fuel Joint Stock Company

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam;

Pursuant to the functions, tasks and powers of the Board of Supervisors as stipulated in the charter of organization and operation of Dong Nai Building Material and Fuel Joint Stock Company (hereinafter referred to as the Company);

Pursuant to the Company's 2024 Financial Statements audited by AFC Vietnam Auditing Co., Ltd. on March 10, 2025.

The Company's Board of Supervisors reports to the Annual General Meeting of Shareholders the results of inspection, supervision and the operation situation of the Board of Supervisors in 2024 as follows:

I. Activities of the Board of Supervisors:

In 2024, the Board of Supervisors has performed the supervision of the Company's operations in accordance with the functions and tasks prescribed in the Company's Charter of Organization and Operation and the Enterprise Law.

1. Control compliance with laws, Charter, rules and regulations of the Company.
2. Control the implementation and results of the Resolution of the 2024 Annual General Meeting of Shareholders for the Board of Directors and the Board of Management.
3. Provide opinions and recommendations to the Board of Directors and the Company's Board of Management on issues related to the Company's operations during the year.
4. Audit the Company's 2024 financial statements to assess the truthfulness and reasonableness of financial data, in accordance with current Vietnamese accounting standards, regimes and financial policies.
5. The Board of Supervisors performs other tasks according to its functions and duties.

II. Results of supervision in 2024

1. **Appraisal of the 2024 financial statements**

- The Company has prepared and published the 2024 Financial Statements fully reflecting the Company's production, business and financial situation, presented according to the reporting forms prescribed in Circular No. 200/2014/TT-BTC dated December 22, 2014.
- The Company's 2024 financial statements are audited by AFC Vietnam Auditing Company Limited and the Audit Report is issued on March 10, 2025.
- Opinion of AFC Vietnam Auditing Company Limited: "The financial statements give a true and fair view on the key aspects of the financial situation of Dong Nai Building Material and Fuel Joint Stock Company on December 31, 2024, as well as the results of operations, cash flow situation for the fiscal year ending on the same date in accordance with Vietnamese accounting standards, Vietnamese corporate accounting regime and the legal provisions relevant to the preparation and presentation of financial statements. Except for the effects of the matters described in the "Basis for Qualified Opinion" paragraph: The prepayment to Viet Oil Joint Stock Company as of December 31, 2024 in the amount of VND 37,991,800,000 is currently being committed by Ms. Mai Thi Ngoc Trinh to pay the debt by transferring land use rights and assets attached to the land according to the Commitment dated November 3, 2022. As of the date of this financial statement, the Company has not yet completed the procedures for the transfer of land use rights and attached assets mentioned above, therefore the advance payment to the seller of Viet Oil Joint Stock Company has not yet been offset."

*** Comments and evaluation of some items on the Financial Statements:**

Main items

Unit: VND

NAME OF ITEMS	ENDING BALANCE	BEGINNING BALANCE
ASSETS		
A - CURRENT ASSETS	628,705,383,141	624,829,174,063
I. Cash and cash equivalents	42,620,435,447	19,964,578,596
II. Short-term financial investments	258,300,000,000	294,170,000,000
III. Short-term receivables	152,105,465,172	142,421,273,546
IV. Inventory	175,108,909,953	162,994,348,463
V. Other short-term assets	570,572,569	5,278,973,458
B. NON-CURRENT ASSETS	88,000,635,752	82,783,158,727
I. Non-current receivables	4,137,186,000	2,123,338,000
II. Fixed assets	20,290,446,360	19,319,464,870
IV. Unfinished long-term assets	226,250,000	0
V. Long-term financial investment	61,186,803,984	59,476,632,030
VI. Other non-current assets	2,159,949,408	1,863,723,827
TOTAL ASSETS	716,706,018,893	707,612,332,790

CAPITAL SOURCES		
C - LIABILITIES (300 = 310 + 330)	536,633,975,707	543,683,268,616
I. Short-term debts	530,376,775,701	539,089,701,949
II. Non current liabilities	6,257,200,006	4,593,566,667
D - EQUITY	180,072,043,186	163,929,064,174
I. Owner's Equity	180,072,043,186	163,929,064,174
- Accumulated undistributed profit after tax until the ending previous period	5,448,434,174	520,100
- Undistributed profit after tax of current period	16,142,979,012	5,447,914,074
TOTAL CAPITAL	716,706,018,893	707,612,332,790

- Current assets: 628.705 billion dong, accounting for 87.72% of total assets, mainly cash, short-term financial investments, receivables and inventories.
- Current customer receivable balance: 99.273 billion dong accounting for 13.85% of total assets, up 0.88% over the same period in 2023. The total provision for current doubtful receivables as of December 31, 2024 is 10.166 billion dong.
- Non-current assets 88.0 billion dong, accounting for 12.28% of total assets.
- Liabilities: Total outstanding liabilities as of December 31, 2024: 536.634 billion dong, accounting for 74.88% of total capital, down 1.95% over the same period in 2023. In which debt: 512.68 billion dong, accounting for 95.54% of liabilities.
- Owner's equity: 180.072 billion dong, accounting for 25.12% of total capital. In which the balances of the funds are respectively:

- + Owner's equity: 158.480 billion dong
- + Undistributed profits: 21.591 billion dong

The above financial structure shows:

The main business lines of the Company are trading in gasoline, oil, gas... Therefore, assets are mainly current assets, accounting for 87.72% of total assets (mainly inventories, receivables, cash, short-term financial investments).

The main source of capital to finance business activities is borrowed capital, accounting for 95.54% of liabilities. Receivables from customers increase by 0.88% compared to 2023 and accounts for 13.85% of total assets.

*** Shareholder situation and structure:**

- Owner's investment capital details	<u>Unit</u>	<u>As of December 31, 2024</u>	<u>Rate</u>
+ Quang Ninh Bus Station Joint Stock Company	VND	55,627,340,000	35.1%
+ Ms. Hoang Thi Thanh Hang	VND	35,174,000,000	22.19%
+ Mr. Luu Cong Quang	VND	14,906,570,000	9.41%

+ Vietnam National Petroleum Group	VND	13,102,210,000	8.27%
+ PETEC Trading and Investment Corporation	VND	7,924,810,000	5.00%
+ Other shareholders	VND	31,745,700,000	20.03%
Total		158,480,630,000	100%

- Number of shareholders	Shareholders	281
- Total number of outstanding shares	Shares	15,848,063
- Par value of outstanding share	VND	10,000/share

2. Results of implementing the plan items and Resolution of the 2024 Shareholders' Meeting

The results of the planned items for 2024 are as follows:

<i>Items</i>	<i>Unit</i>	<i>Plan 2024</i>	<i>Implementation 2024</i>	<i>Implementation/Plan rate in 2024</i>
Total petroleum output sold	Million liters	184.9	192.5	104%
Fuel gas	Tons	1,600	1,581	98.81%
Total revenue	Billion dong	4,349	3,420	78.63%
Profit after tax	Billion dong	20.5	16.14	78.71%

- Total gasoline output sold in 2024 is: 192.5 million liters, reaching 104% of the plan.
- Revenue: 3,420 billion dong, reaching 78.63% of the plan.
- Profit after tax: 16.14 billion dong, reaching 78.71% of the plan.

Both revenue and profit decreased compared to the plan set by the 2024 Shareholders' Meeting.

3. Supervision results for the Board of Directors:

In 2024, the Board of Directors held 06 meetings (including in-person meetings and meetings in the form of collecting written opinions) and issued 11 Resolutions. All meetings of the Board of Directors have specific draft content prepared, notified to members of the Board of Directors and Board of Supervisors for study before the meeting, issues raised in the meeting are democratically discussed to make specific Resolutions, direct and operate the Company's activities in compliance with the law and the Company's Charter, specifically:

- Approve policies and assign tasks to the Executive Board to resolve specific issues based on approved policies. Direct and supervise the Board of Directors in developing and

implementing monthly production and business plans. Promptly resolve requests from the Executive Board arising during the production and business process.

- Concretize the Resolution of the General Meeting of Shareholders by Resolutions of the Board of Directors and direct the Board of Directors to operate and comply.
- Transfer of the Company's Share trading registration on the Upcom to listing Shares at the Ho Chi Minh City Stock Exchange – HOSE: Not yet implemented because the Company has not met certain conditions when trading on the HOSE.
- The Board of Directors has completed its function of inspecting and urging the Board of Directors in implementation.

4. Supervision results for the Board of Management:

- The Board of Directors properly implements the resolutions of the General Meeting of Shareholders and the resolutions of the Board of Directors, ensuring compliance with the Company Charter and legal regulations.
- Organize and implement business activities and effective management in accordance with approved policies and plans.

5. Control of Company Resources:

*** Labor organization and remuneration:**

- Total number of employees as of December 31, 2024 is: 121 people.
- Total salary fund implemented in 2024: 24.617 billion dong.
- The Company pays salaries and bonuses to employees according to the Company's salary and bonus distribution regulations. Income ensures stable life for employees.
- The appointment, transfer and recruitment of personnel all come from production and business needs. The Company's apparatus has been and is continuing to be improved, enhancing the effectiveness of management and operation.

*** Status of implementation of obligations to pay the State budget**

The company pays the State budget fully and promptly as prescribed. In 2024, the Company paid to the State budget: 5.176 billion dong.

*** Investment and basic construction in 2024**

In 2024, the Company invested in renovating, repairing, and installing equipment for stores and the Company's office with total cost of: 1.19 billion dong. In general, the procedures and order of investment in construction are fully implemented in accordance with the provisions of law.

III. Recommendations and work directions for 2025:

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In 2025, the Board of Supervisors will overcome the shortcomings and limitations of 2024, and continue to exercise the rights and obligations prescribed by law and the Company's Charter. Monitor compliance with legal regulations and business operations of the Board of Directors and Board of Management so that the Company's business operations continue to develop safely and effectively. The Board of Supervisors has some recommendations and directions for work in 2025 as follows:

1. Recommendations:

- Request the Company's Board of Directors to complete the procedures for transferring land use rights and assets attached to the land according to the Commitment dated November 3, 2022 of Ms. Mai Thi Ngoc Trinh for the prepayment of Viet Oil Joint Stock Company.
- Propose that the Board of Directors and the Executive Board of the Company continue to closely follow the competent authorities, complete the documents and procedures to be licensed for the Company to be a key trader in importing and exporting petroleum in the coming time.
- Propose that the Executive Board of the Company take measures to collect debts, classify each customer, review fuel purchase and sale contracts, payment terms at units, actively urge debt collection on time, promptly detect debts with signs of delay and late payment to have timely debt collection plans.
- Improve the quality of sales services to maintain the brand in the petroleum market. Exploit and develop new customers, actively collect debt. Always maintain prestige and constantly improve the position of the Company
- Promote existing advantages, continue to research and expand business markets to neighboring areas, increase customers and consumption output.
- Continue to improve financial management capacity, ensuring the company's finances are safe and effective.

2. Work direction:

In 2025, the Board of Supervisors will continue to fully perform its functions, duties and powers according to the Company Charter and the Board of Supervisors' operating regulations.

Above is the entire report of the Board of Supervisors submitted to the 2025 General Meeting of Shareholders. We look forward to receiving your sincere comments and suggestions so that the Board of Supervisors can better fulfill its duties in the next fiscal

year.

On behalf of the Board of Supervisors, we wish all shareholders good health and happiness.

Wish the General Meeting a great success.

Sincerely thanks.

Recipients:

- General Meeting of Shareholders;
- Board of Directors/Board of Management;
- Save: Archives, Board of Supervisors.

**FOR THE BOARD OF
SUPERVISORS
HEAD OF BOARD**

Vu Thi Mai Phuong





No. .../2025/Tr-BKS

Bien Hoa,, 2025

REPORT

*Re: selection of an auditing unit to review the semi-annual financial statements
and audit of the 2025 financial statements"*

**To: General Meeting of Shareholders of Dong Nai Building Material and Fuel
Joint Stock Company**

Pursuant to the Law on Enterprises No. 59/2020/QH14;

Pursuant to the Securities Law No. 54/2019/QH14.

*Pursuant to the Charter of organization and operation of Dong Nai Building Material and
Fuel Joint Stock Company;*

In exercising the powers and obligations prescribed in the Company's Charter and the provisions of law, the Board of Supervisors respectfully submits to the 2025 Annual General Meeting of Shareholders the selection of an auditing company to review the Company's semi-annual financial statements and audit the Company's 2025 financial statements as follows:

1 The Board of Supervisors proposes to the General Meeting of Shareholders the following criteria for selecting an auditing unit:

- Be a reputable, branded independent auditing unit, trusted by many public companies, with a team of highly qualified and experienced auditors.
- Be an entity legally operating in Vietnam and approved by the State Securities Commission to audit public interest entities in the securities sector in 2025.
- Auditing must comply with the provisions of accounting standards and the Vietnamese Accounting System.
- There are reasonable audit fees, suitable for the content, quality and progress of the Company's audit.

2 Based on the above selection criteria, the Board of Supervisors proposes the following 04 auditing companies to review the semi-annual financial statements and audit the 2025 financial statements:

- CPA Vietnam Auditing Company Limited
- A&C Auditing and Consulting Co., Ltd
- AAC Auditing and Accounting Company Limited
- AFC Vietnam Auditing Company Limited

With the above proposals, the Board of Supervisors respectfully submits to the General Meeting of Shareholders for approval the authorization to the Board of Supervisors to decide on the selection of one of the auditing companies as proposed by the Board of Supervisors and assign the Company's Director to sign an auditing service contract to review the Company's semi-annual financial statements and audit the Company's 2025 financial statements.

Respectfully submit to the General Meeting of Shareholders for consideration and approval.

Recipients:

- As above;
- Board of Directors, Director

Save: Archives, Board of Supervisors.

**FOR BOARD OF SUPERVISORS
HEAD OF BOARD**

Vu Thi Mai Phuong

No.: /2025/NQ – ĐHĐCĐ

Bien Hoa, April 25, 2025

DRAFT

RESOLUTION

**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS
DONG NAI BUILDING MATERIAL AND FUEL JOINT STOCK COMPANY**

Pursuant to the Law on Enterprises No. 59/2020/QH14 issued on June 17, 2020;

Pursuant to the Certificate of Business Registration of Dong Nai Building Material and Fuel Joint Stock Company, with enterprise code of 3600661303, first issued by the Department of Planning and Investment of Dong Nai Province on January 6, 2004, changed for the 21st time on November 21, 2024;

Pursuant to the Charter of organization and operation of Dong Nai Building Material and Fuel Joint Stock Company;

Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders No.: /2025/BB – ĐHĐCĐ dated April 25, 2025 of Dong Nai Building Material and Fuel Joint Stock Company.

RESOLVES:

Article 1: Approve Report on the Board of Directors' operation in 2024 and direction of activities in 2025.

(Detailed content according to attached Report No. /BC-HĐQT/2025/DBFC dated of the Company's Board of Directors).

BUSINESS RESULTS IN 2024

NO.	ITEMS	UNIT	IMPLEMENTATION IN 2024
1	Revenue from sales of goods and provision of services	Billion dong	3,420
2	Total sales volume of all types of petroleum	Million liters	192.5
3	Fuel gas	Tons	1,581
4	Lubricant	liters	118,392
5	Accounting profit before corporate income tax	Billion dong	20.28

6	Profits after corporate income tax	Billion dong	16.14
7	Dividend distribution	Billion dong	0

BUSINESS PLAN IN 2025

NO.	ITEMS	UNIT	PLAN IN 2025
1	Revenue from sales of goods and provision of services	Billion dong	3,605
2	Total sales volume of all types of petroleum	Million liters	197.62
3	Fuel gas	Tons	1,600
4	Lubricant	liters	180,000
5	Total accounting profit before CIT	Billion dong	20.6
6	Profits after corporate income tax	Billion dong	16.5
7	Dividend distribution	Billion dong	0

Number of shares voting Approval is: shares, accounting for 100% of the total number of voting shares attending the General Meeting.

Article 2: Approve Income statement in 2024 and Report on the business plan for 2025 of the Company's Executive Board.

(Detailed content according to attached Report No. /BC-BDH/2025/DBFC dated of the Company's Executive Board)

Number of shares voting Approval is: shares, accounting for% of the total number of voting shares attending the General Meeting.

Article 3: Approve the Report on approval of the 2024 Audited Financial Statements.

(Detailed content according to attached Report No. /TTr/2025/DBFC dated and 2024 audited financial statements).

Number of shares voting Approval is: shares, accounting for% of the total number of voting shares attending the General Meeting.

Article 4: Approve Report on settlement of remuneration for the Board of Directors and the Board of Supervisors in 2024 and the plan for payment of remuneration for the Board of Directors and the Board of Supervisors in 2025.

(Detailed content according to attached Report No. /TTr/2025/DBFC dated).

Number of shares voting Approval is: shares, accounting for% of the total number of voting shares attending the General Meeting.

Article 5: Approve Report on the plan for profit distribution and dividend payment in 2024, plan for profit distribution and dividend payment in 2025.

(Detailed content according to attached Report No. /TTr/2025/DBFC dated).

5.1. Profit distribution and dividend payment in 2024:

Unit: VND

NO.	Category/Items	Amount
I	Undistributed profit after tax as of December 31, 2024	21,591,413,186
1	Profit after tax in 2024:	16,142,979,012
2	Undistributed profit after tax from previous years carried forward	5,448,434,174
II	Appropriation of funds in 2024	807,148,951
1	2024 Executive Board Bonus Fund (5% of 2024 after-tax profit)	807,148,951
III	Remaining profit after appropriation of funds in 2024:	20,784,264,235
IV	Dividends:	0
V	Total remaining undistributed profit is used to supplement investment capital (carried over to next year)	20,784,264,235

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Number of shares voting Approval is: shares, accounting for% of the total number of voting shares attending the General Meeting.

5.2. Profit distribution and dividend payment plan in 2025

Unit: VND

NO.	Category/Items	Amount
I	Undistributed after-tax profits	16,498,000,000
II	Deduction from 2025 Executive Board Bonus Fund (5% of 2025 after-tax profit)	824,900,000
III	Dividend distribution	0

Number of shares voting Approval is: shares, accounting for% of the total number of voting shares attending the General Meeting.

Article 6: Approve Report of the Board of Supervisors at the 2025 Annual General Meeting of Shareholders.

(Detailed content according to attached Report No. /BKS dated of the Board of Supervisors).

Number of shares voting Approval is: shares, accounting for% of the total number of voting shares attending the General Meeting.

Article 7: Approve the Report on the selection of an auditing unit to review the semi-annual financial statements and audit the 2025 financial statements.

The General Meeting of Shareholders authorizes the Board of Supervisors to decide on the selection of one of the following auditing companies as proposed by the Board of Supervisors and assigns the Company Director to sign a service contract to review the Semi-annual Financial Statements and audit the 2025 Financial Statements:

- CPA Vietnam Auditing Company Limited.
- A&C Auditing and Consulting Co., Ltd
- AAC Auditing and Accounting Company Limited
- AFC Vietnam Auditing Company Limited

(Detailed content according to attached Report No. /TTr/2025/DBFC dated).

Number of shares voting Approval is: shares, accounting for% of the total number of voting shares attending the General Meeting.

Article 8: This Resolution is approved by the 2025 Annual General Meeting of Shareholders of Dong Nai Building Material and Fuel Joint Stock Company and takes effect from April 25, 2025. The Board of Directors, the Board of Supervisors and the Board of Management are responsible for implementing this Resolution./.

**FOR GENERAL MEETING OF
SHAREHOLDERS
CHAIRMAN**

Recipients:

- General Meeting of Shareholders;
- Members of Board of Directors, Board of Supervisors;
- Board of Management;
- Saved at Board of Directors, Administration - Organization Department.

**NGUYEN THANH HOA
CHAIRMAN OF BOARD OF
DIRECTORS**

**DONG NAI BUILDING MATERIAL AND FUEL
JOINT STOCK COMPANY**

**Audited Financial Statements
for the fiscal year ended December 31st, 2024**

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REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of Dong Nai Building Material and Fuel Joint Stock Company (hereinafter referred to as the "Company") is pleased to submit this report along with the audited financial statements for the fiscal year ended December 31, 2024.

1. General information

Dong Nai Building Material and Fuel Joint Stock Company was equitized from a state-owned enterprise according to Decision No. 2863/2003/QĐ.CT.UBT dated September 5, 2003, issued by the People's Committee of Dong Nai Province. The Company operates under the Joint Stock Enterprise Registration Certificate No. 4703000089 (new number is 3600661303) firstly issued by the Department of Planning and Investment of Dong Nai province on January 6, 2004 and registered for the 21st change on November 21, 2024.

The charter capital of the Company as of December 31, 2024, and January 1, 2024, is VND 158,480,630,000, equivalent to 15,848,063 shares with a par value of VND 10,000 per share.

The Company's shares are traded on the UPCoM stock exchange at the Hanoi Stock Exchange with the stock code BMF and the first trading day is April 16, 2018.

According to the Business Registration Certificate, the Company's business lines are:

- Retail of fuel, engines in specialized stores. Details: Gasoline, oil, grease, lubricants (only operating in case of meeting business conditions as prescribed by law);
- Restaurants and mobile food services. Details: Restaurants, eateries, food and beverage establishments (excluding bars and beverage services with dancing) (only operating as approved by competent authorities and having sufficient business conditions according to the provisions of law);
- Dealership of automobiles and other motor vehicles. Details: Car dealership (12 seats or less);
- Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals. Details: Wholesale of agricultural products (implemented according to Decision No. 62/2013/QĐ-TTg dated October 25, 2013 of the Prime Minister);
- Retail of other new goods in specialized stores. Details: Liquefied petroleum gas, fuel (only operating in case of meeting business conditions as prescribed by law);
- Wholesale of materials and other installation equipment in construction. Details: Wholesale of construction materials;
- Production of construction materials from clay (not produced at headquarters, only operating when the competent authority approves the location and has sufficient business conditions according to the provisions of law);
- Exploitation of stone, sand, gravel and clay Details: Stone exploitation (only operating when meeting business conditions as prescribed by law);
- Sale of spare parts and accessories for automobiles and other motor vehicles;
- Wholesale of other household items. Details: Household electrical appliances, lamps and electric lighting fittings;
- Real estate business, land use rights owned by the owner, user or lessee (only operating in case of meeting business conditions according to regulations of law);
- Maintenance and repair of cars and other motor vehicles (only operating in case of meeting business conditions as prescribed by law);
- Retail of hardware, paint, glass and other construction installation equipment in specialized stores. Details: Retail of construction materials;
- Wholesale of solid, liquid and gaseous fuels and related products. Details: Gasoline, oil, lubricants, liquefied petroleum gas and lubricants (only operating in case of meeting business conditions as prescribed by law);
- Planting other perennial plants. Details: Planting industrial trees (not operating at headquarters).

During the year, the Company's main activities were retailing of gasoline, oil, lubricants, liquefied petroleum gas and fuels.

REPORT OF THE BOARD OF DIRECTORS

The headquarters of the Company is located at No. 255B Pham Van Thuan, Tan Mai Ward, Bien Hoa City, Dong Nai Province, Vietnam.

Additionally, the Company has the following affiliates:

No.	Unit name	Address
1	Hung Nghia Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1, Hung Nghia Hamlet, National Highway 1A, Hung Loc Commune, Thong Nhat District, Dong Nai Province, Vietnam
2	Nui Le Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	National Highway 1A, Group 14, Hamlet 6, Xuan Tam Commune, Xuan Loc District, Dong Nai Province, Vietnam
3	Long Phuoc Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1289, National Highway 51, Group 25, Dat Moi Hamlet, Long Phuoc Commune, Long Thanh District, Dong Nai Province, Vietnam
4	Trang Bom Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 242, Nguyen Huu Canh Street, Quarter 3, Trang Bom Town, Trang Bom District, Dong Nai Province, Vietnam
5	Petrol filling station No. 2 - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 219, Pham Van Thuan Street, Tan Tien Ward, Bien Hoa City, Dong Nai Province, Vietnam
6	Tan Bien Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 474/8, Quarter 5B, Cau Sap Intersection, Hanoi Highway, Tan Bien Ward, Bien Hoa City, Dong Nai Province, Vietnam
7	An Binh Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1A, Quarter 10, Hanoi Highway, An Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam
8	Phu Binh Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 2823, National Highway 20, Group 4, Phu Tan Hamlet, Phu Binh Commune, Tan Phu District, Dong Nai Province, Vietnam
9	Trang Dai II Gas Station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 36, Quarter 3, Group 10, Bui Trong Nghia Street, Trang Dai Ward, Bien Hoa City, Dong Nai Province, Vietnam
10	Representative Office in Ho Chi Minh City - Dong Nai Building Material and Fuel Joint Stock Company	L10-06, 10th Floor, Vincom Center Building, No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam
11	Suoi Nho Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	Backroad 16, Group 7, Hamlet 5B, Xuan Bac Commune, Xuan Loc District, Dong Nai Province, Vietnam

2. Members of the Board of Directors, the Board of Supervisors, and the Board of Management

The Members of the Board of Directors, the Board of Supervisors, and the Board of Management of the Company for the fiscal year ended December 31, 2024, and up to the date of this report include:

Board of Directors:

Full name	Position	
Ms. Nguyen Thanh Hoa	Chairman of the Board	
Mr. Le Minh Khue	Member	
Mr. Vu Hoang Huynh	Member	
Mr. Nguyen Hoang Linh	Member	
Mr. Nguyen Van Chi	Member	Appointed on April 16, 2024
Mr. Pham Van Nam	Member	Dismissed on April 16, 2024

REPORT OF THE BOARD OF DIRECTORS

Board of Supervisors:

Full name	Position	
Ms. Vu Thi Mai Phuong	Head of Board	
Ms. Nguyen Thi Tham	Member	
Mr. Nguyen Quoc Duong	Member	Appointed on April 16, 2024
Ms. Tran Thi Ngoc Anh	Member	Dismissed on April 16, 2024

Board of Management:

Full name	Position	
Mr. Nguyen Hoang Linh	Director	
Ms. Nguyen Thi Kim Oanh	Deputy Director	
Ms. Tran Thi Ai Lien	Deputy Director	Appointed on January 01, 2024

Legal representative

The legal representative of the Company for the fiscal year ended December 31, 2024, and up to the time of preparing this report is as follows:

Full name	Nationality	Position
Mr. Nguyen Hoang Linh	Vietnamese	Director

3. Business assessment

The business performance results of the Company for the fiscal year ended December 31, 2024, and the financial position as of December 31, 2024, are presented in the attached Financial Statements.

4. Events occurring after the balance sheet date

No significant events have occurred since the end of the fiscal year ending December 31, 2024, that would necessitate adjustments or disclosure in the notes to the financial statements.

5. Auditor

AFC Vietnam Auditing Co., Ltd has been appointed to audit the Company's financial statements for the fiscal year ended December 31, 2024.

6. Announcement of the responsibility of the Board of Management for the Financial Statements

The Company's Board of Management is responsible for establishing the financial statements, reflecting honestly and reasonably the financial position, results of its operations and cash flows for the fiscal year ended December 31, 2024. In preparation of this Financial Statements, the Board of Management must:

- Select the appropriate accounting policies and applied them consistently.
- Make judgments and estimates that are reasonable and prudent;
- State whether the accounting standards applied to the Company and all material misstatements have been disclosed and explained in the Financial Statements;
- Prepare this financial statement on the going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Establish and implement an effective internal control system to minimize the risk of material misstatement, whether due to fraud or error, in the preparation and presentation of the Financial statements.

The Board of Management ensures that the relevant accounting books are kept in full to reflect the financial position of the Company's operations with reasonable accuracy at any time and the accounting books and separate financial statements are prepared in accordance with the

REPORT OF THE BOARD OF DIRECTORS

applicable Accounting system. The Board of Management are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management has pledged to comply with the above requirements in preparing the separate financial statements.

7. Approval of Financial Statements

The Board of Directors has approved the attached Financial Statements. The financial statements give a true and fair view of the financial position of the Company as at December 31, 2024, as well as its results of operations and cash flows for the year ending on December 31, 2024, in accordance with current Vietnamese accounting standards, the Vietnamese Accounting System for Enterprises and other legal regulations relating to the preparation and presentation of financial statements.

(Signed and sealed) _____

NGUYEN THANH HOA

Chairman of the Board

Dong Nai, dated March 10, 2025

INDEPENDENT AUDITORS' REPORT

**Dear: Shareholders, Board of Directors and Board of Management
Dong Nai Building Material and Fuel Joint Stock Company**

We have audited the accompanying financial statements of Dong Nai Building Material and Fuel Joint Stock Company (herein referred to as "Company"), formed on February 20, 2025, from page 7 to page 42, including the balance sheets at December 31, 2024, Income statement, Cash flow statement for the fiscal year ending on the same day and Notes to the financial statements.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation and the true and fair presentation of these financial statements of the Company in accordance with Vietnamese accounting standards, Vietnamese enterprise accounting regime and the legal provisions relating to the preparation and presentation of financial statements and are responsible for internal control that the Board of Management deems it necessary to ensure the preparation and presentation of Financial statements without material misstatements due to fraud or confusion.

Responsibilities of auditors

Our responsibility is to express an opinion on the financial statement based on auditing results. We conducted our audit in accordance with Vietnamese Auditing Standards. These standards require that we must comply with industry standards and regulations, plan and execute the audit to obtain reasonable assurance on whether the Company's Financial statements are free from material misstatement or not.

An audit involves to perform procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The selected procedures are based on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements due to fraud or error. When assessing these risks, the auditor considers the Company's internal controls relevant to the preparation and fair presentation of the Financial statements in order to design audit procedures that are appropriate to actual situations, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal controls. Auditing also included evaluating the appropriateness of applicable accounting policies and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the Financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis of audit opinion except

As presented in section 5.4.1 of the Financial Statement Notes, the advance payment to Vietnam Oil Joint Stock Company as of December 31, 2024, amounting to VND 37,991,800,000, is currently being guaranteed for repayment by Ms. Mai Thi Ngoc Trinh through the transfer of land use rights and assets attached to the land according to the Commitment dated November 3, 2022. As of the date of this financial statement, the Company has not yet completed the procedures for the transfer of land use rights and attached assets mentioned above, therefore the advance payment to the seller of Viet Oil Joint Stock Company has not yet been offset.

INDEPENDENT AUDITORS' REPORT *(To be continued)*

Qualified opinion

In our opinion, except for the effects of the issues stated in the paragraph "Basis of excepting auditing opinions", the financial statements reflected honestly and reasonably, on the key aspects of the financial situation of Dong Nai Building Material and Fuel Joint Stock Company as at December 31, 2024, as well as the business results and cash flows for the year then ended in accordance with Accounting standards, Vietnamese enterprise accounting system and other legal regulations related to the preparation and presentation of the separate financial statements.

The issues should be emphasized

Not disputing the aforementioned opinion, we would like to draw the attention of the financial statement readers to Items 5.5.1 and 5.16.1 of the Notes to the Financial Statements, the Company is recording other receivables and other payables related to the rental of premises of Viet - Nhat Automobile Trading Company Limited ("Viet Nhat") under lease contract No. 15/VLTĐ-TN dated December 25, 2014. By December 27, 2023, Viet Nhat will no longer lease the premises and will hand over the premises to the Company. At the time of this statement's release, Viet Nhat and the Company are still negotiating the handling of this debt.

Our qualified audit opinion is not related to the aforementioned emphasis of matter.

(Signed and sealed)

NGUYEN THI THANH MINH

Deputy General Director

Audit practice registration certificate number

0068-2023-009-1

AFC VIETNAM AUDITING CO., LTD

Ho Chi Minh, dated March 10, 2025

(Signed)

LE HUYNH BAO

Auditor

Audit practice registration certificate number

5449-2021-009-1

BALANCE SHEET

As of December 31, 2024

TARGETS	Codes	Notes	December 31, 2024 VND	January 01, 2024 VND
ASSETS				
A- CURRENT ASSETS	100		628,705,383,141	624,829,174,063
I. Cash and cash equivalents	110	5.1	42,620,435,447	19,964,578,596
1. Cash	111		17,620,435,447	19,964,578,596
2. Cash equivalents	112		25,000,000,000	-
II. Short-term financial investment	120	5.2	258,300,000,000	294,170,000,000
1. Securities trading	121		-	-
2. Provision for impairment of trading securities	122		-	-
3. Investment held to maturity date	123		258,300,000,000	294,170,000,000
III. Short-term receivables	130		152,105,465,172	142,421,273,546
1. Short-term receivables from customers	131	5.3	99,273,024,163	91,764,266,880
2. Short-term advances to suppliers	132	5.4	48,885,516,803	44,764,763,758
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction contract	134		-	-
5. Short-term loans receivables	135		-	-
6. Other short-term receivables	136	5.5	10,199,043,981	10,822,352,372
7. Provision for short-term doubtful receivables	137	5.6	(10,165,927,569)	(8,843,917,258)
8. Shortage of assets awaiting resolution	139	5.7	3,913,807,794	3,913,807,794
IV. Inventory	140	5.8	175,108,909,953	162,994,348,463
1. Inventory	141		175,108,909,953	162,994,348,463
2. Provision for inventory discount	149		-	-
V. Other current assets	150		570,572,569	5,278,973,458
1. Short-term prepaid expenses	151	5.9	357,693,568	408,046,602
2. Value added tax deducted	152		212,879,001	4,870,926,856
3. Taxes and other receivables from State	153		-	-
4. Government bonds purchased for resale	154		-	-
5. Other current assets	155		-	-

BALANCE SHEET

As of December 31, 2024

TARGETS	Codes	Notes	December 31, 2024 VND	January 01, 2024 VND
B - NON-CURRENT ASSETS	200		88,000,635,752	82,783,158,727
I. Non -current receivables	210		4,137,186,000	2,123,338,000
1. Long-term receivables from customers	211		-	-
2. Long-term prepayments to suppliers	212	5.4	3,207,296,000	1,394,448,000
3. Working capital provided to sub-units	213		-	-
4. Long term internal receivables	214		-	-
5. Long-term loans receivables	215		-	-
6. Other long-term receivables	216	5.5	929,890,000	728,890,000
7. Provision for doubtful long-term receivables	219		-	-
II. Fixed assets	220		20,290,446,360	19,319,464,870
1. Tangible fixed assets	221	5.10	9,132,978,059	8,051,544,124
- Cost/ Historical cost	222		36,968,731,946	34,091,867,241
- Accumulated depreciation	223		(27,835,753,887)	(26,040,323,117)
2. Leased fixed assets	224		-	-
- Cost/ Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	5.11	11,157,468,301	11,267,920,746
- Cost/ Historical cost	228		12,677,677,564	12,677,677,564
- Accumulated depreciation	229		(1,520,209,263)	(1,409,756,818)
III. Investment properties	230		-	-
- Cost/ Historical cost	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in progress	240		226,250,000	-
1. Long-term unfinished production and business costs	241		-	-
2. Construction cost in progress	242		226,250,000	-
V. Long-term financial investment	250	5.2	61,186,803,984	59,476,632,030
1. Investments in subsidiaries	251		-	-
2. Invest in joint ventures, associates	252		51,313,489,778	49,913,222,998
3. Investing capital in other companies	253		10,000,000,000	10,000,000,000
4. Provision for long-term financial investments	254		(126,685,794)	(436,590,968)
5. Investment held to maturity date	255		-	-
VI. Other non-current assets	260		2,159,949,408	1,863,723,827
1. Long-term prepaid expenses	261	5.9	2,159,949,408	1,863,723,827
2. Deferred income tax assets	262		-	-
3. Long-term equipment and spare parts for replacement	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		716,706,018,893	707,612,332,790

BALANCE SHEET

As of December 31, 2024

TARGETS	Codes	Notes	December 31, 2024 VND	January 01, 2024 VND
CAPITAL				
C - LIABILITIES	300		536,633,975,707	543,683,268,616
I. Current liabilities	310		530,376,775,701	539,089,701,949
1. Short-term payable to sellers	311	5.12	2,165,116,757	2,040,406,758
2. Short-term advances from customers	312	5.13	5,292,876,607	3,788,458,098
3. Taxes and other payables to State budget	313	5.14	2,603,374,897	316,261,447
4. Payables to employees	314		2,089,238,625	1,737,350,595
5. Short-term accrued expenses	315	5.15	2,670,955,970	1,455,544,690
6. Short-term intra-company payables	316		-	-
7. Payables under schedule of construction contract	317		-	-
8. Short-term unrealized revenue	318		120,545,455	60,000,000
9. Other short-term payables	319	5.16	3,003,348,917	3,152,484,777
10. Short-term loans and borrowings	320	5.17	511,589,288,909	525,697,166,020
11. Provision of short-term payables	321		-	-
12. Bonus and welfare	322	5.18	842,029,564	842,029,564
13. Price stabilization fund	323		-	-
14. Government bonds purchased for resale	324		-	-
II. Non-current liabilities	330		6,257,200,006	4,593,566,667
1. Long-term accounts payable to suppliers	331		-	-
2. Long-term prepayment by buyers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Intra-company payables for operating capital received	334		-	-
5. Long-term intercompany payables	335		-	-
6. Long-term unrealized turnover	336		-	-
7. Other long-term payables	337	5.16	5,163,566,667	4,593,566,667
8. Long-term borrowings and finance lease liabilities	338	5.17	1,093,633,339	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Payable deferred income tax	341		-	-
12. Provision for non-current accounts payable	342		-	-
13. Funds for science and technology development	343		-	-

BALANCE SHEET

As of December 31, 2024

TARGETS	Codes	Notes	December 31, 2024 VND	January 01, 2024 VND
D - OWNER'S EQUITY	400		180,072,043,186	163,929,064,174
I. Owner's equity	410	5.19	180,072,043,186	163,929,064,174
1. Capital contributed by the owner	411		158,480,630,000	158,480,630,000
- Common shares with voting rights	411a		158,480,630,000	158,480,630,000
- Preferred shares	411b		-	-
2. Share premium	412		-	-
3. Option to convert bonds	413		-	-
4. Other capital of the owner	414		-	-
5. Treasury shares (*)	415		-	-
6. Asset revaluation difference	416		-	-
7. The exchange rate differences	417		-	-
8. Development & investment fund	418		-	-
9. Fund to support business arrangements	419		-	-
10. Other equity funds	420		-	-
11. Undistributed earnings	421		21,591,413,186	5,448,434,174
- Undistributed cumulative after-tax profit from the previous period	421a		5,448,434,174	520,100
- Profit after tax not yet distributed in this period	421b		16,142,979,012	5,447,914,074
12. Capital expenditure funds	422		-	-
II. Funding sources and other funds	430		-	-
1. Funding	431		-	-
2. Funds used for fixed asset acquisition	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		716,706,018,893	707,612,332,790

(Signed)

NGUYEN HOANG THAI TRONG
Prepared by

(Signed)

VU THI KIM THANH
Chief accountant

(Signed and sealed)

NGUYEN HOANG LINH
Director

Dong Nai, dated March 10, 2025

INCOME STATEMENT

for the fiscal year ended December 31st, 2024

ITEMS	Codes	Notes	Year of 2024 VND	Year of 2023 VND
1. Revenues from sales and services	01		3,420,009,031,516	3,517,086,518,002
2. Deductions from revenues	02		-	11,874,365
3. Net sales of sales and service provision (10= 01-02)	10	6.1	3,420,009,031,516	3,517,074,643,637
4. Cost of goods	11	6.2	3,343,780,981,161	3,444,416,802,573
5. Gross profit from sale of goods and provision of services (20 = 10 - 11)	20		76,228,050,355	72,657,841,064
6. Revenue from financial activities	21	6.3	13,750,162,662	13,910,186,849
7. Financial expenses	22	6.4	24,943,077,700	29,801,854,214
- In which: Interest expenses	23		25,252,982,874	29,365,263,246
8. Selling expenses	25	6.5	23,850,879,203	26,300,037,550
9. General and administration expenses	26	6.6	20,571,684,705	21,535,859,275
10. Net profit from business operations {30 = 20 + (21 - 22) - (25 + 26)}	30		20,612,571,409	8,930,276,874
11. Other income	31	6.7	431,376,721	1,275,292,319
12. Other expenses	32	6.8	766,355,348	925,956,341
13. Other profit (40 = 31 - 32)	40		(334,978,627)	349,335,978
14. Accounting gross profit before tax (50 = 30 + 40)	50		20,277,592,782	9,279,612,852
15. Current corporate income tax expense	51	5.14	4,134,613,770	3,831,698,778
16. Deferred corporate income tax expenses	52		-	-
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		16,142,979,012	5,447,914,074
18. Basic earnings per share	70	6.9	1,019	873

(Signed)

NGUYEN HOANG THAI TRONG
Prepared by

(Signed)

VU THI KIM THANH
Chief accountant

(Signed and sealed)

NGUYEN HOANG LINH
Director

Dong Nai, dated March 10, 2025

STATEMENTS OF CASH FLOWS

(Under Indirect method)

for the fiscal year ended December 31st, 2024

TARGETS	Codes	Year of 2024 VND	Year of 2023 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Accounting profit before tax	01	20,277,592,782	9,279,612,852
2. Adjustments of amounts			
Depreciation of fixed assets and investment properties	02	2,684,711,103	2,794,836,408
Provisions	03	1,012,105,137	2,952,238,122
Foreign exchange difference (gains)/losses due to revaluation of monetary items of foreign currencies	04	-	-
(Profit)/ loss from investing activities	05	(13,802,889,934)	(13,910,186,849)
Interest expenses	06	25,252,982,874	29,365,263,246
Other adjustment items	07	-	-
3. Profits from trading before changes in working capital	08	35,424,501,962	30,481,763,779
(Increase)/ decrease in receivables	09	(7,494,610,576)	100,619,185,508
(Increase)/decrease inventory	10	(12,114,561,490)	(103,932,391,939)
Increase/(decrease) in accounts payable (excluding the interest payable, corporate income tax payable)	11	2,809,575,774	(9,425,072,914)
(Increase) /decrease in prepaid expenses	12	(245,872,547)	(349,267,047)
Increase or decrease in trading securities	13	-	-
Interest paid	14	(25,433,421,555)	(29,183,589,747)
Paid corporate income tax	15	(1,850,000,000)	-
Other proceeds from operating activities	16	-	-
Other expenditures on operating activities	17	-	-
Net cash flow from operating activities	20	(8,904,388,432)	(11,789,372,360)
II. CASH FLOWS FROM INVESTMENT ACTIVITIES			
1. Payment for purchases or construction of fixed assets and other long term assets	21	(2,830,742,593)	(674,934,658)
2. Proceeds from disposals, sales of fixed assets and other long-term assets	22	52,727,272	-
3. Loans to and payments for purchase of debt instruments of other entities	23	(153,600,000,000)	(270,470,000,000)
4. Collections from borrowers and proceeds from disposal of debt instruments of other entities	24	189,470,000,000	103,800,000,000
5. Expenditures on equity investments in other entities	25	(1,400,266,780)	(48,813,222,998)
6. Recovery of investments in other entities	26	-	-
7. Interest and dividends received	27	12,882,771,156	9,809,771,232
Net cash flow from investments activities	30	44,574,489,055	(206,348,386,424)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from the issue of shares, receipt of contribution capital of the owner	31	-	-
2. Payment of capital contributed to owners, repurchase of shares issued by the business	32	-	-
3. Proceeds from borrowing	33	2,916,169,063,184	2,500,744,858,594
4. Repayment of loan principal	34	(2,929,183,306,956)	(2,294,506,046,474)
5. Repayment of financial principal	35	-	-
6. Dividends or profits paid to owners	36	-	-
Net cash flow from financing activities	40	(13,014,243,772)	206,238,812,120

STATEMENTS OF CASH FLOWS

(Under Indirect method)

for the fiscal year ended December 31st, 2024

TARGETS	Codes	Year of 2024 VND	Year of 2023 VND
NET CASH FLOW IN THE YEAR (50 = 20 + 30 + 40)	50	22,655,856,851	(11,898,946,664)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF YEAR	60	19,964,578,596	31,863,525,260
Effect of exchange rate fluctuations on foreign currency conversion	61	-	-
CASH AND CASH EQUIVALENTS AT THE END OF YEAR (70 = 50 + 60 + 61)	70	42,620,435,447	19,964,578,596

(Signed)

NGUYEN HOANG THAI TRONG
Prepared by

(Signed)

VU THI KIM THANH
Chief accountant

(Signed and sealed)

NGUYEN HOANG LINH
Director

Dong Nai, dated March 10, 2025

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

1. OPERATION CHARACTERISTICS

1.1 Form of equity ownership

Dong Nai Building Material and Fuel Joint Stock Company ("the Company") is an enterprise equitized from a state-owned enterprise according to Decision No. 2863/2003/QĐ.CT.UBT dated September 5, 2003 issued by the People's Committee of Dong Nai province. The Company operates under the Joint Stock Enterprise Registration Certificate No. 4703000089 (new number is 3600661303) firstly issued by the Department of Planning and Investment of Dong Nai province on January 6, 2004 and registered for the 21st change on November 21, 2024.

The charter capital of the Company as of December 31, 2024, and January 1, 2024, is VND 158,480,630,000, equivalent to 15,848,063 shares with a par value of VND 10,000 per share.

The Company's shares are traded on the UPCoM stock exchange at the Hanoi Stock Exchange with the stock code BMF and the first trading day is April 16, 2018.

The headquarters of the Company is located at No. 255B Pham Van Thuan, Tan Mai Ward, Bien Hoa City, Dong Nai Province, Vietnam.

1.2 Business lines

The company operates in the field of commerce.

1.3 Business lines

According to the Business Registration Certificate, the Company's business lines are:

- Retail of fuel, engines in specialized stores. Details: Gasoline, oil, grease, lubricants (only operating in case of meeting business conditions as prescribed by law);
- Restaurants and mobile food services. Details: Restaurants, eateries, food and beverage establishments (excluding bars and beverage services with dancing) (only operating as approved by competent authorities and having sufficient business conditions according to the provisions of law);
- Dealership of automobiles and other motor vehicles. Details: Car dealership (12 seats or less);
- Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals. Details: Wholesale of agricultural products (implemented according to Decision No. 62/2013/QĐ-TTg dated October 25, 2013 of the Prime Minister);
- Retail of other new goods in specialized stores. Details: Liquefied petroleum gas, fuel (only operating in case of meeting business conditions as prescribed by law);
- Wholesale of materials and other installation equipment in construction. Details: Wholesale of construction materials;
- Production of construction materials from clay (not produced at headquarters, only operating when the competent authority approves the location and has sufficient business conditions according to the provisions of law);
- Exploitation of stone, sand, gravel and clay Details: Stone exploitation (only operating when meeting business conditions as prescribed by law);
- Sale of spare parts and accessories for automobiles and other motor vehicles;
- Wholesale of other household items. Details: Household electrical appliances, lamps and electric lighting fittings;
- Real estate business, land use rights owned by the owner, user or lessee (only operating in case of meeting business conditions according to regulations of law);
- Maintenance and repair of cars and other motor vehicles (only operating in case of meeting business conditions as prescribed by law);
- Retail of hardware, paint, glass and other construction installation equipment in specialized stores. Details: Retail of construction materials;
- Wholesale of solid, liquid and gaseous fuels and related products. Details: Gasoline, oil, lubricants, liquefied petroleum gas and lubricants (only operating in case of meeting business conditions as prescribed by law);
- Planting other perennial plants. Details: Planting industrial trees (not operating at headquarters).

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

During the year, the Company's main activities were retailing of gasoline, oil, lubricants, liquefied petroleum gas and fuels.

1.4 Normal business and production period

Normal production and business cycle of the Company does not exceed 12 months.

1.5 Company Structure

Affiliates

The company has 2 affiliates, including:

Name of the Company	Established according to	Address	Business lines	Ownership ratio
Rang Dong Food Company Limited	Enterprise registration certificate No. 3600248537 issued for the first time on June 20, 1996	No. 01A Hanoi Highway, Tan Bien Ward, Bien Hoa City, Dong Nai Province	Public dining, industrial meal processing, food business, and livestock slaughtering.	44%
Long Thanh Joint Stock Trading Company	Enterprise registration certificate No. 3600445359 issued for the first time on January 19, 2000	No. 286, Le Duan Street, Van Hai Area, Long Thanh Town, Long Thanh District, Dong Nai Province	Business of fuel, food technology, electronics, and commercial services	33.36%

Information on branch

The company has the following affiliates:

No.	Unit name	Address
1	Hung Nghia Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1, Hung Nghia Hamlet, National Highway 1A, Hung Loc Commune, Thong Nhat District, Dong Nai Province, Vietnam
2	Nui Le Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	National Highway 1A, Group 14, Hamlet 6, Xuan Tam Commune, Xuan Loc District, Dong Nai Province, Vietnam
3	Long Phuoc Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1289, National Highway 51, Group 25, Dat Moi Hamlet, Long Phuoc Commune, Long Thanh District, Dong Nai Province, Vietnam
4	Trang Bom Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 242, Nguyen Huu Canh Street, Quarter 3, Trang Bom Town, Trang Bom District, Dong Nai Province, Vietnam
5	Petrol filling station No. 2 - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 219, Pham Van Thuan Street, Tan Tien Ward, Bien Hoa City, Dong Nai Province, Vietnam
6	Tan Bien Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 474/8, Quarter 5B, Cau Sap Intersection, Hanoi Highway, Tan Bien Ward, Bien Hoa City, Dong Nai Province, Vietnam
7	An Binh Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 1A, Quarter 10, Hanoi Highway, An Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam
8	Phu Binh Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 2823, National Highway 20, Group 4, Phu Tan Hamlet, Phu Binh Commune, Tan Phu District, Dong Nai Province, Vietnam

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

No.	Unit name	Address
9	Trang Dai II Gas Station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	No. 36, Quarter 3, Group 10, Bui Trong Nghia Street, Trang Dai Ward, Bien Hoa City, Dong Nai Province, Vietnam
10	Representative Office in Ho Chi Minh City - Dong Nai Building Material and Fuel Joint Stock Company	L10-06, 10th Floor, Vincom Center Building, No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam
11	Suoi Nho Petrol filling station - Branch of Dong Nai Building Material and Fuel Joint Stock Company	Backroad 16, Group 7, Hamlet 5B, Xuan Bac Commune, Xuan Loc District, Dong Nai Province, Vietnam

1.6 Declaration on the comparability of information on the financial statements

The figures presented in the financial statements for the fiscal year ended December 31, 2024 are comparable with the corresponding figures for the previous period.

1.7 Staff

As of December 31, 2024, the total number of employees of the Company was 121 (as of December 31, 2023: 133 people)

2. FISCAL YEAR, CURRENCY UNITS USED IN ACCOUNTING

2.1 Fiscal year

The Company's fiscal year begins on January 01 and ends on December 31st each year.

2.2 The currency used in accounting

The currency used in accounting is Vietnam Dong (VND) because the revenue and expenditure are mainly made in VND.

3. APPLICABLE ACCOUNTING STANDARDS AND REGIME

3.1 Standards and regime of accounting applied

The financial statements are prepared and presented in accordance with the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance (Circular 200/2014/TT-BTC), Circular 53/2016/TT-BTC dated March 21, 2016, and the Vietnamese Accounting Standards.

The company applies the accounting standards and the Vietnamese enterprise accounting regime promulgated under Circular No. 200/2014/TT-BTC, Circular No. 53/2016/TT-BTC, and other circulars guiding the implementation of Vietnamese accounting standards by the Ministry of Finance in the preparation and presentation of financial statements.

3.2 Declaration of compliance with accounting standards and accounting

The Board of Management of the Company ensures that compliance with the requirements of accounting standards, the Vietnamese Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC, Circular No. 53/2016/TT-BTC, as well as the circulars guiding the implementation of accounting standards by the Ministry of Finance, has been adhered to in the preparation of the financial statements.

4. SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of financial statement

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

The financial statements are prepared on the accrual basis of accounting (except for information related to cash flows).

4.2 Foreign currency transactions

During the year, transactions denominated in currencies other than VND are converted to VND at the actual exchange rate at the time of the transaction. At the end of the fiscal year, the Company revalues monetary items denominated in foreign currencies at the exchange rate on this date.

Exchange differences arising during the year from transactions in foreign currencies are recognized in financial income or financial expenses. Foreign exchange difference due to revaluation of monetary items denominated in foreign currencies at the date of ending the fiscal year after offsetting the increasing difference and the decreasing difference as recorded into financial income or financial expenses.

4.3 Cash and cash equivalents

Cash includes cash on hand, demand deposits, cash in transit. Cash equivalents are short-term investments with a grace period of no more than 3 months from the date of investment and readily convertible into known amounts of cash and there is no risk of being converted into cash at the time of reporting.

4.4 Financial investments

Held-to-maturity investments

Investments are classified as held to maturity when the Company has the intention and ability to hold to maturity. *Investment held to maturity date, including:* Held to maturity term bank deposits and loans for the purpose of earning periodic interest, and other held to maturity investments.

Held-to-maturity investments are initially recognized at cost, including the purchase price and costs associated with the acquisition of the investments. After initial recognition, these investments are recognized at revaluable amounts. Interest income from Held-to-maturity investments after the date of purchase is recognized on the income statement on the accrual basis. Interest earned before held by the Company is recorded as a deduction from the original price at the time of purchase.

When there is definite evidence that part or all of the investment may not be recovered and the amount of loss can be reliably measured, the loss is recognized in financial expenses during the year and reduced directly the investment value.

When liquidating an investment, the difference between the net liquidation value and the book value is accounted for as income or expense.

When there is definite evidence that part or all of the investment may not be recovered and the amount of loss can be reliably measured, the loss is recognized in financial expenses during the year and reduced directly the investment value.

Investments in associates

Associates are entities in which the Company has significant influence but not control over financial and operating policies. Significant influence is expressed in the right to participate in making decisions on the financial policies and operations of the investee enterprise but not control these policies.

Investments in associates are initially recognized at cost, including acquisition or capital contribution plus any directly attributable costs of investing. In case of investment with non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary asset at the time of arising.

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

Dividends and profits from periods prior to the investment being purchased are accounted for as a reduction in the value of the investment itself. Dividends and profits from periods after the investment is purchased are recognized as revenue. Dividends received in the form of shares are only tracked by the increase in the number of shares, without recognizing the value of the shares received.

Provision for losses on investments in associates is made when the associate suffers a loss, with the provision equal to the difference between the actual capital contributions of the parties in the associate and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contributions of the parties in the associate.

Increases and decreases in the provision for investment losses in associates that must be set up at the end of the fiscal year are recorded in financial expenses.

When liquidating an investment, the difference between the net liquidation value and the book value is accounted for as income or expense.

Capital contribution investments in other entities

Investment in capital contribution to another entity refers to investments in the equity instruments of another entity where the Company does not have control, joint control, or significant influence over the investee.

These investments are initially recognized at cost, which includes the purchase price or capital contribution plus any direct costs associated with the investment activity. The Board of General Directors shall conduct a review of the investments to recognize provisions at the end of the accounting period.

Provision for losses on investments in other equity instruments is as follows:

- The investment in listed shares or the fair value of the investment is determined reliably, the provision is made based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting date, provisioning is carried out based on the loss of the investee. The provision amount is calculated as the difference between the actual capital contribution of the parties at the other entity and the actual equity, multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties at the other entity.

Increase or decrease in the provision for impairment of investments in equity instruments of other entities that need to be established at the end of the fiscal year is recognized in financial expenses.

4.5 Receivables

Receivables are stated at cost less allowance for doubtful debts.

The classification of receivables is receivable from customers and other receivables are carried out on the following principles:

- Receivables from customers include trade receivables arising from a sale and purchase transaction between the Company and the buyer, which is an entity independent of the Company.
- Other receivables reflect non-commercial receivables, not related to buying and selling transactions.

The allowance for doubtful debts represents the estimated loss due to non-payment arising from receivables outstanding at the balance sheet date. The establishment or reversal of the provision for doubtful debts is recorded in the administrative expenses of the business on the income statement.

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

4.6 Inventory

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories is determined as follows:

- Goods, tools, and instruments include purchase costs and other directly related expenses incurred to obtain inventory at its current location and condition.

Net realizable value is the estimated selling price of inventories in the ordinary production and business period minus the estimated costs to complete and the estimated costs necessary for their sale.

Original price of inventories are determined by the weighted average method and are accounted for on a regular basis.

Provision for devaluation of inventories is made for each item of inventories whose original cost is greater than the net realizable value. Increases and decreases to the provision balance as at the end of the accounting period are recognized in cost of goods sold.

4.7 Prepaid expenses

Prepaid expenses include the actually incurred costs related to the results of business activities of many accounting periods. Prepaid expenses of the Company include the following expenses:

Tools, equipment, and other prepaid expenses

Other tools, instruments, and prepaid expenses that have been put into use are allocated into costs using the straight-line method with an allocation period not exceeding 36 months.

4.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses of the Company to have these fixed assets as of the dates they are ready to be put into use. Costs incurred after the initial recognition are recognized only to the extent that it is probable that future economic benefits associated with the use of the asset will substantially increase. The costs incurred are not satisfied these conditions are recognized as cost of production, sales in the year.

When assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the financial statements and any gain or loss resulting from their disposal is included in the income statement.

Depreciation of tangible fixed assets is calculated using the straight-line depreciation method over the estimated useful lives of the assets as follows:

	Number of years
House, building materials	04 – 25
Machinery and equipment	03 – 10
Means of transportation	04 – 08
Equipment, management tools	04 – 10

4.9 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated depreciation. Historical costs of Intangible fixed assets include all the expenses of the Company to have these fixed assets as of the dates they are ready to be put into use. Expenditures related to intangible fixed assets incurred after initial recognition are recognized as production and business expenses in the year unless they are tied to a specific intangible fixed asset and increase the economic benefits of these assets.

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

When Intangible fixed assets are sold or disposed of, their cost and accumulated depreciation are written off, and any gain or loss resulting from their disposal is included in the income or expense for the year.

The Company's intangible fixed assets include:

Land use rights

Land use rights are all expenditures of the Company that are directly attributable to the use of land, including: expenses for land use rights, expenses for compensation, ground clearance, ground leveling, registration fee, ... Land use rights are amortized using the straight-line method over 46 – 50 years.

Software

The purchase price of computer software that is not an integral part of the relevant hardware is capitalized. The historical cost of computer software is all expenses that the Company has spent up to the time of putting the software into use. Computer software is depreciated using the straight-line method over a period of 5 years.

4.10 Liabilities and expenses payable

Liabilities and expenses payable are recognized for the amount payable in the future relating to the goods and services received. Expenses payable are recognized based on the estimated estimates of the amount payable.

The classification of accounts payable is payable to suppliers, accrued expenses and other payables are made according to the following principles:

- Payables to suppliers reflect trade payables arising from purchases of goods, services, assets, and suppliers that are independent of the Company.
- Payable expenses reflect payables for goods and services received from the seller or provided to the buyer but have not yet been paid due to lack of invoices or insufficient accounting records and documents and payables to employees in terms of salary for leave, production and business expenses to be deducted in advance.
- Other payables reflect payables that are non-commercial, not related to the purchase, sale and supply of goods and services.

4.11 Salary

The salary allocated to expenses in the year is based on the salary and allowances agreed on the labor contract.

4.12 Deductions under salaries

Social insurance is deducted from the basic salary according to the labor contract to the cost of 17.5% and deducted from the salary of employees of 8%

Health insurance is deducted from the basic salary to the cost of 3% and deducted from the salary of employees of 1.5%

Unemployment insurance is deducted from salaries and recorded as an expense at a rate of 1%, and is also deducted from the salaries of employees at a rate of 1%.

Union funding is deducted at a rate of 2% from wages into expenses.

4.13 Capital contributed by owners

Owners' equity is recorded according to the actual capital contributed by the shareholders

Funds

Funds are allocated and utilized according to the Company's Charter.

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

4.14 Profit distribution

The after-CIT profit is distributed to shareholders after appropriation of funds in accordance with the Company's Charter as well as the provisions of the law and approved by the General Meeting of Shareholders.

The distribution of profits to members is considered as non-monetary items in undistributed after-tax profits that may affect cash flow and the ability to pay dividends due to revaluation of assets contributed as capital, interest due to revaluation of monetary items, financial instruments are other non-monetary items.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders.

4.15 Basic earnings per share

Basic earnings per share is calculated by dividing the profit after tax attributable to common shareholders of the Company by the weighted average number of common shares outstanding during the year.

4.16 Revenue

Goods sales

Sales revenue is recognized when all the 5 following conditions are met:

- (a) The Company has been transferred significant risks and rewards associated with ownership of the goods to buyers;
- (b) The Company no longer retains management of goods as the owner or control of goods;
- (c) The company is relatively reliably identified. When a Contract stipulates that a buyer is entitled to return products or goods as purchased under specific conditions, the enterprise can only record the revenue when those specific conditions no longer exist and the buyer cannot return products or goods (except where the customer reserves the right to return goods in exchange for other goods or services);
- (d) The company has obtained or shall obtain economic benefits from the sale; and
- (e) Identify the costs related to the sale.

Revenue from provision of services

Service provision revenue is recorded when the transaction results are determined reliably. In case the service supply is related to several periods, the revenue is recognized in the period in accordance with the result of the work completed on the preparation date of the Balance Sheet of that period. The outcome of a service transaction is determined when all four (4) conditions are met:

- (a) Revenue can be measured reliably. When a contract stipulates that the buyer has the right to return purchased services under specific conditions, the enterprise is only allowed to recognize revenue when those specific conditions no longer exist and the buyer no longer has the right to return the provided services;
- (b) Have obtained or will obtain economic benefits from the transaction of providing that service;
- (c) Identify the portion of work completed at the time of reporting; and
- (d) Determine the costs incurred for the transaction and the costs to complete those service transactions.

Interest

Interest is recognized on an accruals basis, which is determined on the balance of the deposit accounts and the actual interest rate in each period.

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

Dividends, profits divided

Dividend, profit divided is recognized when the Company are entitled to receive dividends or be entitled to receive profits from the capital contribution. Dividends received in the form of shares are only tracked by the increase in the number of shares, without recognizing the value of the shares received.

4.17 Borrowing costs

Borrowing costs include interest and other costs incurred directly in connection with the loans.

Borrowing costs are recognized in financial expenses in the year, except when borrowing costs directly attributable to the construction or production of a qualifying asset are included in the cost of that asset (capitalized). Borrowing cost capitalization ceases when the major activities required to prepare unfinished assets for use or sale have been completed.

4.18 Current income tax

The corporate income tax expense includes the current corporate income tax.

Current income tax

Current income tax is a tax calculated based on taxable income. Taxable income is different from the accounting profit due to the adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable incomes and moved losses.

The Company's tax returns will be audited by the tax authorities. Due to the application of tax laws to each type of transaction and their interpretation, understanding and acceptance in many different ways, the figures in the financial statements may differ from those of the tax authorities.

4.19 Departmental Report

The business department is a part that can be separately identified to participate in the production or supply of products or services and has different risks and economic benefits than other business divisions.

The department by geographical area is a distinguishable department that engages in the production or supply of products or services within a specific economic environment but this department has risks and economic benefits different from those in other economic environments.

4.20 Related parties

Parties are considered to be related if they are capable of controlling or significant influence over the other party in making decisions about financial and operating policies. Parties are also considered to be related if they are subject to common control or generally significant influence. The following individuals/companies are considered related parties:

Individual/Company	Location	Relationship
Petrolimex	Vietnam	Shareholders holding 5% or more of voting shares
Petec Trading and Investment Corporation	Vietnam	Shareholders holding 5% or more of voting shares
Quang Ninh Bus Station Joint Stock Company	Vietnam	Shareholders holding 5% or more of voting shares
Rang Dong Food Company Limited	Vietnam	Affiliates
Long Thanh Joint Stock Trading Company	Vietnam	Affiliates
Tay Nguyen Durian Joint Stock Company	Vietnam	Other capital contribution investment companies
Board of Directors, Board of Supervisors, Board of Management		Key members

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

5. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET

5.1 Cash and cash equivalents

	December 31, 2024 VND	January 01, 2024 VND
Cash -VND	12,693,715,534	3,746,286,681
Bank deposit VND	4,926,719,913	16,218,291,915
Cash equivalents(*)	25,000,000,000	-
	<u>42,620,435,447</u>	<u>19,964,578,596</u>

(*) Cash equivalents are 3-month term deposits held at the Joint Stock Commercial Bank for Investment and Development of Vietnam with an interest rate of 3.4% per annum.

5.2 Financial investments

5.2.1 Short-term financial investments

The Company's short-term financial investments include investments held to maturity, detailed as follows:

Investment held to maturity date

	December 31, 2024		January 01, 2024	
	Original price VND	Book Value VND	Original cost VND	Book Value VND
Short-time				
Term deposits	<u>258,300,000,000</u>	<u>258,300,000,000</u>	<u>294,170,000,000</u>	<u>294,170,000,000</u>
	<u>258,300,000,000</u>	<u>258,300,000,000</u>	<u>294,170,000,000</u>	<u>294,170,000,000</u>

Held-to-maturity investments are term deposits at commercial banks with an interest rate of 4.1% to 5.2% per annum. This term deposit has been pledged for the Company's loans (see note number 5.17).

5.2.2 Long-term financial investment

The Company's long-term financial investments include investments in associated companies and capital contributions to other entities, detailed as follows:

	December 31, 2024			January 01, 2024		
	Original price VND	Provision VND	Fair value VND	Original price VND	Provision VND	Fair value VND
Investments in associates						
Rang Dong Food Co., Ltd.(a)	1,100,000,000	-	(*)	1,100,000,000	-	(*)
Long Thanh Joint Stock Trading Company (b)	50,213,489,778	-	(*)	48,813,222,998	-	(*)
Investing capital in other companies						
Tay Nguyen Durian Joint Stock Company (c)	10,000,000,000	(126,685,794)	(*)	10,000,000,000	(436,590,968)	(*)
	<u>61,313,489,778</u>	<u>(126,685,794)</u>		<u>59,913,222,998</u>	<u>(436,590,968)</u>	

(a) The investment in Rang Dong Food Co., Ltd. has a contributed capital value of VND 1,100,000,000, accounting for 44% of the company's charter capital. Rang Dong Food Co., Ltd. is a limited liability company with two or more members, operating under the Enterprise Registration Certificate No. 3600248537, initially issued on June 20, 1996, and amended for the seventh time on October 4, 2024. The main activity of the affiliated company is other catering services, details: provision off catering services.

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

- (b) The investment in Long Thanh Trading Joint Stock Company with a contributed capital value of VND 50,213,489,778 corresponds to 662,358 shares, accounting for 33.36% of the company's charter capital. Long Thanh Trading Joint Stock Company is a joint stock company operating under the Enterprise Registration Certificate No. 3600445359, initially issued on January 19, 2000, and amended for the seventh time on July 17, 2020. The principal activities of this company are trading in fuel, food technology, electrical appliances, and commercial services.

Significant transactions with associated companies are presented in section 9.1.2.

- (c) Investment in Tay Nguyen Durian Joint Stock Company with a contributed capital value of VND 10,000,000,000 corresponding to 1,000,000 shares, accounting for 10.35% of the charter capital of this Company. Tay Nguyen Durian Joint Stock Company is a joint stock company operating under the Enterprise Registration Certificate No. 6001394460, initially issued on October 7, 2013, and amended for the ninth time on December 8, 2023. The primary activities of the company include processing various types of fruits, constructing and developing industrial clusters, and cultivating fruit trees according to high-tech standards.
- (*) As of December 31, 2024, and January 1, 2024, the value of investments in associated companies and investments in other entities is recorded at cost. The company has not yet determined the fair value of these investments to disclose in the financial statements because there are no quoted prices on the market and the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime currently do not have guidelines on how to calculate fair value using valuation techniques. The fair value of this investment may differ from its book value.

5.3 Short-term receivables from customers

	December 31, 2024 VND	January 01, 2024 VND
Receivables from other customers		
Nghi Son Cement Corporation	17,348,112,555	26,950,235,528
Lizen Joint Stock Company	14,444,925,920	5,679,424,930
Viet Khanh An Petroleum Transportation Joint Stock Company	5,382,505,709	144,295,790
CJ Cau Tre Foods Joint Stock Company - Long An Branch	4,178,689,086	4,980,902,619
Branch of Vicem Ha Tien Cement Joint Stock Company	3,123,708,216	632,698,429
Hai Au Phat Company Limited	1,218,680,003	1,218,680,003
Deo Ca Group Joint Stock Company	152,376,000	4,992,134,000
Other customers	53,424,026,674	47,165,895,581
	<u>99,273,024,163</u>	<u>91,764,266,880</u>

The company has pledged its debt claims for the loans (see Note 5.17).

5.4 Short-term, long-term advance payment to the seller

5.4.1 Short-term repayments to suppliers

	December 31, 2024 VND	January 01, 2024 VND
Advance payment to other vendors		
Vietnam Oil Joint Stock Company (*)	37,991,800,000	37,991,800,000
Hung Hau Petroleum Company Limited	5,011,115,000	5,020,414,937
Other suppliers	5,882,601,803	1,752,548,821
	<u>48,885,516,803</u>	<u>44,764,763,758</u>

- (*) This is an advance payment to Vietnam Oil Joint Stock Company, which is currently being guaranteed for repayment by Ms. Mai Thi Ngoc Trinh through the transfer of land use rights and assets attached to the land as per the Commitment dated November 3, 2022. As of the date of

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

this financial statement, the Company has not yet completed the procedures for the transfer of land use rights and attached assets mentioned above, therefore the advance payment to the seller of Viet Oil Joint Stock Company has not yet been offset.

5.4.2 Long-term prepayments to suppliers

	December 31, 2024 VND	January 01, 2024 VND
Advance payment to other vendors		
Quy Nhu Ngoc One-Member Limited Liability Company	3,207,296,000	1,394,448,000
	<u>3,207,296,000</u>	<u>1,394,448,000</u>

5.5 Other receivables

5.5.1 Other short-term receivables

	December 31, 2024		January 01, 2024	
	Value VND	Provision VND	Value VND	Provision VND
Receivables from other organizations and individuals				
Receivables from share transfer acquisition	-	-	1,389,780,000	-
Expected interest income from term deposits	7,258,372,329	-	6,390,980,823	-
Personal income tax arrears	30,965,279	-	43,514,279	-
Viet - Nhat Automobile Trading Company Limited (*)	2,354,545,464	-	2,354,545,464	-
Gas cylinders receivables	317,800,000	-	387,820,000	-
Advance payment for employees	198,000,000	-	250,499,956	-
Other short-term receives	39,360,909	-	5,211,850	-
	<u>10,199,043,981</u>	<u>-</u>	<u>10,822,352,372</u>	<u>-</u>

(*) This is the receivable related to the leasing fees from Viet - Nhat Automobile Trading Company Limited as per lease contract number 15/VLCD-TN dated December 25, 2014. As of December 31, 2024, the Company has not yet issued an invoice for this rental payment.

5.5.2 Other long-term receivables

	December 31, 2024		January 01, 2024	
	Value VND	Provision VND	Value VND	Provision VND
Receivables from other organizations and individuals				
Pledge, mortgage, escrow, deposit	929,890,000	-	728,890,000	-
	<u>929,890,000</u>	<u>-</u>	<u>728,890,000</u>	<u>-</u>

5.6 Bad debt

	December 31, 2024			January 01, 2024		
	Original price VND	Value can be recovered VND	Provision VND	Historical cost VND	Value can be recovered VND	Provision VND
Receivables from customers						
Nam Thinh Phat Joint Stock Company	470,919,993	-	(470,919,993)	470,919,993	-	(470,919,993)

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

	December 31, 2024			January 01, 2024		
	Original price	Value can be recovered	Provision	Historical cost	Value can be recovered	Provision
	VND	VND	VND	VND	VND	VND
211 Trading Service Company Limited	244,950,000	-	(244,950,000)	244,950,000	-	(244,950,000)
Nguyen Hoa Binh Company Limited	318,868,900	-	(318,868,900)	318,868,900	-	(318,868,900)
Ngoc Tan Thanh Company Limited	204,365,800	-	(204,365,800)	204,365,800	-	(204,365,800)
Thanh Duc Transport Company Limited	150,526,460	-	(150,526,460)	150,526,460	-	(150,526,460)
Tri Minh Phat Company Limited	159,668,050	-	(159,668,050)	159,668,050	-	(159,668,050)
Van Anh Transport Import-Export Trading Service One Member Limited Liability Company	402,140,000	-	(402,140,000)	402,140,000	-	(402,140,000)
Hai Au Phat Company Limited	1,218,680,003	-	(1,218,680,003)	1,218,680,003	365,604,001	(853,076,002)
Lagom Trading Joint Stock Company - Soc Trang Branch	523,622,120	157,086,636	(366,535,484)	523,622,120	261,811,060	(261,811,060)
Vinh Phat Transport Fuel Company Limited	847,200,000	346,770,000	(500,430,000)	847,200,000	516,210,000	(330,990,000)
Other customers	2,826,911,633	611,876,548	(2,215,035,085)	2,327,082,681	794,289,482	(1,532,793,199)
Shortage of assets awaiting resolution						
Embezzled debts	3,913,807,794	-	(3,913,807,794)	3,913,807,794	-	(3,913,807,794)
	11,281,660,753	1,115,733,184	(10,165,927,569)	10,781,831,801	1,937,914,543	(8,843,917,258)

5.7 Shortage of assets awaiting resolution

	December 31, 2024	January 01, 2024
	VND	VND
Embezzlement Liabilities (*)	3,913,807,794	3,913,807,794
	3,913,807,794	3,913,807,794

(*) The receivable amount embezzled by Mr. Nguyen Xuan Toan was discovered in November 2019. According to Judgment No. 09/2022/HS-ST dated January 13, 2022, of the People's Court of Dong Nai Province, the amount Mr. Nguyen Xuan Toan must compensate the Company is VND 3,913,807,794. The company has made a provision for doubtful debts at a rate of 100% for this receivable account.

5.8 Inventory

	December 31, 2024		January 01, 2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Tools and supplies	382,610,845	-	373,982,920	-
Merchandises	174,688,876,071	-	162,620,365,543	-
Goods sent for sale	37,423,037	-	-	-
	175,108,909,953	-	162,994,348,463	-

The Company's goods are mortgaged for the Company's loans (see Note 5.17).

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

5.9 Short-term/ long-term prepaid expenses

5.9.1 Short-term prepaid expenses

	December 31, 2024 VND	January 01, 2024 VND
Repair and maintenance costs	14,084,835	195,979,012
Insurance expenses	61,992,629	66,273,037
Consultancy expenses	131,666,667	-
Other short-term prepaid expenses	149,949,437	145,794,553
	<u>357,693,568</u>	<u>408,046,602</u>

5.9.2 Long-term prepaid expenses

	December 31, 2024 VND	January 01, 2024 VND
Repair, renovation, and office equipment costs	480,825,777	212,417,971
Cost of installing store equipment	1,061,056,485	1,210,919,543
Other long-term prepaid expenses	618,067,146	440,386,313
	<u>2,159,949,408</u>	<u>1,863,723,827</u>

5.10 Situation of increase or decrease of tangible fixed assets

	Houses, architectural objects VND	Machines, Equipment VND	Means of transportation VND	Equipment, manageme nt tools VND	Total VND
HISTORICAL COST					
As of January 01, 2024	17,777,574,062	10,289,495,933	5,841,797,246	183,000,000	34,091,867,241
Purchase in the year	45,000,000	1,349,200,000	2,183,900,000	77,592,593	3,655,692,593
Reduction due to liquidation	(548,530,688)	(230,297,200)	-	-	(778,827,888)
As of December 31, 2024	17,274,043,374	11,408,398,733	8,025,697,246	260,592,593	36,968,731,946
ACCUMULATED DEPRECIATION					
As of January 01, 2024	14,652,380,124	7,327,119,100	3,980,788,825	80,035,068	26,040,323,117
Depreciation in the year	992,010,159	880,641,081	655,895,321	45,712,097	2,574,258,658
Reduction due to liquidation	(548,530,688)	(230,297,200)	-	-	(778,827,888)
As of December 31, 2024	15,095,859,595	7,977,462,981	4,636,684,146	125,747,165	27,835,753,887
REMAINING VALUE					
As of January 01, 2024	3,125,193,938	2,962,376,833	1,861,008,421	102,964,932	8,051,544,124
As of December 31, 2024	2,178,183,779	3,430,935,752	3,389,013,100	134,845,428	9,132,978,059

The original cost of fixed assets that have been fully depreciated but are still in use as of December 31, 2024 is VND 19,825,099,151 (as of January 1, 2024, it is VND 19,332,847,948).

The remaining value of fixed assets pledged for the Company's loan as of December 31, 2024, is VND 1,422,514,008 (as of January 1, 2024, it was VND 1,969,108,955) (see note 5.17).

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

5.11 Situation of increase or decrease of tangible fixed assets

	Land use rights	Software Computer	Total
	VND	VND	VND
HISTORICAL COST			
At January 01, 2024	12,380,391,200	297,286,364	12,677,677,564
At December 31, 2024	12,380,391,200	297,286,364	12,677,677,564
ACCUMULATED DEPRECIATION			
At January 01, 2024	1,138,913,035	270,843,783	1,409,756,818
Depreciation in the year	84,009,864	26,442,581	110,452,445
At December 31, 2024	1,222,922,899	297,286,364	1,520,209,263
REMAINING VALUE			
At January 01, 2024	11,241,478,165	26,442,581	11,267,920,746
At December 31, 2024	11,157,468,301	-	11,157,468,301

As of December 31, 2024, the residual value of the Land Use Rights used as collateral for loans is VND 3,885,104,665 (as of January 1, 2024, it was VND 3,969,114,529) (see explanation 5.17).

5.12 Current payables to suppliers

	December 31, 2024		January 01, 2024	
	Value	Repayable	Value	Repayable
	VND	VND	VND	VND
Payables to other suppliers				
Vietnam Fuel Equipment Co., Ltd.	1,143,558,000	1,143,558,000	-	-
Trieu Que Thuong Dinh Manufacturing and Trading Co., Ltd.	227,460,428	227,460,428	-	-
Sai Gon Petrolimex Gas Company Limited	99,516,120	99,516,120	283,129,968	283,129,968
Viet Khanh An Petroleum Transportation Joint Stock Company	-	-	1,016,597,000	1,016,597,000
Other suppliers	694,582,209	694,582,209	740,679,790	740,679,790
	2,165,116,757	2,165,116,757	2,040,406,758	2,040,406,758

5.13 Short-term advances from customers

	December 31, 2024	January 01, 2024
	VND	VND
Prepayments from other customers		
Hong Thoa Manufacturing and Trading Co., Ltd.	3,589,710,000	18,020,000
Song Da Dong Nai Petroleum Company Limited	395,680,000	-
Hong Xuan Hoang Petroleum Private Enterprise	280,440,000	426,800,000
Quynh Mai Petro One Member Company Limited	-	2,693,460,000
Other customers	1,027,046,607	650,178,098
	5,292,876,607	3,788,458,098

5.14 Taxes and amounts (receivable)/payable to the State

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

	January 01, 2024	Arisen during the year			December 31, 2024
	Payables	Payables	Paid amounts	Transfer deduction	Payables
	VND	VND	VND	VND	VND
Domestic VAT	-	341,670,810,019	(835,687,925)	(340,835,122,094)	-
Corporate income tax	276,617,620	4,134,613,770	(1,850,000,000)	-	2,561,231,390
Personal income tax	34,643,827	359,449,513	(355,949,833)	-	38,143,507
Land tax, land rental	-	2,088,727,373	(2,088,727,373)	-	-
License tax	-	16,000,000	(16,000,000)	-	-
Taxes and other payable obligations	5,000,000	29,103,942	(30,103,942)	-	4,000,000
	316,261,447	348,298,704,617	(5,176,469,073)	(340,835,122,094)	2,603,374,897

Value added tax

The company pays value added tax by deduction method. The value-added tax rates for domestic consumption goods and services are 5%, 8%, and 10%.

Corporate income tax

Corporate income tax ("CIT") payable in the year is calculated as follows:

	Year of 2024 VND	Year of 2023 VND
Accounting gross profit before tax	20,277,592,782	9,279,612,852
Adjustments to increase or decrease accounting profit to determine taxable corporate income tax profit:		
Increasing adjusted	754,849,365	8,364,918,243
Taxable income	21,032,442,147	17,644,531,095
Income with tax exemption	(993,537,000)	(595,620,000)
Taxable income	20,038,905,147	17,048,911,095
CIT rate	20%	20%
Payable CIT	4,007,781,029	3,409,782,219
Adjustment of Corporate Income Tax for Previous Years	126,832,741	421,916,559
Expense from current Corporate income tax	4,134,613,770	3,831,698,778

The company is obliged to pay corporate income tax at the rate of 20% of taxable income.

Other taxes

The company declares and submits according to regulations.

5.15 Short-term accrued expenses

	December 31, 2024 VND	January 01, 2024 VND
Liabilities to other organizations and individuals		
Interest expenses	358,253,023	538,691,704
Deduct the 13th-month salary	1,229,778,390	717,921,532
Transportation cost	858,974,731	133,653,676
Other expenses	223,949,826	65,277,778
	2,670,955,970	1,455,544,690

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

5.16 Other short-term and long-term payables

5.16.1 Other short-term payables

	December 31, 2024 VND	January 01, 2024 VND
Liabilities to other organizations and individuals		
Surplus of assets awaiting resolution	114,540,349	114,540,349
Union funds	28,616,000	46,198,000
Gas cylinders payables	500,740,000	664,440,000
Ground rental payables - Viet - Nhat Automobile Trading Company Limited	2,278,181,828	2,278,181,828
Other short-term payables	81,270,740	49,124,600
	<u>3,003,348,917</u>	<u>3,152,484,777</u>

5.16.2 Other long-term payables

	December 31, 2024 VND	January 01, 2024 VND
Liabilities to other organizations and individuals		
Receipt of deposits, escrows	5,163,566,667	4,593,566,667
	<u>5,163,566,667</u>	<u>4,593,566,667</u>

5.17 Short-term and long-term financial borrowing and debt leasing

5.17.1 Short-term borrowings and finance lease liabilities

	December 31, 2024		January 01, 2024	
	Value VND	Repayable VND	Value VND	Repayable VND
Short-term borrowings and finance lease liabilities to other organizations and individuals				
Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Nai Branch	26,678,598,380	26,678,598,380	21,145,430,000	21,145,430,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Dong Nai Branch (b)	140,429,527,004	140,429,527,004	152,740,764,890	152,740,764,890
Bank for Investment and Development of Vietnam JSC - Nam Dong Nai Branch (c)	194,160,371,140	194,160,371,140	198,457,984,810	198,457,984,810
Shinhan Vietnam Limited Liability Bank - Phu My Hung Branch	47,676,820,700	47,676,820,700	69,002,986,320	69,002,986,320
Agribank - Vietnam Bank for Agriculture and Rural Development - Tam Phuoc Dong Nai Branch (e)	24,301,863,770	24,301,863,770	24,725,000,000	24,725,000,000
Military Commercial Joint Stock Bank – Dong Nai Branch	78,036,907,919	78,036,907,919	49,625,000,000	49,625,000,000
Mr. Nguyen Chi Anh	-	-	10,000,000,000	10,000,000,000
Long-term loans due	305,199,996	305,199,996	-	-
	<u>511,589,288,909</u>	<u>511,589,288,909</u>	<u>525,697,166,020</u>	<u>525,697,166,020</u>

- (a) This is a short-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch under the credit limit contract number 300039854/2024-HĐCVHM/NHCT680-CHATDOT dated August 1, 2024. The loan limit is VND 55,000,000,000. The loan term is from

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August 1, 2024, to August 1, 2025. The purpose of the loan is to supplement working capital to support the business operations of petroleum trading. Interest on loans according to each debt recognition agreement. The loan is secured by the following collateral assets:

- The land use rights and assets attached to the land at Phu Binh Commune, Tan Phu District, Dong Nai Province, plot number 8, map sheet number 5, with a secured value of VND 14,166,000,000 according to the real estate mortgage contract number 01-13.62.9584/HĐTC dated August 14, 2013.
- The entire goods consist of fuel oil, lubricating oil, grease, gas, and other items... with a secured value of VND 32,000,000,000 according to the goods mortgage contract number 14.62.300039854/HĐTC-CĐ dated September 18, 2014.
- The right to claim a debt with a secured value of VND 77,800,000,000 according to the mortgage contract of property rights No. 01/2019/HĐBĐ/NHCT680-CHATDOT dated December 30, 2019.
- The land use rights and assets attached to the land of Long Phuoc Petrol filling station, Nui Le Petrol filling station, Trang Bom Petrol filling station, Petrol filling station No. 2, and the Company's office with a guaranteed value of VND 448,000,000 according to the real estate mortgage contract No. 300039854/2020/HĐBĐ/NHCT680-CHATDOT-BĐS dated December 1, 2020.
- Machinery, equipment, and transportation vehicles with a guaranteed value of VND 3,982,000,000 according to the movable property mortgage contract number 300039854/2020/HĐBĐ/NHCT680-CHATDOT dated December 1, 2020.
- Deposit contract number 680/2022/13948 and the supplementary amendment document for the term deposit contract number 680/2022/13948/PL1 with a nominal value of VND 7,500,000,000, an interest rate of 4.2% per annum, with a term of 12 months from May 5, 2024, to May 5, 2025, according to the pledge contract for valuable papers number 01.300039854/2022/HĐBĐ/NHCT680-HDTG 7.5TY dated May 5, 2022.

(b) This is a short-term loan from the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dong Nai Branch, pursuant to Credit Granting Contract No. 2024116/HDTD/QLN dated November 11, 2024, and Loan Contracts under Limit No. 2024116A/HDHM/QLN and No. 2024116B/HDHM/QLN dated November 11, 2024. The loan limit is VND 170,000,000,000. The loan limit maintenance period is 12 months from the contract signing date. The purpose of the loan is to support the activities of petroleum production and business. Loan interest rate according to each debt acknowledgment contract. The loan is secured by the following collateral assets:

- The land use rights and assets attached to the land of plot number 628, map sheet number 17, and plot number 58, map sheet number 17 in Xuan Thanh Commune, Thong Nhat District, Dong Nai Province with a secured value of VND 4,906,151,000 according to the mortgage contract for land use rights number 2019050/HĐBĐ/QLN dated June 26, 2019, and the asset valuation minutes dated November 11, 2024.
- The land use rights of plot number 3, map sheet number 30, located in Hung Loc Commune, Thong Nhat District, Dong Nai Province, with a secured value of VND 10,195,219,000 according to the mortgage contract number 20120230/HĐBĐ/SME/NHNT dated September 10, 2012, and the asset valuation report dated November 11, 2024.
- Goods in circulation during the production and business process, such as gasoline, oil, grease, and gas, with a secured value of VND 70,000,000,000 under the goods mortgage contract number 2020090/HĐBĐ/QLN dated July 28, 2020, the amended and supplemented contract number 2020090/HĐBĐ/QLN-02 dated July 07, 2022, and the asset valuation report dated November 11, 2024.

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

- The property rights arising from the sales contracts of goods with the secured asset value of property rights amounting to VND 70,900,000,000 according to the mortgage contract of property rights arising from contract number 2020091/HĐBĐ/QLN dated July 28, 2020, the amendment and supplement contract number 2020091/HĐBĐ/QLN-02 dated July 7, 2022, and the asset valuation minutes dated November 11, 2024.
 - Deposits at Vietnam Joint Stock Commercial Bank for Foreign Trade with a 12-month term and interest rates ranging from 4.1% to 4.2% per annum, according to the corresponding deposit pledge contracts, with a total face value of VND 74,000,000,000.
- (c) This is a short-term loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Dong Nai Branch according to The credit limit is VND 200,000,000,000. The term for maintaining the credit limit is 12 months from the date of contract signing. The purpose of the loan is to supplement working capital, provide guarantees, and open letters of credit. Loan interest rate according to each debt acknowledgment contract.
- The right to claim debt with a secured value of VND 90,811,916,455 according to the Debt Claim/Mortgage Contract No. 365/2023/13819238/HĐBĐ dated November 10, 2023, and the valuation report dated November 7, 2024.
 - Goods circulated during the production and business process such as gasoline, oil, grease, and gas, with a guaranteed value of VND 181,905,226,154 according to the master asset mortgage contract number 364/2023/13819238/HĐBĐ dated November 10, 2023, and the valuation report dated November 7, 2024.
 - The loan is secured by deposits at the Joint Stock Commercial Bank for Investment and Development of Vietnam with terms ranging from 3 to 12 months and interest rates from 3.4% to 4.7% per annum, according to the respective deposit pledge agreements, with a total face value of VND 120,000,000,000.
- (d) This is a short-term loan from Shinhan Bank Vietnam Co., Ltd. - Phu My Hung Branch, in accordance with Credit Agreement No. SHBPMH/HDTD/2023/C018 dated June 22, 2023, Amendment Appendix No. 1 dated September 5, 2023, and the Extension - Amendment, Supplement to Credit Agreement No. 02 dated June 22, 2024. The loan limit is VND 48,000,000,000. The loan limit maintenance period is 12 months from the contract signing date. The purpose of the loan is to supplement working capital. Loan interest rate according to each debt acknowledgment contract.
- The loan is secured by deposit accounts at Shinhan Bank Vietnam Co., Ltd. with a 12-month term and an interest rate ranging from 4.2% to 4.6% per annum, according to the respective deposit pledge agreements, with a total nominal value of VND 28,800,000,000.
- (e) This is a short-term loan from the Vietnam Bank for Agriculture and Rural Development - Tam Phuoc Dong Nai Branch under Credit Contract No. 5903-LAV-202400390 dated October 30, 2024. The loan limit is VND 25,000,000,000. The loan limit maintenance period is 12 months from the contract signing date. The purpose of the loan is to supplement working capital, provide guarantees, and open letters of credit. Loan interest rate according to each debt acknowledgment contract.
- The loan is secured by deposits at the Vietnam Bank for Agriculture and Rural Development - Tam Phuoc Dong Nai Branch with a term of 12 months and an interest rate starting from 4.2% per annum, according to the corresponding deposit pledge agreements with a total face value of VND 13,000,000,000.
- (f) This is a short-term loan from Military Commercial Joint Stock Bank – Dong Nai Branch under Credit Agreement No. 257324.24.720.30366329.TD dated November 18, 2024. The loan limit is VND 170,000,000,000. The term for maintaining the loan limit is from the contract signing date until October 25, 2025. The purpose of the loan is to supplement working capital, provide

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guarantees, and open letters of credit. Loan interest rate according to each debt acknowledgment contract.

The loan is secured by deposits at Military Commercial Joint Stock Bank – Dong Nai Branch with a term of 12 months and an interest rate ranging from 4.8% to 5.2% per annum, according to the corresponding deposit pledge agreements, with a total nominal value of VND 40,000,000,000.

Details of short-term loans and finance lease liabilities incurred during the year are as follows:

	January 01, 2024	Arising loan amount in the year	Transfer from long term loan and debts	Loan amount paid in the year	December 31, 2024
	VND	VND		VND	VND
Short-term bank loans	515,697,166,020	2,861,943,063,184	-	(2,866,356,140,291)	511,284,088,913
Other Short-term Personal Loans	10,000,000,000	52,700,000,000	-	(62,700,000,000)	-
Long-term loans due	-	-	305,199,996	-	305,199,996
	<u>525,697,166,020</u>	<u>2,914,643,063,184</u>	<u>305,199,996</u>	<u>(2,929,056,140,291)</u>	<u>511,589,288,909</u>

5.17.2 Long-term borrowings and finance lease liabilities

	December 31, 2024		January 01, 2024	
	Value VND	Repayable VND	Value VND	Repayable VND
Long-term borrowings and finance lease liabilities to other organizations and individuals				
Shinhan Bank Vietnam Co., Ltd - Phu My Hung Branch (g)	1,398,833,335	1,398,833,335	-	-
Long-term loans due	(305,199,996)	(305,199,996)	-	-
	<u>1,093,633,339</u>	<u>1,093,633,339</u>	<u>-</u>	<u>-</u>

- (g) Long-term loan from Shinhan Vietnam Bank Co., Ltd. - Phu My Hung Branch according to Credit Contract No. SHBPMH/HDTC/2024/C032 dated July 22, 2024 for the purchase of automobiles to serve the operation and commuting needs of the enterprise. The loan limit is VND 1,526,000,000. Loan term: 60 months. The fixed interest rate is 7.6% per annum applicable for the first 12 months, after which the interest rate is adjusted monthly according to the bank's announcement. The loan is secured by the asset of a Ford Explorer vehicle with license plate number 60K-484.61, with a collateral value of VND 2,099,000,000, according to the Mortgage Contract No. SHBPMH/HDTC/2024/C032 dated July 22, 2024.

Details of long-term loans arising are as follows:

	January 01, 2024	Arising loan amount in the year	Transfer to current loans and debt	Loan amount paid in the year	December 31, 2024
	VND	VND	VND	VND	VND
Long-term bank loan	-	1,526,000,000	(305,199,996)	(127,166,665)	1,093,633,339
	-	<u>1,526,000,000</u>	<u>(305,199,996)</u>	<u>(127,166,665)</u>	<u>1,093,633,339</u>

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

5.18 Bonus and welfare

	January 01, 2024	Increase due to provision/ receipt of fund	Other decrease	December 31, 2024
	VND	VND	VND	VND
Reward fund	95,989,015	-	-	95,989,015
Welfare fund	19,923,407	-	-	19,923,407
Company's Executive Management Bonus Fund	726,117,142	-	-	726,117,142
	842,029,564	-	-	842,029,564

5.19 Owner's Equity

5.19.1 Changes in owner's equity

	Capital contributed by the owner VND	Share premium VND	Development & investment fund VND	Undistributed earnings VND	Total VND
As of January 01, 2023	41,596,000,000	20,594,900,000	12,323,598,766	83,966,651,334	158,481,150,100
Increase capital in the year	116,884,630,000	(20,594,900,000)	(12,323,598,766)	(83,966,131,234)	-
Profit for the year	-	-	-	5,447,914,074	5,447,914,074
Extract from the Company's Executive Management Bonus Fund	-	-	-	(463,098,385)	(463,098,385)
Reimbursement of the Executive Management Committee's Reward Fund	-	-	-	463,098,385	463,098,385
As of December 31, 2023	158,480,630,000	-	-	5,448,434,174	163,929,064,174
As of January 01, 2024	158,480,630,000	-	-	5,448,434,174	163,929,064,174
Profit for the year	-	-	-	16,142,979,012	16,142,979,012
As of December 31, 2024	158,480,630,000	-	-	21,591,413,186	180,072,043,186

5.19.2 Details of the capital contribution of the owner

According to the amended Enterprise Registration Certificate, the charter capital of the Company is VND 158,480,630,000. As of December 31, 2024, the charter capital has been fully contributed by the shareholders as follows:

	December 31, 2024			January 01, 2024		
	Number of shares	Value of shares VND	Ratio %	Number of shares	Value of shares VND	Ratio %
Quang Ninh Bus Station Joint Stock Company	5,562,734	55,627,340,000	35.10	-	-	-
Hoang Thi Thanh Hang	3,517,400	35,174,000,000	22.19	3,517,400	35,174,000,000	22.19
Luu Cong Quang	1,490,657	14,906,570,000	9.41	1,490,657	14,906,570,000	9.41

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for the fiscal year ended December 31st, 2024

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Petrolimex	1,310,221	13,102,210,000	8.27	1,310,221	13,102,210,000	8.27
Petec Trading and Investment Corporation	792,481	7,924,810,000	5.00	792,481	7,924,810,000	5.00
Vu Thu Trang	-	-	-	974,828	9,748,280,000	6.15
Other shareholders	3,174,570	31,745,700,000	20.03	7,762,476	77,624,760,000	48.98
	15,848,063	158,480,630,000	100.00	15,848,063	158,480,630,000	100.00

5.19.3 Stock

	December 31, 2024 Stock	January 01, 2024 Stock
Number of shares to be registered to issue	15,848,063	15,848,063
Number of sold-to-public shares	15,848,063	15,848,063
Common shares	15,848,063	15,848,063
Preferred shares	-	-
Number of shares redeemed	-	-
Common shares	-	-
Preferred shares	-	-
Number of outstanding shares	15,848,063	15,848,063
Common shares	15,848,063	15,848,063
Preferred shares	-	-

Par value of outstanding shares: VND 10,000/share.

5.20 Off-balance sheet items

Outsourced property

The total minimum lease payments in the future for non-cancellable operating lease agreements of assets are as follows:

	December 31, 2024 VND	January 01, 2024 VND
From 1 year or less	1,820,396,421	1,449,064,141
Over 1 year to 5 years	6,671,685,687	5,573,104,570
Over 5 years	25,565,335,733	22,074,189,074
	34,057,417,841	29,096,357,785

6. ADDITIONAL INFORMATION FOR ITEMS IN REPORT ON BUSINESS RESULTS

6.1 Revenues from sales and services

6.1.1 Net sales

	Year of 2024 VND	Year of 2023 VND
Sales of goods	3,418,437,624,102	3,515,624,455,603
Revenue from provision of services	1,571,407,414	1,462,062,399
	3,420,009,031,516	3,517,086,518,002
Revenue deductions:		
- Discount sales	-	(11,874,365)
Net sales	3,420,009,031,516	3,517,074,643,637

NOTES TO FINANCIAL STATEMENTS

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This note is an integral part to be read in conjunction with the attached financial statements.

6.1.2 Revenue from sales of goods and provision of services to related parties

	Year of 2024 VND	Year of 2023 VND
Rang Dong Food Company Limited	-	44,099,774
Tay Nguyen Durian Joint Stock Company	7,646,626	1,831,054
	<u>7,646,626</u>	<u>45,930,828</u>

6.2 Cost of goods

	Year of 2024 VND	Year of 2023 VND
Cost of goods sold	3,343,780,981,161	3,444,416,802,573
	<u>3,343,780,981,161</u>	<u>3,444,416,802,573</u>

6.3 Revenue from financial activities

	Year of 2024 VND	Year of 2023 VND
Interest of bank deposit	12,728,269,498	11,235,799,727
Loan interest	28,356,164	2,078,767,122
Dividends divided	993,537,000	595,620,000
	<u>13,750,162,662</u>	<u>13,910,186,849</u>

6.4 Financial expenses

	Year of 2024 VND	Year of 2023 VND
Interest expenses	25,252,982,874	29,365,263,246
Provision for investment in other entities	(309,905,174)	436,590,968
	<u>24,943,077,700</u>	<u>29,801,854,214</u>

6.5 Selling expenses

	Year of 2024 VND	Year of 2023 VND
Expenses of sales staff	16,062,271,611	17,984,568,199
Cost of packaging materials	84,677,005	189,477,309
Cost of tools and supplies	391,634,890	626,666,477
Depreciation expenses	739,939,084	1,059,983,124
Promotional costs, gifts	827,285,218	287,482,969
Office electricity expenses	632,793,938	595,848,832
Guest cost	521,905,081	1,201,624,615
Other selling costs	4,590,372,376	4,354,386,025
	<u>23,850,879,203</u>	<u>26,300,037,550</u>

6.6 General and administration expenses

	Year of 2024 VND	Year of 2023 VND
Expenses for management staff	8,554,550,948	8,109,824,065
Expenses for management materials	563,816,861	693,440,280
Stationery expenses	190,379,948	354,518,070
Depreciation expenses	1,864,691,379	1,743,603,282

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This note is an integral part to be read in conjunction with the attached financial statements.

Taxes, charges and fees	2,122,734,541	2,152,142,710
Cost / (Reversal) contingency	1,323,930,311	2,515,647,154
Office electricity expenses	175,061,984	179,939,762
Guest cost	1,055,456,662	757,131,708
Other corporate management expenses	4,721,062,071	5,029,612,244
	<u>20,571,684,705</u>	<u>21,535,859,275</u>

6.7 Others income

	Year of 2024 VND	Year of 2023 VND
Income from electricity and water fees at rental kiosks	173,659,647	214,716,884
Liquidation of fixed assets	52,727,272	-
Volume discount	146,023,508	361,687,301
Other income	58,966,294	698,888,134
	<u>431,376,721</u>	<u>1,275,292,319</u>

6.8 Other expenses

	Year of 2024 VND	Year of 2023 VND
Remuneration of the Board of Directors and the Board of Supervisors who are not directly involved in management	519,750,000	348,000,000
Costs of electricity and water in rental kiosks	99,721,048	214,199,001
Other expenses	146,884,300	363,757,340
	<u>766,355,348</u>	<u>925,956,341</u>

6.9 Basic earnings per share

The calculation of basic earnings per share allocated to common shareholders of the Company is based on the following figures:

	Year of 2024 VND	Year of 2023 VND
Profit after tax of the Company's shareholders	16,142,979,012	5,447,914,074
Minus: The provisional amount allocated for reward and welfare funds	-	-
Profit for calculating basic earnings per share	16,142,979,012	5,447,914,074
Average number of shares outstanding during the year	15,848,063	6,241,107
Basic earnings per share (VND/share)	<u>1,019</u>	<u>873</u>

The average number of common shares outstanding during the year is calculated as follows:

	Year of 2024 Stock	Year of 2023 Stock
Common shares outstanding at the beginning of the year	15,848,063	4,159,600
Impact of common stock issued during the year	-	2,081,507
Common shares are circulating on average in the year	<u>15,848,063</u>	<u>6,241,107</u>

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

6.10 Business & production expenses by factor

	Year of 2024 VND	Year of 2023 VND
Cost of raw materials and materials	1,230,508,704	882,917,589
Labor expenses	24,616,822,559	26,094,392,264
Depreciation expenses	2,684,711,103	2,794,836,408
Expenses for outsourcing	12,359,398,389	3,022,027,886
Other expenses	3,611,203,793	15,041,722,678
	<u>44,502,644,548</u>	<u>47,835,896,825</u>

7. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

7.1 Proceeds from borrowing

	Year of 2024 VND	Year of 2023 VND
Collection of borrowings under ordinary contract	<u>2,916,169,063,184</u>	<u>2,500,744,858,594</u>

7.2 Repayment of loan principal

	Year of 2024 VND	Year of 2023 VND
Repayment under ordinary loan	<u>2,929,183,306,956</u>	<u>2,294,506,046,474</u>

8. FINANCIAL INSTRUMENTS

The company possesses financial assets such as loans, accounts receivable from customers and other receivables, cash, and deposits that arise directly from the company's operations. The Company's financial liabilities mainly include loans, trade payables and other payables. Main purpose of these financial liabilities is to mobilize financial resources to serve activities of the company.

The company is exposed to market risk, credit risk, and liquidity risk.

Business risk management is integral part to the entire company's business activities. The Company has developed control system to ensure the proper balance between the level of incurred risk costs and costs of risk management. The Board of Management continuously monitors the risk management process to ensure a reasonable balance between risk and risk control.

The Board of Management considers and agrees to consistently apply management policies for the aforementioned risks as follows:

i. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate with changes in market prices. Market risk has four types of risk: interest rate risk, currency risk, commodity price risk and other price risks, such as risk of stock prices.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate with changes in market interest rates. The Company's market risk due to interest rate changes primarily pertains to cash, short-term deposits, and the Company's borrowings.

NOTES TO FINANCIAL STATEMENTS

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This note is an integral part to be read in conjunction with the attached financial statements.

The company manages interest rate risk by analyzing the competitive landscape in the market to secure favorable interest rates for the company's objectives while remaining within its risk management limits.

Foreign currency risk

Foreign currency risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate in response to changes in exchange rates. The Company is subject to risks arising from fluctuations in exchange rates directly related to the Company's business operations.

Risks related to stock prices

The stocks held by the Company are affected by market risks arising from the uncertainty regarding the future value of the investment stocks. The company manages stock price risk by establishing investment limits. The Board of Management of the Company also reviews and approves investment decisions in stocks. The company assesses the risk regarding the stock price as negligible.

ii. Credit risk

Credit risk is the risk that a party involved in a financial instrument or transaction contract that the customer does not perform his obligations leading to financial losses. The company has credit risks from business activities (mainly with regard to receivables customer) and its financial activities, including bank deposits, foreign exchange business and other financial tools.

Receivables from customers

The company regularly monitors outstanding receivables. For large customers, the company performs considering the decline in the credit quality of each customer at the reporting date. The company seeks to maintain strict control over outstanding receivables and allocate personnel for credit control to minimize credit risk. On this basis and relations between the customer receivable and different customers, the credit risks is not significantly concentrated on a certain customer.

Bank deposits

The company mainly maintains the balance of deposits at the bank known in Vietnam. Credit risk with respect to the balance of deposits at the bank is managed by Treasury Department of the company according to the company's policies. The Company's maximum credit risk for balance sheet items at the end of the fiscal year is the carrying value as presented in Note 5.1. It is found that the concentration of credit risk on bank deposits is low.

iii. Liquidity risk

Liquidity risk is the risk that the Company has difficulties in implementing their financial obligations due to lack of funds. Liquidity risk of Company primarily arises from financial assets and financial liabilities with different maturities.

The company mitigates liquidity risk by maintaining a level of cash and cash equivalents, as well as bank loans, that the Board of Management considers sufficient to meet the company's operations and minimize the risks arising from cash flow fluctuations.

The table below summarizes time limit for payment of the financial liabilities of the company based on expected payments under the contract obtaining discount:

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This note is an integral part to be read in conjunction with the attached financial statements.

	Less than 1 year VND	From 1 to 5 years VND	Total VND
December 31, 2021			
Payables to sellers	2,165,116,757	-	2,165,116,757
Accrued expenses	2,670,955,970	-	2,670,955,970
Other payables	2,860,192,568	-	2,860,192,568
Deposits and Collateral Receipts	-	5,163,566,667	5,163,566,667
Finance lease loans and debt	511,589,288,909	1,093,633,339	512,682,922,248
	519,285,554,204	6,257,200,006	525,542,754,210
January 01, 2024			
Payables to sellers	2,040,406,758	-	2,040,406,758
Accrued expenses	1,455,544,690	-	1,455,544,690
Other payables	2,991,746,428	-	2,991,746,428
Deposits and Collateral Receipts	-	4,593,566,667	4,593,566,667
Finance lease loans and debt	525,697,166,020	-	525,697,166,020
	532,184,863,896	4,593,566,667	536,778,430,563

The company believes that the level of risk concentration on debt repayment is low. The company has sufficient access to the necessary capital resources.

Assurance property

The company has pledged its term deposits, inventory, receivables, and assets attached to the land as collateral for loans (Notes 5.2, 5.3, 5.8, 5.10, 5.11, and 5.17).

iv. Fair value

(1) Comparison of Fair Value and Carrying Value

	Book Value		Fair value (*)	
	December 31, 2024 VND	January 01, 2024 VND	December 31, 2024 VND	January 01, 2024 VND
Financial assets				
Held-to-maturity investments	258,300,000,000	294,170,000,000	258,300,000,000	294,170,000,000
Receivables from customers	99,273,024,163	91,764,266,880	93,020,904,388	86,834,157,416
Other receivables	10,001,043,981	9,182,072,416	10,001,043,981	9,182,072,416
Pledged amounts, deposits, and guarantees	929,890,000	728,890,000	929,890,000	728,890,000
Available-for-sale financial assets				
Cash and cash equivalents	42,620,435,447	19,964,578,596	42,620,435,447	19,964,578,596
Other long-term investments	10,000,000,000	10,000,000,000	9,873,314,206	9,563,409,032
	421,124,393,591	425,809,807,892	414,745,588,022	420,443,107,460
Financial liabilities				
Financial liabilities are determined at amortized cost				
Payables to sellers	2,165,116,757	2,040,406,758	2,165,116,757	2,040,406,758
Accrued expenses	2,670,955,970	1,455,544,690	2,670,955,970	1,455,544,690
Other payables	2,860,192,568	2,991,746,428	2,860,192,568	2,991,746,428
Deposits and Collateral Receipts	5,163,566,667	4,593,566,667	5,163,566,667	4,593,566,667
Finance lease loans and debt	512,682,922,248	525,697,166,020	512,682,922,248	525,697,166,020
	525,542,754,210	536,778,430,563	525,542,754,210	536,778,430,563

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

- (*) The fair value of assets and financial liabilities was not formally evaluated and determined on December 31, 2024, and January 1, 2024. However, the Board of Management assesses that the fair value of these assets and financial liabilities does not materially differ from their carrying values as of the end of the accounting period.

(2) *Basis for determining fair value*

Receivables from customers and other receivables

The fair value of accounts receivable from customers and other receivables, excluding receivables and payables based on the progress of construction contract plans, is estimated based on the present value of future cash flows, discounted at the market interest rate as of the reporting date. The fair value of these instruments is determined solely for the purpose of information disclosure.

Non-derivative financial liabilities

The fair value, determined solely for disclosure purposes, is calculated based on the present value of future cash flows of principal and interest, discounted at the market interest rate at the end of the fiscal year.

v. Risk Prevention

The company does not apply a risk hedging accounting policy.

9. OTHER INFORMATION

9.1 Transactions and balances with related parties

Related parties of the Company include: key management members, individuals involved with key management members and other related parties.

9.1.1 Transactions and balances with key management members and related individuals with key management members

Incomes of key management members are as follows:

		Year of 2024 VND	Year of 2023 VND
Salary, bonus, remuneration			
Board of Management (excluding concurrent members of the Board of Directors)			
Mr. Nguyen Hoang Linh	Director	660,500,000	628,670,000
Ms. Nguyen Thi Kim Oanh	Deputy Director	421,369,565	407,670,000
Ms. Tran Thi Ai Lien	Deputy Director	427,639,565	-
Board of Directors, Board of Supervisors			
Ms. Nguyen Thanh Hoa	Chairman of the Board of Directors	541,800,000	542,800,000
Mr. Le Minh Khue	Member of Board of Directors	120,000,000	120,000,000
Mr. Pham Van Nam	Member of Board of Directors	35,000,000	120,000,000
Mr. Vu Hoang Huynh	Member of Board of Directors	120,000,000	120,000,000
Mr. Nguyen Hoang Linh	Member of Board of Directors	120,000,000	120,000,000

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

Mr. Nguyen Van Chi	Member of Board of Directors	85,000,000	-
Ms. Vu Thi Mai Phuong	Head of the Board of Supervisors	90,000,000	90,000,000
Ms. Nguyen Thi Tham	Member of Board of Supervisors	54,000,000	54,000,000
Ms. Tran Thi Ngoc Anh	Member of Board of Supervisors	15,750,000	54,000,000
Mr. Nguyen Quoc Duong	Member of Board of Supervisors	38,250,000	-
		2,729,309,130	2,257,140,000

Transactions with key management personnel during the year are as follows:

Stakeholders	Operations contents	Year of 2024 VND	Year of 2023 VND
Mr. Vu Hoang Huynh - Member of the Board of Directors			
	Receipt of loans	-	15,000,000,000
	Loan repayment	-	15,000,000,000

9.1.2 Transactions and balances with other related parties

During the year, the Company primarily engaged in transactions with related companies as follows:

Stakeholders	Operations contents	Year of 2024 VND	Year of 2023 VND
Rang Dong Food Company Limited			
	Sale of goods	-	44,099,774
Tay Nguyen Durian Joint Stock Company			
	Sale of goods	7,646,626	1,831,054
Long Thanh Joint Stock Trading Company			
	Profits divided	993,537,000	595,620,000
	Capital Contribution for Investment	1,400,266,780	48,813,222,998
Petec Trading & Investment Corporation - Vinh Long Branch - Petec Trading & Investment Corporation			
	Purchase of goods	1,005,718,182	621,309,091

9.2 Department information

9.2.1 Division by business sector

The company operates in a single business line of trading in petroleum products, lubricants, liquefied petroleum gas and fuels.

9.2.2 Parts by geographic area

The Company's activities take place throughout Vietnam, concentrated in the provinces of the Southeast region such as Dong Nai, Ho Chi Minh City, Binh Duong, Ba Ria - Vung Tau, Binh Phuoc, etc.

9.3 Events occurring after the balance sheet date

No significant events have occurred after the end of the fiscal year (December 31, 2024) up to the time of preparing this Report that would require adjustments to the figures or disclosure in the financial statement.

DONG NAI BUILDING MATERIAL AND FUEL JOINT STOCK COMPANY
No. 255B Pham Van Thuan, Tan Mai Ward, Bien Hoa City, Dong Nai Province, Vietnam

NOTES TO FINANCIAL STATEMENTS

for the fiscal year ended December 31st, 2024

This note is an integral part to be read in conjunction with the attached financial statements.

(Signed)

NGUYEN HOANG THAI TRONG
Prepared by

(Signed)

VU THI KIM THANH
Chief accountant

(Signed and sealed)


NGUYEN HOANG LINH
Director

Dong Nai, dated March 10, 2025

Tôi, Đặng Thị Hiền Mai, CCCD số: 011300000005 do Cục cảnh sát quản lý hành chính về trật tự xã hội cấp ngày 02/03/2022; cam đoan dịch chính xác giấy tờ/ văn bản này từ tiếng **Việt sang tiếng Anh**.

I, Dang Thi Hien Mai, ID Card no. 011300000005 issued on 02/03/2022 by Police Department for Administrative Management of Social Order, commit that I exactly translated the content of this document from **Vietnamese to English**.

Người dịch
Translator


Đặng Thị Hiền Mai
Dang Thi Hien Mai


LỜI CHỨNG CỦA CÔNG CHỨNG VIÊN/ NOTARY TESTIMONY


Hôm nay, ngày 17 tháng 03 năm 2025 (Ngày mười bảy, tháng ba, năm hai nghìn không trăm hai mươi lăm)

Today, dated 17/03/2025 (on the seventeenth of march, the year of two thousand and twenty-five)

Tại Văn phòng Công chứng Nguyễn Huệ, địa chỉ tại số 165 Giảng Võ, phường Cát Linh, quận Đống Đa, thành phố Hà Nội.

at Nguyen Hue Notary Office – Address at: No. 165 Giang Vo, Cat Linh Ward, Dong Da District, Hanoi City.

Tôi,  - Công chứng viên, trong phạm vi trách nhiệm của mình theo quy định của pháp luật.

I,  - NOTARY PUBLIC, within the range of my responsibility as provided for by law.

CHỨNG NHẬN/ CERTIFY THAT

- Bản dịch này do bà Đặng Thị Hiền Mai, CCCD số: 011300000005 do Cục cảnh sát quản lý hành chính về trật tự xã hội cấp ngày 02/03/2022, là cộng tác viên phiên dịch của Văn phòng Công chứng Nguyễn Huệ, thành phố Hà Nội, đã dịch từ tiếng **Việt sang tiếng Anh**.

- This translation is made from **Vietnamese to English** by Mrs. Dang Thi Hien Mai, ID Card no. 011300000005 issued on 02/03/2022 by Police Department for Administrative Management of Social Order, is translation collaborator of Nguyen Hue Notary Office, Hanoi City.

- Chữ ký trong bản dịch đúng là chữ ký của bà Đặng Thị Hiền Mai


- The signature on the document is the signature of Mrs. Dang Thi Hien Mai

- Nội dung của bản dịch chính xác, không vi phạm pháp luật, không trái với đạo đức xã hội;

- The contents of the translation are correct, compliant with the law and not against social morality;

- Văn bản công chứng này được lập thành 02 (hai) bản chính, mỗi bản gồm 48 tờ, 48 trang, lưu 01 (một) bản tại Văn phòng Công chứng Nguyễn Huệ, thành phố Hà Nội.

- The notarized translation is made into 02 (two) originals included 48 sheets, 48 pages, 01 (one) of which is kept in Nguyen Hue Notary Office, Hanoi City.

Số công chứng :  Quyển số: 01 /2025 TP/CC-SCC/BD

Notarization No.:  Book No.: 01 /2025 TP/CC-SCC/BD

CÔNG CHỨNG VIÊN

NOTARY PUBLIC



