

No.: 97/DNC-TCKT

Dong Nai, day 17th month 03 year 2025

**INFORMATION DISCLOSURE ON THE ELECTRONIC
PORTALS OF THE STATE SECURITIES COMMISSION AND
HANOI STOCK EXCHANGE**

To: - State Securities Commission;
- Hanoi Stock Exchange

I. Name of the organization

1. Organization name: Dong Nai Material & Building Investment Joint Stock Company
2. Head office address: No. 138, KP1, Nguyen Ai Quoc Street, Trang Dai Ward, Bien Hoa City, Dong Nai Province.
3. Stock code: **DND**
4. Stock exchange: UPCOM
5. Phone: 02513 899 886 Fax: 02513 997 894
6. Email: tckt@vatlieudongnai.vn
7. Person responsible for information disclosure: Mr. Tran Anh Dien – Legal representative
8. Type of information disclosure:
 Periodic Extraordinary 24h As requested

II. Contents of disclosure:

Dong Nai Material & Building Investment Joint Stock Company discloses the following information:

- The audited financial statements for the year 2024 of Dong Nai Material & Building Investment Joint Stock Company.
- A written explanation document regarding the fluctuations in Profit after Corporate Income Tax (CIT).

This information has been published on the official website of Dong Nai Material & Building Investment Joint Stock Company on 17th/03/2025 at the link: <http://www.vatlieudongnai.vn>

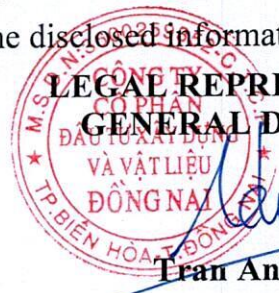
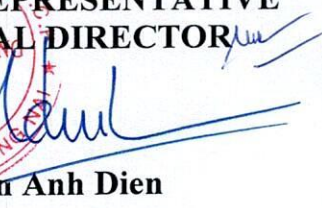
We hereby affirm that the information disclosed above is accurate and take full responsibility under the law for the content of the disclosed information.

Recipients:

- As addressed to
- Archived: Finance and Accounting Department; Files

*** Files attached**

- The audited financial statements.
- The written explanation document regarding the fluctuations in Profit after CIT.


**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**

Tran Anh Dien

No.: 98./DNC-TCKT

Dong Nai, day 17th month 03 year 2025

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PORTALS OF THE STATE SECURITIES COMMISSION AND
HANOI STOCK EXCHANGE**

To: - State Securities Commission;
- Hanoi Stock Exchange

1. Listed organization name: Dong Nai Material & Building Investment Joint Stock Company
2. Trade name: DND
3. Listed stock code: DND
4. Content:

Dong Nai Material & Building Investment Joint Stock Company would like to explain the fluctuations in the Profit after Corporate Income Tax as shown in the audited 2024 financial statement as follows:

- Consolidated financial statements:

Unit: VND

No.	Items	2024	2023	Increase (+) / Decrease (-) amount	Percentage (%)
01	Revenue from goods and services	94.510.130.009	118.791.005.650	-24.280.875.641	80,12%
02	Cost of goods sold	78.144.426.028	100.726.607.180	-22.582.181.152	77,58%
03	Gross profit from sales and services	16.365.703.981	18.064.398.470	-1.698.694.489	90,60%
04	Income from financial activities	17.890.399	2.304.892.147	-2.287.001.748	0,08%
05	Financial charges (interest expenses)	1.060.341.483	1.727.334.600	-666.993.117	61,39%
06	Administrative expenses	12.728.107.006	12.120.504.608	607.602.398	105,01%
07	Other expenses	9.730.746.654	131.876.754	9.640.486.937	7.378,66%
08	Profit after Corporate Income tax (CIT)	(7.072.208.061)	5.842.220.728	-12.914.428.789	121,05%



The reason for the Profit after CIT reduction of 121,05% in 2024 compared to 2023 is mainly due to the following reasons:

- Revenue from sales and services decreased by 19,88%, as business operations were affected by the economic recession, which negatively impacted the construction sector, leading to slower sales of building materials and lower revenue.
- Administrative expenses increased by 5,01% due to higher expenses in other areas, specifically consulting fees for issuing shares.
- Other expenses increased by 7.378,66% due to fines for late tax payments, delayed payments for mining rights, and land lease back payments accrued from 2014 to 2024.

Dong Nai Material & Building Investment Joint Stock Company hereby provides this explanation to the State Securities Commission and esteemed shareholders for their information.

Sincerely!

Recipients:

- As addressed to;
- Archived: Finance and Accounting Department; Files.

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



Tran Anh Dien