



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

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Dong Nai, April 20, 2026

No. 138D /BCTN/2026-BMF

ANNUAL REPORT

**DONG NAI BUILDING MATERIALS AND FUEL JOINT STOCK
COMPANY
YEAR 2025**

**CÔNG TY CỔ
PHẦN VẬT LIỆU
XÂY DỰNG VÀ
CHẤT ĐÓT
ĐỒNG NAI**

Digitally signed by CÔNG TY CỔ PHẦN
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CỔ PHẦN VẬT LIỆU XÂY DỰNG VÀ CHẤT
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**To: - State Securities Commission;
- Hanoi Stock Exchange.**

I. GENERAL INFORMATION

1. General information

Transaction Name	:	DONG NAI BUILDING MATERIAL AND FUEL JSC
English Name	:	Dong Nai Building Material and Fuel JSC
Stock ticker	:	BMF
Trading registration date	:	16/04/2018
Logo	:	
Digital Enterprise Registration Certificate	:	3600661303 first registered on 06/01/2004, registered for the 21st change on 21/11/2025
Charter capital	:	158,480,630,000 VND
Equity	:	180,072,043,186 VND
Address	:	255B, Phạm Văn Thuận Street, Tam Hiệp Ward, Dong Nai Province
Phone Number	:	0251 3819431
Fax	:	0251 3822014
WebsiteNG	:	chatdotdongnai.com

❖ Establishment and development process

Building Materials and Fuel Joint Stock Company is an independent state-owned enterprise, transformed into a joint stock company with a state capital of 51% and the direct management agency is Dong Nai Food Industry Corporation in the form of Parent Company - Subsidiary. The company was established under Decree No. 388-HDBT dated 20/11/1991 and Decree No. 156-HDBT dated 07/05/1992 of the Council of Ministers and Decision No.

1152/QD-UBT dated 05/09/1992 of the Chairman of the People's Committee of Dong Nai Province.

Stages of formation:

- In 1976, the predecessor organization of the first phase of the Company - the Construction and Installation Team (accounting and reporting unit) belonged to the Logistics Department, Commercial Company: After the establishment of Dong Nai Province from the merger of three pre-liberation provinces (Bien Hoa, Long Khanh, Ba Ria), on December 24, 1976, the Provincial People's Committee re-established the Commercial Company. The Commercial Company at this time was a unit that had both the function of state management and the function of directly organizing production and business, especially the function of distributing goods in the centralized planning mechanism. Since then, the Company has an organizational structure including: Organization - Administration Department, Planning - Statistics Department, Accounting - Finance Department, Market Management - Renovation Department and Logistics Department. In order to perform the task of storage and transportation, the Logistics Department has a team to repair and carry out the repair of facilities and warehouses of the industry, this is the predecessor organization of the current Building Materials and Fuel Joint Stock Company.
- In 1979, the transitional period - Commercial Construction and Installation Enterprises (independent economic accounting), under the Commercial Company: The process of mobilization of the economy requires the satisfaction of the increasing demand for construction and construction materials, with the ability and dynamism of the management apparatus of the Repair Team; In July 1979, the Trading Company separated the Group from the Division and established the Commercial Construction Enterprise under the Company and an independent economic accounting unit. The stage of completing the organization, establishment and re-establishment of the Company under the Dong Nai Department of Trade and Tourism - Dong Nai Building Materials and Fuel Company. The continuous development of the unit, with the name of the Construction and Installation Enterprise is no longer suitable, the unit has proposed and was unanimously submitted by the Dong Nai Department of Trade and Tourism (at this time the Trade Company has changed its name to the Department) to submit to the People's Committee of Dong Nai Province for a decision to establish the Company. At the beginning of 1982, the Provincial People's Committee issued a decision to establish, with the name "Construction and Installation Materials Trading Company". On the first day of establishment, the Company was handed over 40,000 VND of capital and a level 4 house of about 80m² as an office.

- In 1992, the Company was re-established under Decision No. 1152/QD-UBT dated 05/09/1992 of the Chairman of the People's Committee of Dong Nai Province on the establishment of a state-owned enterprise and changed its name to: Dong Nai Building Materials and Fuel Company.
- In 2003, Decision No. 2863/2003/QD.CT.UBT of the People's Committee of Dong Nai Province dated 05/09/2003, decided to transform the Company from the form of a state-owned company to the form of a joint-stock company with 51% of the capital being the state capital.
- In 2005, implementing the Decision No. 2484/QD-UBND dated 07/7/2005 of the People's Committee of Dong Nai Province on the transfer of ownership of state capital in enterprises to Dong Nai Food Industry Corporation; including Dong Nai Building Materials and Fuel Joint Stock Company.
- In 2015, in accordance with the Decision No. 238/QD-HDTV dated 29/6/2015 of Dong Nai Food Industry Corporation on the transfer of all state capital ownership held by Dong Nai Food Industry Corporation to Buu Long Development Investment Company Limited with a total capital held on the charter capital of VND 10,608,000,000, accounting for 51.005%.
- In 2018, the Company was approved by the State Securities Commission (SSC) as a public company according to Official Letter No. 1358/UBCK-GSDC dated 07/3/2018; by 09/4/2018, the Company was approved by the Hanoi Stock Exchange (HNX) for the first trading day according to Official Letter No. 310/TB-SGDHN.

2. Business lines and areas

2.1. Main business scope

- Retail of motor fuel in specialized stores.
Details: Gasoline, oil, lubricants, lubricants.
- Wholesale of solid, liquid, gaseous fuels and related products.
Details: Gasoline, oil, lubricant, liquefied petroleum gas and lubricants.

2.2. Business Area

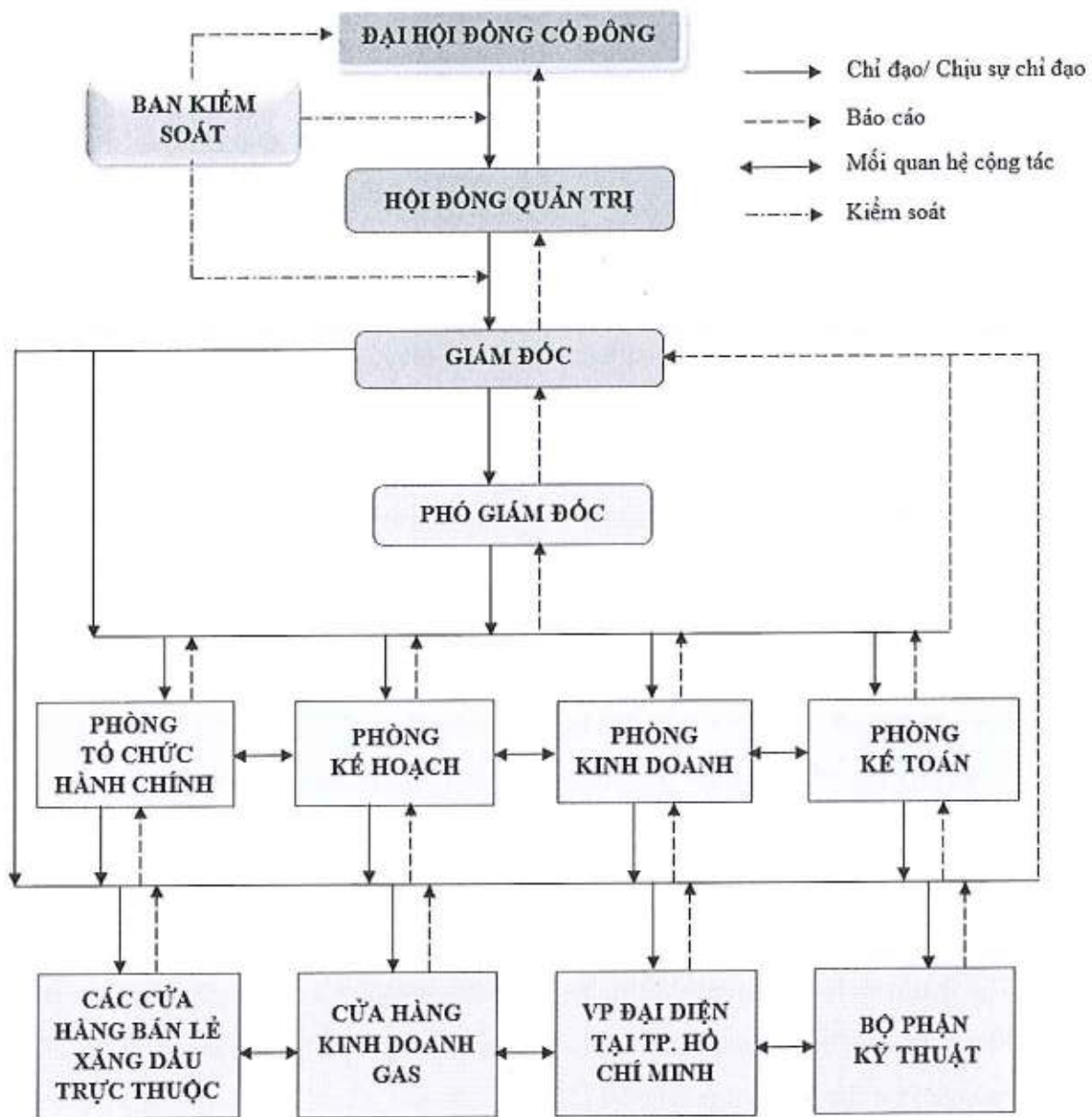
The Company's petrol station system includes:

No	Station name	Address
1	Hung Nghia Gas Station – Branch	No. 1, Hung Nghia Hamlet, National Highway 1A, Hung Loc Commune, Thong Nhat District, Dong Nai Province
2	Nui Le Gas Station – Branch	National Highway 1A, Group 14, Hamlet 6, Xuan Tam Commune, Xuan Loc District, Dong Nai

		Province, Vietnam
3	Long Phuoc Gas Station – Branch	No. 1289, National Highway 51, Group 25, Dat Moi Hamlet, Long Phuoc Commune, Long Thanh District, Dong Nai Province, Vietnam
4	Trang Bom Gas Station – Branch	No. 242, Nguyen Huu Canh Street, Ward 3, Trang Bom Town, Trang Bom District, Dong Nai Province, Vietnam
5	Gas Station No. 2 – Branch	No. 219 Pham Van Thuan, Tan Tien Ward, Bien Hoa City, Dong Nai Province
6	Tan Bien Gas Station – Branch	No. 474/8, KP 5B, Cau Sap Intersection, Hanoi Highway, Tan Bien Ward, Bien Hoa City, Dong Nai Province, Vietnam
7	An Binh Gas Station – Branch	No. 1A, KP 10, Hanoi Highway, An Binh Ward, Bien Hoa City, Dong Nai Province
8	Phu Binh Gas Station – Branch	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	No. 36, Quarter 3, Group 10, Bui Trong Nghia Street, Trang Dai Ward, Bien Hoa City, Dong Nai Province
10	Suoi Nho Gas Station – Branch	Highway 16, Group 7, Hamlet 5B, Xuan Bac Commune, Xuan Loc District, Dong Nai Province

3. Information on the governance model, business organization and management apparatus

- **Governance model:** The company currently organizes management and operates according to the model specified at Point a, Clause 1, Article 137 of the Law on Enterprises, including the General Meeting of Shareholders, the Board of Directors, the Supervisory Board and the Board of Directors.
- **Organizational structure and management structure of the Company**



➤ **The company has specialized affiliated units as follows:**

Currently, the Company has 10 affiliated petroleum and gas trading units, operating in Dong Nai province and 01 representative office in Ho Chi Minh City.

➤ **Subsidiaries, associated companies and capital contribution investments:**

The company has no subsidiaries.

The company has affiliated companies and capital investment companies with the following information:

- **Rang Dong Food Co., Ltd.:**

- + The Business Registration Certificate No. 3600248537 was first issued by the Department of Planning and Investment of Dong Nai province on 20/06/1996 and changed for the seventh time on 04/10/2025.
- + Head office: 01A, Hanoi Highway, Tan Bien Ward, Bien Hoa City, Dong Nai Province, Vietnam.

- + Main business activities: Public catering services, industrial meal processing, food trading and cattle slaughtering; Wholesale food...
- + The amount of capital contributed by the Company in Rang Dong Food Co., Ltd. (as of December 31, 2025) is: VND 1,100,000,000, accounting for 44% of the charter capital of Rang Dong Food Co., Ltd.
- **Long Thanh Trading Joint Stock Company:**
- + The Business Registration Certificate No. 3600445359 was issued by the Department of Planning and Investment of Dong Nai province for the first time on 19/01/2000 and changed for the seventh time on 17/07/2020.
- + Head office: 286 Le Duan Street, Long Thanh Town, Long Thanh District, Dong Nai Province.
- + Main business activities: Trading in fuel, technological products, electrical machinery, commercial services and other industries under the enterprise registration certificate.
- + The amount of capital contributed by the Company in Long Thanh Trading Joint Stock Company (as of December 31, 2025) is: VND 50,213,489,778, accounting for 33.36% of the charter capital of Long Thanh Trading Joint Stock Company.
- **Investment in capital contribution to other units: Central Highlands Durian Joint Stock Company:**
- + The Business Registration Certificate No. 6001394460 was issued by the Department of Planning and Investment of Dak Lak province for the first time on 07/10/2013 and changed for the ninth time on 08/12/2023.
- + Head office: Lot CN4, Tan An Industrial Cluster, Tan An Ward, Buon Ma Thuot City, Dak Lak Province.
- + Main business activities: Processing fruits of all kinds, building and developing industrial clusters, planting fruit trees according to high-tech standards.
- + The amount of capital contributed by the Company in Central Highlands Durian Joint Stock Company (as of December 31, 2025) is: 10,000,000,000 VND, accounting for 10.35% of the charter capital of Central Highlands Durian Joint Stock Company.
- 4. **Development orientation**
- **Key Objectives of the Company**
- Strive to build a professional retail system.
- Constantly looking for and developing wholesale and retail markets.
- Expand more business items related to products such as petroleum, gas, etc.
- **Medium and long-term development strategy**
- Always renew and reinforce the organizational apparatus, focus on training, improving

skills and industry knowledge for personnel, professionalism in working style; customer service style.

- Expand the business network and promote the development of business activities.
- Invest in expanding the scale of production and business, repairing and replacing new and modern petrol stations to meet the current market.
- Enhance management quality through investment in tools, equipment and software to support operation and management; invest in and develop a business management software system.
- Closely monitor the fluctuation of the market, thereby making reasonable decisions to maximize profits for the Company as well as the Company's shareholders.
- Supervise the inspection of fire and explosion prevention, security and order in order to create a safe and civilized business environment.
- **Sustainable development goals (environmental, social and community) and key programs related to the short and medium term**
- Petroleum business has always been a volatile and competitive field, in order to meet that trend, Dong Nai Building Materials and Fuel Joint Stock Company in recent years has constantly changed to expand and develop in terms of output and market size. In the coming time, the Company will continue to promote the existing advantages and focus towards the goal of expanding the area of operation in the Southwest and Southeast regions, growing customers and output, professionalizing the process of product supply and customer care, etc improve the reputation and position of enterprises in the field of industry.
- Protect the interests of consumers.
- Caring for the interests of the community through improving service quality, lowering costs and charity and social security activities.

5. Risks

Dong Nai Building Materials and Fuel Joint Stock Company operates in the field of trading and retailing motor fuel in stores specializing in gasoline, oil, lubricants, liquefied petroleum gas, and fuel. As a result, the Company's business results and development prospects may be affected by the risk factors mentioned below:

5.1. Legal risks

The business activities of Dong Nai Building Materials and Fuel Joint Stock Company are mainly governed by the Law on Enterprises, the Law on Securities, the Law on Commerce, laws related to petroleum trading, taxes and other legal documents related to the Company's business lines. Currently, our country's legal system is not stable and consistent, the guiding documents are still incomplete and are in the completion stage, so there are many amendments and supplements, leading to many changes and may arise inadequacies, more or less affecting the Company's business activities.

In addition, the law in the field of petroleum trading and investment in the petroleum sector is also in the process of finalizing and reducing a number of business conditions to create more favorable conditions for the trading of petroleum products, which are considered one of the special goods. is an important commodity for the national economy, thereby creating a driving force for development as well as increasing competitiveness in the market.

In order to promptly forecast, respond to as well as help the Company have the best preparation for changes in legal policies, the Company always monitors, updates and studies legal documents related to its business activities, and at the same time consults and hires consultants on legal issues beyond the Company's ability. thereby being able to make the most of favorable legal conditions and minimize losses when a policy that is unfavorable to the Company's business line is introduced.

5.2. Specific risks

As an enterprise operating in the field of petroleum trading, in addition to the risks mentioned above, Dong Nai Building Materials and Fuel Joint Stock Company is likely to face a number of industry-specific risks as follows:

5.2.1. Risks from the situation of the petroleum market

The Company's petroleum business mainly focuses on the market in Bien Hoa City and neighboring areas such as Ho Chi Minh City, Binh Thuan, Lam Dong, Vung Tau, Binh Duong. Therefore, the Company's operations are highly dependent on the socio-economic development of this regional market.

As a province located in the Southern key economic region, connected to the three regions of the Southeast, South Central and Central Highlands, 30km from Ho Chi Minh City, Dong Nai province has many advantages for socio-economic development. Dong Nai province has a convenient transportation system with many national arterial roads passing through such as: National Highway 1A, National Highway 20, National Highway 51; the North-South expressway, the North-South railway; many inter-provincial routes and the ports of Long Binh Tan, Go Dau, Phu My, ... near Saigon port, Tan Son Nhat International Airport has created favorable conditions for economic activities in the region as well as trade with the whole

country and internationally. The land in the province has a structure with good compressive strength, which is convenient for investment in the construction of industrial parks. Currently, in Dong Nai province, there are many large industrial park clusters with an investment capital of up to billions of dollars. In addition, Dong Nai province also has many good natural conditions such as abundant water sources, diverse mineral resources such as gold, tin, zinc, stone, kaolin, peat, clay, river sand, etc. favorable for the development of industries such as the production of building materials, ceramics, fine arts, etc.

With the attraction of synchronous industrial and service urban functions, the mechanical increase in population has been taking place strongly with a large number of immigrants, contributing to increasing the population size in the city, and at the same time helping Dong Nai become one of the provinces attracting the largest investment in the South. Accordingly, a series of key traffic projects were implemented such as: Long Thanh - Dau Giay expressway, Long Thanh airport, National Highway 1A, Dau Giay - Phan Thiet expressway; Bien Hoa - Vung Tau expressway; Ring Road 3 Tan Van - Nhon Trach... New projects such as Bien Hoa - Ho Chi Minh City metro line, metro line along the Cai River, Ho Chi Minh City - Bien Hoa - Nha Trang high-speed railway have been approved. In the coming time, Dong Nai will also open many new inter-provincial routes such as: Bien Hoa City ring road, inter-district traffic routes connecting Trang Bom - Vinh Cuu, Trang Bom - Thong Nhat, Long Thanh - Cam My and the branch road system connecting the Long Thanh international airport area.

With the above characteristics and potentials, the petroleum trading market in the region has great and sustainable development potential.

Dong Nai Building Materials and Fuel Joint Stock Company with a long history of operation, overcoming many times when the petroleum market fell into crisis such as 1997, the period of 2004 - 2008, the Company has gradually overcome difficulties and gradually stabilized development, thereby helping the Company take advantage of market opportunities. limit risks and operate business efficiently. The Company's business activities are closely related to the price of crude oil and petroleum on the world market. The Government's petroleum business management in recent years has shown transparency and market access, but there are still inadequacies and potential risks for businesses, specifically:

- The risk of delay in the administration of domestic selling prices (the current adjustment margin is 07 days).
- Stipulating the compulsory circulation of inventory for 05 days.
- The Government shall decide on the normative costs and profits in petrol and oil trading.
- The implementation of issuing invoices for each sale faces challenges: in terms of equipment investment costs, technical aspects and training personnel to meet requirements.

5.2.2. Business is affected by increasing competition

In the field of petroleum business, the Company faces stiff competition from major competitors with strong financial potential in the market. The increasingly fierce competition between major petroleum trading hubs in Vietnam can lead to a large supply of goods, competition for selling prices to occupy market share, increased prices of raw materials and labor, delays in licensing new petroleum projects/stations by competent authorities, etc the cost of investing in petrol stations increased...

In addition, as well as petroleum companies in the Southeast region, where there are many rivers, the Company has to face fierce competition with petroleum of unknown origin.

In addition, there is competition from Trends and Demand of consumers shifting to electric vehicles is increasing rapidly.

5.3. Risk of fire and explosion, environmental pollution

The business of the enterprise is petroleum trading. This is an industry with a high probability of fire, explosion, fire, environmental pollution, etc. leaving heavy consequences for the Company's business activities when an incident occurs. In order to limit and control this specific risk, the Company has equipped a fire protection system in accordance with regulations, organized on-site firefighting forces, hired specialized units to implement oil spill prevention and control solutions and purchased a full range of asset risk insurance. fire insurance....

5.4. Other risks

Risks Others are unforeseen force majeure risks such as natural disasters, epidemics, fires, and wars,... if it occurs, it will cause significant damage to property and people, so it is inevitable that it will directly or indirectly affect the production and business activities of the Company.

II. ACTIVITY IN THE YEAR

1. Business situation in 2025

Table 1. Business results in 2025 and implementation compared to the plan

T T	Criteria	DVT	Plan for 2025	Implement ation in 2025	Execution /Plan
1	Revenue from sales and provision of services	Billion VND	3,605	3,196	88,7%
2	Total petroleum output sold	Million Liters	197,62	192,1	97,2%

T T	Criteria	DVT	Plan for 2025	Implemen tation in 2025	Execution /Plan
3	Accounting profit before CIT	Billion VND	20,6	18,97	92,1%
4	Profit after tax	Billion VND	16,5	15,37	93,2%

2. Organization and personnel

2.1. List of Executive Boards

Board of Directors and Chief Accountant:

Full name	Related information
Mr. Nguyen Hoang Linh	- Position: Director - Date of birth: October 1, 1994 - Hometown: Hanoi - Place of permanent residence: 88 Hao Nam, O Cho Dua, Dong Da, Hanoi - Qualifications: Bachelor of Economic Mathematics - Percentage of securities ownership of myself and related persons as of 31/12/2025: + Personal ownership: 130,683 shares (equivalent to 0.82% of charter capital) + Representative ownership: 0 shares (equivalent to 0% of charter capital) + Ownership of Related Persons: No
Ms. Nguyen Thi Kim Oanh	- Position: Deputy Director - Date of birth: 09/04/1987 - Hometown: Dong Nai - Place of permanent residence: No. 14, Group 1, Hamlet 2, Phu Loc Commune, Tan Phu District, Dong Nai - Qualifications: Bachelor of Economics - Percentage of securities ownership of myself and related persons as of 31/12/2025: + Personal ownership: 0 shares (equivalent to 0% of charter capital) + Representative ownership: 0 shares (equivalent to 0% of charter capital) + Ownership of Related Persons: No
Ms. Vu Thi Kim Thanh	- Position: Chief Accountant

	- Date of birth: March 25, 1977 - Hometown: Bac Ninh - Place of permanent residence: Hang Bot, Dong Da, Hanoi - Qualifications: Bachelor of Accounting - Percentage of securities ownership of myself and related persons as of 31/12/2025: + Personal ownership: 0 Shares (equivalent to 0% of Charter Capital) + Representative ownership: 0 Shares (equivalent to 0% of Charter Capital) + Ownership of Related Persons: No
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2.2. Changes in the Executive Board

2.3. Number of officers and employees. Summary of policies and changes in policies for employees

2.3.1. Number of officials and employees

As of 31/12/2025, the total number of employees (employees) of the Company is: 121 people with the specific structure as follows:

Table 2. Total number of officers and employees

I.	By gender	Quantity (persons)
1	Male	92
2	Female	29
II.	Classification by level	
1	Undergraduate, University	39
2	College	7
3	Intermediate, Beginner,	3
4	High School	72
III.	By type of contract	
1	Indefinite term	101
2	From 1-3 years	20
3	Seasonality	0
TOTAL		121

2.3.2. Policies on training, salaries and subsidies for employees

The company retains employees by applying remuneration policies for employees,

mainly salary policies and other sponsorship and remuneration policies. The regimes and policies for the Company's employees are in accordance with regulations, and the income ensures a stable income of employees.

3. Investment situation, implementation of projects

3.1. Large investments

In 2025, the Company will procure a number of assets for business; repair and upgrade petrol stations, specifically:

Anonym ous	Investment items in 2025	Investment value (VND)
1	Repair and maintenance costs	44.933.200
2	Cost of repair, renovation, office equipment	271.782.968
3	Cost of installing shop equipment	878.196.401
4	Purchase of tangible fixed assets	3.655.692.593
Total investment value		4.850.605.162

3.2. Subsidiaries and affiliates

Anonym ous	Criteria	Rang Dong Food Co., Ltd. (VND)	Long Thanh Trading Joint Stock Company (bronze)
1	Total Asset Value	3.617.575.275	35.698.319.851
2	Net Revenue	1.847.163.040	1.167.259.566.911
3	Type of profit after tax	(141.963.062)	5.148.678.355

4. Financial situation

4.1. Financial situation

Some indicators of business activities

Unit: Copper

Anonym ous	Criteria	Year 2024	Year 2025	% Increase/Decrease

1	Total Asset Value	716.706.018.893	643.997.969.740	(10.14%)
2	Net Revenue	3.420.009.031.516	3.195.775.723.571	(6.56%)
3	Net profit from business activities	20.612.571.409	19.634.411.156	(4.75)%
4	Other Profits	(334.978.627)	(663.208.061)	97.99%
5	Profit before tax	20.277.592.782	18.971.203.095	(6,44%)
6	Profit after tax	16.142.979.012	15.374.170.115	(4,76%)
7	Dividend-paying profit ratio	-	-	-

4.2. Major financial indicators

Some financial indicators

Anony mous	Item	DVT	Year 2024	Year 2025
I.	Solvency indicators			
1	Short-term ratio (TSNH/NHN)	Times	1,19	1,25
2	Quick Ratio (TSNH-HTK)/NHN	Times	0,86	1,0
II.	Indicators of capital structure			
1	Debt/Total Assets Ratio	Times	0,75	0,7
2	Debt/Equity Ratio	Times	2,98	2,31
III.	Indicators of operational capacity			
1	Average inventory turnover (cost of goods sold/average inventory)	Ring	19,78	21,97
2	Turnover of total assets (Net Revenue/Average Total Assets)	Times	4,8	4,7
IV.	Profitability indicators			
1	Profit after tax/Net revenue ratio	%	0,47	0,48
2	Profit After Tax/Equity Ratio	%	8,96	7,9
3	Profit after tax ratio / Total assets	%	2,25	2,39
4	Net profit ratio from business activities/Net revenue	%	0,6	0,61

5. Shareholder structure, change of owner's investment capital

5.1. Shares

- Total number of shares outstanding: 15,848,063 shares.
- Outstanding shares: Ordinary shares.
- Number of freely transferable shares: 15,848,063 shares.
- Number of shares restricted from transfer: 0 shares.

5.2. Shareholder Structure

Shareholder structure of Dong Nai Building Materials and Fuel Joint Stock Company at the closing date of the stock list East 31/12/2025 to for the 2025 Financial Statement at Vietnam Securities Depository and Clearing Corporation - Ho Chi Minh City Branch (CNVSDC) as follows:

List of shareholders as of 31/12/2025

Ano nym ous	Shareholders	Number of Sharehold ers	Number of shares	Value (VND)	Density (%)
1	Domestic	281			100,00%
-	State Shareholders	0	0	0	0%
-	Other Organizations	4	7.666.436	76.664.360.000	48,37%
-	Personal	277	8.181.627	81.816.270.000	51,63%
2	Overseas	0	0	0	0%
3	Fund Stocks	0	0	0	0%
Total:		281	15.848.063	158.480.630.000	100,00%

Classification by major shareholders over 5%

Ano nym ous	Shareholder Name	Quantity Shares	Holding Rate
1	Ms. Hoang Thi Thanh Hang	3.517.400	22,19%
2	Mr. Luu Cong Quang	1.490.657	9,41%
3	Quang Ninh Bus Station Joint Stock Company	5.562.734	35,1%
4	Vietnam National Petroleum Group	1.310.221	8,27%
5	Technical Trading and Investment Corporation – Joint Stock Company	792.481	5,00%

Ano nym ous	Shareholder Name	Quantity Shares	Holding Rate
	Total	12.673.493	79,97%

5.3. Changes in the owner's investment capital

Not incurred in 2025.

5.4. Trading treasury stocks

Not incurred in 2025.

5.5. Other securities

None.

6. The Company's environmental and social impact reports

6.1. Material sourcing management

The total amount of raw materials used to provide services and business is gasoline and oil purchased domestically. With the spirit and awareness of the Company for petroleum trading activities as an industry with many potential risks to the environment, the Company always strictly complies with legal regulations and environmental protection, and synchronously implements solutions to prevent and limit risks such as: Do not use recycled materials, fully equip equipment, arrange fully capable human resources, operate and maintain equipment systems,... in accordance with regulations; Organizing health safety, environment and emergency incident response at stores throughout the system; Build and ensure that business shops are granted/re-granted licenses for safety, eligibility and environmental protection by specialized agencies.

6.2. Energy Consumption

The energy consumed directly and indirectly is mainly electrical energy.

Average electricity consumption in the year: 220,000Kwh/year.

In the coming time, the Company will continue to promote the reduction of electricity consumption by turning off electrical equipment when not necessary, using energy-saving lighting systems, reviewing electrical machinery and equipment to carry out maintenance and repair, etc ensure that machines and equipment operate efficiently and consume less energy.

6.3. Water Consumption

Water supply and water use in the year: 4,200 m3.

The company conducts the process of recycling and treating wastewater in accordance with regulations, without adversely affecting the surrounding environment.

6.4. Compliance with the law on environmental protection

Number of times sanctioned for violations due to non-compliance with laws and

regulations on the environment: The company has always complied with regulations, there has been no sanctioned violation.

Total amount of money due to sanctioned violations due to non-compliance with environmental laws and regulations: None.

6.5 Policies related to employees

- Number of employees, average salary for employees: the average salary in 2025 for employees is 10,510,000 VND.
- Labor policies to ensure the health, safety and welfare of employees: organizing training in sales skills, providing occupational safety guidance for direct employees. Regularly organize movement activities, visits to encourage and encourage, ensure the welfare of employees according to the commitments and labor agreements issued.
- Employee training activities:
 - + Average training hours per year, by employee and by employee classification: 30 hours/person/year.
 - + Skills development and continuous learning programs to support workers to secure jobs and career development: sales skills training, fire prevention training, environmental training in petroleum trading, oil spill response training, etc.

6.6. Reporting on Responsibility to Local Communities

The Company always has a policy of prioritizing recruitment for unskilled workers in the locality and where the Company builds and expands its business. These workers will be trained in skills and guaranteed jobs when they are officially recruited at the Company.

With the spirit and full sense of responsibility to the community and the desire to contribute to building a society that is more and more Green – Clean – Beautiful – Spreading the value of love, in 2025 in addition to charity social programs, the Company always strives to promote meaningful and practical activities to join hands to share with the community, especially in the Company's area of operation in the locality.

6.7. Reports related to green capital market activities under the guidance of the SSC

In 2025, the Company will not participate in the green capital market.

III. MANAGEMENT REPORTS AND REVIEWS

1. Evaluation of business performance in 2025

1.1. Revenue Structure

Table 8: Revenue structure*Unit: Copper*

Criteria	Year 2024	Year 2025
Net revenue from sales and service provision	3.420.009.031.516	3.195.775.723.571
<i>Revenue from sales of goods</i>	<i>3.418.437.624.102</i>	<i>3.193.820.831.598</i>
<i>Revenue from service provision</i>	<i>1.571.407.414</i>	<i>1.954.891.973</i>
<i>Deductions</i>		
Revenue from financial activities	13.750.162.662	13.990.531.255
Other income	431.376.721	85.463.843
Total revenue and other income	3.434.190.575.899	3.209.851.718.669

In recent times, the petroleum market has become increasingly competitive, the number of distributors and wholesalers is increasing, and the unfair competition in the form of selling low-quality petrol and oil is increasingly sophisticated and complicated.

The Covid-19 pandemic broke out in 2019, lasted until 2021 and left many consequences for the current period, the complicated world geopolitical situation such as the Russia-Ukraine conflict, Israel-Hamas and US/Western tensions with China/Russia have contributed to pushing the global economy into the biggest recession since the 2007 recession – 2008, at the same time, directly affecting the Vietnamese economy in general and the demand for petroleum consumption in particular.

In 2025, the Company's business activities will be affected by unfavorable factors such as: The global economy in 2025 will continue to face challenges from weak growth and slow inflation, tight monetary policy, supply chains, and key transportation flows are always at risk of disruption. interruptions; The development trend of circular economy, green economy, and digital economy continues to reshape; World oil prices fluctuate in a downward trend due to the impact of global supply and demand, geopolitics and economic factors. Although the domestic socio-economic situation has many bright spots, GDP for the whole year of 2025 is expected to achieve a growth rate of 7% compared to the annual plan target of 6% - 6.5%; However, due to the general influence of the world situation, natural disasters, epidemics, and wars, it has had a significant impact and affected domestic petroleum consumption.

In addition, there are still many difficulties and inadequacies in the management and administration of petroleum affecting the Company's operations such as the calculation and

determination of normative costs for 3 stages of wholesalers, distribution enterprises, and retail enterprises; petrol and oil trading agents are only allowed to take petrol and oil from a maximum of 3 sources...

Despite many difficulties, the entire system of the Company has made efforts to try to maintain stable production and business activities. Total revenue and other income in 2025 will reach VND 3,434 billion, down 2.78% over the same period in 2023 and reaching 78.96% of the plan.

1.2. Costs, profits

In 2025, although the business situation still faces many difficulties such as unstable retail prices of gasoline, sometimes increasing and decreasing; the state changes petroleum trading policies, making the Company's production and business activities always challenged and difficult in management and administration. However, under the direction of the Board of Directors and the responsible working spirit of the Board of Directors, the leadership team has a lot of experience, dedication to work, in the unit there is a high unanimity and thrift practice in the process of performing tasks. Moreover, Dong Nai Building Materials and Fuel Joint Stock Company is a reputable petroleum trading enterprise in Dong Nai province that has brought positive results in business activities such as:

- Sales and service revenue in 2025 will reach 3.196 billion VND.
- Gross profit in sales and service provision in 2025 will reach VND 72.06 billion.
- Profit after CIT in 2025 will reach VND 15.37 billion.

2. Financial situation in 2025

Criteria	2023 (Trd)	2024 (Trd)	2025 (Trd)	Increase/D ecrease 2025/2024 (%)	Increase/D ecrease 2024/2023 (%)
Short-term assets	624.829	628.705	552.937	(12,05%)	0,62%
Long-term assets	82.783	88.000	91.060	3,48%	6,3%
Total Assets	707.612	716.706	643.998	(10,14%)	1,29%
Liabilities	543.683	536.633	449.358	(16,26%)	(1,3%)
<i>Short-term debt</i>	<i>539.089</i>	<i>530.376</i>	<i>443.443</i>	<i>(16,39%)</i>	<i>(1,62%)</i>
<i>Long-term debt</i>	<i>4.593</i>	<i>6.257</i>	<i>5.916</i>	<i>(5,46%)</i>	<i>36,22%</i>

- Ensuring that employees' income is commensurate with their labor results, helping employees feel secure to work in a fair and competitive working environment.

4. Future development plan

Option 1:

STT	Basic Indicators	Unit of calculation	Year 2026
I.	Yield		
1	Total petroleum output sold	Million Liters	201,6
2	Gas Fuel	Tons	1.600
3	Lubricants	Liters	180.000
II.	Finance		
1	Revenue from sales and provision of services	Billion VND	6.002
2	Cost of goods sold	Billion VND	5.883
3	Gross profit on sales and service provision	Billion VND	118,8
4	Profit before CIT	Billion VND	48,8
5	CIT	Billion VND	8,8
6	Profit after CIT	Billion VND	35

Option 2:

STT	Basic Indicators	Unit of calculation	Year 2026
I.	Yield		
1	Total petroleum output sold	Million Liters	201,6
2	Gas Fuel	Tons	1.600
3	Lubricants	Liters	180.000
II.	Finance		
1	Revenue from sales and provision of services	Billion VND	5.610
2	Cost of goods sold	Billion VND	5.514
3	Gross profit on sales and service provision	Billion VND	96,2
4	Profit before CIT	Billion VND	31,3
5	CIT	Billion VND	6,3
6	Profit after CIT	Billion VND	25

Option 3:

STT	Basic Indicators	Unit of calculation	Year 2026
I.	Yield		
1	Total petroleum output sold	Million Liters	201,6
2	Gas Fuel	Tons	1.600
3	Lubricants	Liters	180.000
II.	Finance		
1	Revenue from sales and provision of services	Billion VND	5.218
2	Cost of goods sold	Billion VND	5.144
3	Gross profit on sales and service provision	Billion VND	74
4	Profit before CIT	Billion VND	18,9
5	CIT	Billion VND	3,7
6	Profit after CIT	Billion VND	15,2

5. Explanation of the Board of Directors to the audit opinion

In the 2025 audited financial statements, the auditor gives the basis of the audit opinion except as follows:

"As stated in section 5.4.1 of the Explanation to the Financial Statements, the advance payment to Viet Oil Joint Stock Company on December 31, 2025 with the amount of VND 37,991,800,000, is currently being committed by Ms. Mai Thi Ngoc Trinh to repay the debt instead of transferring land use rights and assets attached to the land according to the Commitment dated November 3, 2022. By the date of making this financial statement, the Company has not completed the procedures for transferring land use rights and assets attached to the land mentioned above, so the value of the advance payment to the seller of Viet Oil Joint Stock Company has not been deducted."

For this content, the Board of Directors explained as follows: In 2022, BMF has placed an order and advanced the amount of goods according to the order to Viet Oil Joint Stock Company with an amount of VND 38,191,800,000. After that, Viet Oil Joint Stock Company did not fulfill the order as committed. Up to now, BMF has received a cash reimbursement from Viet Oil Joint Stock Company in the amount of VND 200,000,000 and committed to repay debts on behalf of Viet Oil Joint Stock Company of Ms. Mai Thi Ngoc Trinh by transferring land use rights and assets attached to land according to the Commitment signed on November 3, 2022 (land use rights and assets on the land in the name of Ms. Mai Thi Ngoc Trinh). By the date of making the Financial Statement on December 31, 2025, BMF has not

yet completed the procedures for transferring land use rights and assets attached to the land mentioned above, so the value of the advance payment to the seller of Viet Oil Joint Stock Company has not been deducted.

6. Audit report related to environmental and social responsibility

6.1. Assessment related to environmental indicators

The Board of Directors highly appreciates the Company's sense of responsibility for environmental issues. The company has taken many measures to protect the environment and minimize the amount of waste to the environment.

6.2. Evaluation related to employee issues

The Board of Directors highly appreciates the Company's sense of responsibility in protecting the interests of employees. The company always ensures the interests of employees in accordance with the provisions of the Labor Code and the agreed and signed labor contracts.

6.3. Assessment related to responsibility to the local community:

The Board of Directors highly appreciates the Company's responsibility to the local community. In recent years, the Company has made significant contributions to the local GDP. At the same time, the Company has created jobs and maintained stable jobs for a large number of workers in the locality and some surrounding areas.

IV. REVIEW OF THE BOARD OF DIRECTORS ON THE COMPANY'S PERFORMANCE

1. Evaluation of the Board of Directors on aspects of the Company's activities

2025 is a year of negative effects due to the impact of the world economic situation in general, the unstable petroleum situation. Facing the above difficulties, the Board of Directors has directed the Board of Directors to expand the business market, focus on and invest in sales and customer care processes as the foundation for stability and sustainable development in the context of a difficult economy. Looking back at the business results in 2025, it shows the effectiveness of the business orientation and policy process of the Board of Directors for the Board of Directors in difficult times: Total revenue in 2025 will reach 78.96% of the plan. The total petroleum output sold in 2025 will reach 104% of the plan. Profit before CIT reached VND 20.28 billion, reaching 79.2% of the plan, up 118.52% compared to 2024.

2. Evaluation of the Board of Directors on the performance of the Board of Directors of the Company

The Board of Directors has strictly implemented the Resolutions of the Board of

Directors, operating in accordance with its functions, tasks, regulations, and in accordance with the Law on Enterprises and the Company's Charter. The Board of Directors and the Executive Board have properly and fully performed the prescribed functions, tasks and powers, and made efforts to direct the Company's production and business activities in order to exceed the planned targets. In the direction and administration, the Board of Directors and the Executive Board always have a high unanimity, unified administration, and provide appropriate solutions and decisions in each case. The stability and development of the Company in 2025 will make a very important contribution from the efforts and management solutions of the Board of Directors.

3. Activities of the Board of Directors in 2025

In the past year, the activities of the Board of Directors have achieved good results, the Resolutions and Decisions of the Board of Directors have always followed the actual situation of the unit, there is always a very high consensus of the Board of Directors, the inspection and supervision of the implementation of the Resolutions of the Board of Directors has been strengthened. The issues submitted by the Company for approval are decided by the Board of Directors in a timely manner to meet the Company's activities.

4. Plans and orientations of the Board of Directors in 2025

➤ **Regarding the personnel structure of the Board of Directors:** The personnel structure of the Board of Directors has not changed.

➤ Orientation of the Board of Directors in 2025:

In 2025, the Board of Directors will promote the centralized direction of a number of activities of the Company as follows:

- Exercise the rights and responsibilities of the Board of Directors specified in the Charter, Statutes and Regulations of the Company; ensure the good implementation of the goals of the General Meeting of Shareholders and ensure the interests of shareholders.
- Focus on prioritizing resources in the Company's main business areas to complete the targets of the 2025 business plan assigned by the General Meeting of Shareholders.
- Continue to improve financial management capacity; ensuring the financial safety and efficiency of the whole Company.
- Strengthen the forecast of fluctuations related to the petroleum situation, proactively and flexibly adjust the Company's business strategy to ensure suitability of the petroleum market in general and the Company's business situation in particular. Finding new

customers, taking care of old customers; improve service quality to meet the increasing requirements of customers.

- Strengthen the supervision and coordination with the Board of Directors and departments to operate the Company's activities with high efficiency. Direct the promotion and renewal of training, recruitment, planning and appointment reasonably. Pay attention to income and benefits for employees.
- Develop orientations and guidelines to implement the targets of the Resolution of the General Meeting of Shareholders in 2025.

V. CORPORATE GOVERNANCE

1. Board of Directors

1.1. Members and structure of the Board of Directors

Full name	Position	Share ownership ratio as of 31/12/2025	Management positions at other companies
Ms. Nguyen Thanh Hoa	Chairman of the Board of Directors	1,24%	
Mr. Vu Hoang Huynh	Member of the Board of Directors	0%	Director of Vu Hoang International Production & Trading Co., Ltd.
Mr. Nguyen Van Chi	Member of the Board of Directors – Non-executive	0%	General Director Quang Ninh Bus Station Joint Stock Company
Mr. Le Minh Khue	Independent Member of the Board of Directors	0,3%	- Chairman of the Board of Directors of G-Automobile Joint Stock Company. - Member of the Board of Directors of Long Thanh Trading Joint Stock Company.
Mr. Nguyen Hoang Linh	Member of the Board of Directors – Director of the Company	0,82%	- Chairman of the Members' Council Rang Dong Food Co., Ltd. - Member of the Board of Directors Central Highlands Durian Joint Stock Company. - Member of the Board

			of Directors of Long Thanh Trading Joint Stock Company.
Mr. Pham Van Nam	Member of the Board of Directors	0%	The term expires from April 16, 2025.

1.2. Subcommittees of the Board of Directors: None.

1.3. Activities of the Board of Directors

Resolutions/Decisions of the Board of Directors in 2025 (including Resolutions adopted in the form of holding face-to-face meetings and collecting written opinions):

Ano nym ous	Resolution No./ Decision	Date	Contents	Pass Rate
1	06/2025/NQ-HDQTCĐ	02/01/2025	Resolution approving the adjustment of the implementation schedule of the An Phuoc Construction Waste Project	100%
2	07/2025/NQ-HDQTCĐ	02/01/2025	Resolution approving contracts and transactions between the Company and related parties.	100%
3	116/2025/NQ-HDQTCĐ	04/03/2025	Resolution approving the plan to organize the Annual General Meeting of Shareholders in 2025.	100%
4	188/2025/NQ-HDQTCĐ	28/03/2025	The Resolution approves the agenda of the general meeting and the contents of documents to be submitted to the Annual General Meeting of Shareholders in 2025.	100%
5	209/2025/NQ-HDQTCĐ	10/04/2025	Resolution on continuing to buy shares of Long Thanh Trading Joint Stock Company.	100%
6	210/2025/NQ-HDQTCĐ	10/04/2025	Resolution to appoint candidates to be members of the Board of Directors of Long Thanh Trading Joint Stock Company.	100%
7	291/2025/QĐ-HDQTCĐ	12/05/2025	Decision to dismiss the title of Deputy Director of the Company for Ms. Tran Thi Ai Lien.	100%
8	356/2025/NQ-HDQTCĐ	13/06/2025	The Resolution approves the policy of loans and guarantees at Vietinbank Dong Nai branch.	80%
9	357/2025/NQ-HDQTCĐ	13/06/2025	The Resolution approves the policy of loans and guarantees at Shinhan Bank, Phu My Hung branch.	80%

Ano nym ous	Resolution No./ Decision	Date	Contents	Pass Rate
10	358/2025/NQ- HDQTCĐ	13/06/2025	The Resolution approves the policy of loans and guarantees at BIDV Bank Nam Dong Nai branch.	80%
11	451/2025/NQ- HDQTCĐ	04/08/2025	Resolution of the Board of Directors etc to change the content of the Company's seal	100%
12	452/2025/NQ- HDQTCĐ	04/08/2025	Resolution of the Board of Directors on signing contracts and transactions with related parties	100%
13	602/2025/NQ- HDQTCĐ	29/10/2025	Resolution of the Board of Directors on approving the policy of continuing loans and guarantees at Vietcombank Dong Nai branch	80%
14	603/2025/NQ- HDQTCĐ	29/10/2025	Resolution of the Board of Directors on approving the policy of continuing to borrow capital at MB Dong Nai branch	80%
15	604/2025/NQ- HDQTCĐ	29/10/2025	Resolution of the Board of Directors on approving the policy of continuing to borrow capital at Agribank Tam Phuoc Dong Nai branch	80%
16	605/2025/NQ- HDQTCĐ	29/10/2025	Resolution of the Board of Directors on approving the credit extension plan at VIB Dong Nai branch	80%
17	671/2025/NQ- HDQTCĐ	22/12/2025	Resolution of the Board of Directors on the dismissal of Ms. Bui Thi Loan from the position of Company Secretary	

Anonym ous	Resolution No./ Decision	Date	Contents	Pass Rate
18	672/2025/NQ- HDQTCĐ	22/12/2025	Resolution of the Board of Directors on the appointment of the person in charge of administration, concurrently the company secretary	
19	673/2025/NQ- HDQTCĐ	22/12/2025	Resolution of the Board of Directors on continuing to buy shares of Long Thanh Trading Joint Stock Company	

1.4. Activities of Independent Board Members

Independent members of the Board of Directors have actively participated in the activities of the Company in general as well as the Board of Directors in particular, giving objective assessments and opinions with the common goal of consolidating the Company's governance; and at the same time complete the tasks of the Board of Directors assigned by the General Meeting of Shareholders.

1.5. List of members of the Board of Directors with training certificates in corporate governance. List of members of the Board of Directors participating in corporate governance programs in the year: Currently not participating.

2. Supervisory Board

2.1. Members and structure of the Supervisory Board

Anonym ous	Full name	Position	Share Ownership Ratio have the right to vote as of 31/12/2025
1	Ms. Vu Thi Mai Phuong	Head of the Supervisory Board	0%
2	Ms. Nguyen Thi Tham	Member of the Supervisory Board	0%
3	Mr. Nguyen Quoc Duong	Member of the Supervisory Board	0%

2.2. Activities of the Supervisory Board

The activities of the Supervisory Board strictly comply with the Operation Regulations of the Supervisory Board promulgated. In 2025, the Supervisory Board has set out specific

action programs:

- Evaluate the activities of the Board of Directors and the Board of Directors of the Company in the implementation of the Resolution of the General Meeting of Shareholders and Resolutions of the Board of Directors.
- Appraise the Company's 2025 financial statements in a timely and objective manner, assess the reliability of data, recommendations and proposals to the Company in finance, accounting, statistics and corporate governance. Control the compliance with the provisions of the law, Charter, Statutes, and Regulations of the Company.
- Control the use of the Company's resources in the implementation of the set business targets and management objectives.

❖ **Report on the work results of the Supervisory Board:**

➤ **Number of Supervisory Board Meetings and Results of Meetings:**

In 2025, the Supervisory Board has held 02 meetings.

➤ **Results of governance and administration:**

The Board of Directors and the Board of Directors of the Company have implemented appropriate solutions, promoting internal resources, especially the positivity, dynamism, creativity and sensitivity of employees in grasping the market, choosing supply sources, taking advantage of opportunities, contributing to good efficiency in business activities. In addition to creating high production and business results, the Board of Directors also complies well with the law, the Company's Charter and the Resolution of the General Meeting of Shareholders. In 2025, although the targets of revenue and profit after tax of the Company did not meet the plan set by the General Meeting of Shareholders, but with the actual difficult situation in 2025, they all show the efforts of the Board of Directors and the Board of Directors of the Company in the restructuring period. investment and market development.

➤ **Results of monitoring the Company's operation and financial situation:**

- The Company has prepared and published the reviewed financial statements for the first 6 months of 2025, the financial statements for 2025 fully reflect the production, business and financial situation of the Company, presented according to the report forms specified in Circular No. 200/2014/TT-BTC dated 22/12/2014.
- Reviewed financial statements for the first 6 months of 2025, the Company's 2025 financial statements reflect honestly, fully and reasonably the key issues of the Company's business and financial situation.

3. **Transactions, remuneration and other benefits of the Board of Directors,**

Supervisory Board and Board of Directors

3.1. Salary, bonus, remuneration and other benefits of the Board of Directors, Supervisory Board, Board of Directors

The Board of Directors and the Control Board are entitled to remuneration according to the Resolution of the General Meeting of Shareholders and the operation regulations of the Board of Directors and the Control Board.

TT	Full Name	Position	Remuneration (VND)	Salary and bonus (VND)	Total (VND)	Expenses (if any)
1	Nguyen Thanh Hoa	Chairman of the Board of Directors	540.000.000	1.800.000	541.800.000	
2	Le Minh Khue	Member of the Board of Directors	120.000.000	-	120.000.000	
3	Pham Van Nam	Member of the Board of Directors	35.000.000	-	35.000.000	
4	Vu Hoang Huynh	Member of the Board of Directors	120.000.000	-	120.000.000	
5	Nguyen Hoang Linh	Member of the Board of Directors, Director	120.000.000	660.500.000	780.500.000	
6	Nguyen Van Chi	Member of the Board of Directors	85.000.000		85.000.000	
7	Nguyen Thi Kim Oanh	Vice Director	-	421.369.565	421.369.565	
8	Vu Thi Mai Phuong	Head of the Supervisory Board	90.000.000	-	90.000.000	
9	Nguyen Thi Tham	Member of the Supervisory Board	54.000.000	-	54.000.000	

10	Nguyen Quoc Duong	Member of the Supervisory Board	38.250.000		38.250.000	
Total			1.218.000.000	1.511.309.130	2.729.309.130	

3.2. Insider stock trading

Table 14: Statistics of transactions of internal shareholders, related persons of internal persons and major shareholders

Anony mous	Transactio n Executor	Subjects/ Positions	Time Trade	Numbe r of shares owned before GD	Number of shares owned after the GD	Post-GD Owners hip Ratio	Reason

3.3. Contracts or transactions with insiders

3.4. Evaluation of the implementation of corporate governance regulations

The company was established and operated in the form of a joint stock company and its shares are traded on the Upcom stock exchange at the Hanoi Stock Exchange with the stock code BMF. The Company's executive structure and governance are established and complied with the provisions of the Law on Enterprises, the Law on Securities and relevant specialized legal regulations. In addition to fully fulfilling the obligations to disclose information in the field of securities, the Company's governance system is strictly controlled, the management and administration activities of the Board of Directors and the Board of Directors are always transparent and carefully supervised.

VI. FINANCIAL STATEMENTS (AUDITED)

Auditor's opinion:

Bases of audit opinions except:

"As stated in section 5.4.1 of the Explanation to the Financial Statements, the advance payment to Viet Oil Joint Stock Company on December 31, 2025 with the amount of VND 37,991,800,000, is currently being committed by Ms. Mai Thi Ngoc Trinh to repay the debt instead of transferring land use rights and assets attached to the land according to the Commitment dated November 3, 2022. By the date of making this financial statement, the

Company has not completed the procedures for transferring land use rights and assets attached to the land mentioned above, so the value of the advance payment to the seller of Viet Oil Joint Stock Company has not been deducted."

Audit opinion excepts:

"In our opinion, except for the effect of the matter stated in the paragraph "Basis of the audit opinion excluded", the financial statements have honestly and reasonably reflected, in material aspects, the financial position of Dong Nai Building Materials and Fuel Joint Stock Company as at December 31, 2025, as well as business results and cash flows for the fiscal year ending on the same day, in accordance with accounting standards, accounting regimes for Vietnamese enterprises and legal regulations related to the preparation and presentation of financial statements.

- 1. Balance sheet (Published on the Company's website; SSC; SGDHN).**
- 2. Report on business results (Published on the Company's website; SSC; SGDHN).**
- 3. Cash Flow Statement (Published on the Company's website; SSC; SGDHN).**
- 4. Explanation of financial statements (Published on the Company's website; SSC; SGDHN).**

Above is the 2025 annual report of Dong Nai Building Materials and Fuel Joint Stock Company.

Best regards!

Recipients:

- *the State Securities Commission (SBC);*
- *Hanoi Stock Exchange (CBTT);*
- *TV Board of Directors (report);*
- *Head of the Supervisory Board (report);*
- *Accounting Department (saved);*
- *TC-HC Department (saved).*

**LEGAL REPRESENTATIVE
DIRECTOR**

Nguyen Hoang Linh

