

SEPARATE FINANCIAL STATEMENTS

**POST AND TELECOMMUNICATION
EQUIPMENT JOINT STOCK COMPANY**

For the fiscal year ended as at 31 December 2024

(Audited)

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Post and Telecommunication Equipment Joint Stock Company (the "Company") presents its report and the Company's Separate Financial Statements for the fiscal year ended as at 31 December 2024.

THE COMPANY

Post and Telecommunication Equipment Joint Stock Company, formerly known as the Postal Equipment Factory under the Vietnam Post and Telecommunications Group, was transformed into a joint stock company under the Decision No. 46/2004/QĐ-BCVT dated 15 November 2004 issued by Ministry of Post and Telecommunication (currently known as Ministry of Information and Communications). The Company operates under the Business Registration Certificate of a joint stock company No. 0100686865 dated June 7, 2005, amended for the 11th time on 08 April 2024 issued by the Hanoi Authority for Planning and Investment.

The Company's head office is located at No. 61 Tran Phu, Dien Bien Ward, Ba Dinh District, Hanoi, Vietnam.

BOARD OF DIRECTORS

The members of the Board of Directors in the fiscal year and to the reporting date are:

Mr. Tran Hai Van	Chairman	
Mr. Nguyen Tien Hung	Member	
Mr. Le Huy Dong	Member	
Mr. Luong Tuan Phuong	Member	
Mr. Pham Canh Huy	Member	
Mr. Duong Trung Loi	Member	(Appointed as of 22 nd March 2024)
Mr. Nguyen Hong Tien	Member	(Appointed as of 22 nd March 2024)
Mr. Nguyen Huyen Son	Member	(Terminated as of 22 nd March 2024)
Mrs. Nguyen Thi Bich Hong	Member	(Terminated as of 22 nd March 2024)

BOARD OF MANAGEMENT

The members of the Board of Management during the fiscal year and to the reporting date are:

Mr. Tran Hai Van	Chairman
Mr. Nguyen Tien Hung	General Director
Mr. Trinh An Huy	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Tran Hai Van (Chairman of the Board of Directors).

SUPERVISORY BOARD

The members of the Supervisory Board include :

Mrs. Tran Thi Hoa	Head of the Board	
Mr. Vu Hoang Cong	Member	
Mr. Vuong Toan Dung	Member	(Appointed as of 22 nd March 2024)
Mr. Nguyen Manh Hung	Member	(Terminated as of 22 nd March 2024)

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Separate Financial Statements for the Company.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

The Board of Management is responsible for the preparation of Separate Financial Statements which give a true and fair view of the financial position of the Company, its operating results and cash flows for the year. In preparing those Separate Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of Separate financial statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- Prepare the Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements;
- Prepare the Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Separate Financial Statements comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We, the Board of Management, confirms that the Separate Financial Statements gives a true and fair view of the financial position at 31 December 2024, its operation results and cash flows in the year of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements.

Other commitments

The Board of Management pledges that the Company complies with Decree No. 155/2020/ND-CP dated December 31, 2020, issued by the Government on detailing the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information disclosure in accordance with the regulations of Circular No. 96/2020/TT-BTC dated 16 November 2020, issued by the Ministry of Finance, guiding the disclosure of information on the Securities Market, and Circular No. 68/2024/TT-BTC dated 18 September 2024, issued by the Ministry of Finance, amending and supplementing a number of articles of Circular No. 96/2020/TT-BTC.



Trần Hải Văn
Chairman of the Board of Directors
Hanoi, 03 March 2025

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, Board of Directors and Board of Management
Post and Telecommunication Equipment Joint Stock Company**

We have audited the accompanying Separate Financial Statements of Post and Telecommunication Equipment Joint Stock Company prepared on 03 March 2025 as set out on page 05 to 46, including: Separate Statement of Financial Position as at 31 December 2024, Separate Statement of Income, Separate Statement of Cash Flows and Notes to Separate Financial Statements for the year ended as at 31 December 2024.

Board of Management's Responsibility

The Board of Management is responsible for the preparation and presentation of Separate Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements and for such internal control as Board of Management determines is necessary to enable the preparation and presentation of Separate Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these Separate Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with standards, ethical requirements; plan and perform the audit to obtain reasonable assurance about whether the Separate Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Separate Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Separate Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and presentation of Separate Financial Statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Board of Management, as well as evaluating the overall presentation of the Separate Financial Statements.

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


Auditor's Opinion

In our opinion, the Separate Financial Statements give a true and fair view, in all material respects, of the financial position of Post and Telecommunication Equipment Joint Stock Company as of December 31, 2024, its operating results and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements.

AASC Auditing Firm Company Limited



Phạm Anh Tuấn
Deputy General Director
Registered Auditor No.: 0777-2023-002-1
Hanoi, 03 March 2025


Nguyen Truong Minh
Auditor
Registered Auditor No.: 2290-2023-002-1

SEPARATE STATEMENT OF FINANCIAL POSITION
As at 31 December 2024

Code ASSETS	Note	31/12/2024 VND	01/01/2024 VND
100 A. CURRENT ASSETS		1,361,323,075,519	983,839,424,674
110 I. Cash and cash equivalents	3	97,834,624,353	47,146,118,492
111 1. Cash		97,834,624,353	47,146,118,492
120 II. Short-term investments	4	72,900,000	72,900,000
121 1. Trading securities		72,900,000	72,900,000
130 III. Short-term receivables		928,224,571,618	616,149,454,035
131 1. Short-term trade receivables	5	872,655,531,046	564,429,961,436
132 2. Short-term prepayments to suppliers	6	16,887,643,228	13,773,621,337
136 3. Other short-term receivables	7	51,278,017,901	50,452,582,034
137 4. Provision for short-term doubtful debts		(12,596,620,557)	(12,506,710,772)
140 IV. Inventories	9	328,654,744,576	309,540,778,727
141 1. Inventories		365,362,590,636	320,773,135,604
149 2. Provision for devaluation of inventories		(36,707,846,060)	(11,232,356,877)
150 V. Other short-term assets		6,536,234,972	10,930,173,420
151 1. Short-term prepaid expenses	10	346,716,619	618,021,690
152 2. Deductible VAT		6,111,691,344	10,272,635,006
153 3. Taxes and other receivables from State budget	17	77,827,009	39,516,724

SEPARATE STATEMENT OF FINANCIAL POSITION
As at 31 December 2024
(Continued)


Code ASSETS	Note	31/12/2024 VND	01/01/2024 VND
200 B. NON-CURRENT ASSETS		1,211,179,360,508	1,256,079,947,253
210 I. Long-term receivables		28,049,670,402	24,859,670,402
216 1. Other long-term receivables	7	28,049,670,402	24,859,670,402
220 II. Fixed assets		234,159,863,894	288,581,722,377
221 1. Tangible fixed assets	11	91,075,660,178	76,210,679,269
222 - <i>Historical cost</i>		222,730,699,827	229,943,886,205
223 - <i>Accumulated depreciation</i>		(131,655,039,649)	(153,733,206,936)
224 2. Finance lease assets	12	141,301,830,716	210,571,624,648
225 - <i>Historical cost</i>		142,525,223,190	251,579,017,761
226 - <i>Accumulated depreciation</i>		(1,223,392,474)	(41,007,393,113)
227 3. Intangible fixed assets	13	1,782,373,000	1,799,418,460
228 - <i>Historical cost</i>		2,114,352,000	2,299,352,000
229 - <i>Accumulated amortization</i>		(331,979,000)	(499,933,540)
240 III. Long-term assets in progress	14	824,077,443,986	818,676,567,106
242 1. Construction in progress		824,077,443,986	818,676,567,106
250 IV. Long-term investments	4	73,146,514,318	73,146,514,318
251 1. Investments in subsidiaries		67,000,000,000	67,000,000,000
252 2. Investments in joint ventures and associates		13,253,908,986	13,253,908,986
254 3. Provisions for long-term financial investments		(7,107,394,668)	(7,107,394,668)
260 V. Other long-term assets		51,745,867,908	50,815,473,050
261 1. Long-term prepaid expenses	10	51,745,867,908	50,815,473,050
270 TOTAL ASSETS		<u>2,572,502,436,027</u>	<u>2,239,919,371,927</u>

SEPARATE STATEMENT OF FINANCIAL POSITION
As at 31 December 2024
(Continued)

Code CAPITAL	Note	31/12/2024 VND	01/01/2024 VND
300 C. LIABILITIES		2,276,795,849,148	1,938,448,313,790
310 I. Current liabilities		1,277,305,176,889	973,116,392,548
311 1. Short-term trade payables	15	624,662,570,078	341,858,835,169
312 2. Short-term prepayments from customers	16	1,174,969,399	16,702,120,528
313 3. Taxes and other payables to State budget	17	19,541,244,514	5,009,862,404
314 4. Payables to employees		3,158,218,763	2,823,310,821
315 5. Short-term accrued expenses	18	11,456,910,034	11,815,797,776
318 6. Short-term unearned revenue		4,856,835	21,406,472
319 7. Other short-term payables	19	5,532,675,648	7,548,283,670
320 8. Short-term borrowings and finance lease liabilities	20	610,067,927,717	575,405,157,524
321 9. Provisions for short-term payables	21	1,202,187,838	10,485,697,813
322 10. Bonus and welfare fund		503,616,063	1,445,920,371
330 II. Non-current liabilities		999,490,672,259	965,331,921,242
337 1. Other long-term payables	19	865,592,044,995	859,193,044,995
338 2. Long-term borrowings and finance lease liabilities	20	133,898,627,264	82,209,196,941
342 3. Provisions for long-term payables	21	-	23,929,679,306
400 D. OWNER'S EQUITY		295,706,586,879	301,471,058,137
410 I. Owner's equity	22	295,706,586,879	301,471,058,137
411 1. Contributed capital		194,300,060,000	194,300,060,000
411a - Ordinary shares with voting rights		194,300,060,000	194,300,060,000
412 2. Share Premium		45,934,846,208	45,934,846,208
418 3. Development and investment funds		35,620,697,076	35,620,697,076
421 4. Retained earnings		19,850,983,595	25,615,454,853
421a - Retained earnings accumulated till the end of the previous year		18,160,651,887	21,325,195,342
421b - Retained earnings of the current year		1,690,331,708	4,290,259,511
440 TOTAL CAPITAL		2,572,502,436,027	2,239,919,371,927


Vo Minh Hue
Preparer


Ma Thi Nghiem
Chief Accountant


Trần Hải Văn
Chairman
Hanoi, 03 March 2025

SEPARATE STATEMENT OF INCOME
Year 2024

Code	Items	Note	Year 2024 VND	Year 2023 VND
01	1. Revenue from sales of goods and rendering of services	24	1,696,806,785,466	1,335,609,550,928
10	2. Net revenue from sales of goods and rendering of services		1,696,806,785,466	1,335,609,550,928
11	3. Cost of goods sold	25	1,612,042,223,470	1,240,395,505,825
20	4. Gross profit from sales of goods and rendering		84,764,561,996	95,214,045,103
21	5. Financial income	26	2,504,983,800	3,850,336,619
22	6. Financial expense	27	38,561,631,266	52,387,391,160
23	In which: Interest expense		37,920,753,701	51,202,922,858
25	7. Selling expense	28	134,005,005	3,023,763,080
26	8. General and administrative expense	29	46,040,994,715	39,395,901,351
30	9. Net profit from operating activities		2,532,914,810	4,257,326,131
31	10. Other income	30	9,872,612,774	11,639,069,262
32	11. Other expense	31	6,545,846,734	4,706,198,416
40	12. Other profit		3,326,766,040	6,932,870,846
50	13. Total net profit before tax		5,859,680,850	11,190,196,977
51	14. Current corporate income tax expense	32	4,169,349,142	6,899,937,466
60	15. Profit after corporate income tax		<u>1,690,331,708</u>	<u>4,290,259,511</u>


Vo Minh Hue
Preparer


Ma Thi Nghiem
Chief Accountant



Tran Hai Van
Chairman
Hanoi, 03 March 2025

SEPARATE STATEMENT OF CASH FLOWS
Year 2024
(Indirect method)

Code	ITEMS	Note	Year 2024 VND	Year 2023 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		5,859,680,850	11,190,196,977
	2. Adjustment for:			
02	- Depreciation and amortization of fixed assets and investment properties		30,947,632,603	31,762,484,172
03	- Provisions		(7,647,790,313)	(36,525,233,089)
04	- Exchange gains/losses from retranslation of monetary items denominated in foreign currency		7,313,304	(206,856,525)
05	- Gains/losses from investment		(11,481,639,450)	(4,105,136,390)
06	- Interest expense		37,920,753,701	51,202,922,858
08	3. Operating profit before changes in working capital		55,605,950,695	53,318,378,003
09	- Increase or decrease in receivables		(273,111,600,032)	65,148,125,449
10	- Increase or decrease in inventories		(44,589,455,032)	(8,396,982,869)
11	- Increase or decrease in payables		288,304,802,130	(42,517,958,693)
12	- Increase or decrease in prepaid expenses		(2,082,715,877)	5,564,155,813
14	- Interest paid		(38,111,693,963)	(54,465,065,832)
15	- Corporate income tax paid		(4,152,799,817)	(9,272,920,126)
17	- Other payments on operating activities		(5,963,662,143)	(3,267,592,720)
20	Net cash flow from operating activities		(24,101,174,039)	6,110,139,025
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(12,997,161,277)	(8,591,744,441)
22	2. Proceeds from disposals of fixed assets and other long-term assets		95,625,286,328	461,656,296
27	3. Interest and dividend received		1,754,541,722	3,643,480,094
30	Net cash flow from investing activities		84,382,666,773	(4,486,608,051)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		1,305,049,131,874	1,090,611,810,356
34	2. Repayment of principal		(1,244,665,460,684)	(1,189,401,196,845)
35	3. Repayment of financial principal		(68,031,470,674)	(29,001,037,416)
36	4. Dividends or profits paid to owners		(1,935,631,925)	(11,973,667,438)
40	Net cash flow from financing activities		(9,583,431,409)	(139,764,091,343)

SEPARATE STATEMENT OF CASH FLOWS
 Year 2024
 (Indirect method)
 (Continued)

Code Items	Note	Year 2024 VND	Year 2023 VND
50 Net cash flows in the year		50,698,061,325	(138,140,560,369)
60 Cash and cash equivalents at the beginning of the year		47,146,118,492	185,195,985,059
61 Effects of changes in foreign currency exchange rates		(9,555,464)	90,693,802
70 Cash and cash equivalents at the end of the year	3	97,834,624,353	47,146,118,492


 Vo Minh Hue
 Preparer


 Ma Thi Nghiem
 Chief Accountant




 Tran Hai Van
 Chairman
 Hanoi, 03 March 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Year 2024

1 GENERAL INFORMATION OF THE COMPANY

Form of Ownership

Post and Telecommunication Equipment Joint Stock Company, was formerly the Post and Telecommunications Equipment Factory, under the Vietnam Post and Telecommunications Group (VNPT). It was converted into a joint stock company under Decision No. 46/2004/QĐ-BCVT dated 15 November 2004, issued by the Ministry of Posts and Telecommunications (now the Ministry of Information and Communications). The Company operates under the Business Registration Certificate No. 0100686865, initially issued on June 7, 2005, and most recently amended for the 11th time on 08 April 2024 by the Hanoi Department for Planning and Investment.

The Company's head office is located at No. 61 Tran Phu, Dien Bien Ward, Ba Dinh District, Hanoi, Vietnam.

The Company's charter capital is VND 194,300,060,000 (One hundred and ninety-four billion, three hundred million and sixty thousand dong), equivalent to 19,440,006 shares, par value of one share is VND 10,000.

The number of employees of the Company as at 31 December 2024 is 272 (as at 1 January 2024: 315 employees).

Business field: Manufacturing and trading of postal and telecommunications equipment.

Business activities

Main business activities of the Company include:

- Export and import of materials and equipment specialized in postal services, telecommunications, electronics, and information technology;
- Manufacturing and assembling machinery and equipment in the fields of postal services, telecommunications, broadcasting, television, electronics, and information technology;
- Trading materials and equipment specialized in postal services, telecommunications, electronics, and information technology;
- Providing services: building, consulting, and technical services in the fields of postal services, telecommunications, electricity, electronics, and information technology.
- Manufacturing plastic products;
- Management consulting activities.

The Company's structure

The Company has the the Subsidiaries and Branches:

The subordinate units	Address	Main activities
Factory 1	No. 63 Nguyen Huy Tuong, Thanh Xuan, Hanoi	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Factory 123	VSIP Industrial Park, Bac Ninh	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Factory 3	Lim Town, Tien Du, Bac Ninh	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology

Factory 4	Le Minh Xuan Industrial Park, Binh Chanh, Ho Chi Minh City	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Factory 5	Lien Chieu Industrial Park, Lien Chieu, Da Nang	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Northern Branch	No. 1 Le Truc, Ba Dinh District, Hanoi	Trading of materials and equipment specialized in postal services, telecommunications, electronics and information technology
Central Branch	Road 2/9, Hoa Cuong Bac Ward, Hai Chau, Da Nang	Trading of materials and equipment specialized in postal services, telecommunications, electronics and information technology
Southern Branch	25A Nguyen Dinh Chieu, District 1, Ho Chi Minh City	Trading of materials and equipment specialized in postal services, telecommunications, electronics and information technology
Project Management Board 61 Tran Phu	No. 61 Tran Phu, Ba Dinh District, Hanoi	Managing the Commercial Center Project at No. 61 Tran Phu, Ba Dinh District, Hanoi

Information on the Company's Subsidiaries, Joint ventures and Associates: For further details, please refer to Note 04 in the financial statements.

Comparability of information in the Separate Financial Statements

The information in the Separate Financial Statements has been consistently presented by the Company and is comparable across periods.

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance, the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Vietnamese accounting standards and accounting system

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Separate Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 Basis for the preparation of Separate Financial Statements

The Separate Financial Statements are presented based on the historical cost principle.

Separate Financial Statements of the Company are prepared based on summarization of transactions incurred at dependent accounting entities and the head office of the Company.

In the Company's Separate Financial Statements, internal transactions and internal balances related to assets, capital and internal receivables and payables... have been completely eliminated.

Users of these Separate Financial Statements should study the Separate Financial Statements in conjunction with the Consolidated Financial Statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2024 in order to gain enough information regarding the financial position, operating results and cash flows of the Group.

2.4 Accounting estimates

The preparation of Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Directors/General Director to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the separate financial statements and the reported amounts of revenues and expenses during the fiscal year.

The estimates and assumptions that have a material impact in the Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Provision for payable expenses;
- Level of allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of General Directors to be reasonable under the circumstances.

2.5 Foreign currency transactions

The foreign currency transactions during the year are converted into Vietnam Dong using the actual exchange rate at the transaction date.

Real exchange rate when revaluating monetary item denominated in foreign currencies at the reporting date of the Separate Financial Statements is determined under the following principles:

- For asset accounts, applying bid rates of commercial banks where the Company regularly conducts transaction;
- For foreign currency deposits in banks, applying bid rates of the bank where the Company opens foreign currency accounts;
- For liability accounts, applying offer rates of commercial banks where the Company regularly conducts transactions.

All exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded immediately to operation results of the fiscal year.

2.6 Cash

Cash includes cash on hand, demand deposits.

2.7 Financial investments

Trading securities are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. When liquidating or transferring, the cost price of a trading securities is determined according to the weighted average method.

Investments in subsidiaries and joint ventures are initially recognized in the accounting books at cost. After initial recognition, value of these investments is measured at historical cost less provision for devaluation of investments

Provisions for devaluation of investments is made at the year-end as follows:

- For investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting books over their market value at the provision date.
- For investments in subsidiaries and joint ventures: provision for loss investments shall be made based on the financial statements of subsidiaries and joint ventures at the provision date.

2.8 Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. Receivables are classified as short-term and long-term in the separate financial statements based on the remaining maturity of the receivables at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or is missing and making a getaway.

2.9 Inventories

Inventories are initially recognized at original cost including the purchase price, processing costs and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs to complete the product and the estimated costs to sell the product.

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded based on actual cost incurred for each stage in production chain.

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

2.10 Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and carrying amount.

Value after initial recognition

If these costs increase the future economic benefits expected to be obtained from the use of tangible fixed assets beyond the standard operating level as initially assessed, these costs are capitalized. as an additional cost of tangible fixed assets.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recorded in the income statement (separately) in the year in which the costs are incurred.

The historical cost of finance lease fixed assets is recognized at the lower of fair value and present value of the minimum lease payments (in case fair value is higher than present value of minimum lease payment) plus any directly attributable costs incurred related to finance lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses in order to fully recover the capital.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	10-50 years
- Machinery, equipment	03-15 years
- Transportation equipment	06-10 years
- Office equipment	03-08 years
- Land use rights	Not amortized
- Management software	03 years

2.11 Construction in progress

Construction in progress includes fixed assets which are being purchased or constructed but have not completed at the end of the accounting year and recorded at historical cost. They include costs of construction, installation of equipment and other direct costs.

2.12 Operation leases

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership of assets are retained by the lessor. Payments made under operating leases are charged to the statement of income on a straight-line basis over the period of the lease.

2.13 Business Cooperation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

The Company has conducted the following business cooperation contracts:

a) Regarding the Investment cooperation contract No. 156/HD. DT/Postef-Songhong ICT dated 24 April 2012 signed with Songhong Investment Construction Trading Joint Stock Company on building complex at 63 Nguyen Huy Tuong, Thanh Xuan, Hanoi, two parties agreed that Song Hong Investment Construction Trading Joint Stock Company would be in charge of opening bank accounts, doing the bookkeeping and settling project expenses. The company only records the annual land rental incurred from 01 January 2012 until now according to the notification of the tax authority that the Company paid on behalf of the joint venture and records as receivable item for the project, which is reflected in the item "Other receivables". Profit distribution is made based on the capital contribution rate.

b) Regarding the investment cooperation contract No. 40/2011/HDHTDT/POT-LV-HL dated 28 December 2011 signed with the joint venture of Lien Viet Group and Him Lam Corporation on building POSTEF complex at 61 Tran Phu, Ba Dinh, Hanoi, all parties agreed that the Company would be the project owner and in charge of opening bank accounts and doing the bookkeeping during the investment and the construction phase. The project expenses are recorded on the incurred expenses under the contract. The expenses are paid by the joint venture and recorded in the item "Construction in progress" and "Other payables". Profit distribution is made based on the capital contribution rate.

2.14 Prepaid expenses

The expenses incurred but related to operation results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

Prepaid land expenses include prepaid land rental for which the Company has received the land use right certificate but is not eligible for recording as intangible fixed assets according to the Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 guiding regulation on management, use and depreciation of fixed assets and other incurred expenses related to ensuring the use of leased land. These expenses are recognized in the separate statement of income on a straight-line basis over the term of the lease.

Tools and instruments include assets held by the Company for use during business operation. As cost of each asset is less than VND 30 million, they are not eligible for recording as a fixed asset according to current regulations. Cost of tools and equipment is depreciated on a straight-line basis over a period of 1 to 3 years.

Expenses for prepayment of infrastructure rental are allocated to expenses in the fiscal year according to the lease term.

Other prepaid expenses are stated at cost and amortized on a straight-line basis over their useful lives from 1 to 3 years.

2.15 Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Accounts payable are classified as short-term and long-term in the separate financial statements based on the remaining maturities of the payables at the reporting date.

2.16 Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and financial lease liabilities are tracked by each lender, each loan agreement, and the repayment terms of the borrowings.

2.17 Borrowing costs

Borrowing costs are recognized in production and business expenses in the period when they are incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets which are included in the value of assets (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs" are met. In addition, for separate loans for the construction of fixed assets, investment real estate, interest is capitalized even if the construction period is less than 12 months.

2.18 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as transportation costs, factory relocation costs, interest expenses, etc. which are recorded to operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.19 Provision for payables

Provision for payables is only recorded when meeting all following conditions:

- The Company has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payable is the most reasonably estimated amount required to settle for the present debt obligation at the end of the fiscal year.

Only expenses related to the previously recorded provision for payable shall be offset by that provision for payable.

Provision for warranty of products, goods is deducted for products, goods according to time and committed in each specific contract. The rate of provision for warranty is determined according to the rate of warranty value for each specific contract.

Provisions for payables are recorded as operating expenses of the accounting year. In case provision made for the previous accounting year but not used up exceeds the one made for the current accounting year, the difference is recorded as a decrease in operating expenses.

2.20 Owner's equity

Owner's equity is stated at actually contributed capital of owners .

Share premium is recorded at the difference between the par value, the costs directly attributable to issuing shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Separate Statement of Financial Position after the announcement of dividend payment from the Board of Management and the announcement of cut-off date for dividend payment from Securities Depository Center of Vietnam.

2.21 Revenues

Revenue is recognized when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received after deducting trade discounts, sales discounts, sales returns:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer .

Revenue from service providers

- Determine the work completed on the date of preparing the Balance Sheet .

Financial income

Revenue arising from the used by the others of entity's assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The amount of the revenue can be measured reliably.

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or receive profits from capital contributions.

2.22 Cost of goods sold

The cost of goods sold and services provided is the total cost incurred for finished goods, merchandise, materials sold, and services provided to customers during the year, recognized in accordance with the revenue generated in the year, and ensures compliance with the prudence principle. Any cases of material loss exceeding the standard, costs exceeding the normal standard, labor costs, and fixed manufacturing overheads not allocated to the value of products in inventory, provisions for inventory write-downs, and inventory losses after deducting the responsibility of the related individuals or entities... are fully and promptly recognized in the cost of goods sold in the year, even if the products or goods have not been identified as consumed.

2.23 Financial expenses

Items recorded into financial expenses consist of:

- Borrowing costs;
- Exchange losses, etc.

The above items are recorded by the total amount arising in the year without offsetting against financial income.

2.24 Corporate income tax

Current corporate income tax expense

Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.

Corporate income tax rate for the current year

The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income for the fiscal year ended as at 31 December 2024.

2.25 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence over the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel of the Company, the close family members of these individuals;
- Enterprises which the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence over.

In considering the relationship of related parties to serve for the preparation and presentation of separate financial statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

Detailed information about transactions with related parties is presented in the consolidated financial statements for the fiscal year ending December 31, 2024, which the Company has disclosed simultaneously with the separate financial statements and the consolidated financial statements.

2.26 Segment information

The Company mainly operates in the field of production and trading of post and telecommunication equipment, other activities accounted for negligible proportion (less than 10%) in production and business activities and in the total value of assets. In addition, the Company's activities are taken place in Vietnamese territory. Therefore, the Company does not make Segment reporting by business sector and geographical area.

3 CASH AND CASH EQUIVALENTS

	<u>31/12/2024</u>	<u>01/01/2024</u>
	VND	VND
Cash on hand	1,098,670,629	1,666,990,629
Demand deposits	96,735,953,724	45,479,127,863
	<u>97,834,624,353</u>	<u>47,146,118,492</u>

4 FINANCIAL INVESTMENTS

a) Trading securities

	Stock Code	31/12/2024			01/01/2024		
		Original cost VND	Fair value VND	Provision VND	Original cost VND	Fair value VND	Provision VND
- Shares of Post and Telecommunication Joint Stock Insurance Corporation (PTI)	PTI	72,900,000	100,800,000	-	72,900,000	102,760,000	-
		<u>72,900,000</u>	<u>100,800,000</u>	<u>-</u>	<u>72,900,000</u>	<u>102,760,000</u>	<u>-</u>

The fair value of shares of Post and Telecommunication Joint Stock Insurance Corporation's share (PTI) determined by the closing price on HNX on 29 December 2023 and 31 December 2024 is VND 36,700 and 36,000 VND per share, respectively.

b) Equity investment in other entities

	31/12/2024		01/01/2024	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Investments in subsidiaries	67,000,000,000	-	67,000,000,000	-
- Postef Development Energy System Company Limited	32,000,000,000	-	32,000,000,000	-
- Postef Ba Dinh one member Co.,Ltd	5,000,000,000	-	5,000,000,000	-
- Postef Da Nang one member Co.,Ltd	30,000,000,000	-	30,000,000,000	-
Investments in associates	13,253,908,986	(7,107,394,668)	13,253,908,986	(7,107,394,668)
- Viet - Lao Joint Venture Investment Co., Ltd	13,253,908,986	(7,107,394,668)	13,253,908,986	(7,107,394,668)
	<u>80,253,908,986</u>	<u>(7,107,394,668)</u>	<u>80,253,908,986</u>	<u>(7,107,394,668)</u>

The Company has not determined the fair value of these financial investments because Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises have not had any specific guidance on the determination of the fair value.

Details of the Company's subsidiaries as of 31/12/2024 are as follows:

Subsidiary company name	Place of establishment	Benefit rate	Voting rights rate	Main business activities
Subsidiaries				
Postef Development Energy System Company Limited	Hanoi	100%	100%	Producing power systems, postal equipment
Postef Ba Dinh one member Co.,Ltd	Hanoi	100%	100%	Producing and providing equipment and services related to the field of post and telecommunications
Postef Da Nang one member Co.,Ltd	Da Nang	100%	100%	Producing and providing equipment and services related to the field of post and telecommunications
Associates				
Viet - Lao Joint Venture Investment Co., Ltd	Laos	30.00%	30.00%	Producing copper wire, electric and telecommunications cable

5 SHORT-TERM TRADE RECEIVABLES

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	366,985,014,163	(64,797,868)	227,343,056,848	(64,799,868)
VNPT Net Corporation	31,342,742,806	-	56,723,849,366	-
- Headquarters	29,012,479,946	-	56,596,050,506	-
- Architectural Projects	1,882,584,000	-	-	-
- Management Department				
- Northern Network Infrastructure Center	319,880,000	-	-	-
- Central Network Infrastructure Center	127,798,860	-	127,798,860	-
- Southern Network Infrastructure Center	-	-	3,406,150,000	-
POSTEF Ba Dinh One Member Company Limited	10,130,394,636	-	11,295,102,705	-
Postef Development Energy System Company Limited	107,153,296,626	-	1,558,456,489	-
Postef Da Nang one member Company Limited	10,341,050,946	-	529,156,276	-
Ho Chi Minh City Telecommunications – Vietnam Posts and Telecommunications Group	13,585,095,260	-	8,833,084,314	-
Dong Nai Telecommunications – Vietnam Posts and Telecommunications Group	5,816,135,000	-	6,604,141,800	-
Binh Duong Telecommunications – Vietnam Posts and Telecommunications Group	18,871,665,140	-	5,513,444,720	-
Tien Giang Telecommunications – Vietnam Posts and Telecommunications Group	11,440,000	-	2,690,457,001	-
Others	169,733,193,749	(64,797,868)	130,189,214,177	(64,799,868)

5 SHORT-TERM TRADE RECEIVABLES (CONTINUED)

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Others	505,670,516,883	(6,427,196,939)	337,086,904,588	(6,337,285,154)
Viettel Manufacturing Corporation - VMC	7,144,822,551	-	12,060,706,678	-
SAIGONTOURIST Cable TV Co, LTD	39,723,290,937	-	39,741,880,057	-
Viettel Network Corporation – Branch of Viettel Military Industry and Telecoms Group	10,028,755,616	-	42,098,410,090	-
MobiFone Global Technology Joint Stock Company	22,960,698,600	-	-	-
Northern MobiFone Network Center – Branch of MobiFone Telecommunications Corporation	70,197,325,594	-	19,662,731,400	-
Central MobiFone Network Center – Branch of MobiFone Telecommunications Corporation	28,857,455,060	-	32,568,000	-
Southern MobiFone Network Center – Branch of MobiFone Telecommunications Corporation	62,246,434,800	-	-	-
Viettel Group	-	-	12,493,170,861	-
Others	264,511,733,725	(6,427,196,939)	210,997,437,502	(6,337,285,154)
	<u>872,655,531,046</u>	<u>(6,491,994,807)</u>	<u>564,429,961,436</u>	<u>(6,402,085,022)</u>

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	-	-	976,166,680	-
Postef Ba Dinh one member Co.,Ltd	-	-	976,166,680	-
Others	16,887,643,228	(148,496,000)	12,797,454,657	(148,496,000)
BAE Batterien GmbH	-	-	3,084,565,209	-
Dzi An Mechanoelectric JSC	2,210,576,400	-	3,698,274,720	-
Tien Phong Construction and Technology JSC	3,625,600,000	-	-	-
Dow Chemical Pacific (Singapore) Pte., Ltd	2,828,736,405	-	-	-
Others	8,222,730,423	(148,496,000)	6,014,614,728	(148,496,000)
	16,887,643,228	(148,496,000)	13,773,621,337	(148,496,000)

7 OTHER RECEIVABLES

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a.1) Details by content				
Advances	2,968,133,811	-	3,675,098,909	-
Deposits, collateral	100,937,294	-	100,937,294	-
Other receivables	48,208,946,796	(5,956,129,750)	46,676,545,831	(5,956,129,750)
- Land rental at 63 Nguyen Huy Tuong (i)	32,910,505,507	-	32,910,505,507	-
- Lao - Viet Copper Cable Joint - Venture Company Limited	5,747,555,621	(5,747,555,621)	5,747,555,621	(5,747,555,621)
- VAT of finance leasing activities	8,545,454,545	-	6,184,679,152	-
- Others	1,005,431,123	(208,574,129)	1,833,805,551	(208,574,129)
	51,278,017,901	(5,956,129,750)	50,452,582,034	(5,956,129,750)

7 OTHER RECEIVABLES (CONTINUED)

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a.2) Details by subject				
Related parties	5,747,555,621	(5,747,555,621)	5,747,555,621	(5,747,555,621)
Lao - Viet Copper	5,747,555,621	(5,747,555,621)	5,747,555,621	(5,747,555,621)
Cable Joint - Venture Company Limited				
Others	45,530,462,280	(208,574,129)	44,705,026,413	(208,574,129)
Land rental at 63	32,910,505,507	-	32,910,505,507	-
Nguyen Huy Tuong (i)				
Vietcombank Financial Leasing Co., Ltd	-	-	6,184,679,152	-
VietinBank Leasing Co., Ltd	8,545,454,545	-	-	-
Others	4,074,502,228	(208,574,129)	5,609,841,754	(208,574,129)
	51,278,017,901	(5,956,129,750)	50,452,582,034	(5,956,129,750)
b) Long-term				
Deposits, collateral (ii)	28,049,670,402	-	24,859,670,402	-
	28,049,670,402	-	24,859,670,402	-

(i) According to the Investment Cooperation Contract No. 156/HD DT/Postef-Songhong ICT dated 24 April 2012 between POSTEF and Songhong Investment Construction Trading Joint Stock Company and minutes of meeting between venturers, land rental at 63 Nguyen Huy Tuong, Thanh Xuan District, Hanoi payable to the State from 01 January 2012 was paid by the joint venture and recorded as the project's expense (see details in Note 2.13 and 36).

(ii) The Company has deposited an amount of VND 24,717,000,000 into the bank account of Hanoi Authority for Planning and Investment at Lien Viet Post Commercial Joint Stock Bank - Thang Long Branch to ensure the implementation of the POSTEF complex project at 61 Tran Phu according to the Official Letter No. 401 / KH & DT-NNS dated 18 January 2018 of Hanoi Department for Planning and Investment.

8 DOUBTFUL DEBTS

Total value of receivables and debts that are overdue or not due but difficult to be recovered:

	31/12/2024		01/01/2024	
	Original Cost	Recoverable value	Original Cost	Recoverable value
	VND	VND	VND	VND
Short-term trade receivables	6,491,994,807	-	6,606,051,467	203,966,445
Central Vietnam Posts And Telecommunications Construction Joint - Stock Company	738,544,400	-	738,544,400	-
Crown Investment Joint Stock Company	30,000,000	-	137,126,260	-
VITEKCO Development and Investment Corporation	758,734,000	-	758,734,000	-
Others	4,964,716,407	-	4,971,646,807	203,966,445
Short-term prepayments to suppliers	148,496,000	-	148,496,000	-
Wealland Electronic Co., Ltd	104,552,000	-	104,552,000	-
Others	43,944,000	-	43,944,000	-
Other receivables	5,956,129,750	-	5,956,129,750	-
Lao - Viet Copper Cable Joint - Venture Company Limited	5,747,555,621	-	5,747,555,621	-
Others	208,574,129	-	208,574,129	-
	12,596,620,557	-	12,710,677,217	203,966,445

9 INVENTORIES

	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	53,980,425,165	(1,521,688,512)	53,312,519,370	(1,561,917,995)
Tools, supplies	820,194,191	(374,663,660)	951,957,931	-
Work in progress	1,073,430,343	-	1,312,456,523	-
Finished goods	194,636,677,510	(29,531,200,238)	164,475,600,217	(4,112,203,913)
Goods	113,977,929,125	(5,160,019,588)	99,519,760,868	(5,558,234,969)
Consignments	873,934,302	(120,274,062)	1,200,840,695	-
	365,362,590,636	(36,707,846,060)	320,773,135,604	(11,232,356,877)

10 PREPAID EXPENSES

	31/12/2024	01/01/2024
	VND	VND
a) Short-term		
Leased assets expense	275,277,920	221,100,000
Dispatched tools and supplies	71,438,699	212,756,780
Others	-	184,164,910
	346,716,619	618,021,690
b) Long-term		
Land rental at Bac Ninh VSIP (i)	39,314,919,005	40,512,327,713
Infrastructure rental at Le Minh Xuan Industrial Zone in Ho Chi Minh city (i)	4,372,122,681	4,559,849,105
Infrastructure rental at Lien Chieu Industrial Zone in Da Nang city (i)	653,625,000	692,115,958
Equipment rental project expense	-	2,117,473,454
Dispatched tools and supplies	6,729,273,456	2,299,985,115
Others	675,927,766	633,721,705
	51,745,867,908	50,815,473,050

- (i) Information on land and infrastructure rental costs at industrial zones is as follows:
- The infrastructure rental at Bac Ninh VSIP is VND 53,983 million which would be allocated within the rental period of 541 months. As at 31 December 2024, it has been allocated for 147 months ;
 - The infrastructure rental at Le Minh Xuan I Industrial Zone is VND 2,283 million which would be allocated within the rental period of 564 months. As at 31 December 2024, it has been allocated for 282 months;
 - The infrastructure rental at Le Minh Xuan II Industrial Zone is VND 6,401 million which would be allocated within the rental period of 552 months. As at 31 December 2024, it has been allocated for 273 months;
 - The infrastructure rental at Lien Chieu Industrial Zone is VND 1,081 million which would be allocated within the rental period of 408 months. As at 31 December 2024, it has been allocated for 159 months.

11 TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Instrument and tools for management	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	82,289,227,875	138,799,774,053	7,750,049,696	1,104,834,581	229,943,886,205
- Purchase in the year	-	3,751,940,000	-	-	3,751,940,000
- Finalized infrastructure investment	601,134,197	739,047,000	-	-	1,340,181,197
- Increase due to the repurchase of finance-leased fixed assets	-	251,579,017,761	-	-	251,579,017,761
- Increase due to reclassification	-	185,000,000	-	-	185,000,000
- Liquidation, disposal	(7,898,579,988)	(69,296,415,047)	(137,336,572)	(169,641,485)	(77,501,973,092)
- Sale and leaseback of finance-leased fixed assets	-	(186,567,352,244)	-	-	(186,567,352,244)
Ending balance of the year	74,991,782,084	139,191,011,523	7,612,713,124	935,193,096	222,730,699,827
Accumulated depreciation					
Beginning balance	45,649,134,501	100,620,478,548	6,358,759,306	1,104,834,581	153,733,206,936
- Depreciation in the year	1,984,460,316	9,903,012,008	398,896,817	-	12,286,369,141
- Increase due to the repurchase of finance-leased fixed assets	-	57,004,592,551	-	-	57,004,592,551
- Increase due to reclassification	-	185,000,000	-	-	185,000,000
- Liquidation, disposal	(7,898,579,988)	(39,272,941,880)	(137,336,572)	(169,641,485)	(47,478,499,925)
- Sale and leaseback of finance-leased fixed assets	-	(44,042,129,054)	-	-	(44,042,129,054)
- Others	-	(33,500,000)	-	-	(33,500,000)
Ending balance of the year	39,735,014,829	84,364,512,173	6,620,319,551	935,193,096	131,655,039,649
Net carrying amount					
Beginning balance	36,640,093,374	38,179,295,505	1,391,290,390	-	76,210,679,269
Ending balance	35,256,767,255	54,826,499,350	992,393,573	-	91,075,660,178

The carrying amount of tangible fixed assets pledged as collaterals for borrowings as of 31 December 2024 at the end of the year is VND 9,999,789,269 (as of 1 January 2024, it is VND 12,415,277,028)

Cost of fully depreciated tangible fixed assets but still in use as of 31 December, 2024 is VND 81,352,836,896 (as of 1 January 2024, it is VND 101,345,438,975)

12 FINANCE LEASE FIXED ASSETS

	Machinery, equipment VND	Total VND
Historical cost		
Beginning balance	251,579,017,761	251,579,017,761
- Financial lease in the year	142,525,223,190	142,525,223,190
- Repurchase of finance-leased fixed assets	(251,579,017,761)	(251,579,017,761)
Ending balance of the year	142,525,223,190	142,525,223,190
Accumulated depreciation		
Beginning balance	41,007,393,113	41,007,393,113
- Depreciation in the year	17,220,591,912	17,220,591,912
- Repurchase of leased fixed assets	(57,004,592,551)	(57,004,592,551)
Ending balance of the year	1,223,392,474	1,223,392,474
Net carrying amount		
Beginning balance	210,571,624,648	210,571,624,648
Ending balance	141,301,830,716	141,301,830,716

13 INTANGIBLE FIXED ASSETS

	Land use rights VND	Computer software VND	Total VND
Historical cost			
Beginning balance	1,782,373,000	516,979,000	2,299,352,000
- Decrease due to reclassification	-	(185,000,000)	(185,000,000)
Ending balance of the year	1,782,373,000	331,979,000	2,114,352,000
Accumulated depreciation			
Beginning balance	-	499,933,540	499,933,540
- Amortization for the year	-	17,045,460	17,045,460
- Decrease due to reclassification	-	(185,000,000)	(185,000,000)
Ending balance of the year	-	331,979,000	331,979,000
Net carrying amount			
Beginning balance	1,782,373,000	17,045,460	1,799,418,460
Ending balance	1,782,373,000	-	1,782,373,000

The Company's land use rights include:

- Long term land use right of 123m2 land at 25A Nguyen Dinh Chieu, Da Kao Ward, District 1, Ho Chi Minh city according to the Certificate of land use rights and house ownership No. 6826/1998 and No. 9227/98 issued by the People's Committee of Ho Chi Minh city on 26 May 1998 and 27 July 1998 respectively;
- Long term land use right at Plot 6-7AD2, 2/9 Street, Hoa Cuong Ward, Hai Chau District, Da Nang according to the Certificate of land use rights and house ownership No. 3401115034 dated 19/05/2000 issued by the Danang People's Committee.

Intangible fixed assets regarding land use rights are pledged as collaterals for the borrowings (see details in Note 20).

14 CONSTRUCTION IN PROGRESS

	31/12/2024	01/01/2024
	VND	VND
Construction in progress	824,077,443,986	818,462,487,106
- Postef complex project at 61 Tran Phu - Ba Dinh District - Ha Noi (i)	822,820,685,560	817,205,728,680
- Construction and installation of Accu manufacturing molds(ii)	1,049,752,290	1,049,752,290
- Complex Project at 63 Nguyen Huy Tuong, Thanh Xuan District(iii)	207,006,136	207,006,136
Others	-	214,080,000
	824,077,443,986	818,676,567,106

(i) The POSTEF multi-functional construction investment project at 61 Tran Phu, Ba Dinh district has been implemented since 2012 with the collected costs for the project mainly including: VND 604.15 billion one-time land rent for the area of 7,523 m2 according to Notice 19289/CCT-TB&TK dated September 27, 2018 and; VND 123.26 billion for relocation support costs of the Joint Venture and VND 48.34 billion annual land rent payment for the land area of 1,555 m2 located within the road paved line the Company is using according to the notices of periodic land rental payment of the Ba Dinh District Tax Department and other expenses (other information on the Project see details at Note 36 and Note 2.13).

(ii) Construction and installation item of Accu manufacturing molds according to new technology invested by the Company at Factory 123, POSTEF Industrial Complex in VSIP Bac Ninh Industrial Park - No. 12, 15 VSIP Bac Ninh Street, Tu Son town, Bac Ninh province, with a total investment of VND 1.2 billion. This item started to be deployed from the fourth quarter of 2018. As of December 31, 2024, the project is implementing the mold installation.

(iii) Investment project to build a multi-function complex at 63 Nguyen Huy Tuong, Thanh Xuan district: are the initial investment preparation costs of the project. These costs will be settled with the partner upon completion of the project. For more information about the project, refer to Note 36.

15 SHORT-TERM TRADE PAYABLES

	31/12/2024		01/01/2024	
	Value	Amount can be paid	Value	Amount can be paid
	VND	VND	VND	VND
Related parties	123,505,083,290	123,505,083,290	155,364,509,831	155,364,509,831
Postef Development Energy System Co., Ltd	91,901,417,849	91,901,417,849	86,592,576,710	86,592,576,710
Postef Da Nang one member Co., Ltd	12,359,002,995	12,359,002,995	3,139,817,617	3,139,817,617
Postef Ba Dinh one member Co., Ltd	703,098,199	703,098,199	-	-
Post and Telecommunications Construction Material JSC	-	-	150,885,504	150,885,504
VKX Co.,Ltd	15,822,268,847	15,822,268,847	65,481,230,000	65,481,230,000
Others	2,719,295,400	2,719,295,400	-	-

15 SHORT-TERM TRADE PAYABLES (CONTINUED)

	31/12/2024		01/01/2024	
	Value	Amount can be paid	Value	Amount can be paid
	VND	VND	VND	VND
Others	501,157,486,788	501,157,486,788	186,494,325,338	186,494,325,338
VISION Technology Joint Stock Company	177,776,474,605	177,776,474,605	45,712,518,534	45,712,518,534
Amphenol Omniconnect India Pvt. Ltd	-	-	2,466,520,854	2,466,520,854
Viet Trung Engineering Services	33,526,005,235	33,526,005,235	-	-
ZTE HK Co.,LTD	31,555,358,788	31,555,358,788	25,784,778,127	25,784,778,127
Thang Long Incorporation Joint Stock Company	30,150,867,100	30,150,867,100	8,378,301,000	8,378,301,000
Others	228,148,781,060	228,148,781,060	104,152,206,823	104,152,206,823
	<u>624,662,570,078</u>	<u>624,662,570,078</u>	<u>341,858,835,169</u>	<u>341,858,835,169</u>

16 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	31/12/2024	01/01/2024
	VND	VND
Related parties	4,840,307	14,903,232,003
Postef Da Nang one member Co., Ltd	-	14,700,942,996
Hanoi Materials - Telecommunications Services Company	4,840,307	4,840,307
VNPT Cao Bang	-	185,881,300
VNPT Hoa Binh	-	11,567,400
Others	1,170,129,092	1,798,888,525
Institute of High-Quality Training - University of Transport and Communications Ho Chi Minh City	1,026,300,000	-
Others	143,829,092	1,798,888,525
	<u>1,174,969,399</u>	<u>16,702,120,528</u>

17 TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of the year VND	Tax payable at the beginning of the year VND	Tax payable in the year VND	Tax paid in the year VND	Tax receivable at the end of the year VND	Tax payable at the end of the year VND
Value-added tax	-	1,414,713,996	31,870,889,920	17,812,897,765	10,160,640	15,482,866,791
Export, import duties	-	-	148,169,026	148,169,026	-	-
Corporate income tax	-	3,542,355,285	4,659,793,673	4,152,799,817	-	4,049,349,141
Personal income tax	39,516,724	44,723,388	368,083,594	438,145,038	67,666,369	2,811,589
Land tax and land rental	-	-	1,633,080,271	1,633,080,271	-	-
Other taxes	-	-	11,000,000	11,000,000	-	-
Fees, charges and other payables	-	8,069,735	426,361,507	428,214,249	-	6,216,993
	39,516,724	5,009,862,404	39,117,377,991	24,624,306,166	77,827,009	19,541,244,514

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the separate financial statements could be changed at a later date upon final determination by the tax authorities.

18 SHORT-TERM ACCRUED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
Interest expenses	1,553,052,905	1,743,993,167
Contract penalty expenses (i)	8,419,332,703	8,419,332,703
Others	1,484,524,426	1,652,471,906
	<u>11,456,910,034</u>	<u>11,815,797,776</u>

- (i) It is the fine for breach of contract No. 042018-HD/VTPT Net/POSTEF-PDE according to the provisional value on the Contract Penalty Minute with VNPT Net Corporation.

19 OTHER PAYABLES

	31/12/2024	01/01/2024
	VND	VND
a) Short-term		
Trade union fee	178,869,082	236,445,389
Social insurance	31,765,700	28,188,286
Health insurance	1,457,999	-
Unemployment insurance	423,713,260	444,800,525
Other payables	4,896,869,607	6,838,849,470
- Supplies, temporary warehouses	151,720,060	2,952,581,599
- Payables for relocating the factory in Lim town(i)	210,162,517	210,162,517
- Payables for staff re-arrangement labor and production cessation at the factory in Lim town (i)	3,468,612,474	3,468,612,474
- Dividends and profits payable	107,343,562	99,974,887
- Others	959,030,994	107,517,993
	<u>5,532,675,648</u>	<u>7,548,283,670</u>
b) Long-term		
Lien Viet Holding Joint Stock Company (ii)	865,192,044,995	859,193,044,995
Deposits, collateral	400,000,000	-
	<u>865,592,044,995</u>	<u>859,193,044,995</u>

- (i) In 2021, the Company received an amount from the People's Committee of Tien Du district, Bac Ninh province according to the Decision No.1441/QD-UBND dated November 16, 2021 on approving the compensation and resettlement plan when the State recovers land to build the Monument to Heroes and Martyrs of Tien Du district. Total compensation is VND 18,256,035,767, of which the compensation value for assets attached to land and non-removable machinery is VND 10,714,553,198 which has been recognized in other income in the year 2021. Remaining value includes relocation expenses (VND 3,304,246,691), expenses for staff re-arrangement and production cessation (VND 4,237,235,878). The Company has paid for some relocation costs and supported labor and stopped production. The remaining amount is expected to be settled by the Company upon completion of the above relocation and labor support work.

According to Decision No. 438/QD-UBND dated June 14, 2024, on the adjustment of the compensation, support, and resettlement plan when the State recovers land for the project implementation, the compensation value for houses, buildings, and architectural works on the land was adjusted from VND 9,327,541,087 to VND 5,268,095,682. During the year, the Company refunded VND 4,059,445,000 to the People's Committee of Tien Du District, equivalent to the reduced compensation value (See Note 22 for further details).

- (ii) Capital contribution received from Lien Viet Holdings Joint Stock Company for the Postef Complex Project at 61 Tran Phu, Ba Dinh District, Hanoi under the business cooperation contract (see details at Note 36).

20 BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2024		During the year		31/12/2024	
	Value	Amount can be paid	Increase	Decrease	Value	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings (i)						
Short-term debts	566,314,883,791	566,314,883,791	1,224,915,214,446	1,202,066,170,520	589,163,927,717	589,163,927,717
Current portion of long-term debts	9,090,273,733	9,090,273,733	20,904,000,000	9,090,273,733	20,904,000,000	20,904,000,000
	<u>575,405,157,524</u>	<u>575,405,157,524</u>	<u>1,245,819,214,446</u>	<u>1,211,156,444,253</u>	<u>610,067,927,717</u>	<u>610,067,927,717</u>
b) Long-term borrowings (ii)						
Long-term debts	23,268,000,000	23,268,000,000	80,133,917,428	42,599,290,164	60,802,627,264	60,802,627,264
Long-term finance lease liabilities	68,031,470,674	68,031,470,674	94,000,000,000	68,031,470,674	94,000,000,000	94,000,000,000
	<u>91,299,470,674</u>	<u>91,299,470,674</u>	<u>174,133,917,428</u>	<u>110,630,760,838</u>	<u>154,802,627,264</u>	<u>154,802,627,264</u>
Amount due for settlement within 12 months	(9,090,273,733)	(9,090,273,733)	(20,904,000,000)	(9,090,273,733)	(20,904,000,000)	(20,904,000,000)
Amount due for settlement after 12 months	<u>82,209,196,941</u>	<u>82,209,196,941</u>			<u>133,898,627,264</u>	<u>133,898,627,264</u>

(i) Detailed information on Short-term borrowings:

	Currency	Interest Rate	Purpose	Guarantee	31/12/2024	01/01/2024
					VND	VND
Others						
Short-term debts					589,163,927,717	566,314,883,791
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch	VND	As per each debt agreement	Supplement working capital, provide L/C	Mortgaged by property (*)	216,851,550,805	200,738,829,007
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Tay Branch	VND	As per each debt agreement	Supplement working capital	Unsecured	41,904,692,678	133,270,691,281
Bangkok Bank Public Company Limited - Hanoi Branch	VND	As per each debt agreement	Supplement working capital	Unsecured	125,799,598,832	119,083,348,938
Military Commercial Joint Stock Bank - Dien Bien Phu Branch	VND	As per each debt agreement	Supplement working capital	Mortgaged by property (*)	16,045,344,000	22,446,909,340
Vietnam Maritime Commercial Joint Stock Bank - Transaction Center Branch	VND	As per each debt agreement	Supplement working capital	Unsecured	11,961,404,053	22,932,733,381
Vietnam International Commercial Joint Stock Bank - Hanoi Branch	VND	As per each debt agreement	Supplement working capital	Mortgaged by property (*)	39,624,007,304	-
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch	VND	As per each debt agreement	Supplement working capital	Mortgaged by property (*)	105,473,264,121	-
Others	VND	As per each debt agreement	Supplement working capital	Unsecured	31,504,065,924	67,842,371,844
					589,163,927,717	566,314,883,791

(ii) Detailed information on Long-term borrowings:

	Currency	Interest Rate	Year of maturity	Purpose	Guarantee	31/12/2024	01/01/2024
Others						VND	VND
Long-term borrowings:						60,802,627,264	23,268,000,000
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ba Dinh Branch						5,168,000,000	7,268,000,000
- Contract No. 125/2021-HDDCVDADT/NHCT124-POSTEF	VND	Adjusted for each period	2027	Procurement of Fixed assets	Mortgaged by property (*)	2,794,000,000	3,910,000,000
- Contract No. 112/2021-HDDCVDADT/NHCT124-POSTEF	VND	Adjusted for each period	2027	Procurement of Fixed assets	Mortgaged by property (*)	2,374,000,000	3,358,000,000
Personal borrowings	VND	Adjusted for each period	As per each debt agreement	Supplement working capital	Unsecured	55,634,627,264	16,000,000,000
Long-term finance lease liabilities:						94,000,000,000	68,031,470,674
Vietcombank Financial Leasing Co., Ltd						-	68,031,470,674
- Contract No. 111.21.06/CTTC dated 24 June 2021	VND	Adjusted for each period	2025	Financial lease for production and business	No collateral	-	4,881,226,666
- Contract No. 111.21.08/CTTC dated 24 June 2021	VND	Adjusted for each period	2025	Financial lease for production and business	No collateral	-	1,825,457,680
- Contract No. 111.21.10/CTTC date 27 December 2021	VND	Adjusted for each period	2026	Financial lease for production and business	No collateral	-	61,324,786,328
Vietinbank Financial Leasing Co., Ltd						94,000,000,000	-
- Contract 01.108/2024/TSC - CTTC date 23 December 2024	VND	Adjusted for each period	2029	Financial lease for production and business	A guarantee deposit of 3,200,000,000 VND	94,000,000,000	-
						154,802,627,264	91,299,470,674
Amount due for settlement within 12 months						(20,904,000,000)	(9,090,273,733)
Amount due for settlement after 12 months						133,898,627,264	82,209,196,941

(*) Borrowings from banks and other credit institutions are secured by mortgage contracts and fully registered as secured transactions .



21 PROVISIONS FOR PAYABLES

	<u>31/12/2024</u>	<u>01/01/2024</u>
	VND	VND
a) Short-term		
Provision for products warranty	1,202,187,838	10,485,697,813
	<u>1,202,187,838</u>	<u>10,485,697,813</u>
b) Long-term		
Provision for products warranty	-	23,929,679,306
	<u>-</u>	<u>23,929,679,306</u>

a) **Changes in owner's equity**

	Contributed capital	Share premium	Development and investment	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of previous year	194,300,060,000	45,934,846,208	35,620,697,076	36,588,402,650	312,444,005,934
Profit in the previous year	-	-	-	4,290,259,511	4,290,259,511
Dividend payment	-	-	-	(11,949,453,690)	(11,949,453,690)
Appropriation to Bonus & welfare fund	-	-	-	(3,054,160,898)	(3,054,160,898)
Remuneration of the Board of Management	-	-	-	(259,592,720)	(259,592,720)
Ending balance of previous year	194,300,060,000	45,934,846,208	35,620,697,076	25,615,454,853	301,471,058,137
Beginning balance of this year	194,300,060,000	45,934,846,208	35,620,697,076	25,615,454,853	301,471,058,137
Profit for this year	-	-	-	1,690,331,708	1,690,331,708
Dividend payment	-	-	-	(1,943,000,600)	(1,943,000,600)
Appropriation to Bonus & welfare fund	-	-	-	(522,695,692)	(522,695,692)
Remuneration for the Board of Directors and Supervisory Board	-	-	-	(44,431,200)	(44,431,200)
Decrease due to the State reclaiming previously received compensation (i)	-	-	-	(4,059,445,000)	(4,059,445,000)
Additional corporate income tax assessment after tax inspection	-	-	-	(490,444,531)	(490,444,531)
Administrative penalties and late payment fines after tax inspection	-	-	-	(128,047,791)	(128,047,791)
Reduction in deductible VAT after tax inspection	-	-	-	(266,738,152)	(266,738,152)
Ending balance of this year	194,300,060,000	45,934,846,208	35,620,697,076	19,850,983,595	295,706,586,879

(i) According to the Board of Directorss Meeting Minutes No. 416/BB-HDQT dated December 27, 2024, the Company will utilize undistributed post-tax profits to offset the adjusted reduction in compensation, support, and resettlement costs when the State recovers land for the implementation of the “Investment and Construction of the Martyrs’ Monument in Tien Du District, Bac Ninh Province (Phase 1)” project, under Decision No. 438/QD-UBND dated June 14, 2024, issued by the People's Committee of Tien Du District (See Note 19 for further details).



Post and Telecommunication Equipment Joint Stock Company **Separate Financial Statements**
No. 61 Tran Phu - Dien Bien Ward - Ba Dinh District - Hanoi for the fiscal year ended as at 31/12/2024

According to the Resolution No.23/NQ-DHDCD TN2024 dated 23 March 2024

	Rate %	Amount VND
Net profit after tax presented in Consolidated Financial Statements		2,613,478,462
Remuneration to Board of Management	1.70	44,431,200
Appropriation to Bonus & welfare fund	20.00	522,695,752
Dividend payment (equivalent to 100 VND per share)	74.35	1,943,000,600
Remaining undistributed after-tax profit	3.95	103,350,910

b) Details of Contributed capital

	31/12/2024 VND	Rate %	01/01/2024 VND	Rate %
Vietnam Posts and Telecommunications Group	97,142,000,000	49.996	97,142,000,000	49.996
Duong Trung Loi	23,817,720,000	12.258	23,817,720,000	12.258
Lien Viet Securities Joint Stock Company	22,000,000,000	11.323	22,000,000,000	11.323
Others	51,340,340,000	26.423	51,340,340,000	26.423
	194,300,060,000	100	194,300,060,000	100

c) Capital transactions with owners and distribution of dividends and profits

	Year 2024 VND	Year 2023 VND
Owner's contributed capital		
- At the beginning of year	194,300,060,000	194,300,060,000
- At the end of the year	194,300,060,000	194,300,060,000
Distributed dividends and profit		
- Dividends and profit payable at the beginning of year	99,974,887	124,188,635
- Dividends and profit payable in the year	1,943,000,600	11,949,453,690
+ Dividend payment from last year's profit	1,943,000,600	11,949,453,690
- Dividend and profit paid in cash in the year	1,935,631,925	11,973,667,438
+ Dividend payment from last year's profit	1,935,631,925	11,973,667,438
- Dividends and profit payable at the end of the year	107,343,562	99,974,887

d) Share

	31/12/2024	01/01/2024
Quantity of Authorized issuing shares	19,430,006	19,430,006
Quantity of issued shares	19,430,006	19,430,006
- Common shares	19,430,006	19,430,006
Quantity of outstanding shares in circulation	19,430,006	19,430,006
- Common shares	19,430,006	19,430,006
Par value per share: VND 10.000		

e) Company's funds

	31/12/2024	01/01/2024
	VND	VND
Development and investment fund	35,620,697,076	35,620,697,076
	<u>35,620,697,076</u>	<u>35,620,697,076</u>

23 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating leased asset

The Company designs assets such as land and infrastructure in industrial parks (see Note 10) according to operating assets. The company has prepaid all land assets and infrastructure for land plots in this Industrial Park.

As at 31 December 2024, the Company had signed the following land lease contracts:

- Land lease contract at No. 61 Tran Phu, Dien Bien Ward, Ba Dinh District, Hanoi: the Company leased this land for the purpose of implementing the Postef complex project. The lease term is 50 years expiring on 24 June, 2067, with a total leased area of 7,523 m². Under this lease contract, the Company is required to make a one-time payment for the entire lease amount upon signing the agreement.
- Land lease contract at VSIP Bac Ninh Industrial Park within 541 months from 2012, at Le Minh Xuan I Industrial Park within 564 months from 2001, at Le Minh Xuan II Industrial Park within 552 months since 2002 and at Lien Chieu Industrial Park within 408 months from 2011 to use for the purpose of building a production plant. Under these contracts, the Company must pay a one-time land rental for the entire lease period.
- Land lease contract at No. 63 Nguyen Huy Tuong, Thanh Xuan Ward, Thanh Xuan District, Hanoi for the purpose of implementing complex project. The lease term is 20 years from January 1, 1996 with a total leased area of 13,000 m². Under this contract, the Company is required to make annual lease payments until the lease expires, in accordance with current State regulations. Pursuant to Decision No. 119/QD-UBND issued by the Hanoi People's Committee on January 12, 2022, the Company was granted a five-year lease extension for the land at 63 Nguyen Huy Tuong for use as a Postal Equipment Factory, effective from the decision date. Up to now, the Company continues to make annual lease payments as notified by the Thanh Xuan District Tax Department and has also signed a new land lease contract No. 55/HDTD – STNMT-KTD dated 27/02/2023 with Department of Nature Resource and Environment.

b) Foreign currencies

	31/12/2024	01/01/2024
USD	87,940.44	63,225.97
EUR	161.74	172.17
KIP	125,202.00	363,594.00

24 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Year 2024 VND	Year 2023 VND
Revenue from sale of goods	1,687,292,658,803	1,324,197,377,073
Revenue from rendering of services	9,514,126,663	11,412,173,855
	<u>1,696,806,785,466</u>	<u>1,335,609,550,928</u>

25 COST OF GOODS SOLD

	Year 2024 VND	Year 2023 VND
Cost of goods sold	1,581,730,223,409	1,232,528,060,324
Cost of services rendered	4,836,510,878	8,936,548,448
Reversal of provision for devaluation of inventories	25,475,489,183	(1,069,102,947)
	<u>1,612,042,223,470</u>	<u>1,240,395,505,825</u>

26 FINANCIAL INCOME

	Year 2024 VND	Year 2023 VND
Interest income	67,098,104	268,934,058
Dividends, profit distributed	1,687,443,618	3,374,546,036
Realised exchange gain	714,446,228	-
Unrealised exchange gain	-	206,856,525
Sales interest, payment discount	35,995,850	-
	<u>2,504,983,800</u>	<u>3,850,336,619</u>

27 FINANCIAL EXPENSE

	Year 2024 VND	Year 2023 VND
Interest expenses	37,920,753,701	51,202,922,858
Realised exchange loss	633,564,261	1,184,468,302
Unrealised exchange gain	7,313,304	-
	<u>38,561,631,266</u>	<u>52,387,391,160</u>

28 SELLING EXPENSES

	Year 2024	Year 2023
	VND	VND
Raw materials	67,586,303	139,641,772
Labour expenses	12,131,672,360	12,462,923,005
Tools and supplies	90,924,471	630,642,589
Depreciation expenses	332,610,951	368,572,059
Provision/Reversal of provision	(33,048,910,281)	(31,651,130,142)
Expenses of outsourcing services	5,237,264,436	6,177,434,071
Other expenses in cash	15,322,856,765	14,895,679,726
	134,005,005	3,023,763,080

29 GENERAL AND ADMINISTRATIVE EXPENSES

	Year 2024	Year 2023
	VND	VND
Raw materials	81,741,691	316,454,545
Labour expense	19,375,746,813	12,180,679,889
Tools and supplies	1,290,851,175	1,500,687,347
Depreciation expenses	1,280,565,477	1,626,484,746
Tax, Charge, Fee	378,541,240	430,817,508
Provision/Reversal of provision	89,909,785	(305,000,000)
Expenses of outsourcing services	13,618,342,633	14,888,726,830
Other expenses in cash	9,925,295,901	8,757,050,486
	46,040,994,715	39,395,901,351

30 OTHER INCOME

	Year 2024	Year 2023
	VND	VND
Gain from disposal and liquidation of fixed assets	9,727,097,728	461,656,296
Receipt from fines for breach of contract	-	10,269,694,378
Income from debt settlement is not returned	-	423,208,849
Others	145,515,046	484,509,739
	9,872,612,774	11,639,069,262

31 OTHER EXPENSES

	Year 2024	Year 2023
	VND	VND
Penalties for breach of contract, late payment	6,080,582,204	3,596,116,461
Administrative fines, late tax payment fines	391,549,214	917,466,446
Depreciation costs, amortized during production cessation	51,534,763	135,092,009
Others	22,180,553	57,523,500
	6,545,846,734	4,706,198,416

32 CURRENT CORPORATE INCOME TAX EXPENSES

	Year 2024 VND	Year 2023 VND
Corporate income tax from core business activities		
Total net profit before tax	5,859,680,850	11,190,196,977
Increase	16,674,508,477	26,684,036,387
- Fines and late payment interest	391,549,214	917,466,446
- Personal income tax from capital mobilization	385,786,554	455,704,600
- Non-Deductible interest expense according to the provisions of the Decree 132/ND-CP of the Government	15,882,452,709	25,272,899,341
- Others	14,720,000	37,966,000
Decrease	(1,687,443,618)	(3,374,546,036)
- Income from dividends being exempt from CIT	(1,687,443,618)	(3,374,546,036)
Taxable income	20,846,745,709	34,499,687,328
Current corporate income tax expense (tax rate 20%)	4,169,349,142	6,899,937,466
Adjustments of corporate income tax expenses from previous years to the corporate income tax payable for the current year	490,444,531	-
Tax payable at the beginning of the year	3,542,355,285	5,915,337,945
Tax paid in the year	(4,152,799,817)	(9,272,920,126)
Corporate income tax payable at the end of the year	4,049,349,141	3,542,355,285

33 BUSINESS AND PRODUCTION EXPENSES BY ITEMS

	Year 2024 VND	Year 2023 VND
Raw materials	245,070,684,788	314,337,192,155
Labour expense	51,490,962,878	41,521,929,025
Tools and supplies	5,299,350,246	8,664,005,266
Depreciation expenses	29,524,006,513	30,345,649,931
Tax, Charge, Fee	376,541,240	471,910,766
Reversal of provision	(33,123,279,496)	(33,025,233,089)
Expenses of outsourcing services	51,371,082,073	49,556,127,417
Other expenses in cash	22,322,821,618	29,341,763,721
	372,332,169,860	441,213,345,192

34 ADDITIONAL INFORMATION FOR THE ITEMS OF THE SEPARATE STATEMENT OF CASH FLOWS

a) Borrowing amount actually collected during the period

	Year 2024	Year 2023
	VND	VND
Actual proceeds from borrowings under standard loan agreements	1,305,049,131,874	1,090,611,810,356

b) Amount actually paid for the loan principal during the period

	Year 2024	Year 2023
	VND	VND
Principal repayment under standard loan agreements	1,244,665,460,684	1,189,401,196,845
Payment of finance lease obligations	68,031,470,674	29,001,037,416

35 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Separate Financial Statements.

36 OTHER INFORMATION

a) POSTEF investment and construction project of multi-functional building at No. 61 Tran Phu, Ba Dinh district, Hanoi

According to the Investment Cooperation Contract No. 40/2011/HDHTDT/POT-LVH-HL between the Post and Telecommunication Equipment Joint Stock Company (POSTEF) and the Joint Venture between Lien Viet Holdings Joint Stock Company and Him Lam Joint Stock Company about the cooperation and operation of the POSTEF Complex Project at 61 Tran Phu, Ba Dinh District, Hanoi.

Contributed capital of the parties in the Project is VND 1,039.2 billion and the total investment is VND 1,574.531 billion. Accordingly, POSTEF will contribute capital by land use rights of VND 530 billion (accounting for 51% of the total value of the contributed capital), the Joint Venture party contributes VND 509.2 billion in cash (accounting for 49% total value of capital contribution). According to the terms of the contract, the Company is entitled to lease for use or sublease 20% of the total office space under the floor area. The benefits of the parties from the contributed capital and the profits generated from the Project will be divided on the basis of profit before tax.

Under this Contract, the Joint Venture supports POSTEF with the cost of relocating the business establishments, premise rental and business cessation during the preparation and construction completion phase with the value of VND 125 billion (not including VAT) and these costs are part of the capital contribution that the joint venture contribute in cash to the project.

On June 24, 2017, the Hanoi People's Committee issued the Decision No. 3841/QD-UBND approving the investment policy in the project, including:

- Scale of investment: The total area under the survey is about 9,078 m², of which: The project area is about 7,523m², the area under the clearance plan is about 1,555 m²; Area of construction work is about 3,757 m² (construction density of 50%); The area of internal roads, trees and parking areas is about 3,766 m².
- The construction includes: 11 floors and 06 basements.
- The over ground is about 32,306.6 m², underground area is about 43,023.2 m².
- The height of the construction from the sidewalk to the top is about 42.9m.

In 2018, the Company made deposits to ensure the project implementation according to Official Letter No. 401/KH&DT-NNS dated January 18, 2018 of the Hanoi Department of Planning and Investment and land rental according to Notice 19289/CCT-TB&TK dated September 27, 2018 of the Ba Dinh District Tax Department.

In 2019, the Company has been granted a land use right certificate for this land lot for new use purposes.

The project has been approved for the technical design of the underground part according to Notice No. 07 / HDXD-QLTK dated January 6, 2020 of the Construction Activity Management Department under the Ministry of Construction. On December 8, 2020, the Company was granted the Construction License No. 83 / GPXD of the Hanoi Department of Construction on construction of the project's Underground part.

According to the Resolution of the Annual General Meeting of Shareholders in 2019, the Company has planned to transfer this entire project. However, according to the Resolution of the 2021 Annual General Meeting of Shareholders No.18/NQ-DHDCD TN2021 dated March 8, 2021, the Company has suspended the policy of transferring the project.

- On June 25, 2021, the Board of Directors of the Company approved the estimate of construction and installation value, consulting costs, project management of underground construction and installation and the plan to select a consulting contractor to design construction drawings and estimation of the underground part of the project.
- On October 11, 2021, the Board of Directors of the Company approved the contractor selection plan for the underground construction and installation phase.
- On October 26, 2021, the Board of Directors of the Company approved the Construction Drawing -Design and Estimation of construction and installation costs, consulting costs and other related costs during the construction and installation of the underground part of the Project.
- On April 6, 2022, the Company received the document No. 1009/UBND-DT on the implementation of the direction of the Secretary of the City Party Committee, according to which, The Hanoi People's Committee assigns the city's departments and agencies to organize the inspection and review of documents, processes and procedures for project investment implementation; determine the responsibilities of relevant organizations and individuals (if any) and report, propose and draft documents to the CPV Designated Representation of the Hanoi People's Committee reports to the City Party Secretary on the implementation situation and the results of the direction of the City Party Secretary. Also according to this document, the Hanoi People's Committee also requested the Company to suspend demolition, construction and investment in the project.
- On May 19, 2022, the Company received the document No. 4571/VP-DT on the competition for selection of architectural plans for multi-purpose works Postef at 61 Tran Phu. The Hanoi People's Committee transferred the document No. 140/POT-DTDA dated May 9, 2022 of the Company to the departments: Planning - Architecture, Planning and Investment to check, synthesize and report to the People's Committee City.
- On June 3, 2022, the Department of Planning and Architecture issued document No. 2337/QHKT-ND, in which the Department requested the Company to proactively contact and coordinate with the Vietnam Association of Architects and the Department of Planning and Architecture to jointly research and organize a competition to select an architectural plan that contributes to the architectural space and landscape of the Ba Dinh Political Center area.
- Currently, the Company has selected an architectural design through a competitive selection process. According to Official Letter No. 5393/QHKT-ND dated November 2, 2023, issued by the Hanoi Department of Planning and Architecture, the Department has reported to the Hanoi People's Committee, acknowledging the results of the architectural design competition. As of December 31, 2024, the Company is working with the Dien Bien Ward People's Committee, the Ba Dinh District People's Committee, and relevant departments and agencies to organize the public announcement of the project's planning and architectural design in comprehensive and transparent manner, in accordance with the opinion of the Department of Planning and Architecture stated in Official Letter No. 6026/QHKT-ND dated December 24, 2024.

b) Multifunctional complex project at 63 Nguyen Huy Tuong

On April 24, 2012, Post and Telecommunication Equipment Joint Stock Company and Songhong Investment Construction and Trading Joint Stock Company signed Investment Cooperation Contract No. 156/HĐ ĐT/Postef-Songhong ICT dated April 24, 2012, to implement the multifunctional complex project at No. 63 Nguyen Huy Tuong. According to the terms of the agreement, the Company has the right to prioritize the distribution of 50% of the project's products at commercial prices. The benefits that both parties will receive from their capital contributions and the profits generated by the project will be further detailed in an appendix to the agreement after the project is completed.

Under this contract, the joint venture supports POSTEF with the cost of relocation and site clearance with value of VND 49.5 billion (including 10% VAT). These costs are part of the capital contribution that the Joint Venture contribute in cash to the Project (these relocation costs have been settled by the joint venture and recorded as operating result from previous years).

On March 8, 2016, the People's Committee of Hanoi issued Decision No. 1087 / QĐ-UBND on investment policy for the project, including:

- Investment scale: The total area under the survey is about 13,022 m². Of which: the area for construction of roads as planned is about 279 m²; The project area is about 12,743 m². Area of construction work is about 6,291.2 m² (Construction density is about 49.4%).
- The floor area of the construction work is about 101,355 m² (not including basements, technical floors and elevator).
- The construction (not including basement, technical floors and elevator) includes 05 - 33 floors.

The General Meeting of Shareholders of the Company approved the transfer of this project under the Resolution No. 16 / NQ-DHDCDTN 2017 dated March 9, 2017.

In 2018, the Board of Management of the Company agreed to increase the total investment of this project according to the investment rate of the Ministry of Construction to VND 1,359.656 billion (of which the owner's investment capital is VND 275.248 billion, the remaining is borrowing capital and other legal mobilized capital) to transfer this project according to the Resolution of the General Meeting of Shareholders and after obtaining approval from Vietnam Posts and Telecommunications Group.

On 27 February, 2023, the Company signed land lease contract No. 55/HĐTD-STNMT-KTĐ with Hanoi People's Committee, rental area 13,022.2 m², lease term of 05 years from 27 February, 2023, with annual land lease payment formula.

37 COMPARATIVE FIGURES

The comparative figures are figures in the Separate Financial Statements for the fiscal year ended as at 31 December 2023, which were audited by AASC Auditing Firm Company Limited.


Vo Minh Hue
Preparer


Ma Thi Nghiem
Chief Accountant



Tran Hai Van
Chairman
Hanoi, 03 March 2025

