CÔNG TY CỔ PHẦN TẬP ĐOÀN QUẢN LÝ TÀI SẢN TRÍ VIỆT
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CÔNG TY CỔ PHẦN TẬP ĐOÀN QUẢN LÝ TÀI SẢN TRÍ VIỆT

TRI VIET ASSET MANAGEMENT CORPORATION JOINT STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hà Nội, ngày 31 tháng 03 năm 2025

Ha Noi, March 31st, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH

PERIODIC INFORMATION DISCLOSURE THE FINANCIAL STATEMENT

Kính gửi/*To*: - Sở Giao dịch Chứng khoán Hà Nội/ *Hanoi Stock Exchange*

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt thực hiện công bố thông tin báo cáo tài chính năm 2024 với Sở Giao dịch Chứng khoán Hà Nội như sau/ *According to clause 3 Article 14 the Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance providing guidelines the information disclosure on the securities market, Tri Viet Asset Management Corporation Joint Stock Company discloses the financial statement for 2024 to Hanoi Stock Exchange:*

1. Tên tổ chức/*Organization name*:

- Mã chứng khoán/*Stock symbol*: TVC
- Địa chỉ/*Address*: Số 142 Đội Cấn, Phường Đội Cấn, Quận Ba Đình, thành phố Hà Nội/ *No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City.*
- Điện thoại liên hệ/*Telephone*: 024.3772 4999 Fax: 024.6273 2058
- Email: Contact@tcorp.vn Website: http://tcorp.vn/

2. Nội dung thông tin công bố/*Content of information disclosure*:

- BCTC kiểm toán năm 2024/*The audited financial statement for 2024*:

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/*The separate financial statement (The registered company have no the subsidiary and the superior accounting unit that has affiliated units)*;

☑ BCTC hợp nhất (TCNY có công ty con)/*The consolidated financial statement (The registered company have subsidiaries)*;

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *The general financial statement (The registered company have affiliated units having separate accounting parts)*.

- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases require an explanation of the reasons*:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được soát xét/được kiểm toán)/*The auditing organization gives an opinion that is not unqualified opinion with the financial statement (the audited financial statement)*:

☐ Có/*Yes* ☑ Không/*No*

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes"*:

☐ Có/*Yes* ☑ Không/*No*

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2024)/*In the reporting period, profit after tax is difference of more 5% between before and after auditing, shifting from a loss to a profit or vice versa (The financial statement in 2024)*:

☐ Có/*Yes* ☑ Không/*No*

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes"*:

☐ Có/*Yes* ☑ Không/*No*

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*In the reporting period of the business result report, the profit after corporate tax is difference of more 10% from the last year report*:

☑ Có/*Yes* ☐ Không/*No*

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes"*:

☑ Có/*Yes* ☐ Không/*No*

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*In the reporting period, profit after tax is loss, shifts from profit of the pervious year report to loss on this period or vice versa*:

☐ Có/*Yes* ☑ Không/*No*

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes"*:

☐ Có/*Yes* ☑ Không/*No*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 31/03/2025 tại đường dẫn/ This information is disclosed on the company website on March 31st 2025 at: http://tcorp.vn/danh-muc-qhcd/bao-cao-tai-chinh/

3. Báo cáo về các giao dịch có giá trị từ 35% tổng tài sản trở lên trong năm 2024/*Report on transactions having from more than 35% value of total assets in 2024.*

Trường hợp TCNY có giao dịch đề nghị báo cáo đầy đủ các nội dung sau/*In case the registered company having transaction is required to report full contents*:

- Nội dung giao dịch/*Content of transactions*: **Không có/*None***

- Tỷ trọng giá trị giao dịch/tổng giá trị tài sản của doanh nghiệp (%) (*căn cứ trên báo cáo tài chính năm gần nhất*)/*Transaction value ratio/total asset value of the enterprise (%) (Based on the last the yearly financial statement)*: **Không có/*None***
- Ngày hoàn thành giao dịch/*Date completing transactions*: **Không có/*None***

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố/ *We hereby declare to be responsible for the accuracy and completeness of the above information.*

***Tài liệu đính kèm/Attached files*:**

- *BCTC hợp nhất kiểm toán năm 2024/ The audited consolidated financial statement for 2024;*
- *Giải trình biến động lợi nhuận sau thuế năm 2024 trong Báo cáo tài chính hợp nhất kiểm toán so với cùng kỳ năm ngoái/Explain the change of profit after tax on the audited consolidated financial statement between 2024 and the previous year.*

Đại diện tổ chức/Organization Representative
Người được ủy quyền CBTT/Authorized person to disclose information

CÔNG TY CỔ PHẦN TẬP ĐOÀN QUẢN LÝ TÀI SẢN TRÍ VIỆT

Pham Thi Thuy

CÔNG TY CỔ PHẦN TẬP ĐOÀN QUẢN LÝ TÀI SẢN TRÍ VIỆT ***TRI VIET ASSET MANAGEMENT CORPORATION JOINT STOCK COMPANY***	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập – Tự do – Hạnh phúc** ***THE SOCIALIST REPUBLIC OF VIETNAM*** ***Independence - Freedom - Happiness***

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC, SỞ GIAO DỊCH CHỨNG KHOÁN

DISCLOSURE OF INFORMATION ON THE STATE SECURITIES COMMISSION'S PORTAL AND STOCK EXCHANGE'S PORTAL

Kính gửi/To:
- Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*
- Sở Giao dịch Chứng khoán Hà Nội/ *Ha Noi Stock Exchange*

Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt

Tri Viet Asset Management Corporation Joint Stock Company

Mã chứng khoán/*Stock Symbol*: TVC

Trụ sở chính/*Address*: Số 142 Đội Cấn, Phường Đội Cấn, Quận Ba Đình, Thành phố Hà Nội/ *No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City*

Điện thoại/*Telephone*: 024. 3772 4999 Fax: 024. 6273 2058

Người thực hiện công bố thông tin/ Person in charge of information disclosure: **Bà Phạm Thị Thùy/ Ms. Pham Thi Thuy**

Loại thông tin công bố: ☐ 24 giờ ☐ 72 giờ ☐ bất thường ☐ theo yêu cầu ☑ định kỳ

Information disclosure type: ☐ *24 hours* ☐ *72 hours* ☐ *irregular* ☐ *on demand* ☑ *periodic*

Nội dung thông tin công bố/ Content of information disclosure:

- Báo cáo tài chính hợp nhất kiểm toán năm 2024 của Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ *The audited consolidated financial statement for 2024 of Tri Viet Asset Management Corporation Joint Stock Company.*
- Giải trình biến động lợi nhuận sau thuế TNDN năm 2024 trong Báo cáo tài chính hợp nhất kiểm toán so với cùng kỳ năm ngoái/ *The explanation on the change of the profit after corporate tax between the audited consolidated financial statements for 2024 and the previous period.*

Thông tin này được công bố trên trang điện tử Công ty vào ngày 31/03/2025 tại đường dẫn http://tcorp.vn/danh-muc-qhcd/bao-cao-tai-chinh/./ This information is disclosed on company website on March 31st 2024 at http://tcorp.vn/danh-muc-qhcd/bao-cao-tai-chinh/.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./We hereby declare to be responsible for the accuracy and completeness of the above information

Người được ủy quyền CBTT
Authorized person to disclose information

M.S.D.N: 0106056776 - C.T.C.P
CÔ PHẦN
TẬP ĐOÀN
QUẢN LÝ TÀI SẢN
TRÍ VIỆT
Q. BA ĐÌNH - T.P HÀ NỘI

Pham Thi Thuy

Công ty Cổ phần Tập đoàn Quản lý Tài sản Trí Việt/ *Tri Viet Asset Management Corporation Joint Stock Company*

Địa chỉ/*Address*: Số 142 Đội Cấn, Phường Đội Cấn, Quận Ba Đình, Thành phố Hà Nội/ *No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City.*

Số: 28../2025/CV-TVC

Hà Nội, ngày 31 tháng 03 năm 2025

Ha Noi, day 31 month 03 year 2025

V/v: Giải trình biến động lợi nhuận sau thuế TNDN trên BCTC Hợp nhất đã được kiểm toán năm 2024 so với cùng kỳ năm trước

Re: Explanation of Changes in Net Profit After Corporate Income TaxAudited Consolidated Financial Statements for 2024 Compared to the Same Period Last Year

Kính gửi/To:- Ủy ban chứng khoán Nhà nước/*The State Securities Commission*

- Sở giao dịch chứng khoán Hà Nội/*Ha Noi Stock Exchange*

Tên Công ty/*Company Name*: **Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ *Tri Viet Asset Management Corporation Joint Stock Company***

Trụ sở chính/*Address*: Số 142 Đội Cấn, Phường Đội Cấn, Quận Ba Đình, Thành phố Hà Nội/ *No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City.*

Điện thoại/ *Telephone*: 024.3722.4999 Fax: 024.6273.2058

Thực hiện thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài Chính về việc hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Tập đoàn Quản lý Tài sản Trí Việt xin giải trình lợi nhuận sau thuế thu nhập doanh nghiệp tại Báo cáo tài chính hợp nhất đã được kiểm toán năm 2024 so với cùng kỳ năm trước cụ thể như sau:

In compliance with Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market, Trí Việt Asset Management Corporation Joint Stock Company hereby provides an explanation regarding the net profit after corporate income tax in the audited consolidated financial statements for 2024 compared to the same period last year, as follows:

Đơn vị tính/Unit: VNĐ

Chỉ tiêu/ Items	**Năm 2024/ Year 2024**	**Năm 2023/ Year 2023**	**Chênh lệch/ Difference**	**Biến động/ Movement %**
1	**2**	**3**	**4 = (2-3)**	**5 =(4/3)**
Doanh thu bán hàng và cung cấp dịch vụ/ *Revenue from Sales of Goods and Provision of Services*	246.691.353.093	65.244.187.759	181.447.165.334	278%
Giá vốn hàng bán/ *Cost of Goods Sold*	56.092.146.997	22.938.285.682	33.153.861.315	145%
Doanh thu hoạt động tài chính và thu nhập khác/ *Financial Operating Revenue and Other Income*	334.852.081.820	4.732.828.880	330.119.252.940	6975%
Chi phí tài chính, Chi phí bán hàng, quản lý doanh nghiệp và Chi phí khác/ *Financial Expenses, Selling Expenses, Administrative Expenses, and Other Expenses*	99.592.755.887	(219.909.052.111)	319.501.807.998	-145%
Lợi nhuận sau thuế/ *Profit after tax*	**441.322.236.448**	**278.641.736.646**	**162.680.499.802**	**58%**

Năm 2024 Công ty đạt lợi nhuận sau thuế thu nhập doanh nghiệp là **441.3** tỷ đồng, tăng 162.7 tỷ đồng, tương đương với 58% so với cùng kỳ năm 2023. Nguyên nhân chủ yếu là do Doanh thu hoạt động tài chính và thu nhập khác tăng **330** tỷ, tương đương với 6975% là do;

*In 2024, the Company achieved a net profit after corporate income tax **441.3** billion VND, an increase 162.7 billion VND, equivalent to 58% compared to the same period in 2023. The primary reason for this growth is the increase in financial operating revenue and other income **330** billion VND, equivalent to 6975%, due to:*

Công ty Cổ phần Tập đoàn Quản lý Tài sản Trí Việt/ *Tri Viet Asset Management Corporation Joint Stock Company*
Địa chỉ/*Address*: Số 142 Đội Cấn, Phường Đội Cấn, Quận Ba Đình, Thành phố Hà Nội/ *No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City.*

Năm 2024, Công ty đã tận dụng được nhịp phục hồi của thị trường chứng khoán, có những quyết định đúng đắn và chiến thuật giao dịch linh hoạt phù hợp.

In 2024, the Company capitalized on the stock market recovery, making well-informed decisions and adopting flexible trading strategies accordingly.

Ngoài ra cùng với sự phục hồi của thị trường, danh mục cổ phiếu Công ty nắm giữ tại thời điểm ngày 31/12/2024 tăng giá nhiều so với thời điểm 31/12/2023 cộng với hoạt động của Công ty con cũng đã có biến chuyển tích cực trong năm 2024 đã giúp Công ty được hoàn nhập các khoản dự phòng giảm giá chứng khoán góp phần giúp lợi nhuận tăng trưởng.

Additionally, alongside the market recovery, the value of the Company's stock portfolio as of December 31, 2024, increased significantly compared to December 31, 2023. Furthermore, the positive developments in the operations of the subsidiary in 2024 allowed the Company to reverse provisions for securities devaluation, contributing to profit growth.

Trên đây là giải trình biến động lợi nhuận của báo cáo tài chính hợp nhất năm 2024 đã được kiểm toán so với cùng kỳ năm 2023 của Công ty chúng tôi.

The above is our explanation of the fluctuations in net profit on the audited consolidated financial statements for 2024 compared to the same period in 2023.

Trân trọng/ *Best regards*!

CÔNG TY CP TẬP ĐOÀN QUẢN LÝ TÀI SẢN TRÍ VIỆT
Tri Viet Asset Management Corporation Joint Stock Company

CÔNG TY CỔ PHẦN TẬP ĐOÀN QUẢN LÝ TÀI SẢN TRÍ VIỆT

CHỦ TỊCH HĐQT
Nguyễn Chí Hằng

Nơi nhận/Receipents:
- Như trên/ As above;
- Lưu VPHĐQT/ Archived the board office.

TRI VIET ASSET MANAGEMENT CORPORATION JOINT STOCK COMPANY

AUDITED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR END 31 DECEMBER 2024

Hanoi, March 2025

TABLE OF CONTENTS

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STATEMENT OF THE EXECUTIVE MANAGEMENT

The Executive Management of Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as the "Company"), comprising the Chairwoman of the Board of Management, and the Board of General Directors (collectively referred to as the "Executive Management"), presents this report together with the Company's audited consolidated financial statements for the year ended 31 December 2024.

BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS

The members of the Board of Management and the Board of General Directors who held office during the year and up to the date of this report are as follows:

Board of Management

Ms. Nguyen Thi Hang	Chairwoman	Appointed from 29/03/2024
Ms. Pham Thi Thanh Huyen	Chairwoman	Resigned from 29/03/2024
Ms. Pham Thanh Hoa	Member	Resigned from 08/06/2024
Mr. Chu Van Tuong	Independent Director	Appointed from 08/06/2024

Board of General Directors and Chief Accountant

Ms. Nguyen Thi Hang	General Director	Resigned from 29/03/2024
Mr. Ngo Long Giang	General Director	Appointed from 15/11/2024, Resigned from 16/01/2025
Ms. Le Thi Quy	Chief Accountant	Appointed from 02/04/2024 Resigned from 24/01/2025
Ms. Nguyen Thi Thu Thuy	Chief Accountant	Resigned from 02/04/2024
Mr. Hoang Van Quan	Chief Accountant	Appointed from 24/01/2025

As of the date of this report, the Company has not yet appointed a General Director. The Company currently has one (01) Legal representative, Ms. Nguyen Thi Hang – Chairwoman of the Board of Management, who was appointed pursuant to Resolution No. 02D/2024/NQ-HĐQT/TVC of the Board of Management dated 29 March 2024.

EVENTS AFTER THE REPORTING DATE

The Executive Management confirms that, other than the information presented in Note 28 – Events after the balance sheet date, there have been no other significant events occurring after the financial year-end that would require adjustments to, or disclosures in, the accompanying consolidated financial statements.

THE AUDITORS

The accompanying consolidated financial statements have been audited by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE BOARD OF MANAGEMENT'S

The Executive Management of the Company is responsible for preparing the consolidated financial statements for the year ended 31 December 2024, that give a true and fair view of the Company's consolidated financial position as at 31 December 2024, as well as its consolidated results of operations and its consolidated cash flows for the financial year then ended.

In preparing the consolidated financial statements, the Executive Management is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its business;

STATEMENT OF THE EXECUTIVE MANAGEMENT (CONT'D)

RESPONSIBILITY OF THE EXECUTIVE MANAGEMENT'S (CONT'D)

- Design and implement an effective system of internal control to ensure the preparation and fair presentation of the consolidated financial statements in order to limit risks and fraud.

The Executive Management confirms that the Company has confirmed that the Company has complied with the above requirements in preparing the consolidated financial statements.

The Executive Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and ensure that accounting records of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and related legal regulations on the preparation and presentation of consolidated financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Executive Management confirms that the Company has complied with and not breached its disclosure obligations in accordance with the provisions of Circular No. 96/2020/TT-BTC, dated 16 November 2020, issued by the Ministry of Finance, regarding guidance on information disclosure in the securities market. Government Decree No. 155/2020/ND-CP dated 31 December 2020, issued by the Government, sets forth detailed regulations for the implementation of specific provisions of the Securities Law, and Circular No. 116/2020/TT-BTC dated 31 December 2020, issued by the Ministry of Finance, provides guidance on specific aspects of corporate governance applicable to public companies under Decree No. 155/2020/ND-CP.

APPROVAL FOR CONSOLIDATED FINANCIAL STATEMENTS

The Executive Management has approved the attached consolidated financial statements. The consolidated financial statements present fairly, in all material respects, the financial position of the Company as of 31 December 2024, and its financial performance and cash flows for the year ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises, and relevant legal regulations on the preparation and presentation of consolidated financial statements.

For and on behalf of The Executive Management,

M.S.D.N: 0106065776 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN QUẢN LÝ TÀI SẢN TRÍ VIỆT
Q. BA ĐÌNH - T.P HÀ NỘI

Nguyen Thi Hang
Chairwoman
Hanoi, 28 March 2025

UHY AUDITING AND CONSULTING COMPANY LIMITED
5th Floor, B2 Tower, Roman Plaza, To Huu Road,
Dai Mo Ward, Nam Tu Liem District, Hanoi,
T : +84 24 5678 3999
E : info-uhy@uhy.vn
uhy.vn

No: 460/2025/UHY - BCKT

INDEPENDENT AUDITORS' REPORT

To: Board of Directors
Tri Viet Asset Management Corporation Joint Stock Company

We have audited the accompanying consolidated financial statements of Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as the "Company"), as prepared on 28 March 2025, and set out on pages 06 to 36, which comprise the consolidated balance sheet as 31 December 2024, the consolidated income statement and the consolidated cash flow statement for the year then ended 31 December 2024, and the notes to the consolidated financial statements.

The Executive Management's Responsibilities

The Executive Management of the Company (comprising the Board of Management, and the Board of General Directors) is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the related legal regulations on the preparation and presentation of the consolidated financial statements, and for such internal control as the Executive Management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors's Responsibilities

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements to design audit procedures that are appropriate in the circumstances, but not to express an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Executive Management, as well as assessing the overall presentation of the consolidated financial statements.

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

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of Tri Viet Asset Management Corporation as of 31 December 2024, and the consolidated results of its operations and its consolidated cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and related legal regulations on the preparation and presentation of the consolidated financial statements.

Pham Gia Đat
Deputy General Director
Auditor's Practicing Certificate
No. 0798-2023-112-1

Nguyen Van Hai
Auditor
Auditor's Practicing Certificate
No. 1395-2023-112-1

For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Hanoi, 28 March 2025

Form no. B01-DN

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

ASSETS	Code	Notes	31/12/2024 VND	01/01/2024 VND
CURRENT ASSETS	**100**		**2,264,182,476,694**	**1,956,972,548,561**
Cash and cash equivalents	**110**	**5**	**598,632,444,727**	**285,972,970,517**
Cash	111		548,632,444,727	110,972,970,517
Cash equivalents	112		50,000,000,000	175,000,000,000
Short-term investments	**120**	**7**	**1,165,504,794,771**	**1,329,371,684,046**
Held-for-trading securities	121		1,163,544,940,106	1,402,287,019,049
Provision for held-for-trading-securities	122		(18,040,145,335)	(72,915,335,003)
Held-to-maturity investments	123		20,000,000,000	-
Current accounts receivable	**130**		**490,628,752,922**	**336,541,820,413**
Short-term trade receivables	131		45,808,072,037	403,442,441
Short-term advances to suppliers	132		842,519,343	396,835,250
Short-term loan receivables	135	8	162,680,423,916	16,214,174,835
Other short-term receivables	136	9	798,560,311,007	836,789,941,268
Provision for doubtful short-term receivables	137		(517,262,573,381)	(517,262,573,381)
Other current assets	**150**		**9,416,484,274**	**5,086,073,585**
Short-term prepaid expenses	151	6	1,837,817,918	2,306,922,831
Tax and other recievables from the State budget	153	14	7,578,666,356	2,779,150,754
NON-CURRENT ASSETS	**200**		**16,992,302,845**	**20,501,713,032**
Long-term receivables	**210**		**15,025,259,984**	**14,304,133,109**
Other long-term receivables	216	9	15,025,259,984	14,304,133,109
Fixed assets	**220**		**1,659,681,725**	**2,662,377,859**
Tangible fixed assets	221	10	1,590,426,890	2,498,739,690
- Cost	*222*		10,414,561,785	*10,414,561,785*
- Accumulated depreciation	*223*		*(8,824,134,895)*	*(7,915,822,095)*
Intangible fixed assets	227	11	**69,254,835**	163,638,169
- Cost	*228*		*8,983,800,575*	*8,983,800,575*
- Accumulated depreciation	*229*		*(8,914,545,740)*	*(8,820,162,406)*
Other long-term assets	**260**		**307,361,136**	**3,535,202,064**
Long-term prepaid expenses	261	6	307,361,136	977,146,924
Deferred tax assets	262		-	2,558,055,140
TOTAL ASSETS	**270**		**2,281,174,779,539**	**1,977,474,261,593**

Form No. B01-DN

CONSOLIDATED BALANCE SHEET (CONT'D)

As at 31 December 2024

RESOURCES	Code	Notes	31/12/2024 VND	01/01/2024 VND
LIABILITIES	**300**		**272,970,045,836**	**206,660,871,734**
Current liabilities	**310**		**260,312,344,444**	**189,959,883,338**
Short-term trade payables	311		18,713,338,985	80,387,369
Short-term advances from customers	312		436,500,000	421,500,000
Tax and other payables to the State budget	313	14	27,273	4,417,193,815
Payables to employees	314		1,742,449,340	11,678,098,816
Short-term accured expenses	315	12	50,560,556,847	2,274,377,254
Short-term other payables	319	13	2,132,449,983	2,253,882,438
Short-term loan finance lease	320	15	163,260,348,648	145,367,770,278
Bonus and welfare fund	322		23,466,673,368	23,466,673,368
Non-current liabilities	**330**		**12,657,701,392**	**16,700,988,396**
Deferred tax liabilities	341		12,657,701,392	16,700,988,396
OWNERS' EQUITY	**400**		**2,008,204,733,703**	**1,770,813,389,859**
Capital	**410**	**16**	**2,008,204,733,703**	**1,770,813,389,859**
Share capital	411		1,186,106,700,000	1,186,106,700,000
- Shares with voting rights	*411a*		*1,186,106,700,000*	*1,186,106,700,000*
Share premium	412		52,437,300,000	52,437,300,000
Other owners' capital	414		33,274,816,400	33,274,816,400
Treasury shares	415		(56,115,046,965)	-
Investment and development fund	418		23,716,973,549	23,716,973,549
Other funds belonging to owners'	420		30,065,179,264	30,065,179,264
Retained earnings	421		401,531,456,771	17,225,735,516
- Undistributed earnings by the end of prior year	*421a*		*22,368,812,546*	*(230,422,325,746)*
- Undistributed earnings for the current year	*421b*		*379,162,644,225*	*247,648,061,262*
Non-controlling interests	429		337,187,354,684	427,986,685,130
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**2,281,174,779,539**	**1,977,474,261,593**

Hanoi, 28 March 2025

Prepared by	Chief Accountant	Chairwoman
Nguyen Anh Duc	Hoang Van Quan	Nguyen Thi Hang

Form No. B02-DN

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2024

Items	Code	Notes	Year 2024 VND	Year 2023 VND
Revenue from sale of goods and rendering of service	**01**	**17**	**246,691,353,093**	**65,244,187,759**
Deduction	02		-	-
Net revenue from sale of goods and rendering of services	**10**		**246,691,353,093**	**65,244,187,759**
Cost of goods sold and services rendered	11	18	56,092,146,997	22,938,285,682
Gross profit from sale of goods and rendering of services	**20**		**190,599,206,096**	**42,305,902,077**
Finance income	21	19	333,219,260,004	4,633,548,626
Finance expenses	22	20	17,633,052,539	(274,715,397,837)
In which: Interest expenses	*23*		29,279,984,092	*6,635,047,293*
Selling expenses	25	21	38,437,169,755	277,820,441
General and adminstrative expenses	26	21	43,282,175,531	53,431,147,861
Operating profit	**30**		**424,466,068,275**	**267,945,880,238**
Other income	31	22	1,632,821,816	99,280,254
Other expenses	32	23	240,358,062	1,097,377,424
Other profit	**40**		**1,392,463,754**	**(998,097,170)**
Accounting profit before tax	**50**		**425,858,532,029**	**266,947,783,068**
Current corporate income tax expense	51		1,452,800	-
Deffered tax income	52		(15,465,157,219)	(11,693,953,578)
Net profit after tax	**60**		**441,322,236,448**	**278,641,736,646**
Net profit after tax attributable to shareholders of the parent	61		379,162,644,225	247,648,061,263
Net profit after tax attributable to non-controlling interests	62		62,159,592,223	30,993,675,383
Basic earnings per share	**70**	**24**	**3,199**	**2,088**

Ha Noi, 28 March 2025

Prepared by	Chief Accountant	Chairwoman
Nguyen Anh Duc	Hoang Van Quan	Nguyen Thi Hang

Form No. B03-DN

CONSOLIDATED CASH FLOW STATEMENT

(Applying indirect method)

For the year ended 31 December 2024

Item	Code	Notes	Year 2024 VND	Year 2023 VND
Cash flows from operating activities				
Profit befor tax	**01**		**425,858,532,029**	**266,947,783,068**
Adjustments for:				
Depreciation and amortisation	02		1,002,696,134	1,848,312,677
Provisions/(reversal of provisions)	03		(54,875,189,668)	(302,490,220,825)
(Profits)/losses from investing activities	05		(19,670,775,526)	(4,633,548,626)
Interest expenses	06		29,279,984,092	6,635,047,293
Operating profit/(loss) before changes in working capital	***08***		***381,595,247,061***	***(31,692,626,413)***
(Increase)/decrease in receivables	09		360,729,522,844	393,950,650,720
(Increase)/decrease in inventories	10		-	15,000,000
Increase/(decrease) in payables (excluding interest, corporate income tax)	11		65,644,622,571	(6,521,164,354)
(Increase)/decrease in prepaid expenses	12		1,138,890,701	2,077,850,480
(Increase)/decrease in held-for-trading securities	13		(238,742,078,943)	100,829,528,205
Interest paid	14		(15,599,803,503)	(6,994,855,551)
Corporate income tax paid	15		-	(1,382,000,000)
Other cash outflows for operating	17		-	(320,556,366)
Net cash flows from/(used in) operating activities	***20***		***554,766,400,731***	***449,961,826,721***
Proceeds from disposals of fixed assets and other long-term assets	**22**		-	47,272,727
Loans to other entities and payments for purchase of debt instruments of other entities	23		(221,847,596,242)	-
Cash flows from investing activities				
Collections from borrowers and proceeds from sale of debt instruments of other entities	24		169,847,596,242	(265,369,856,066)
Interest and dividends received	27		11,375,890,722	1,118,721,171
Net cash flows from/(used in) investing activities	***30***		***(40,624,109,278)***	***(264,203,862,168)***

Form No. B03a-DN

CONSOLIDATED CASH FLOW STATEMENT (CONT'D)

(Applying indirect method)

For the year ended 31 December 2024

Items	Code	Notes	Year 2024 VND	Year 2023 VND
Cash flows from financing activities				
Capital redemption	32		(56,115,046,965)	-
Drawdown of borrowings	33		1,741,264,119,318	347,292,671,322
Repayment of borrowings	34		(1,886,631,889,596)	(365,986,067,328)
Net cash flows used in from financing activities	***40***		***(201,482,817,243)***	***(18,693,396,006)***
Net increase in cash for the year	**50**		**312,659,474,210**	**167,064,568,547**
Cash and cash equivalents at the beginning of the year	**60**	**5**	**285,972,970,517**	**102,737,214,032**
Impact of exchange rate fluctuation	61		-	16,171,187,938
Cash and cash equivalents at the end of the year	**70**	**5**	**598,632,444,727**	**285,972,970,517**

Hanoi, 28 March 2025

Prepared by	Chief Accountant	Chairwoman
Nguyen Anh Duc	Hoang Van Quan	Nguyen Thi Hang

1. GENERAL INFORMATION

1.1 STRUCTURE OF OWNERSHIP

Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as the "Company") was established and operates under Enterprise Registration Certificate No. 0106065776 issued by the Hanoi Department of Planning and Investment on 20 December 2012, as updated in the 24th amendment dated 17 June 2024.

The Company's international transaction name is Tri Viet Asset Management Corporation Joint Stock Company, its abbreviated name is T-Corp, and its abbreviated Vietnamese name is Tập đoàn Trí Việt.

According to the 24th Enterprise Registration Certificate dated 17 June 2024, the Company's charter capital is VND 1,186,106,700,000, corresponding to 118,610,670 shares, with a par value of VND 10,000 per share.

The Company's shares are currently listed on the Hanoi Stock Exchange under the stock code TVC.

As of 31 December 2024, the total number of the Company's officers and employees was 42, compared to 18 as of 31 December 2023.

The Company's head office is located at 142 Doi Can Street, Doi Can Ward, Ba Dinh District, Hanoi, Vietnam.

1.2 BUSINESS SECTOR

The company operates in the field of financial investment

1.3 PRINCIPAL BUSINESS ACTIVITIES

The Company's business activities include:

- Provision of financial support services not classified elsewhere, and investment advisory services;
- Auction brokerage agency services;
- Market research and public opinion polling;
- Management consulting services;
- Office leasing services and real estate trading;
- Construction of projects for residential, office, hotel, commercial centers, supermarkets, new urban areas, industrial parks, economic zones, high-tech zones, premium entertainment areas, and golf course developments, as well as the construction of civil and industrial works;
- Real estate brokerage services, real estate valuation services, real estate exchange services, real estate advisory services, real estate advertising services, and real estate management services.

1.4 NORMAL BUSINESS CYCLE

The normal business cycle of the Company is 12 months the year ended follows the calendar year, starting from 01 January to 31 December annually.

1. GENERAL INFORMATION (CONT'D)

1.5 CORPORATE STRUCTURE

The Company has the following investments in Subsidiaries:

No.	Name	Ownership Percentage (%)	Address	Business Line
1	Tri Viet Securities Joint Stock Corporation	64,04%	No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City	Operating in the securities sector

1.6 STATEMENT OF COMPARABILITY IN THE SEPARATE FINANCIAL STATEMENTS

The Company consistently applies its accounting policies and estimates and complies with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regulations, and other legal provisions related to the preparation and presentation of its Financial Statements, thereby ensuring the comparability of the information contained therein.

The comparative figures in the separate financial statements for the fiscal year ended 31 December 2024, are derived from the audited figures in the separate financial statements for the fiscal year ended 31 December 2023, and are fully comparable.

2. FINANCIAL YEAR AND ACCOUNTING CURRENCY

2.1 FINANCIAL YEAR

The financial year of the Company begins on 1 January and ends on 31 December of the calendar year. The financial statements have been prepared for the year ended 31 December 2024.

2.2 ACCOUNTING CURRENCY

The consolidated financial statements are presented in Vietnamese Dong (VND), accounted for under the historical cost principle, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of consolidated financial statements.

3. ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS

3.1 ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS

The Company applies the Corporate Accounting Regime promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance, as amended and supplemented by Circular No. 53/2016/TT-BTC dated 21 March 2016, and Circular No. 202/2014/TT-BTC guiding the methods of preparation and presentation of consolidated financial statements.

3.2 COMPLIANCE WITH ACCOUNTING STANDARDS AND SYSTEM

The Board of Management ensures compliance with the requirements of accounting standards, the Vietnamese Corporate Accounting Regime, as issued under Circular No. 200, the implementation guidance circulars of the Ministry of Finance's accounting standards, and relevant legal regulations in the preparation of consolidated financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which the Company has adopted in the preparation of these consolidated financial statements, are as follows:

4.1 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES AND NOTES

The consolidated financial statements for the fiscal year ended December 31, 2024, have been prepared on the basis of consolidating the consolidated financial statements of Tri Viet Asset Management Group Joint Stock Company and the financial statements of its subsidiaries controlled by the Company, for the fiscal year ended December 31, 2024. Control is achieved when the Company has the power to govern the financial and operating policies of the investees to obtain benefits from their activities.

The financial statements of the subsidiaries are prepared using accounting policies consistent with those of the Company. Where necessary, the financial statements of subsidiaries are adjusted to ensure consistency with the accounting policies applied by the Company and its subsidiaries.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated financial statements from the date of acquisition or up to the date of disposal of the investment in that subsidiary.

Intercompany balances, income, and expenses, including unrealized gains or losses arising from intragroup transactions, are eliminated in full upon consolidation.

Non-controlling interests: Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that is not attributable to the Company and are presented separately in the consolidated statement of profit or loss and other comprehensive income, and within equity in the consolidated balance sheet.

4.2 ACCOUNTING ESTIMATES

A business combination is accounted for using the purchase method. The business combination consideration includes the fair values, as of the date of exchange, of the assets transferred, the liabilities incurred or assumed, and the equity instruments issued by the acquirer in exchange for obtaining control of the acquiree, as well as the costs directly attributable to the business combination. Identifiable assets, liabilities, and any contingent liabilities assumed in the acquiree's business combination are recognized at their fair values as of the acquisition date.

Goodwill or a bargain purchase gain is determined as the difference between the investment consideration and the fair value of the identifiable net assets of the subsidiary on the acquisition date at which the parent obtains control of the subsidiary. Any bargain purchase gain, if any, shall be recognized in the consolidated statement of profit or loss. Goodwill is amortized on a straight-line basis over its estimated useful life of 10 years.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.3 ACCOUNTING ESTIMATES

The preparation of the consolidated financial statements in accordance with Vietnamese Accounting Standards requires management to make estimates and assumptions that affect the reported amounts for liabilities and assets, as well as the presentation of contingent liabilities and assets as of the reporting date, and the reported figures for revenues and expenses throughout the fiscal year. Actual operating results may differ from these estimates and assumptions.

4.4 CASH AND CASH EQUIVALENTS

Cash includes cash on hand, demand and time bank deposits, funds in transit, and monetary gold. Cash equivalents are short-term investments with maturities not exceeding three months from the date of purchase, that are readily convertible into a known amount of cash and subject to insignificant risk of changes in value.

4.5 FINANCIAL INVESTMENTS

Investments Held to Maturity

An investment is classified as held-to-maturity when the Company has the intent and ability to hold it until maturity. Held-to-maturity investments include time bank deposits.

Trading Securities

This category reflects the value of securities (stocks, bonds) and other financial instruments (mutual fund certificates, warrants, options, forward contracts, swap contracts, commercial papers, bills of exchange, etc.) held for trading purposes as of the reporting date (i.e., held with the intent to sell for profit when their prices rise).

Trading securities are recorded at cost. The cost of trading securities is determined as the fair value of the payments made at the time the transaction occurs plus any directly attributable costs associated with purchasing the trading securities. These costs include the purchase price and any associated expenses, such as brokerage fees, transaction fees, information provision fees, taxes, duties, and bank fees.

- Listed securities are recognized at the time of order matching (T+0).
- Unlisted securities are recognized at the time when legal title is officially obtained in accordance with applicable laws.

Dividends on periods before the acquisition of the trading securities are deducted from the investment's carrying value. Dividends declared for the period after the acquisition of the trading securities are recognized as financial income. In cases where dividends are received in the form of shares issued by a joint stock company using capital surplus, equity funds, and undistributed after-tax profits for additional share issuance (i.e., stock dividends) the Company only monitors the increase in the number of shares in the notes to the financial statements, without recognizing the value of the shares received or recording any financial income or adjustment to the investment's carrying amount in the joint stock company.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5 FINANCIAL INVESTMENT (CONT'D)

Provision for Impairment on Trading Securities: This is the excess amount by which the cost (carrying value) exceeds the market value of the trading securities held by the enterprise for trading purposes, with the impairment provision established based on the market value of the shares.
When liquidating or disposing of trading securities (calculated separately for each type of security), the cost of the trading securities is determined using the weighted average method.

4.6 RECEIVABLES

Accounts receivable are monitored in detail by the original term, the remaining term at the reporting date, the debtor, the type of receivable (in original currency), and other factors as required by the Company's management. The classification of receivables into trade receivables and other receivables is performed on the following principles:

- Trade receivables include receivables of a commercial nature arising from sales transactions, including receivables for export sales entrusted to another entity;
- Other receivables include receivables that are non-commercial and not related to sales transactions, including receivables for loan interest and deposit interest; amounts paid on behalf of others; receivables from investment cooperation contracts; receivables for penalties and compensations; advances; pledges, margin deposits, and similar items.

The Company classifies receivables as either long-term or short-term based on their remaining term as of the date of the financial statements.

Receivables are recognized at an amount not exceeding their collectible value. An allowance for doubtful receivables is established for those receivables that have been overdue for six months or more, or for receivables for which the debtor is unlikely to pay due to dissolution, bankruptcy, or similar financial difficulties, as per the current Enterprise Accounting Regulation.

4.7 PREPAID EXPENSES

Prepaid expenses include actual costs incurred, such as office repair expenses, the cost of tools and equipment put into use, and other prepaid expenses that serve business operations over multiple accounting periods. Specifically:

- The Company allocates office repair expenses over a period not exceeding three years;
- The cost of tools and equipment put into use is allocated by the Company over a period not exceeding three years (long-term) and not exceeding one year (short-term);

The Company classifies prepaid expenses as either short-term or long-term based on the allocation period for each type of expense and does not reclassify them at the end of the reporting period.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.8 TANGIBLE FIXED ASSETS

Tangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible fixed assets acquired through purchase and transfer includes the purchase price and all other expenses directly related to bringing the asset to a condition of readiness for use.

The cost of self-constructed tangible fixed assets includes construction costs, actual production costs incurred, plus installation and commissioning costs.

Subsequent costs incurred after initial recognition are capitalized to the asset's cost if they genuinely improve its current condition relative to its original standard condition, such as:

- Changes in components of tangible fixed assets that increase their useful life or enhance their capacity for use; or
- Improvements in components of tangible fixed assets that significantly increase the quality of the products produced; or
- The adoption of a new production technology process that reduces the operating costs of the asset compared to before.

Expenses incurred for repairs and maintenance aimed at restoring or maintaining the asset's ability to generate economic benefits in its original standard operating condition, which does not meet any of the above conditions, are recognized as production and operating expenses in the year incurred.

The specific depreciation periods for tangible fixed assets are as follows:

Type of assets	**Useful life *(year)***
- Machinery and equipment	03- 07
- Transport vehicles and transmission equipment	06- 07
- Management equipment	03- 07
- Computer software	02- 05
- Other fixed assets	03- 05

4.9 PAYABLES AND ACCRUALS

Accounts payable and accrued expenses are recognized for the amounts payable in the future related to goods and services that have been received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses, and other payables is carried out on the following principles:

- Trade payables reflect commercial liabilities arising from transactions for the purchase of goods, services, or assets, where the seller is an independent entity from the Company.
- Accrued expenses reflect liabilities for goods or services received from suppliers or provided to customers that have not yet been paid due to the absence of invoices or sufficient supporting documents and accounting records, as well as liabilities to employees for vacation wages and production and operating expenses that have been accrued.
- Other payables reflect liabilities that are non-commercial and not related to transactions for the purchase, sale, or provision of goods and services.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.10 BORROWINGS AND FINANCE LEASE LIABILITIES

Borrowings and financial lease liabilities of the Company include loans and financing obtained through the issuance of bonds at par, i.e., bonds issued at a price exactly equal to their face value.

Loans and financial lease liabilities are tracked in detail by each lending and borrowing counterparty, by each loan agreement, by the repayment term of the loans and financial lease liabilities, and by original currency (if any). Borrowings and financial lease liabilities with a remaining repayment term of more than 12 months from the reporting date are classified as long-term, while those due within the next 12 months from the reporting date are classified as short-term.

4.11 BORROWINGS COST

Borrowing costs include interest expenses and other expenses directly incurred to borrowings.

Borrowing costs are recognized as production and operating expenses in the period incurred, except for those costs directly related to the investment, construction, or production of work-in-progress assets that require a sufficiently long period (over 12 months) to be placed into use for their intended purpose or sale. Such costs are included in the cost of the asset (capitalized) when all the conditions prescribed by Vietnamese Accounting Standard No. 16 – Borrowing Costs are met.

For the financial year ended 31 December 2024, all borrowing costs were recognized as production and operating expenses in the period in which they were incurred.

4.12 OWNER'S EQUITY

Owners' contributions

Owners' contributions are recognized at the actual amounts contributed by the owners and approved by the relevant regulatory authority.

Other components of cquity

Other components of equity are generated from additions arising from operating results, asset revaluations, and the residual difference between the fair value of assets received as donations, gifts, or grants, net of any applicable taxes payable (if any) related to these assets.

Profit distribution

After-tax corporate income is distributed to shareholders after appropriations to reserves in accordance with the Company's Articles of Association and applicable legal provisions, and upon approval by the Shareholders' Meeting.

The distribution of profits to shareholders takes into account non-cash items included in the undistributed after-tax profit that may affect cash flows and the ability to pay dividends or profits, such as revaluation gains on assets contributed as capital, revaluation gains on monetary items, financial instruments, and other non-cash items.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.13 REVENUE& OTHER INCOME

Revenue is recognized when the outcome of the transaction can be reliably determined and the Company can collect the associated economic benefits.

Revenue from sale of goods and rendering of services is recognized when the outcome of the transaction can be reliably measured. The outcome of a service contract is determined when all of the following four (4) conditions are met:

- Revenue is reliably measurable;
- It is probable that economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the balance sheet date can be reliably measured; and
- The costs incurred for the transaction and the costs to complete the transaction can be reliably measured.

Financial income arises from interest on deposits, gains from the sale of trading securities, interest from joint venture contracts and deposits for OTC stock purchases, dividends, profit distributions, bond interest, gains from share transfers, and other financial operating income, as follows:

- Interest on bank deposits is determined with a high degree of certainty based on the deposit balance and the actual interest rate stipulated in each deposit contract;
- Gains from the sale of trading securities are recognized on a daily basis and by each stock exchange as the excess of the total sale value of securities sold during the day over the corresponding cost; wherein the cost is the carrying amount determined using the weighted average method, and the sale price is the matched order price in the sell order transactions;
- Interest from joint venture contracts and deposits for OTC stock purchases is determined based on the fixed interest rate in each contract and the duration of the joint venture/deposit. Such interest may vary if otherwise agreed upon by the parties;
- Dividends and profit distributions are recognized in accordance with the ex-dividend announcement issued by the dividend or profit-distributing party.

Other income reflects income arising from events or transactions that are separate from the Company's ordinary business activities, in addition to the revenues mentioned above.

4.14 COST OF GOODS SOLD AND SERVICES RENDERED

Cost is recognized at the time the transaction occurs or when it is reasonably sure to happen in the future, regardless of whether cash has been disbursed. The cost of goods sold and revenue are recognized concurrently on a matching basis. Expenses exceeding typical consumption are immediately recognized as costs, in accordance with the prudence principle.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.15 TAXES AND OTHER PAYABLES TO STATE BUDGET

Corporate income tax expense comprises current corporate income tax and deferred corporate income tax.

Current Income Tax

Current corporate income tax is the tax calculated based on taxable income. The difference between taxable income and accounting profit arises due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

Deferred Income Tax

Deferred corporate income tax represents the corporate income tax that will be payable or refundable in the future due to temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and their corresponding tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profits will be available to utilize these deductible temporary differences.

The carrying amount of deferred tax assets is reviewed at the end of the financial year and reduced to an amount that ensures sufficient taxable profits are available to allow the utilization of part or all of the deferred tax asset. Deferred tax assets that have not been previously recognized are reviewed at the end of the financial year and recognized when it is probable that sufficient taxable profits will be available to utilize these previously unrecognized deferred tax assets.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability settled, based on tax rates enacted at the balance sheet date. Deferred tax is recognised in the income statement and is denominated in equity, except when it relates to items charged or credited directly to equity.

Other types of taxes are applied in accordance with the current tax laws of Vietnam.

4.16 RELATED PARTIES

Parties are considered related if one party can control or exert significant influence over the other in making decisions regarding financial and operating policies. Parties are also deemed related if they are under common control or subject to substantial common influence.

When evaluating related party relationships, the substance of the relationship takes precedence over its legal form. The Company presents all transactions and balances with related parties arising during the year in the notes below.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.17 SEGMENT REPORTING

A segment is an identifiable component of the Company that is engaged in providing related products or services (business segment) or in providing products or services within a specific economic environment (geographic segment). Each segment is subject to distinct risks and derives different benefits compared to other segments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Company's consolidated financial statements, enabling users of the financial statements to fully understand and assess the Company's overall operating performance.

The Company presents segment reporting by business area, including segments for providing brokerage, underwriting, and advisory services, other service activities, and securities investment activities.

5. CASH AND CASH EQUIVALENTS

	31/12/2024 VND	01/01/2024 VND
Cash	319,770,457	2,729,500,000
Demand deposits at Banks	548,312,674,270	108,243,470,517
Cash equivalents (*)	50,000,000,000	175,000,000,000
	598,632,444,727	**285,972,970,517**

(*) Refers to deposits and certificates of deposit at commercial banks with a maturity of no more than three months.

6. PREPAID EXPENSES

	31/12/2024 VND	01/01/2024 VND
Short-term	**1,837,817,918**	**2,306,922,831**
- Tools and Supplies in Use	34,928,797	55,092,036
- Other Expenses	1,802,889,121	2,251,830,795
Short-term	**307,361,136**	**977,146,924**
- Tools and Supplies in Use	57,409,512	14,741,952
- Office Repair Expenses	56,256,917	619,885,156
- Other Expenses	193,694,707	342,519,816
	2,145,179,054	**3,284,069,755**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the financial statements)

7. TRADING SECURITIES

	31/12/2024			01/01/2024		
	Balance	Fair value	Provision	Balance	Fair value	Provision
	VND	VND	VND	VND	VND	VND
Share	**1,163,544,940,106**	**1,172,673,579,000**	**(18,040,145,335)**	**1,402,287,019,049**	**1,441,918,988,922**	**(72,915,335,003)**
+ HPG	126,877,694,937	127,275,070,000	-	728,511,839,304	685,172,700,550	(43,339,138,754)
+ FPT	-	-	-	235,534,096,723	332,398,079,700	-
+ MWG	908,382,084,427	926,419,200,000	(2,428,080,000)	256,698,834,933	229,249,640,000	(27,449,194,933)
+ TCB	-	-	-			
+ Khác	128,285,160,742	118,979,309,000	(15,612,065,335)	181,542,248,089	195,098,568,672	(2,127,001,316)
Total	**1,163,544,940,106**	**1,172,673,579,000**	**(18,040,145,335)**	**1,402,287,019,049**	**1,441,918,988,922**	**(72,915,335,003)**

8. LOAN RECEIVABLE

	31/12/2024		01/01/2024	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Individual Loans (*)	157,500,000,000	-	-	-
- Mr. Hoang Viet Dung	*67,400,000,000*	-	-	-
- Mr. Le Dang Tuan Linh	*47,700,000,000*	-	-	-
- Ms. Mai Thi Hoi	*42,400,000,000*	-	-	-
Margin Trading Transaction Loans at TVB	4,615,187,750	(4,615,187,750)	15,743,631,028	(4,615,187,750)
Advance Sales Payment Loans at TVB	565,236,166	-	470,543,807	-
	162,680,423,916	**(4,615,187,750)**	**16,214,174,835**	**(4,615,187,750)**

(*) The loans are granted under loan agreements between Tri Viet Asset Management Corporation Joint Stock Company and the borrowers, bearing interest rates ranging from 9% to 12% per annum. The loan term is six (06) months from the disbursement date. The purpose of the loans is to meet the borrowers' personal financial needs. The loans are secured by listed shares owned by a third party, which have been blocked at a securities company to secure the repayment obligations mentioned above.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
(These notes are an integral part of and should be read in conjunction with the financial statements)

9. OTHER RECEIVABLES

	31/12/2024		01/01/2024	
	Balance VND	Provision VND	Balance VND	Provision VND
Other receivables	**796,112,961,007**	**(512,385,208,881)**	**836,789,941,268**	**(512,385,208,881)**
- Advances (1)	48,158,268,195	-	7,187,217,102	-
- Ms. Vu Thi Thu Thuy	-	-	50,160,849,315	-
- Receivables from Investment Cooperation Contracts (2)	256,859,000,000	(170,389,800,000)	269,859,000,000	(170,389,800,000)
+ *Rong Viet Construction and Investment Joint Stock Company*	*63,920,000,000*	*(48,244,000,000)*	*67,920,000,000*	*(48,244,000,000)*
+ *Gio Moi Investment and Trading Joint Stock Company*	*120,369,000,000*	*(87,145,800,000)*	*123,869,000,000*	*(87,145,800,000)*
+ *Tcapital Joint Stock Company*	*46,170,000,000*	*(35,000,000,000)*	*48,670,000,000*	*(35,000,000,000)*
+ *Mr. Trinh Huy Binh*	*26,400,000,000*	-	*29,400,000,000*	-
- Receivables from Securities Trading Contracts (3)	465,376,876,880	(341,384,876,880)	476,975,000,000	(336,483,000,000)
+ *Manh Cuong Construction and Investment Joint Stock*	*131,960,000,000*	*(96,222,000,000)*	*137,460,000,000*	*(96,222,000,000)*
+ *Viet Bac Investment and Development Joint Stock Company*	*156,320,000,000*	*(113,624,000,000)*	*162,320,000,000*	*(113,624,000,000)*
+ *Vinh Thanh Investment Consulting Joint Stock Company*	*172,195,000,000*	*(126,637,000,000)*	*177,195,000,000*	*(126,637,000,000)*
+ Other Entities	4,901,876,880	(4,901,876,880)	-	-
- Interest Receivables	2,470,515,231	(610,532,001)	1,589,110,197	(610,532,001)
+ *Accrued Interest from Investment Cooperation Contracts (2)*	*412,641,066*	-	*412,641,066*	-
+ *Accrued Dividends – Common Shares*	*2,057,874,165*	*(610,532,001)*	*1,176,469,131*	*(610,532,001)*
- Receivables from Matched Securities Sales at T+0	-	-	26,029,363,033	-
- Deposits, Margins, and Collaterals	107,524,741	-	87,524,741	-
- Advance Payment for ESOP Share Buyback (4)	15,490,000,000	-	-	-
- Other Receivables	7,650,775,960	-	4,901,876,880	(4,901,876,880)
Long-term	**15,025,259,984**	**-**	**14,304,133,109**	**-**
- Deposits, Margins, and Collaterals	403,566,059	-	267,911,416	-
- Payment Support Fund	14,621,693,925	-	14,036,221,693	-
	811,138,220,991	**(512,385,208,881)**	**851,094,074,377**	**(512,385,208,881)**

9. OTHER RECEIVABLES (CONT'D)

(1) Advances to employees of the Company for business purposes. As of the reporting date, the Company has recovered VND 17,242,780,000.

(2) Receivables under contracts entered into between the Company and its partners to transfer funds for investment cooperation, whereby the Company is entitled to a fixed profit rate under each contract regardless of the investee's business performance, with a cooperation term not exceeding 365 days from the date the Company transfers the investment funds. All such receivables have become overdue according to the contractual terms. The negotiation and signing of these contracts with the partners were directly executed by individuals from the former management of the Company.

The current management has carefully assessed the recoverability of these receivables based on available information and has decided to make a provision amounting to over VND 170.3 billion, while ceasing to record interest from 01 January 2023. The outstanding receivables not provided for as of the reporting date, amounting to over VND 86.4 billion, have been secured by guarantees in the form of listed shares owned by Mr. Pham Thanh Tung and Tung Tri Viet One Member Limited Liability Company, as evidenced by the meeting minutes between the Company and the relevant parties.

(3) Contractual receivables arising from agreements entered into between Tri Viet Securities Joint Stock Company and its counterparties to transfer funds in search of investment opportunities that have the potential to yield high returns by identifying customers in need of selling various securities, with a contract term of one (1) year from the date of execution. All these receivables have become overdue per the contractual terms. The negotiation and execution of these agreements with the counterparties were directly carried out by individuals from the Company's former management.

The current management has prudently assessed the recoverability of these receivables based on the available information and decided to establish a provision amounting to over VND 336.4 billion. The remaining balance of receivables, not provided for and amounting to over VND 123.9 billion, has been secured by collateral in the form of shares listed on the stock exchange and owned by Tung Tri Viet One Member Limited Liability Company, as per the meeting minutes dated 01 October 2024 between the Company and the parties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the financial statements)

10. TANGIBLE FIXED ASSETS

	Machinery, equipment	Transport, transmission means	Management tools and equipment	Other tangible fixed asset	Total
	VND	VND	VND	VND	VND
COST					
01/01/2024	**2,976,350,001**	**6,776,045,182**	**170,692,454**	**491,474,148**	**10,414,561,785**
- Disposal and liquidation	-	-	-	-	-
31/12/2024	**2,976,350,001**	**6,776,045,182**	**170,692,454**	**491,474,148**	**10,414,561,785**
ACCUMULATED DEPRECIATON					
01/01/2024	**(2,916,401,911)**	**(4,445,441,913)**	**(79,532,117)**	**(474,446,148)**	**(7,915,822,095)**
- Depreciation for the year	(59,948,090)	(816,175,678)	(20,837,032)	(11,352,000)	(908,312,800)
- Disposal and liquidation	-	-	-	-	-
31/12/2024	**(2,976,350,001)**	**(5,261,617,591)**	**(100,369,149)**	**(485,798,148)**	**(8,824,134,895)**
NET BOOK VALUE					
01/01/2024	**59,948,090**	**2,330,603,269**	**91,160,337**	**17,028,000**	**2,498,739,690**
31/12/2024	**-**	**1,514,427,591**	**70,323,305**	**5,676,000**	**1,590,426,890**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
(These notes are an integral part of and should be read in conjunction with the financial statements)

11. INTANGIBLE FIXED ASSET

	Computer Software VND	Total VND
COST		
01/01/2024	**8,983,800,575**	**8,983,800,575**
- Purchases during the year	-	-
31/12/2024	**8,983,800,575**	**8,983,800,575**
DEPRECIATION VALUE		
01/01/2024	**(8,820,162,406)**	**(8,820,162,406)**
- Depreciation for the year	(94,383,334)	(94,383,334)
- Other increase	-	-
31/12/2024	**(8,914,545,740)**	**(8,914,545,740)**
NET BOOK VALUE		
01/01/2024	**163,638,169**	**163,638,169**
31/12/2024	**69,254,835**	**69,254,835**

12. ACCRUED EXPENSES

	31/12/2024 VND	01/01/2024 VND
Short-term	**50,660,556,847**	**2,274,377,254**
- Accrued Financial Expenses	49,313,746,764	-
- Interest expenses	566,496,035	-
- Other short-term payables	780,314,048	2,274,377,254
	50,660,556,847	**2,274,377,254**

13. OTHER PAYABLES

	31/12/2024 VND	01/01/2024 VND
Short-term	**2,132,449,983**	**2,253,882,438**
- Statutory Employee Benefit Accruals	135,315,406	831,086,093
- Bonus for Exceeding the 2021 Target for the Board of Directors	177,455,203	-
- Undeposited Dividends of Shareholders	889,331,920	-
- Other Payables and Liabilities	930,347,454	1,422,796,345
+ *Payables from Securities Trading Activities*	-	*65,067,455*
+ *Dividends Payable*	-	*889,331,920*
+ Other Payables and Liabilities	-	*468,396,970*
	2,132,449,983	**2,253,882,438**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the financial statements)

14. TAXES AND OTHER PAYABLES TO STATE BUDGET

	01/01/2024	Payable amount for the year	Paid/Offset amount for the year	31/12/2024
	VND	VND	VND	VND
Tax and Payables				
	484,252	7,474,742	7,931,721	27,273
- Value added tax (VAT)	-	-	-	-
- Personal income tax (PIT)	2,787,036,850	13,826,406,144	16,613,442,994	-
- Fees, charges, and other payables	1,629,672,713	6,000,000	1,635,672,713	-
	4,417,193,815	**13,839,880,886**	**18,257,047,428**	**27,273**

	01/01/2024	Số đã thu/khấu trừ trong năm	Số phải thu trong năm	31/12/2024
	VND	VND	VND	VND
Taxes and Receivables				
- Personal income tax (PIT)	-	-	3,600,968,402	3,600,968,402
- Corporate income tax (CIT)	2,779,150,754	1,452,800	1,200,000,000	3,977,697,954
	2,779,150,754	**1,452,800**	**4,800,968,402**	**7,578,666,356**

15. LOAN AND FINANCE LEASE OBLIGATIONS

	31/12/2024		During the year		01/01/2024	
	Balance	Amount recoverable	Increase	Decrease	Balance	Amount recoverable
Short-term Borrowings	**163,260,348,648**	**163,260,348,648**	**3,230,527,617,895**	**3,212,635,039,525**	**145,367,770,278**	**145,367,770,278**
Margin loans from securities companies	163,260,348,648	163,260,348,648	3,230,527,617,895	3,212,635,039,525	145,367,770,278	145,367,770,278
	163,260,348,648	**163,260,348,648**	**3,230,527,617,895**	**3,212,635,039,525**	**145,367,770,278**	**145,367,770,278**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
(These notes are an integral part of and should be read in conjunction with the financial statements)

16. OWNERS' SHARE CAPITAL

16.1 CHANGE IN SHARE CAPITAL

Item	Owner's share capital	Share premium	Other owner's capital	Treasury shares	Development investment fund	Other funds of owner's share capital	Post-tax profit	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND
01/01/2023	**1,186,106,700,000**	**52,437,300,000**	**33,274,816,400**	**-**	**23,716,973,549**	**26,824,756,533**	**(233,918,167,310)**	**429,746,094,173**	**1,518,188,473,345**
- Profit of the year				-	-	-	247,648,061,263	30,993,675,383	278,641,736,646
- Other increase/decrease	-	-	-	-	-	3,240,422,731	3,495,841,564	(32,753,084,426)	(26,016,820,132)
31/12/2023	**1,186,106,700,000**	**52,437,300,000**	**33,274,816,400**	**-**	**23,716,973,549**	**30,065,179,264**	**17,225,735,516**	**427,986,685,130**	**1,770,813,389,859**
01/01/2024	**1,186,106,700,000**	**52,437,300,000**	**33,274,816,400**		**23,716,973,549**	**30,065,179,264**	**17,225,735,516**	**427,986,685,130**	**1,770,813,389,859**
- Profit for the year	-	-	-	-	-	-	379,162,644,225	337,187,354,684	716,349,998,909
- Increase/Decrease due to changes in ownership percentage in subsidiaries	-	-	-	-	-	-	5,143,077,030	(427,986,685,130)	(422,843,608,100)
- Repurchase of treasury shares	-	-	-	(56,115,046,965)	-	-	-	-	(56,115,046,965)
31/12/2024	**1,186,106,700,000**	**52,437,300,000**	**33,274,816,400**	**(56,115,046,965)**	**23,716,973,549**	**30,065,179,264**	**401,531,456,771**	**337,187,354,684**	**2,008,204,733,703**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the financial statements)

16. OWNERS' SHARE CAPITAL (CONT'D)

16.2 DETAILS OF OWNERS' SHARE CAPITAL

	31/12/2024		01/01/2024	
	VND	Rate	VND	Rate
Tung Tri Viet One Member Limites Liability Company	160,214,630,000	13.51%	160,214,630,000	13.51%
Mr. Pham Thanh Tung	83,901,340,000	7.07%	83,901,340,000	7.07%
Other shareholders	941,990,730,000	79.42%	941,990,730,000	79.42%
	1,186,106,700,000	**100%**	**1,186,106,700,000**	**100%**

16.3 CAPITAL TRANSACTIONS WITH OWNERS AND DISTRIBUTION, DIVIDENDS, PROFITS

	Year 2024	Year 2023
	VND	VND
Owner's equity		
+ Beginning contributed capital	1,186,106,700,000	1,186,106,700,000
+ Capital contribution increase during the year	-	-
+ Capital contribution decrease during the year	-	-
+ Ending contributed capital	1,186,106,700,000	1,186,106,700,000
- **Distributed profit**	-	-

16.4 SHARES

	31/12/2024	31/12/2023
	Share	Share
Number of shares registered for issuance	118,610,670	118,610,670
Number of shares sold to the public	118,610,670	118,610,670
+ *Common shares*	*118,610,670*	*118,610,670*
Number of shares repurchased	5,358,900	-
+ *Common shares*	*5,358,900*	-
Number of outstanding shares	113,251,770	118,610,670
+ *Common shares*	*113,251,770*	*118,610,670*
Par Value per Share (VND/Share)	*10,000*	*10,000*

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the financial statements)

17. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Year 2024 VND	Year 2023 VND
Revenue from securities trading activities	246,654,001,579	64,942,659,989
- Gains from the sale of financial assets	*225,660,615,078*	*23,926,981,434*
- Interest income from lending and receivables	*16,119,834,678*	*22,001,355,482*
- Revenue from securities brokerage activities	*1,411,405,735*	*7,248,459,827*
- Other revenue	*3,462,146,088*	*11,765,863,246*
Revenue from other activities	37,351,515	301,527,770
	246,691,353,093	**65,244,187,759**

18. COST OF GOODS SOLD AND SERVICES RENDERED

	Year 2024 VND	Year 2023 VND
Cost of securities trading activities	56,020,044,222	22,896,926,713
- Loss from securities sales	*30,861,811,010*	*10,261,620,102*
- Cost of securities brokerage activities	*7,193,474,708*	*11,473,004,275*
- Cost of securities custody services	*395,595,808*	*624,067,066*
- Proprietary trading expenses (*)	*17,569,162,696*	*538,235,270*
Cost of other activities	72,102,775	41,358,969
	56,092,146,997	**22,938,285,682**

19. FINANCIAL INCOME

	Year 2024 VND	Year 2023 VND
Interest income from deposits and loans	4,783,275,526	1,776,227,108
Gains from the purchase and sale of trading securities	313,548,484,478	313,657,118
Dividends and profit sharing	14,887,500,000	2,543,664,400
Revenue from financial activities	-	-
	333,219,260,004	**4,633,548,626**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the financial statements)

20. FINANCIAL EXPENSES

	Year 2024 VND	Year 2023 VND
Interest expense	29,279,984,092	6,635,047,293
Loss from securities trading	37,863,946,326	18,325,926,163
Provision for/(Reversal of) decline in value of trading securities	(54,867,856,044)	(302,490,220,825)
Other financial expenses	5,356,978,165	2,813,849,532
	17,633,052,539	**(274,715,397,837)**

21. SELLING AND GENERAL AND ADMINISTRATIVE EXPENSE

	Year 2024 VND	Year 2023 VND
SELLING EXPENSES		
Employee expenses	-	253,257,387
Material expenses	-	1,484,843
Purchased services expense	-	2,960,081
Other cash expenses	38,437,169,755	20,118,130
	38,437,169,755	**277,820,441**
GENERAL AND ADMINSTRATIVE EXPENSES		
Emplyee expenses	27,926,658,824	35,442,723,745
Adminstrative material expenses	183,957,062	438,816,778
Depreciation of fixes assets	1,002,696,133	1,848,312,678
Taxes, fees, and charges	286,085,469	164,697,686
Outsourced service expenses	10,663,605,572	12,661,138,626
Other cash expenses	3,219,172,471	2,628,859,892
Amortisation of goodwill for the year	-	246,598,456
	43,282,175,531	**53,431,147,861**

22. OTHER INCOME

	Year 2024 VND	Year 2023 VND
Reversal of Accounting for Late Corporate Income Tax Payment in 2021	1,629,672,713	-
Gains from asset liquidation	-	45,454,545
Other itmes	3,149,103	53,825,709
	1,632,821,816	**99,280,254**

23. OTHER EXPENSES

	Year 2024 VND	Year 2023 VND
Expenses for disposal of equiment and office	-	759,189,011
Other expenses	240,358,062	338,188,413
	240,358,062	**1,097,377,424**

24. BASIC / DILUTED EARNINGS PER SHARE

a. Basic Earnings Per Share

	Year 2024	Year 2023
Net profit after tax of the parent company (VND)	379,162,644,225	247,648,061,263
Profit/(Loss) attributable to ordinary shareholders (VND)	379,162,644,225	247,648,061,263
Weighted average number of ordinary shares outstanding during the year (Shares)	118,521,565	118,610,670
Basic Earnings per Share (VND/Share)	**3,199**	**2,088**

b. Diluted Earnings per Share

The Company does not have any potentially dilutive common shares; therefore, diluted earnings per share are calculated as the basic earnings per share.

25. SEGMENT REPORTING

Year 2023

	Brokerage, Underwriting, Advisory, and Other activities	Securities Investment	Interest income from lending and receivables	Total segments	Eliminations	Total for the entire entity
	VND	VND		VND	VND	VND
Revenue by segment	19,315,850,843	45,928,336,916	-	65,244,187,759	-	65,244,187,759
Cost of goods sold by segment	(12,676,665,580)	(10,261,620,102)	-	(22,938,285,682)	-	(22,938,285,682)
Gross profit from sales and services	**6,639,185,263**	**35,666,716,814**	-	**42,305,902,077**	-	**42,305,902,077**
Unallocated assets	-	-	-	1,977,474,261,593	-	1,977,474,261,593
Total Assets	-	-	-	**1,977,474,261,593**	-	**1,977,474,261,593**
Unallocated liabilities	-	-	-	206,660,871,734	-	206,660,871,734
Total Liabilities	-	-	-	**206,660,871,734**	-	**206,660,871,734**

25. SEGMENT REPORTING (CONT'D)

Year 2024

	Brokerage, underwriting, advisory, and Other activities	Securities investment	Interest income from lending and receivables	Total segments	Eliminations	Total for the entire
	VND	VND		VND	VND	VND
Revenue by segment	4,910,903,337	225,660,615,078	16,119,834,678	246,691,353,093	-	246,691,353,093
Cost of goods sold by segment	(7,661,173,291)	(48,430,973,706)	-	(56,092,146,997)	-	(56,092,146,997)
Gross profit from sales and services	**(2,750,269,954)**	**177,229,641,372**	**16,119,834,678**	**190,599,206,096**	**-**	**190,599,206,096**
Unallocated assets	-	-	-	2,281,174,779,539	-	2,281,174,779,539
Total Assets	**-**	**-**	**-**	**2,281,174,779,539**	**-**	**2,281,174,779,539**
Unallocated assets	-	-	-	272,970,045,836		272,970,045,836
Total Liabilities	**-**	**-**	**-**	**272,970,045,836**	**-**	**272,970,045,836**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
(These notes are an integral part of and should be read in conjunction with the financial statements)

26. RELATED PARTIES

26.1 LIST OF RELATED PARTIES

Company/Individual name	Relationship
Tung Tri Viet One Member Limited Liability Company	Major shareholder
Mr. Pham Thanh Tung	Major shareholder

26.2 TRANSACTIONS OF RELATED PARTIES

Income of Board of Management, General Director and Chief Accountant

Full name	Position/ Relationship	Year 2024 VND	Year 2024 VND
Ms. Pham Thi Thanh Huyen	Chairwoman of the Board of Management (resigned on 29/03/2024)	200,262,000	561,911,111
Ms. Nguyen Thi Hang	Chairwoman (appointed on 29/03/2024) General Director (resigned on 29/03/2024)	1,499,328,939	579,069,018
Mr. Pham Thanh Tung	Member	-	55,555,555
Ms. Pham Thanh Hoa	Member	272,957,111	282,240,000
Ms. Nguyen Thi Hang Nga	Independent Member	149,999,995	133,333,332
Mr. Bui Minh Tuan	Independent Member	-	55,555,555
Ms. Nguyen Thi Dinh Huong	Independent Member	-	128,282,827
Mr. Chu Van Tuong	Independent Member (appointed on 08/06/2024)	38,888,885	-
Mr. Do Thanh Ha	General Director	-	50,000,000
Ms. Nguyen Thi Thu Thuy	Chief Accountant (dismissed on 02/04/2024)	108,232,001	-
Ms. Le Thi Quy	Chief Accountant (appointed on 02/04/2024, dismissed on 24/01/2025)	292,828,261	-
Mr. Ngo Long Giang	General Director (appointed on 15/11/2024, dismissed on 16/01/2025)	309,761,905	-
	Total	**2,872,259,097**	**1,845,947,398**

Tung Tri Viet One Member Limited Liability Company have used shares listed on the stock exchange to secure the payment of receivables (Note 9).

27. OTHER INFORMATION

Tri Viet Asset Management Group Joint Stock Company – Parent Company (TVC)

Decision No. 422/QĐ-SGDHN dated 25 April 2024, issued by the Hanoi Stock Exchange, classified the TVC shares of Tri Viet Asset Management Group Joint Stock Company as restricted from 06 May 2024. As of the reporting date, the Company is undertaking the necessary procedures in accordance with regulations to remedy the restricted status of these securities.

Tri Viet Securities Joint Stock Company – Subsidiary (TVB)

The 2023 Annual General Meeting of Shareholders approved Resolution No. 02/2023/NQ-ĐHĐCĐ/TVB dated 17 June 2023, authorizing a share repurchase to reduce the charter capital, with a maximum repurchase quantity of 5,000,000 shares, using either order matching or negotiated transactions. However, pursuant to Resolution No. 01/2024/NQ-ĐHĐCĐ dated 03 June 2024—which decided not to execute the share repurchase for reducing the charter capital as previously approved at the 2023 Annual General Meeting of Shareholders the repurchase is now intended to implement the employee share repurchase procedure under the 2021 ESOP program.

On 25 June 2024, the Company adopted Resolution No. 16/2024/NQ-HĐQT/TVB to adjust the employee share repurchase plan under the scheme of issuing shares to employees, which are no longer subject to transfer restrictions. Accordingly, the Company revised the expected number of shares to be repurchased to 2,985,500 shares and updated the list of former employees eligible for share repurchase, replacing the list provided in Article 1 of Board Resolution No. 23/2023/NQ-HĐQT/TVB dated 25 September 2023. As of the reporting date, the share repurchase process has not yet been executed.

On 27 June 2024, the Company advanced the repurchase payment at 100% of the estimated repurchase price for certain individuals, with a total amount of VND 15.49 billion.

TVB shares have been classified as restricted since 03 May 2024, in accordance with Decision No. 230/QĐ/SGDHCM dated 23 April 2024, issued by the Ho Chi Minh City Stock Exchange.

TVB shares of Tri Viet Securities Joint Stock Company are not traded on margin pursuant to Announcement No. 13/TB-SGDHCM dated 03 January 2024, issued by the Ho Chi Minh City Stock Exchange.

28. INFORMATION EVENTS AFTER THE REPORTING DATE

On 15 January 2025, Tri Viet Asset Management Group JSC released Announcement No. 05/2025/CV-TVC regarding a change in the number of Shares with voting rights. Accordingly, the number of Shares with voting rights decreased from 118,610,670 shares to 110,610,670 shares due to the Company's repurchase of its shares to reduce charter capital. Details of the share buyback are as follows:

- Number of shares registered for repurchase: 8,000,000 shares
- Number of shares repurchased: 8,000,000 shares
- Number of treasury shares before the transaction: 0 shares
- Number of treasury shares repurchased: 8,000,000 shares
- Funding sources for the repurchase:

	Balance (VND)
Share premium	52,437,300,000
Investment and development fund	23,716,973,549
Other funds belonging to owners' equity	7,089,136,096
Total	**83,243,409,645**

On 4 February 2025, the Company was issued its 25th amended registration certificate by the Hanoi Department of Planning and Investment, reflecting a charter capital of VND 1,106,106,700,000, equivalent to 110,610,670 shares with a par value of VND 10,000 per share.

29. COMPARATIVE FIGURES

The comparative figures are from the audited financial statements of the Company for the year ended 31 December 2023.

Hanoi, 28 March 2025

Prepared by	**Chief Accountant**	**Chairwoman**
Nguyen Anh Duc	**Hoang Van Quan**	**Nguyen Thi Hang**