

CÔNG TY CỔ PHẦN ĐẦU TƯ & XÂY LẮP CONSTREXIM SỐ 8

Toà nhà Constrexim8, Km số8, Đường Nguyễn Trãi-C7, Thanh Xuân, Hà Nội

BALANCE SHEET

Day 31 Month 12 Year 2024

ASSETS	Code	Interpret	ENDING BALANCE	OPENING
1	2	3	4	5
A. CURRENT ASSETS & SHORT-TERM INVESTMENTS (100=110+120+130+140+150)	100		162.664.871.801	102.070.301.774
I. CAPITAL IN CASH	110		3.110.875.588	12.358.910.646
1. Cash	111	V.01	3.110.875.588	8.358.910.646
2. Equivalent money	112			4.000.000.000
II. SHORT-TERM INVESTMENTS	120	V.02		
3. Cash in transit	121			
3. Provision for the diminution in value if short-term	122			
3. Provision for the diminution in value if short-term	123			
III. ACCOUNTS RECEIVABLE	130		153.790.408.468	71.453.138.938
1. Accounts receivable - trade	131		32.550.696.847	24.398.752.747
2. Prepayment to suppliers	132		40.000.000	36.272.727
4. Intercompany receivable	133			
5. Receivable to progress of the project	134			
5. Receivable to progress of the project	135			
5. Other receivable	136	V.03	121.199.711.621	47.018.113.464
6. Provision for doubtful debts (*)	137			
6. Provision for doubtful debts (*)	139			
IV. INVENTORIES	140		4.636.834.957	16.753.406.609
1. Inventory	141	V.04	4.636.834.957	16.753.406.609
8. Provision for decline in inventory (*)	149			
V. OTHER CURRENT ASSETS	150		1.126.752.788	1.504.845.581
1. Short-term prepaid expenses	151			
2. VAT Tax substracted	152		1.126.752.788	1.504.845.581
5. Taxes and Receivable to state budget	153	V.05		
5. Taxes and Receivable to state budget	154	V.05		
5. Short term other assets	155			
B. LONG-TERM ASSETS (200=220+240+250+260)	200		4.735.371.751	5.366.093.851
I. LONG-TERM RECEIVABLE	210			
1. Long-term accounts receivable - trade	211			
1. Long-term accounts receivable - trade	212			
2. Investment in equity of subsidiaries	213			
3. Long-term receivable from subsidiaries	214	V.06		
3. Long-term receivable from subsidiaries	215	V.06		
1. Long-term other receivable	216	V.07		
1. Provision for long-term doubtful debts (*)	219			
I. FIXED ASSETS	220		436.706.870	493.459.958
1. Tangible fixed assets	221	V.08	436.706.870	493.459.958
- Cost	222		2.999.406.675	2.999.406.675

RESOURCES	Code	Interpret	ENDING BALANCE	OPENING
1	2	3	4	5
- Accumulated depreciation (*)	223		(2.562.699.805)	(2.505.946.717)
2. Finance lease assets	224	V.09		
- Cost	224			
- Accumulated depreciation	226			
3. Intangible fixed assets	227	V.10		
- Cost	228			
- Accumulated depreciation (*)	229			
III. REAL ESTATE INVESTMENT	230	V.11		
- Cost	231			
- Accumulated depreciation (*)	232			
4. CONSTRUCTION IN PROGRESS	240	V.12		
4. Construction in progress	241			
4. Construction in progress	242			
II. LONG-TERM INVESTMENT	250		1.000.000.000	1.000.000.000
1. Long-term securities	251			
2. Share in joint-venture	252			
3. Other long-term investment	253	V.13	1.000.000.000	1.000.000.000
4. Provision for decline in long-term investment (*)	254			
4. Provision for decline in long-term investment (*)	255			
IV. LONG-TERM DEPOSIT	260		3.298.664.881	3.872.633.893
1. Long-term prepaid expenses	261	V.14	3.298.664.881	3.872.633.893
2. Tài sản thuế thu nhập hoãn lại	262	V.21		
3. Long-term other assets	268			
TOTAL ASSETS (270=100+200)	270		167.400.243.552	107.436.395.625
RESOURCES				
A. LIABILITIES (300=310+320)	300		139.265.645.066	79.489.845.557
I. CURRENT LIABILITIES	310		136.705.523.459	76.681.936.719
1. Trade accounts payable	311		128.554.244	167.054.244
2. Advances from customers	312		1.012.702.988	18.224.378.034
3. Taxes and amounts payable to State budget	313	V.16	76.718.718	17.988.276
4. Payable to employees	314			
5. Expenses payables	315	V.17	47.102.072.334	267.000.000
6. Internal payables	316			
7. Payable to construction contractor	317			
8. Unearned revenue	318			
9. Other payables	319	V.18	67.984.327.317	41.184.118.748
10. Short-term borrowings and finance lease liabilities	320	V.15	20.297.263.067	16.731.780.560
11. Provisions for short-term payables	321			
12. Bonus and welfare fund	322		103.884.791	89.616.857
13. Price stabilization fund	323			
14. Transactions of Government Bond	324			
II. LONG-TERM LIABILITIES	330		2.560.121.607	2.807.908.838
1. Long-term payables to customers	331			
2. Long-term advances from suppliers	332	V.19		
3. Long-term accrued expenses	333			

RESOURCES	Code	Interpret	ENDING BALANCE	OPENING
1	2	3	4	5
4. Internal payables of operating capital	334	V.20		
5. Long-term internal payables	335			
6. Unearned revenue	336		1.542.961.607	1.790.748.838
7. Other long-term payables	337		1.017.160.000	1.017.160.000
8. Other long-term borrowings and finance lease	338			
9. Convertible bonds	339	V.21		
10. Preferred shares	340			
11. Deferred income tax payable	341			
12. Provisions for long-term payables	342			
13. Science and technology development fund	343			
B. OWNER'S EQUITY (400=410+420)	400		28.134.598.486	27.946.550.068
I. CAPITAL SOURCES AND FUNDS	410	V.22	28.134.598.486	27.946.550.068
1. Owners' invested capital	411		26.721.570.000	26.721.570.000
- Options of convertible shares	411a		26.721.570.000	26.721.570.000
- Preferred shares	411b			
2. Share premium	412			
3. Options of convertible bonds	413			
4. Owner's other capital	414			
5. Treasury shares	415			
6. Assets revaluation differences	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		460.640.033	427.348.187
9. Re-organization fund	419			
10. Other funds under owner's equity	420			
11. Retained earnings	421		952.388.453	797.631.881
- Retained earnings to the end of previous period	421a		494.695.501	480.566.680
- Retained earnings in current period	421b		457.692.952	317.065.201
12. Sources invested in construction	422			
II. OTHER FUNDS	430			
1. The fund	431	V.23		
2. Funds invested in fixed assets	432			
TOTAL RESOURCES (430=300+400)	440		167.400.243.552	107.436.395.625

Day 31. Month 11. Year 2024

Prepared by
(Signature, full name)


Nguyễn Quang Huy

Chief Accountant
(Signature, full name)


Nguyễn Thị Thu Hoài

Director
(Signature, full name)


Vũ Duy Hậu

KẾT QUẢ HOẠT ĐỘNG SẢN XUẤT KINH DOANH
 Quý IV năm 2024

Items	Code	Interpret	This period		Accumulate from beginning of	
			Current year	Prior year	Current year	Prior year
1	2	3	4	5	6	7
1. Gross sales	01	VI.25	41.658.387.216	36.796.285.901	90.020.771.803	88.010.561.792
2. Less deductions	03	VI.26				
3. Net sales (10 = 01 - 02)	10	VI.27	41.658.387.216	36.796.285.901	90.020.771.803	88.010.561.792
4. Cost of goods sold	11	VI.28	40.259.971.365	35.845.486.055	86.339.037.850	84.512.326.613
5. Gross profit (20 = 10 - 11)	20		1.398.415.851	950.799.846	3.681.733.953	3.498.235.179
6. Financial income	21	VI.29	859.423	163.914.033	3.654.957	332.296.112
7. Financial expenses	22	VI.30				
- In which: Interest expenses	23					
8. Selling expenses	25					
9. General and administration expenses	26		990.186.616	1.036.421.831	3.121.466.472	3.236.836.299
10. Net profit from operating activities [30=20+(21-22)-(24+25)]	30		409.088.658	78.292.048	563.922.438	593.694.992
11. Other incomes	31				69.537.546	
12. Other expenses	32			54.460.000	49.075.035	157.840.000
13. Profit from other activities (40 = 31 - 32)	40			-54.460.000	20.462.511	-157.840.000
14. Net profit before tax (50 = 30 + 40)	50		409.088.658	23.832.048	584.384.949	435.854.992
15. Current corporate income tax expense	51	VI.31	81.817.732	15.658.410	126.691.997	118.738.999
16. Deferred corporate income tax expense	52	VI.32				
17. Net profit after tax (60=50-51-52)	60		327.270.926	8.173.638	457.692.952	317.115.993
18. Basic earnings per share	70					
19. Diluted earning per share	71					

Prepared by
(Signature, full name)

[Signature]
 Nguyễn Cường Hùng

Chief Accountant
(Signature, full name)

[Signature]
 Nguyễn Thị Thu Hoài



Day 31 Month 12 Year 2024

Director
(Signature, full name)

[Signature]
 Vũ Duy Hậu

CASH FLOW STATEMENT

Year 2024

Items	Code	Interpret	This year	Last year
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Gross sales and other revenues	01		65.039.418.595	
2. Payments to providers of goods and services	02		(157.827.273)	
3. Payments to employees	03		(2.119.517.632)	
4. Interest expenses paid	04		(987.694.817)	
5. Corporate income tax paid	05		(68.108.967)	
6. Other receipts from operating activities	06		15.371.261.359	
7. Other payments on operating activities	07		(66.128.533.387)	
	20		10.948.997.878	
NET CASH FROM OPERATING ACTIVITIES				
II. CASH FLOW FROM INVESTMENT ACTIVITIES				
1. Additions to fixed assets and other non-current assets	21			
2. Proceeds from disposal of fixed assets	22			
3. Loans given and purchases of debt instruments of other entities	23			
4. Recovery of loans given and disposals of debt instruments of other	24			
5. Payments for investment in other entities	25			
6. Collections on investment in other entities	26		4.000.000.000	
7. Receipts of interest, dividend	27		3.654.957	
	30		4.003.654.957	
NET CASH FROM INVESTING ACTIVITIES				
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from equity issue and owner's equity	31			
2. Repayment for capital contributions, or for repurchase of issued shares	32			
3. Earnings from borrowings	33		3.650.000.000	
In which: - Receipts from borrowings under the common agreement	33		3.650.000.000	
- Receipts from ordinary bonds issued	33			
- Receipts from convertible bonds issued	33			
- Receipts from preferred shares issued and classified as	33			
- Receipts from transactions of Government Bond and	33			
4. Payments for principal of loans	34		(23.850.687.893)	
In which: - Payments to settle debts (principal) under the common	34		(23.850.687.893)	
- Payments to settle debts (principal) of ordinary bonds	34			
- Payments to settle debts (principal) under convertible	34			
- Payments to settle debts (principal) of preferred shares	34			
- Payments for transactions of Government Bond and	34			
5. Payment for finance lease liabilities	35			
6. Payments of interest, dividends	36			
	40		(20.200.687.893)	
NET CASH FROM OPERATING ACTIVITIES				
NET INCREASE IN CASH AND CASH EQUIVALENTS IN THE	50		(5.248.035.058)	
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE	60		8.358.910.646	
Impacts of exchange rate fluctuations	61			
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	70		3.110.875.588	

Record accountant


Nguyễn Quang Huy

Chief Accountant


Nguyễn Thị Thu Hoài

Day 31, Month 12, Year 2024
48508
Head of the company

Vũ Duy Hậu

EXPLANATORY NOTES TO THE FINANCIAL STATEMENTS

For the Accounting Period from January 1, 2024, to September 30, 2024

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

1. Business Activities Overview

Ownership Structure

Constrexim Investment and Construction Joint Stock Company No. 8, established via the equitization of a state-owned enterprise under Decision No. 2261/QĐ-BXD dated December 8, 2005, issued by the Minister of Construction. The company operates under Business Registration Certificate No. 0103010381, issued by the Hanoi Department of Planning and Investment on December 21, 2005, with the latest amendment on July 18, 2008.

According to Business Registration Certificate No. 0103010381 issued by the Hanoi Department of Planning and Investment, the company's charter capital is 22,084,260,000 VND (Twenty-two billion, eighty-four million, two hundred sixty thousand Vietnamese Dong).

Headquarters: Constrexim 8 Building - Nguyễn Trãi - C7 - Thanh Xuân - Hanoi.

Business Activities

According to Business Registration Certificate No. 0103010381 issued by the Hanoi Department of Planning and Investment, the company's business activities include:

Construction and installation of civil, industrial, transportation, irrigation works, infrastructure engineering projects, electrical lines and transformer stations, mechanical and refrigeration systems, as well as interior and exterior decoration of buildings; real estate investment, brokerage services, leasing, and consulting; construction consulting and inspection of construction projects (excluding design services); production and trading of construction materials, cargo transportation, and passenger transport services; trading and import/export of materials, machinery, technological lines, and goods; investment trust activities domestically and internationally; management, operation, and business services for high-rise residential and office buildings; real estate business; production and trade of concrete structures; infrastructure and technical facility development in urban areas, industrial parks, export processing zones, high-tech parks, and new economic zones; leasing of offices and residential properties; afforestation and mineral exploitation (excluding minerals prohibited by the State).

2. ACCOUNTING POLICIES AND PRACTICES APPLIED AT THE COMPANY

Fiscal Year and Currency Used in Accounting

The company's fiscal year begins on January 1 and ends on December 31 annually.
The currency used for accounting records is the Vietnamese Dong (VND).

Accounting Standards and Policies Applied

Accounting Policies Applied

The company applies the Corporate Accounting Policies issued under Decision No. 15/2006/QĐ-BTC dated March 20, 2006, by the Minister of Finance and Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance.

Declaration of Compliance with Accounting Standards and Policies

The company has adopted Vietnamese Accounting Standards and guidance documents issued by the government. Financial statements are prepared and presented in full compliance with the requirements of each standard, guiding circular, and the currently applied accounting policies.

Form of Accounting Applied

The company employs computerized accounting systems.

Principles for Recognizing Cash and Cash Equivalents

Economic transactions conducted in foreign currencies are converted into Vietnamese Dong (VND) at the actual exchange rate on the transaction date. At the end of the fiscal year, monetary items denominated in foreign currencies are converted using the interbank average exchange rate announced by the State Bank of Vietnam on the last day of the accounting period.

Exchange rate differences arising during the period and those resulting from the revaluation of balances of monetary items at year-end are handled in accordance with Circular No. 201/2009/TT-BTC dated October 15, 2009, which provides guidelines for managing exchange rate differences in enterprises.

Short-term investments with a maturity of no more than three months that can be readily converted into cash with minimal risk of value fluctuation are classified as cash equivalents as of the reporting date.

Inventory Recognition Principles

Inventory is recorded at cost. If the net realizable value is lower than the cost, it must be recorded at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly attributable costs incurred to bring the inventory to its current location and condition.

Inventory is accounted for using the periodic inventory system.

Inventory is accounted for using the periodic inventory system.

Provisions for inventory write-downs are made at year-end and represent the difference between the cost of inventory and its net realizable value.

Recognition and Depreciation of Fixed Assets

Tangible fixed assets and intangible fixed assets are recorded at cost. During their usage, tangible and intangible fixed assets are recognized based on their original cost, accumulated depreciation, and remaining value.

Finance leased fixed assets are recognized at cost, which is the fair value or the present value of the minimum lease payments (excluding VAT) and any directly related initial costs associated with the finance lease. During usage, finance leased fixed assets are recorded at cost, accumulated depreciation, and remaining value.

Depreciation is calculated using the straight-line method. The Company determines the depreciation period based on the remaining useful life of the asset, estimated as follows:

- Buildings and structures	25 years
- Machinery and equipment	06 - 08 years
- Transportation vehicles	06 - 08 years
- Office equipment	03 years

Recognition of Financial Investments

Investments in subsidiaries and associates are accounted for using the cost method. The net profit distributed by subsidiaries and associates, which is earned after the date of investment, is recognized in the Income Statement. Other distributions (aside from net profit) are considered as recoveries of the investment and are recorded as a reduction of the investment's original cost.

Investments in joint ventures are accounted for using the cost method. The joint venture contribution is not adjusted for changes in the Company's share of the net assets of the joint venture. The Company's Income Statement reflects income from the distribution of the accumulated net profit of the joint venture, which is earned after the investment has been made.

The Company applies the same accounting principles as for ordinary business operations to joint venture activities under joint control and co-owned assets. Specifically:

- The Company separately tracks income and expenses related to joint venture operations and allocates them to the joint venture parties according to the joint venture agreement;
- The Company separately tracks its joint venture capital contribution, its share in co-owned assets, and any joint or separate liabilities arising from joint venture activities.

Investment securities at the reporting date are classified as follows:

- Securities with a redemption or maturity period not exceeding 3 months from the purchase date are considered "cash equivalents";
- Securities with a redemption period of less than 1 year or within 1 operating cycle are classified as short-term assets;
- Securities with a redemption period longer than 1 year or beyond 1 operating cycle are classified as long-term assets;

Provision for Investment Write-Down is made at year-end and represents the difference between the book value of investments recorded in the general ledger and their market value at the time the provision is made.

Recognition and Capitalization of Borrowing Costs

Borrowing costs are recognized as an expense in the period in which they are incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, which are capitalized into the value of the asset (capitalized). This is in accordance with the requirements outlined in the Vietnam Accounting Standard No. 16 "Borrowing Costs."

Borrowing costs directly related to the acquisition, construction, or production of qualifying assets are capitalized and included in the value of the asset. These costs include interest on loans, amortization of discounts or premiums on bond issuance, and any other costs incurred in relation to the loan processing.

Recognition and Allocation of Prepaid Expenses

Prepaid expenses that relate to the current fiscal year's production and business activities are recognized as short-term prepaid expenses and are expensed in the current fiscal year.

The following expenses, incurred during the fiscal year but recorded as long-term prepaid expenses, are allocated over multiple years into the business results:

- Formation costs;
- Pre-operation costs / production preparation costs (including training expenses);
- Relocation costs, restructuring costs;
- Large start-up or trial production costs;
- High-value tools and equipment issued for use;
- Foreign exchange losses incurred during the basic construction investment phase;
- Major repairs to fixed assets that are unusually large.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period are based on the nature and extent of each type of expense, selecting an appropriate allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

Recognition of Accrued Expenses

Accrued expenses are costs that have not yet been incurred but are recognized in advance as production and business expenses in the period. This is done to ensure that the actual costs do not cause a sudden increase in production and business expenses, in accordance with the matching principle between revenue and expenses. When these expenses are incurred, if there is any difference between the actual amount and the amount that was accrued, the accountant will make the necessary adjustments by either adding or reducing the expense to reflect the difference.

Recognition and Method of Accounting for Provisions

The recognized value of a provision is the most reasonable estimated amount of money that will be required to settle the current liability at the end of the fiscal year or at the end of the interim fiscal year.

Only expenses related to the initially established provision can be offset by the corresponding provision.

The difference between the provision recognized in the previous fiscal year, which has not been fully used, and the provision recognized in the current reporting period is reversed and recorded as a reduction in production and business expenses for the period. However, any excess difference in the provision for construction warranty provisions is reversed into other income for the period.

Recognition of Owner's Equity

Owner's equity is recognized based on the actual capital contributed by the owners.

Share premium is recognized as the difference between the actual issuance price and the par value of shares when shares are first issued, issued as additional shares, or reissued from treasury shares.

Other capital contributions by owners are recognized at the remaining value of assets received by the company as gifts from other organizations or individuals, after deducting any taxes payable (if any) related to the gifted assets, and do not include reinvested business earnings from operations.

Treasury shares are shares issued by the company and later repurchased. Treasury shares are recognized at their actual value and are presented in the Balance Sheet as a reduction in equity.

Dividends payable to shareholders are recognized as a liability in the company's Balance Sheet once the dividend declaration is made by the Board of Directors.

Undistributed after-tax profit represents the profit from the company's operations after deducting adjustments for retrospective changes in accounting policies and adjustments for prior period material errors.

Recognition of Revenue

Revenue from Construction Contracts

Revenue from construction contracts is recognized using the percentage of completion method, with the results of the contract being reliably determined and confirmed by the customer. The results of the contract are considered reliably estimated when the following four conditions outlined in Accounting Standard No. 15 "Construction Contracts" are met.

Revenue from Sales of Goods

Revenue from the sale of goods is recognized when all of the following conditions are met:

- The majority of risks and rewards related to ownership of the product or goods have been transferred to the buyer.;
- The company no longer retains control over the goods as if it were the owner or has no power to control the goods;
- The revenue can be reliably measured;
- The company has received or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be reliably determined.

Revenue from Service Contracts

Revenue from service contracts is recognized when the results of the transaction can be reliably determined. In cases where the service provision spans multiple periods, revenue is recognized in the period based on the work completed as of the balance sheet date. The results of the service provision transaction are considered determined when the following conditions are met:

- The revenue can be reliably measured;
 - There is a likelihood of receiving economic benefits from the service transaction;
 - The portion of work completed as of the balance sheet date can be determined;
 - The costs incurred for the transaction and the costs to complete the service provision can be determined
- The portion of work completed in providing the service is determined using the method of assessing the work completed.

Financial Revenue

Revenue arising from interest, royalties, dividends, profit distributions, and other financial income is recognized when both of the following conditions are met:

- There is a likelihood of receiving economic benefits from the transaction;
- The revenue can be reliably measured.

Dividends and profit distributions are recognized when the company has the right to receive the dividend or profit from its investments.

Recognition of Financial Costs

Financial costs recognized include:

- Expenses or losses related to financial investment activities;
- Borrowing costs and interest expenses;
- Exchange rate losses from foreign currency transactions;
- Provisions for the impairment of investment securities.

These costs are recognized in their total amounts for the period and are not offset against financial revenue.

Recognition of Current and Deferred Corporate Income Tax Expenses

Corporate income tax reflects the total value of current taxes payable and deferred taxes.

Current corporate income tax expense is determined based on taxable income and the applicable corporate income tax rate for the current year.

Deferred corporate income tax expense is determined based on temporary differences that are deductible, taxable temporary differences, and the corporate income tax rate.

The determination of the company's income tax is based on the current tax regulations. However, these regulations may change over time, and the final determination of corporate income tax depends on the results of audits conducted by the competent tax authorities.

(These explanatory notes form an integral component of the financial statements and must be read in conjunction with them)

I. Supplemental Disclosures for Items Presented in the Statement of Financial Position

Unit of measurement: VND

Money

	31.12.2024	01-01-24
Cash	27 835 365	11,783,194
Bank deposits	3 083 040 223	8,347,127,452
Cash equivalents		
Total	3,110,875,588	8,358,910,646

Other short-term receivables

	31.12.2024	01-01-24
Other receivables	32 550 696 847	38,802,159,684
Other payables with outstanding debt	-	-
Total	32,550,696,847	38,802,159,684

Inventory

	31.12.2024	01-01-24
Goods in transit		
Raw materials, supplies		
Tools, equipment		
Work in progress	4 636 834 957	16,753,406,609
Finished goods		
Goods		
Goods sent for sale	-	-
Tax-protected inventory		
Real estate inventory		
Total cost of inventory	4,636,834,957	16,753,406,609

Increase, decrease in tangible fixed assets

ORIGINAL COST	Buildings and structures	Machinery and equipment	Transportation vehicles	Management tools; other equipmen	Total
On 01/01/2023	1,418,827,242	466,853,545	1,113,725,888		2,999,406,675
-Other increases					-
-ransfer to investment property					-
-Disposal					-
-Other decreases					-
On 31/12/2023	1,418,827,242	466,853,545	1,113,725,888		2,999,406,675
Accumulated depreciat	925,367,284	466,853,545	1,113,725,888		2,505,946,717

-Depreciation for the pe	56,753,088			56,753,088
-Transfer to investment	-			-
-Disposal	-			-
-Other decreases				
Remaining value	982,120,372	466,853,545	1,113,725,888	- 2,562,699,805
On 01.01.2024	550,213,050			550,213,051
On 30.09.2024	436,706,870	-	-	436,706,870

Other long-term investments	31.12.2024	01-01-24
<i>Investment in associates</i>		
Other long-term investments (*)	1,000,000,000	1,000,000,000
Total	1,000,000,000	1,000,000,000

Long-term prepaid expenses	31.12.2024	01-01-24
Prepaid expenses for operating leases	3 298 664 881	3,823,713,891
Business goodwill (Brand)		48,920,000
Other long-term prepaid expenses		
Total	3,298,664,881	3,872,633,893

	31.12.2024	01-01-24
Short-term loans and financial lease liabilities		
Short-term bank loans	14 275 763 067	9,055,280,560
Short-term loans from other entities	6 021 500 000	7,676,500,000
Long-term loans		
Total	20,297,263,067	16,731,780,560

Taxes and amounts payable to the State	31.12.2024	01-01-24
Value-added tax (VAT)		
Special consumption tax		
Import and export duties		
Corporate income tax		15,645,712
Personal income tax	2,335,448	2,342,564
Fees, charges, and other amounts payable		
Fees and amounts payable		
Total	2,335,448	17,988,276

Other short-term payables	31.12.2024	01-01-22
Trade union funds	198,481,424	201,590,572

Social insurance		
Payables related to privatization		
Advance payments with credit balance		
Other payables with credit balance (Account 138		
Unearned revenue		
Short-term deposits and pledges received		
Payable for house purchase deposit		
Other short-term payables	67,785,845,893	40,982,528,176
Other receivables		
Total	67,984,327,317	41,184,118,748

Previous year	Owner's investment capital	Share capital surplus	Other owners' equity	Development investment fund ; Financial reserve fund	Retained earnings	Total
On 01/01/2023	22,084,260,000	2,828,703,600	921,520,000		510,286,615	26,344,770,215
- Increase in capital thi. #####	#####	(2,828,703,600.0)	(921,520,000.0)	427,348,187	287,345,266	1,601,779,853
- Profit from the previous year						-
- Other increases						-
- Dividend distribution						-
Increase in capital from profits						
- Profit distribution from investment cooperation						-
- Other decreases						-
On 31.12.20223	26,721,570,000	-	-	427,348,187	797,631,881	27,946,550,068
Increase in capital this period						
- Profit for the current period					456,092,952	456,092,952
- Profit distribution					(255,376,600)	(255,376,600)
- Capital reduction during the period					(47,559,780)	(47,559,780)
- Fund distribution				33,291,846		33,291,846
- Dividend distribution						-
- Other increases or decreases						-
On 31.12.2024	26,721,570,000	-	-	460,640,033	950,788,453	28,132,998,486

b. Details of owner's investment capital

	Contributed capital		Contributed capital	
	31.12.2024	%	01-01-24	
State-contributed capital			0	0
Capital contributed by other shareholders	22,084,260,000	100	22,084,260,000	100
Total	22,084,260,000		22,084,260,000	

c. Capital transactions with owners and distribution of dividends, profit sharing

Owner's investment capital	31.12.2024	01-01-24
Beginning balance of contributed capital	22,084,260,000	22,084,260,000
Increase in contributed capital during the period	4,637,310,000	

Decrease in contributed capital during the period

Ending balance of contributed capital

26,721,570,000

22,084,260,000

d. Shares

Number of shares registered for issuance

Number of shares sold to the public

31.12.2024

01-01-24

- Common shares

2,672,157

2,208,426

- Preferred shares

2,672,157

2,208,426

Number of shares repurchased

- Common shares

-

-

- Preferred shares

181,300

Number of outstanding shares

- Common shares

-

-

- Preferred shares

2,672,157

2,208,426

* Par value of outstanding shares

2,672,157

2,208,426

d. Enterprise funds

31.12.2024

01-01-24

Development investment fund

460 640 033

56,343,156

Financial reserve fund

380 516 987

371,005,031

Other equity funds

Total

460,640,033

427,348,187

Additional Information for Items Presented in the Income Statement

Current period Previous year

Revenue from sales and services

Including:

- Revenue from sales of goods and

40 532 922 751

35,801,479,613

- Revenue from providing services

1 125 464 465

1,005,033,561

Total

41,658,387,216

36,806,513,174

- Revenue from sales
of goods and finished

40 532 922 751

35,801,479,613

- Revenue from providing services

1 125 464 465

1,005,033,561

Total

41,658,387,216

36,806,513,174

Cost of goods sold (COGS)

Cost of construction contracts

Cost of construction contracts

Cost of services provided

Total

40 259 971 365

35,013,407,836

666 675 539

825,989,530

40,926,646,904

35,839,397,366

**Other financial
operating revenue**

Current period Previous year

Interest from deposits, loans	859 423	96,034,581
Dividends and profits distributed		
Total	<u>859,423</u>	<u>96,034,581</u>

Financial operating expenses	Current period	Previous year
-------------------------------------	-----------------------	----------------------

Loan interest		
Other financial expenses		

Total	Current period	Previous year
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Current corporate income tax expense	Current period	Previous year
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Corporate income tax expense based on taxable income for the current	81 817 732	15,645,712
--	------------	------------

Adjustment of prior years' corporate tax expenses to the current period's		
Total	<u>81,817,732</u>	<u>15,645,712</u>

Total pre-tax accounting profit (1)	
--	--

Adjust accounting profit to determine taxable profit	409,088,658
--	-------------

Increase adjustments (Other expenses) (2)	
---	--

Decrease adjustment: Other income	-
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Total taxable income (4) = (1) + (2) - (3)	
--	--

Tax rate (5)	20%
--------------	-----

Corporate income tax expense based on current taxable income (6) = (4) x (5)	81,817,732
--	------------

After-tax profit	<u>327,270,926</u>
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The company's tax settlement will be subject to inspection by the tax authorities. Due to the application of tax laws and regulations to various types of transactions, which may be interpreted in different ways, the taxes presented in the financial statements may be adjusted based on the tax authorities' decisions.

OTHER INFORMATIONS

Comparative information

The comparative figures are the amounts on the Balance Sheet of the financial statements for the fiscal year ending on December 31, 2023. Some items have been reclassified for comparison in accordance with Circular 200/2014/TT-BTC dated December 22, 2014, which provides guidance on the amendments and supplements to the corporate accounting system. The Income Statement and Cash Flow Statement do not include comparative figures.

Hà nội, December 31, 2024

Prepared by

Chief Accountant


Nguyễn Quang Huy


KẾ TOÁN TRƯỞNG
Nguyễn Thị Thu Hoài


CEO (Chief Executive Officer)
TỔNG GIÁM ĐỐC
Vũ Duy Hậu

CONSTREXIM No. 8 Investment and
Construction Joint Stock Company
No.: *11/CT8-TCKT*

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Re: Explanation of the IV/2024 Business
Performance Report

Hanoi, January 18, 2025

Addressed to : - HANOI STOCK EXCHANGE
- STATE SECURITIES COMMISSION OF VIETNAM

Unit Name: **CONSTREXIM No. 8 Investment and Construction Joint Stock
Company**

Stock code: **CX8**

Address: **Constrexim8 Building, Km8 Nguyen Trai Road, C7 Thanh Xuan
Bac, Thanh Xuan, Hanoi**

Phone number, Fax: **0435543197** Email: **Constreximso8@yahoo.com**

On January 17, 2025, the company submitted its IV/2024 financial report to the
Hanoi Stock Exchange in accordance with regulations.

Some financial indicators for IV/2024 have decreased by over 10% compared to
the same period in 2023, and the company provides the following explanation:

- Revenue from business operations increased by 4.8 billion VND compared to
the same period in 2023.

- Financial revenue decreased compared to the same period in 2023

- Administrative expenses remained relatively unchanged compared to the same
period in 2023.

- Net profit for IV/2024 reached 407 million VND, an increase over IV/2023,
due to increased revenue in IV/2023.

This is the full explanation provided by CONSTREXIM No. 8 Investment and
Construction Joint Stock Company regarding the reasons for the increase in the
company's profit indicators for IV/2024 compared to the same period in 2023. The
company takes full responsibility for the accuracy and truthfulness of the data in the
report.

We sincerely thank you!

Recipient :

- As above
- Archive: Office
- Archive: Accounting
Department

CONSTREXIM NO. 8 INVESTMENT AND
CONSTRUCTION JOINT STOCK CO



TỔNG GIÁM ĐỐC
Vũ Duy Hàn