

LAM DONG INVESTMENT AND HYDRAULIC CONSTRUCTION JOINT STOCK COMPANY
NO. 87 PHU DONG THIEN VUONG STREET, WARD 08, DA LAT CITY, LAM DONG
PROVINCE, VIETNAM.
TAX IDENTIFICATION NUMBER 5800000424



FINANCIAL STATEMENTS QUARTER 4/2024

Includes the following:

1. Statement of Financial Position
2. Income Statement
3. Cash Flow Statement
4. Notes to the Financial Statements

SEND TO:

STATEMENT OF FINANCIAL POSITION
As at 31 December 2024

Expressed in VND

ASSETS	Code	Note	Ending	Beginning
A. CURRENT ASSETS	100		196.233.820.223	163.135.154.397
<i>I. Cash and cash equivalents</i>	110	5.1	119.917.252.562	74.493.281.520
1. Cash	111		31.917.252.562	9.493.281.520
2. Cash equivalents	112		88.000.000.000	65.000.000.000
<i>II. Current financial investments</i>	120	5.2	-	-
1. Trading securities	121		-	-
2. Provision for trading securities	122		-	-
3. Held to maturity investments	123		-	-
<i>III. Current account receivables</i>	130	5.3	61.321.154.069	73.190.943.830
1. Trade receivables	131	5.3.1	17.580.561.748	31.065.507.500
2. Advances to suppliers	132	5.3.2	30.787.059.437	27.638.289.744
3. Intra-company receivables	133		-	-
4. Receivables relating to construction contracts un	134		-	-
5. Current loan receivables	135	5.4	15.000.000.000	19.100.000.000
6. Other current receivables	136	5.4.1	1.481.732.884	1.773.087.036
- Other receivables	136B		-	-
- Deposit	136E		-	-
7. Provision for doubtful debts	137		(3.528.200.000)	(6.385.940.450)
8. Shortage of assets pending resolution	139		-	-
<i>IV. Inventories</i>	140	5.5	14.995.413.592	14.607.410.524
1. Inventories	141		14.995.413.592	14.607.410.524
- Work in progress	141D		13.848.094.621	13.368.892.513
- Inventories	141F		1.147.318.971	1.238.518.011
2. Provision for decline in value of inventories (*)	149		-	-
<i>V. Other current assets</i>	150		-	843.518.523
1. Current prepayments	151		-	-
2. Value added tax deductible	152		-	-
3. Tax and other receivables from the state budget	153		-	843.518.523
4. Government bonds resale and purchase transacti	154		-	-
5. Other current assets	155		-	-

B. NON-CURRENT ASSETS	200		188.289.618.408	155.438.113.521
<i>I. Non-current account receivables</i>	210		-	-
1.Non-current trade receivables	211		-	-
2.Non-current advances to suppliers	212		-	-
3.Operating capital in dependent units	213		-	-
4.Intra-company non-current receivables	214		-	-
5.Non-current loan receivables	215		-	-
6.Other non-current receivables	216		-	-
7.Provision for doubtful non-current receivables(*)	219		-	-
<i>II. Fixed assets</i>	220		7.138.991.834	10.322.217.021
1.Tangible fixed assets	221	5.6	4.337.959.576	7.370.434.763
- Cost	222		88.258.029.476	88.222.103.550
- Accumulated depreciation	223		(83.920.069.900)	(80.851.668.787)
2.Finance lease assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3.Intangible fixed assets	227		2.801.032.258	2.951.782.258
- Cost	228		3.139.364.500	3.139.364.500
- Accumulated depreciation	229		(338.332.242)	(187.582.242)
<i>III. Investment property</i>	230		-	-
- Cost	231		-	-
- Accumulated depreciation (*)	232		-	-
<i>IV. Non-current assets in progress</i>	240		34.730.074	-
1.Non-current work in progress	241		-	-
2.Construction in progress	242		34.730.074	-
<i>V. Non-current financial investments</i>	250		181.115.896.500	145.115.896.500
1.Investments in subsidiaries	251		181.115.896.500	145.115.896.500
2.Investments in associates, joint-ventures	252		-	-
3.Investment in other entities	253		-	-
4.Provision for non-current investments (*)	254		-	-
5.Held to maturity investments	255		-	-
<i>VI. Other non-current assets</i>	260		-	-
1.Non-current prepayments	261		-	-
2.Deferred income tax assets	262		-	-
3.Non-current reserved spare parts	263		-	-
4.Other non-current assets	268		-	-
TOTAL ASSETS	270		384.523.438.631	318.573.267.918

C. LIABILITIES	300		198.419.191.416	148.009.466.225
I. Current liabilities	310		198.419.191.416	148.009.466.225
1.Trade payables	311	5.8	20.483.486.799	11.355.121.178
2.Advances from customers	312	5.9	130.732.274.292	125.013.189.735
3.Taxes and amounts payable to the state budget	313	5.10	1.417.326.288	255.083.687
4.Payables to employees	314		2.990.146.125	2.808.125.600
5.Accrued expenses	315		534.693.767	2.687.665.535
6.Intra-company payables	316		-	-
7.Payables relating to construction contracts under	317		-	-
8.Current unearned revenue	318		-	-
9.Other current payables	319	5.12	170.912.287	306.910.019
10.Current loans and obligations under finance lea:	320	5.7	37.030.000.000	40.000.000
11.Current provisions	321	5.11	4.395.410.156	4.671.365.732
12.Bonus and welfare fund (353,431)	322		664.941.702	872.004.739
13.Price stabilisation fund	323		-	-
14.Government bonds resale and purchase transact	324		-	-
II. Non-current liabilities	330		-	-
1.Non-current trade payables	331		-	-
2.Advances from customers	332		-	-
3.Accrued expenses	333		-	-
4.Intra-company payables relating to operating capital	334	5.13	-	-
5.Non-current intra-company payables	335		-	-
6.Non-current unearned revenue	336		-	-
7.Other non-current payables	337		-	-
8.Non-current loans and obligations under finance	338		-	-
9.Covertible bonds	339		-	-
10.Preference shares	340		-	-
11.Deferred income tax liabilities	341		-	-
12.Non-current provisions	342		-	-
13.Scientific and technological development fund	343		-	-
D. OWNER'S EQUITY	400		186.104.247.215	170.563.801.693
I. Equity	410	5.13	186.104.247.215	170.563.801.693
1.Owner's contributed capital	411	5.13.1	144.000.000.000	144.000.000.000
- Ordinary shares carrying voting rights	411A	5.13.2	144.000.000.000	144.000.000.000
- Preference shares	411B		-	-
2.Share premiums	412		9.052.708.180	9.052.708.180
Convertible bond option	413		-	-

Other contributed capital	414	-	-
Treasury shares	415	-	-
Asset revaluation reserve	416	-	-
Exchange difference reserve	417	-	-
Investment and development fund	418	5.13.3	2.811.093.513
			2.030.553.178
Enterprise reorganisation support fund	419	-	-
Other reserves	420	-	-
Retained earnings	421	30.240.445.522	15.480.540.335
-Beginning accumulated retained earnings	421A	-	-
-Retained earnings of the current year	421B	30.240.445.522	15.480.540.335
12.Construction investment fund	422	-	-
13.Non-controlling shareholder interests	429	-	-
II. Other capital and funds	430	-	-
1.Subsidised funds	431	-	-
2.Subsidised funds for fixed asset acquisition	432	-	-
TOTAL RESOURCES	440	384.523.438.631	318.573.267.918

Lam Dong, 24 January 2025

Prepared by/Chief accountant



Nguyen Thi Thu Huong

General Director



Le Van Quy

INCOME STATEMENT
 For the third quarter ended 31 December 2024

Expressed in VND

ITEMS	Code	Note	Quarter 4/2024	Quarter 4/2023	Accumulated balance to Quarter 4/2024	Accumulated balance to Quarter 4/2023
1. Revenue	01	6.1	46.556.430.888	20.773.075.107	100.438.777.546	131.745.479.598
2. Deductions	02	6.2	627.395.455	33.927.273	1.992.487.491	446.125.955
- Allowances			627.395.455	33.927.273	1.992.487.491	446.125.955
3. Net revenue (10=01-02)	10		45.929.035.433	20.739.147.834	98.446.290.055	131.299.353.643
4. Cost of sales	11	6.3	39.115.489.642	20.258.321.290	86.224.976.471	124.825.705.309
5. Gross profit (20=10-11)	20		6.813.545.791	480.826.544	12.221.313.584	6.473.648.334
6. Finance income	21	6.4	26.603.650.626	13.743.901.983	48.324.456.639	42.154.455.010
7. Finance expense	22	6.5	31.155.075	12.860.886	80.451.570	52.140.741
- Of which, interest expense	23		450.000	700.000	2.300.000	15.652.093
8. Selling expense	24		-	-	-	-
9. General and administrative expense	26	6.6	3.535.810.345	5.549.570.246	7.462.044.408	13.897.942.607
10. Operating profit/(loss) (30=20+21-22-24-25)	30		29.850.230.997	8.662.297.395	53.003.274.245	34.678.019.996
11. Other income	31	6.7	93.268.396	2.914.070.168	1.489.086.812	4.367.550.131
12. Other expense	32		78.940.725	1.699.741.813	1.388.705.329	1.977.890.278
13. Net other income/(loss)	40	6.8	14.327.671	1.214.328.355	100.381.483	2.389.659.853

14. Accounting profit/(loss) before tax	50	29.864.558.668	9.876.625.750	53.103.655.728	37.067.679.849
15. Current corporate income tax expense	51 6.9	788.510.448	(281.949.578)	1.263.210.206	(12.860.486)
16. Deferred corporate income tax expense	52	-	-	-	-
17. Net profit/(loss) after tax	60	29.076.048.220	10.158.575.328	51.840.445.522	37.080.540.335
18. Basic earnings per share (*)	70				

Lam Dong, 24 January 2025

Prepared by/Chief accountant



Nguyen Thi Thu Huong

General Director



Le Van Quy

CASH FLOW STATEMENT
(Indirect method)

For the third quarter ended 31 December 2024

Expressed in VND

ITEMS	Code	Note	Accumulated balance to Quarter 4/2024	Accumulated balance to Quarter 4/2023
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxes	01		53.103.655.728	37.067.679.849
2. Adjustment for:				
Depreciation and amortisation	02		3.219.151.113	3.699.860.485
Provisions	03		(3.133.696.026)	1.573.237.957
Gains/losses from investment	05		(48.281.141.571)	(43.136.128.331)
Interest expense	06		2.300.000	15.652.083
3. Operating profit /(loss) before adjustments to working capital	08		4.910.269.244	(779.697.957)
Increase or decrease in accounts receivable	09		11.427.733.666	37.230.179.936
Increase or decrease in inventories	10		(388.003.068)	(1.579.757.405)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		13.271.985.585	(30.995.306.860)
Increase or decrease prepaid expenses	12		0	324.074.074
Interest paid	14		(2.300.000)	(15.652.083)
Corporate income tax paid	15		(632.451.987)	(9.742.703)
Other cash outflows from operating activities	17		(507.063.037)	(295.357.094)
Net cash from operating activities	20		28.080.170.403	3.878.739.908
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(70.656.000)	(4.084.508.080)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	1.013.299.664
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(9.000.000.000)	(19.000.000.000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		13.100.000.000	2.000.000.000
5. Investment Investment Investments in other entities	25		(36.000.000.000)	0
6. Interest an Interest an Interest and dividends received	27	4.20	48.324.456.639	40.636.684.967
Net cash from investing activities	30		16.353.800.639	20.565.476.551

(See the next page)

CASH FLOW STATEMENT
(Indirect method)
 For the third quarter ended 31 December 2024

Expressed in VND

ITEMS	Code	Note	Accumulated balance to Quarter 4/2024	Accumulated balance to Quarter 4/2023
II. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		37.000.000.000	50.000.000
2. Repayment of borrowings	34		(10.000.000)	(597.000.000)
3. Dividends paid	36		(36.000.000.000)	(28.800.000.000)
Net cash from financing activities	40		990.000.000	(29.347.000.000)
NET INCREASE/(DECREASE) IN CASH	50		45.423.971.042	(4.902.783.541)
Cash and cash equivalents at beginning of year	60		74.493.281.520	79.396.065.061
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60)	70	4.1	119.917.252.562	74.493.281.520

Lam Dong, 24 January 2025

Prepared by/Chief accountant

General Director



Nguyen Thi Thu Huong



Le Van Quy

NOTES TO THE FINANCIAL STATEMENTS

For the third quarter ended 31 December 2024

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

I. CORPORATE INFORMATION

1. Structure of ownership

Lam Dong Investment and Hydraulic Construction Joint Stock Company (hereinafter referred to as “the Company”) has been incorporated in accordance with Decision No. 82/2000/QD-UB dated 27 June 2000 issued by the People’s Committee of Lam Dong Province, Business Registration Certificate No. 059247 dated 27 July 2000 and other amended certificates thereafter with the latest one No. 5800000424 dated 15 October 2024 granted by the Lam Dong Planning and Investment Department to increase the charter capital.

On 13 October 2010, the Company was formally licensed to trade securities in Hanoi Securities Trading Centre in accordance with the Share Listing Registration Certificate No. 04/GCN-SGDHN dated 07 January 2010 issued by the General Director of Hanoi Securities Trading Centre.

The charter capital as stipulated in the Business Registration Certificate is VND 144,000,000,000.

The Company’s registered head office is at No. 87 Phu Dong Thien Vuong Street, Ward 08, Dalat City, Lam Dong Province, Vietnam.

The number of employees as at 31 December 2024 was 52 (01 January 2024: 56).

2. Business field

Construction.

3. Operating industry and principal activities

According to the Business Registration Certificate, the Company is principally engaged in:

- * Performance of the projects: civil, industrial, transportation, irrigation, system of water supply.
- * Short-term accommodation services;
- * Road Transport;
- * Rental of cars and other vehicles;
- * Real estate business, including ownership, use rights, or leasing of land;
- * Real estate consulting, brokerage, auction, and land use rights advisory services.;
- * Renting and Leasing of Other Machinery, Equipment, and Tangible Goods;
- * Manufacturing and installation of specialized mechanical equipment for irrigation and transportation sectors.;
- * Manufacture and supply of construction materials;
- * Cement and concrete spraying for projects, grouting, and injection of various solutions;
- * Mining and mineral processing.

4. Normal operating cycle

The Company’s normal operating cycle is carried out for a time period of 12 months.

5. The Company’s structure

As at 31 December 2024, the Company had the following companies:

Name	Address	Voting rights	Capital contribution ratio	Per cent interest
Direct subsidiaries:				
1. Lam Dong Minerals and Building Materials Joint Stock Company	87 Phu Dong Thien Vuong Street, Ward 8, Da Lat city, Lam Dong province.	64,90%	64,90%	64,90%
2. 40 Investment and Construction Joint Stock Company	201/58 Nguyen Xi Street, Ward 26, Binh Thanh District, Ho Chi Minh City.	51,00%	51,00%	51,00%
3. 40.10 Investment and Construction Joint Stock Company	201/58 Nguyen Xi Street, Ward 26, Binh Thanh District, Ho Chi Minh City.	99,45%	99,45%	99,45%

	Name	Address	Votings rights	Capital contribution ratio	Per cent interest
Indirect subsidiaries:					
1.	Hiep Thanh Brick Limited Company	Hiep Thanh Hamlet, Tam Bo Town, Di Linh District, Lam Dong Province.	94,39%	94,39%	61,26%
2.	Hiep Thinh Phat Limited Company	87 Phu Dong Thien Vuong Street, Da Lat City, Lam Dong Province.	100,00%	100,00%	64,90%
3.	LBM Dak Nong Company Limited	Hamlet 12, Nhan Co Town, Dak R'Lap District, Dak Nong Province.	100,00%	100,00%	64,90%
4.	LBM Tan Phu Single Member Company Limited	Land parcel No. 239, 289; map sheet No. 23, Phu Hop B hamlet, Phu Binh commune, Tan Phu district, Dong Nai province.	100,00%	100,00%	64,90%
5.	LBM Loc Son Single Member Company Limited	Loc Son Industrial Park, Loc Son Ward, Bao Loc City, Lam Dong Province	100,00%	100,00%	64,90%

II. Financial year, Reporting and functional currency

1. Financial year

The Company's financial year is from 01 January to 31 December.

2. Reporting and functional currency

The Company maintains its accounting records in VND.

3. Basis of preparation

The accompanying financial statements, expressed in VND, are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

III. ACCOUNTING STANDARDS, ACCOUNTING SYSTEM

1. Accounting system

The company applies Vietnamese standards and accounting regime.

2. Statement on compliance with Vietnamese Accounting Standards and accounting regime

The Company complies with Vietnamese Accounting Standards and accounting regime to draft and present financial statement for the 4th Quarter ending 31 December 2024. During the year the Company applied accounting standards and New accounting guidelines of the Ministry of Finance as presented in section 4.1 below.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Use of estimates

The preparation of the separate financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported at 31 December 2024 as well as revenues and expenses in the financial statements for the financial year ended 31 December 2024. Although these estimates are based on the management's best knowledge of all relevant information available at the date when the separate financial statements are prepared, this does not prevent actual figures differing from estimates.

2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Cash equivalents are defined the same as those under the Accounting Standard "Statement of cash flows".

3. Account receivables

Recognition method

The amounts receivable shall be classified into trade receivables, intra-company receivables, and other receivables following rules below: Account receivables is commercial receivables generating from purchase-sale related transactions, such as: receivables from sales, services, liquidation or transfer of assets; Intra-company receivables include receivables between superior organizations and affiliated organizations having no legal status and dependent cost-accounting; The remaining receivables are classified as other receivables

Receivables are tracked by original term, remaining term at the time of reporting, by original currency and by each object.

Receivables that meet the definition are monetary items denominated in foreign currencies that are revalued at the actual transaction exchange rate at the end of the period.

Provisions for doubtful debts

Provisions for doubtful debts Provision for doubtful debts is established for debts that have solid evidence of being uncollectible.

The difference between the required balance and the existing balance of provisions for doubtful debts is recorded as a general and administrative expense in the income statement.

4. Inventories

Inventory measurement

Inventories are valued according to their original prices. Where the net realizable value is lower than the original price, they must be valued according to the net realizable value;

The costs of inventories shall comprise : costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling, and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase. The processing costs of inventories consist of those directly related to the manufactured products, such as cost of direct labor, fixed and variable general production costs incurred in the process of turning raw materials and materials into finished products.

Method of valuation for inventories

Inventories are measured using the weighted average method.

Method of accounting for inventories

Inventories are recorded under the perpetual inventory method.

Provisions for decline in value of inventories

At the end of the accounting period of the year, when the net realizable value of inventories is lower than their original price, the reserve for inventory price decrease must be set up.

The provisions for inventory devaluation are recognised for inventory stated at cost higher than net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a separate selling price is charged.

Materials and other supplies held for use in the production of inventories are not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

5. Tangible fixed assets

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised separately at their fair values and deducted from the historical cost of the respective tangible fixed assets.

Depreciation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	<u>Year 2024</u>
- Buildings, structures	03 - 25 years
- Machinery and equipment	03 - 15 years
- Means of transportations, transmitters	03 - 12 years
- Management equipment and devices	03 - 08 years
- Perennials and other assets	04 - 07 years

6. Intangible fixed assets

Intangible fixed asset recognition

Intangible fixed assets are initially recognized at cost. The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

Accounting principles for intangible fixed asset

Land use rights

Land use rights are stated at their costs less accumulated amortisation. The Company's land use right pertains to a plot of land located at Land parcel No. 102, Map sheet No. 37, Tien Hoang commune, Cat Tien district, Lam Dong province which the Company can utilise for 20 years. The land use right is amortised using the straight-line method over the period of the right to use the land.

Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life.

7. Financial investments

Equity investments in other entities

Investments in subsidiaries

Investments are classified as investments in subsidiaries when the Company has the power of control over policies and operating activities, normally evidenced by the holding of more than 50% of the voting rights.

Investments in subsidiaries are accounted for under the cost method which comprise the purchase price plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of the investments is measured at the fair values of the assets as incurred.

Dividends for the period after the acquisition date are recognised as financial incomes at their fair values when the shareholder's right to receive payment is established.

Recognition principles of provisions for securities investment impairment loss

For long-term financial investments

Provision for loss of long-term financial investments is made in accordance with the instructions in Circular No. 228/2009/TT-BTC dated December 7, 2009 (Circular 228) and Circular No. 89/2013/TT-BTC dated June 28, 2013 amending and supplementing Circular 228 of the Ministry of Finance. Accordingly, the Company is required to make provisions for long-term financial investment losses if the economic organization in which the Company is investing suffers losses (except for planned losses according to the business plan before investing.) with a maximum deduction for each investment equal to the amount of capital invested.

8. Liabilities

Liabilities are classified into trade payables, intra-company payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; intra-company payables represent those between the entity and its dependent accounting units having no legal status; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities that meet the definition of foreign currency monetary items are revalued at the period-end exchange rate.

Liabilities are recognised at no less than the payment obligation.

9. Provisions

A provision is recognised when the Company has a present legal or constructive obligation as a result of a past event; a reliable estimate can be made of the amount of the obligation; and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions shall not be recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligation. If the time value of money is material, provisions will be measured at their present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense.

10. Owners' equity

The owners' contributed equity

The owners' equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the Company's charter.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the General Annual Meeting of Shareholders and reserves are created in accordance with the Company's Charter and legal regulations in Vietnam.

11. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Revenue from construction contracts

Revenue from construction contracts is recognised in accordance with the accounting policy on construction contracts as Note 4.14 below.

Income from investments

Income from investments is recognised in the income statement corresponding to the per cent interest of the Company

Disposal and sale of fixed assets and investment property

Income from investments is recognised in the income statement corresponding to the per cent interest of the Company

12. Deductions

Deductions include trade discounts, allowances, and sale returns.

Deductions arising in the reporting year from consumption of products, goods and services are recognised as decreases in revenue in that year; Deductions arising after the end of the reporting year but prior to issuing the financial statements for the reporting year are recognised as decreases in revenue of the reporting year; Deductions arising after the end of the reporting year and after issuing the financial statements for the reporting year are recognised as decreases in revenue of the next year.

13. Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the date of the statement of financial position as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs - except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably:

- * Revenue is only recognised to the extent of contract costs incurred that it is probable will be recoverable.
- * Contract costs are only recognised as an expense in the period in which they are incurred.

14. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, investment properties or manufacturing costs of construction products (for construction entities) which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

15. Finance expense

Expenses recorded in Financial charges include:

- Expenses and losses relating to financial investment activity;
- Borrowing costs;
- Losses from selling foreign currency and exchange rates;
- Provision for impairment of trading securities.

16. General and administrative expense

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses.

17. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%

Deferred corporate income tax expense

Deferred corporate income tax expense is determined on the basis of the deductible temporary differences, taxable temporary differences and the estimated CIT rate that will be applied for the years that assets and liabilities will be recovered. The tax rates used will be the tax rates (and tax laws) that are in effect at the financial year end.

Value added tax

The goods sold and services rendered by the Company are subject to value added tax is 8% and 10%

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Company will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

18. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including directors and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

(See the next page)

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	VND	
	Ending	Beginning
Cash in hand	21.672.747	141.392.091
Cash at banks	31.895.579.815	9.351.889.429
Cash equivalents	88.000.000.000	65.000.000.000
Total	119.917.252.562	74.493.281.520

2. Financial investments

2.1 Other current investments

	VND	
	Ending	Beginning
Term deposits >3 month	0	0
Total	0	0

2.2 Investments in subsidiaries

	Ending		Beginning		VND
	Cost	Fair value	Cost	Fair value	
Lam Dong Minerals and Building Materials Joint Stock Company	110.775.469.000	734.677.735.200	110.775.469.000	533.485.069.200	
40 Investment and Construction Joint Stock Company	34.340.427.500	62.424.000.000	34.340.427.500	38.005.200.000	
40.10 Investment and Construction Joint Stock Company	36.000.000.000	36.000.000.000	-	-	
Total	181.115.896.500	833.101.735.200	145.115.896.500	571.490.269.200	

At 30 September 2024, the Company has determined the fair values of investments in Lam Dong Minerals and Building Materials Joint Stock Company and 40 Investment and Construction Joint Stock Company on the basis of prices quoted on the Stock Exchange and the number of shares that the Company holds.

2.3 Trade receivables

2.3.1 Current trade receivables

	VND	
	Ending	Beginning
- Dong Nam Company Limited	0	4.646.937.948
- Other	17.580.561.748	26.418.569.552
Total	17.580.561.748	31.065.507.500

In which, Trade receivables from related parties - Refer to Note VI:

	VND	
	Ending	Beginning
- Lam Dong Minerals and Building Materials Joint Stock Com	0	85.770.000
- LBM Loc Son Single Member Company Limited	0	0
- 40 Investment and Construction Joint Stock Company	2.157.967.483	2.690.539.800
Total	2.157.967.483	2.776.309.800

2.3.2 Current loan receivables

	Ending		Beginning		VND
	Amount	Provisions	Amount	Provisions	
- 'Dam Rong District Construction Investment and Public Construction Project Management Board	0	0	100.000.000		0
- Don Duong District Construction Investment and Public Works Project Management Board	0	0	4.000.000.000		0
- Lam Dong Minerals and Building Materials Joint Stock Company	15.000.000.000	0	15.000.000.000		0
Total	15.000.000.000	0	19.100.000.000		0

2.3.3 Other receivables

	Ending	Beginning	VND
	- Lam Dong Minerals and Building Materials Joint Stock Com	43.315.068	111.986.301
- DNC Investment joint stock company	0	5.475.000	
- Other	0	0	
Total	43.315.068	117.461.301	

In which, Trade receivables from related parties - Refer to Note VI:

	Ending	Beginning	VND
	- Lam Dong Minerals and Building Materials Joint Stock Com	43.315.068	111.986.301
Total	43.315.068	111.986.301	

2.4 Inventories

	Ending		Beginning		VND
	Cost	Provisions	Cost	Provisions	
- Work in progress	13.848.094.621	0	13.368.892.513		0
- Merchandise	1.147.318.971	0	1.238.518.011		0
Total	14.995.413.592	0	14.607.410.524		0

(See the next page)

2.5 Tangible fixed assets

Items					VND
	Buildings, structures	Machinery and equipment	Means of transportations, transmitters	Management equipment and devices	Total
Cost					
As at 01 Jan. 2024		76.506.803.822	11.633.299.728	82.000.000	88.222.103.550
Purchase		35.925.926			35.925.926
Self-construction					0
Disposals					0
Transferred to Investment property					
As at 31 Dec, 2024	0	76.542.729.748	11.633.299.728	82.000.000	88.258.029.476
Accumulated depreciation:					
As at 01 Jan. 2024		72.071.692.076	8.722.424.857	57.551.857	80.851.668.790
Depreciation		2.357.269.338	686.683.632	24.448.143	3.068.401.113
Return of leased assets					0
Transferred to Investment property					0
As at 31 Dec, 2024	0	74.428.961.414	9.409.108.489	82.000.000	83.920.069.903
Net book value:					
As at 01 Jan. 2024	0	4.435.111.746	2.910.874.871	24.448.143	7.370.434.760
As at 31 Dec, 2024	0	2.113.768.334	2.224.191.239	0	4.337.959.573

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 72.978.234.394

(See the next page)

2.6 Loans and finance lease liabilities

	VND					
	Ending		Movements in the period		Beginning	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Bank loans	37.000.000.000	37.000.000.000	37.000.000.000	0	0	0
Individual loans	30.000.000	30.000.000	0	10.000.000	40.000.000	40.000.000
Total	37.030.000.000	37.030.000.000	37.000.000.000	10.000.000	40.000.000	40.000.000

(See the next page)

2.7 Trade payables

2.7.1 Current trade payables

	VND			
	Ending		Beginning	
	Amount	Payable amount	Amount	Payable amount
- Tay Do Services Joint stock Company	322.134.838	322.134.838	1.871.105.122	1.871.105.122
- Other suppliers	20.161.351.961	20.161.351.961	9.484.016.056	9.484.016.056
Total	20.483.486.799	20.483.486.799	11.355.121.178	11.355.121.178

In which, Trade payables to related parties - Refer to Note VI:

	VND			
	Ending		Beginning	
	Amount	Payable amount	Amount	Payable amount
- Lam Dong Minerals and Building Materials Joint Stock Company	1.302.535.622	1.302.535.622	69.622.793	69.622.793
- 40 Investment and Construction Joint Stock Company	(9.998.553.000)	(9.998.553.000)	(4.214.826.758)	(4.214.826.758)
Total	(8.696.017.378)	(8.696.017.378)	(4.145.203.965)	(4.145.203.965)

2.7.2 Advances from customers

	VND			
	Ending		Beginning	
	Amount	Payable amount	Amount	Payable amount
- Lam Ha District Public Construction Investment Project Management Board	21.600.000.000	21.600.000.000	21.600.000.000	21.600.000.000
- Lam Dong Province Agriculture and Rural Development Construction	75.200.000.000	75.200.000.000	75.200.000.000	75.200.000.000
- Don Duong District Public Construction Investment Project Management Board	14.860.915.679	14.860.915.679	23.837.155.122	23.837.155.122
- Others	19.071.358.613	19.071.358.613	4.376.034.613	4.376.034.613
Total	130.732.274.292	130.732.274.292	125.013.189.735	125.013.189.735

(See the next page)

2.7.3 Tax and amounts receivable/payable to the state budget

	VND			
	Ending	Payable	Paid	Beginning
- Value added tax	(359.143.268)	3.779.550.082	3.419.451.253	955.561
- Corporate income tax	106.024.810	1.178.865.271	300.356.160	984.533.921
- Personal income tax	1.132.430.973	467.257.433	1.167.851.600	431.836.806
- Others	0	420.984	420.984	0
Total	879.312.515	5.426.093.770	4.888.079.997	1.417.326.288

2.7.4 Accrued expenses

	VND	
	Ending	Beginning
- Accrued expense of Lemon Garden project in Long An	534.693.767	332.634.880
- Accrued expense of R'Lom, Don Duong Reservoir dredging p	0	90.192.727
- Accrued expense of Tu Tra (LBM) Clay Mine	0	43.365.033
- Accrued expense of Tan Lap - Da Teh Stream dredging proje	0	2.221.472.895
Total	534.693.767	2.687.665.535

2.8 Current other payables

	VND	
	Ending	Beginning
- Trade union dues	160.236.287	122.457.524
- Payable to employees	2.990.146.125	2.808.125.600
- Other payables	10.676.000	184.452.495
Total	3.161.058.412	3.115.035.619

2.9 Provisions

The construction warranty provisions for works that have been constructed until 30/09/2024 with a reserve deduction depending on each construction contract but not exceeding 5% according to the regulations of the Government.

(See the next page)

2.10 Owners' equity

2.10.1 Changes in owners' equity

	VND				
	Owners' contributed capital	Capital surplus	Investment and development fund	Undistributed earnings	Total
As at 01 Jan. 2023	144.000.000.000	9.052.708.180	6.071.657.587	3.158.895.591	162.283.261.358
Previous year's profits	0	0	0	37.080.540.335	37.080.540.335
Distributed to Investment and development fund	0	0	0	0	0
Distributed to bonus and welfare fund	0	0	0	0	0
Dividends	0	0	(4.041.104.409)	(24.758.895.591)	(28.800.000.000)
Bonus shares	0	0	0	0	0
As at 01 Jan. 2024	144.000.000.000	9.052.708.180	2.030.553.178	15.480.540.335	170.563.801.693
Current year's profits	0	0	0	51.840.445.522	51.840.445.522
Distributed to Investment and development fund	0	0	780.540.335	(780.540.335)	0
Distributed to bonus and welfare fund	0	0	0	(300.000.000)	(300.000.000)
Dividends	0	0	0	(36.000.000.000)	(36.000.000.000)
Bonus shares	0	0	0	0	0
As at 31 Dec. 2024	144.000.000.000	9.052.708.180	2.811.093.513	30.240.445.522	186.104.247.215

(See the next page)

2.10.2 Details of owner's equity

	VND	
	Ending	Beginning
Capital contributed by the State	0	0
Capital contributed by others	144.000.000.000	144.000.000.000
Total	144.000.000.000	144.000.000.000

2.10.3 Shares

	VND	
	Current period	Previous period
Number of shares registered for issue	14.400.000	14.400.000
Number of shares sold to public	14.400.000	14.400.000
Number of shares outstanding	14.400.000	14.400.000
Par value per outstanding share: VND 10,000 per share		

2.10.4 Dividends paid

	VND	
	Quarter 4/2024	Quarter 4/2023
Dividends paid on per ordinary shares	0	0
Total	0	0

3. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

3.1 Revenue from selling goods and rendering services

	VND	
	Quarter 4/2024	Quarter 4/2023
Revenue from construction contracts	46.556.430.888	20.773.075.107
Other	0	0
Total	46.556.430.888	20.773.075.107

3.2 Deductions

	VND	
	Quarter 4/2024	Quarter 4/2023
Trade discounts	0	0
Allowances	627.395.455	33.927.273
Sales returns	0	0
Total	627.395.455	33.927.273

3.3 Cost of sales

	VND	
	Quarter 4/2024	Quarter 4/2023
Cost of construction of works	39.115.489.642	20.258.321.290
Cost of services rendered	0	0
Total	39.115.489.642	20.258.321.290

3.4 Finance income

	VND	
	Quarter 4/2024	Quarter 4/2023
Deposit and loan interest	683.719.626	763.729.983
Dividends	25.960.344.000	12.980.172.000
Others	0	0
Total	26.644.063.626	13.743.901.983

		VND	
		Quarter 4/2024	Quarter 4/2023
3.5	Finance expense		
	Interest expense	450.000	700.000
	Others	30.705.075	12.160.886
	Total	31.155.075	12.860.886
3.6	General and administrative expense		
	Employee expense	2.810.663.173	1.670.400.632
	Material expense	6.048.182	-
	Depreciation expense	213.306.549	216.191.742
	Contingency costs	(210.802.502)	2.192.970.225
	Others	716.594.943	1.470.007.647
	Total	3.535.810.345	5.549.570.246
3.7	Other income		
	Gains from disposal and sale of fixed assets	0	92.592.593
	Delete liabilities	1.673	948.328.187
	Others	93.266.723	1.873.149.388
	Total	93.268.396	2.914.070.168
3.8	Other expense		
	Net book value of fixed assets	0	(31.626.343)
	Penalties, administrative violations	(14.322.000)	2.500.000
	Delete accounts receivable	0	116.897
	Others	93.262.725	1.728.751.259
	Total	78.940.725	1.699.741.813
3.9	Production and business costs by element		
	Material expense	34.668.819.971	60.655.000.000
	Employee expense	3.769.540.068	3.567.521.092
	Depreciation expense	563.611.406	999.662.909
	Service expense	807.080.951	7.644.514.476
	Other expenses	393.766.248	4.007.106.460
	Total	40.202.818.644	76.873.804.937
3.10	Current corporate income tax expense		
	CIT expense calculated on the taxable income of the current year is determined as follows		
			VND
		Quarter 4/2024	Quarter 4/2023
	Accounting profit before tax for the period	29.864.558.668	9.876.685.750
	Add: Adjustments according to CIT law	208.012.438	40.837.575
	Less: Adjustments according to CIT law	(26.065.745.251)	(12.980.172.000)
	Loss for previous period	0	1.402.016.132
	Taxable income from business activities	4.006.825.855	(1.660.632.543)
	Current CIT rate	20%	20%
	Current CIT expense from business activities	801.365.171	(332.126.509)
	Less: Adjustments according to CIT law for previous period	(12.854.723)	(281.949.578)
	Current CIT expense for the year	788.510.448	(614.076.087)

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CASH FLOW STATEMENT

4.1 Cash receipts from loans in the year

	VND	
	Accumulated to 30 Sep.2024	Accumulated to 30 Sep.2023
Cash receipts from loans under normal contracts	37.000.000.000	0
Cash receipts from from loans under personal	0	50.000.000
Total	37.000.000.000	50.000.000

4.2 Cash repayments of principal amounts borrowed

	VND	
	Accumulated to 30 Sep.2024	Accumulated to 30 Sep.2023
Cash repayment of principal amounts under normal contracts	0	0
Cash repayment from loans under personal	10.000.000	597.000.000
Total	10.000.000	597.000.000

VI. RELATED PARTIES

During the reporting year, the Company entered into significant transactions with the following entities and individuals identified as related parties under the definition of Vietnamese Accounting Standard No. 26:

List of related parties

	<u>Relationship</u>
1. Lam Dong Minerals and Building Materials JSC	Subsidiary
2. 40 Investment and Construction Joint Stock Company	Subsidiary
3. Hiep Thinh Phat Limited Company	Indirect subsidiary
4. Hiep Thanh Brick Limited Company	Indirect subsidiary
5. LBM Dak Nong Limited Company	Indirect subsidiary
6. LBM Tan Phu One Member Company Limited	Indirect subsidiary
7. LBM loc Son One Member Company Limited	Indirect subsidiary
8. 40.10 Investment and Construction Joint Stock Company	Indirect subsidiary
9. Board of Directors, management, and Supervisory Board	Key management personnel

At the end of the reporting, the balances with related parties are as follows:

	VND	
	Ending	Beginning
Trade receivables - Refer to Note 2.3		
Lam Dong Minerals and Building Materials JSC	0	85.770.000
LBM loc Son One Member Company Limited	0	0
40 Investment and Construction Joint Stock Company	2.157.967.483	2.690.539.800
Total	2.157.967.483	2.776.309.800

	VND	
	Ending	Beginning
Other receivables - Refer to Note 2.3		
Lam Dong Minerals and Building Materials JSC	43.315.068	111.986.301
40 Investment and Construction Joint Stock Company	0	0
Total	43.315.068	111.986.301

	Ending	Beginning
Trade payables - Refer to Note 2.7		
Lam Dong Minerals and Building Materials JSC	1.302.535.622	69.622.793
40 Investment and Construction Joint Stock Company	(9.998.553.000)	(4.214.826.758)
Total	(8.696.017.378)	(4.145.203.965)

The nature of significant intercompany transactions and the transaction values during the reporting year are as follows:

	Quarter 4/2024	Quarter 4/2023
Sale of goods and rendering of services:		
Lam Dong Minerals and Building Materials JSC	0	420.577.100
40 Investment and Construction Joint Stock Company	2.332.927.483	969.929.000
Total	2.332.927.483	1.390.506.100

	Quarter 4/2024	Quarter 4/2023
Purchase of goods and rendering of services		
Lam Dong Minerals and Building Materials JSC	1.554.478.656	270.053.939
40 Investment and Construction Joint Stock Company	18.000.000.000	0
Total	19.554.478.656	270.053.939

	Quarter 4/2024	Quarter 4/2023
Loan		
Lam Dong Minerals and Building Materials JSC	15.000.000.000	15.000.000.000
Total	15.000.000.000	15.000.000.000

	Quarter 4/2024	Quarter 4/2023
Loan interest		
Lam Dong Minerals and Building Materials JSC	129.821.917	111.986.301
Total	129.821.917	111.986.301

	Quarter 4/2024	Quarter 4/2023
Dividends, profits received		
Lam Dong Minerals and Building Materials JSC	25.960.344.000	12.980.172.000
Cộng	25.960.344.000	12.980.172.000

(See the next page)

