

# **BALANCE SHEET**

Quarter 1/ 2025

Unit: VND

ITEMS	Code	Note	Final number(31/03/2025)	BEGINNING OF YEAR (01/01/2025)
1	2	3	4	5
<b>A - CURRENT ASSETS</b>	<b>100</b>		<b>99,831,354,389</b>	<b>103,575,839,712</b>
<b>I. Cash and Cash Equivalents</b>	<b>110</b>		<b>1,270,216,162</b>	<b>998,645,992</b>
1. Cash	111	VI.01	1,270,216,162	998,645,992
2. Cash equivalents	112		-	-
<b>II. Short-term financial investments</b>	<b>120</b>		<b>-</b>	<b>-</b>
1. Trading securities	121		-	
2. Provision for diminution in value of trading securities	122		-	
3. Held-to-maturity short-term investments	123		-	
<b>III. Short-term receivables</b>	<b>130</b>		<b>19,673,194,342</b>	<b>21,599,447,891</b>
1. Short-term trade receivables	131	VI.03.a	17,165,773,594	17,093,248,228
2. Advances to suppliers	132		7,146,054,431	6,968,511,146
3. Short-term internal receivables	133		(14,013,426,645)	(14,013,426,645)
4. Short-term construction contract receivables	134		-	-
5. Short-term receivables from borrowers	135		9,203,232,672	9,203,232,672
6. Other short-term receivables	136	VI.04.a	32,195,381,573	34,371,703,773
7. Provision for short-term doubtful debts (*)	137		(32,023,821,283)	(32,023,821,283)
8. Pending assets for settlement	139	VI.05	-	-
<b>IV. Inventories</b>	<b>140</b>	<b>VI.07</b>	<b>76,156,321,436</b>	<b>76,156,321,436</b>
1. Inventories	141		76,156,321,436	76,156,321,436
2. Provision for inventory devaluation ( *)	149		-	-
<b>V. Other short-term assets</b>	<b>150</b>		<b>2,731,622,449</b>	<b>4,821,424,393</b>
1. Short-term prepaid expenses	151	VI.13.a	2,127,887,316	4,217,689,260
2. Deductible VAT	152		-	-
3. Taxes and amounts receivable from the State	153	VI.17.b	-	-
4. Transactions of repurchasing government bonds	154		-	-
5. Other short-term assets	155	VI.14.a	603,735,133	603,735,133
<b>B - LONG-TERM ASSETS</b>	<b>200</b>		<b>77,368,359,314</b>	<b>90,680,857,184</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>9,195,399,898</b>	<b>9,195,399,898</b>



ITEMS	Code	Note	Final number(31/03/2025)	BEGINNING OF YEAR (01/01/2025)
1	2	3	4	5
1 . Long-term receivables from customers	211	VI.03.b	-	-
2. Long-term advances to suppliers	212		-	
3. Capital provided to subsidiaries	213		9,195,399,898	9,195,399,898
4. Long-term internal receivables	214		-	
5. Long-term loans receivable	215		-	
6. Other long-term receivables	216	VI.04.b	-	-
7. Provision for long-term doubtful debts (*)	219		-	
<b>II. Fixed assets</b>	<b>220</b>		<b>12,875,539,147</b>	<b>12,975,349,528</b>
1. Tangible fixed assets	221	VI.09	12,875,539,147	12,975,349,528
- Original cost	222		20,081,114,822	20,081,114,822
- Accumulated depreciation (*)	223		(7,205,575,675)	(7,105,765,294)
2. Finance lease fixed asset	224	VI.11	-	-
- Original cost	225		-	
- Accumulated depreciation (*)	226		-	
3. Intangible fixed assets	227	VI.10	-	-
- Original cost	228		-	
- Accumulated depreciation (*)	229		-	
<b>III. Investment properties</b>	<b>230</b>	VI.12	<b>6,456,704,171</b>	<b>6,506,609,360</b>
- Original cost	231		8,982,934,277	8,982,934,277
- Accumulated depreciation (*)	232		(2,526,230,106)	(2,476,324,917)
<b>IV. Long-term work-in-progress assets</b>	<b>240</b>	VI.08	<b>48,840,716,098</b>	<b>62,003,498,398</b>
1. Work-in-progress production costs	241	VI.08.a	-	
2. Construction-in-progress costs	242	VI.08.b	48,840,716,098	62,003,498,398
<b>V. Long-term financial investments</b>	<b>250</b>		<b>-</b>	<b>-</b>
1. Investment in subsidiaries	251		-	
2. Investment in associates and joint ventures	252		-	
3. Investment in other units	253		-	
4. Provision for long-term financial investments (*)	254		-	-
5. Long-term investments with maturity dates	255		-	-
<b>VI . Other long-term assets</b>	<b>260</b>		<b>-</b>	<b>-</b>
1. Long-term prepaid expenses	261	VI.13.b	-	-
2. Deferred income tax assets	262	VI.24.a	-	
3. Long-term equipment, supplies, and spare parts	263		-	-
4. Other long-term assets	268	VI.14.b	-	-
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>177,199,713,703</b>	<b>194,256,696,896</b>



ITEMS	Code	Note	Final number(31/03/2025)	BEGINNING OF YEAR (01/01/2025)
1	2	3	4	5
<b>C - LIABILITIES</b>	<b>300</b>		<b>144,976,465,340</b>	<b>164,140,132,860</b>
<b>I . Short-term liabilities</b>	<b>310</b>		<b>157,998,618,796</b>	<b>177,199,848,057</b>
1. Short-term trade payables	311	VI.16.a	21,867,448,755	21,890,221,535
2. Advances from customers	312		29,536,776,018	51,952,914,266
3. Taxes and amounts payable to the State	313	VI.17.a	1,937,557,828	2,513,359,835
4. Employee payables	314		1,878,982,383	1,828,471,657
5. Short-term accrued expenses	315	VI.18.a	33,066,036,104	33,861,609,816
6. Short-term internal payables	316		9,250,146,400	9,250,146,400
7. Payables for construction contract progress	317		-	-
8. Unearned revenue - short-term	318	VI.20.a	-	-
9. Other short-term payables	319	VI.19.a	12,892,509,291	11,843,962,531
10. Short-term borrowings and financial leases	320		47,433,201,767	43,923,201,767
11. Provision for short-term payables	321	VI.23.a	-	-
12. Reward and welfare funds	322		135,960,250	135,960,250
13. Price stabilization fund	323		-	-
14. Transactions of repurchasing government bonds	324		-	-
<b>II. Long-term Liabilities</b>	<b>330</b>		<b>(13,022,153,456)</b>	<b>(13,059,715,197)</b>
1. Long-term trade payables	331			-
2. Advances from customers - long-term	332		37,561,741	-
3. Long-term accrued expenses	333	VI.18.b		
4. Internal payables for capital transactions	334		(14,068,173,147)	(14,068,173,147)
5. Other long-term internal payables	335			
6. Unearned revenue - long-term	336	VI.20.b		
7. Other long-term payables	337	VI.19.b		
8. Long-term borrowings and financial leases	338		1,008,457,950	1,008,457,950
9. Convertible bonds	339			
10. Preferred shares	340			
11. Deferred income tax liabilities	341	VI.24.b		
12. Provision for long-term payables	342	VI.23.b		
13. Science and technology development fund	343			
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>32,223,248,363</b>	<b>30,116,564,036</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>VI.25</b>	<b>32,223,248,363</b>	<b>30,116,564,036</b>
1. Contributed capital of Owners	411		150,861,600,000	150,861,600,000
- Ordinary shares with voting rights	411a		150,000,000,000	150,000,000,000



ITEMS	Code	Note	Final number(31/03/2025)	BEGINNING OF YEAR (01/01/2025)
1	2	3	4	5
- Preferred shares	411b		861,600,000	861,600,000
2. Share premium	412			
3. Bond conversion options	413			
4. Other owner's capital	414			
5. Treasury shares ( *)	415			
6. Revaluation surplus of assets	416			
7. Foreign exchange differences	417			
8. Development investment fund	418		2,134,352,218	2,134,352,218
9. Business restructuring support fund	419			
10. Other owner's equity funds	420			
11. Undistributed after-tax profit	421		(120,772,703,855)	(122,879,388,182)
- Undistributed profit from previous periods	421a		(26,206,672,192)	(26,206,672,192)
- Undistributed profit of the current period	421b		(94,566,031,663)	(96,672,715,990)
12. Capital for construction investment	422		-	
<b>II. Funds and other sources</b>	<b>430</b>	<b>VI.28</b>	<b>-</b>	<b>-</b>
1. Funding sources	431			
2. Funds formed from fixed assets	432			
<b>TOTAL CAPITAL SOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>177,199,713,703</b>	<b>194,256,696,896</b>

PREPARER

CHIEF ACCOUNTANT

Thái Thị Hương

Thái Thị Hương

Vinh City, June 05 2025

GENERAL DIRECTOR



Trần Lương Sơn



## STATEMENT OF BUSINESS RESULTS

Quarter 1/ 2025

No.	Indicator	Code	Notes	Quarter 1/2025		Cumulative from the beginning to the end of this quarter	
				This quarter	This quarter last year	This quarter	This quarter last year
1	Revenue from sales and service provision	01	VII.1	25,848,919,922	1,380,256,618	25,848,919,922	1,380,256,618
2	Deductions from revenue	02	VII.2	-	-	-	-
3	Net revenue from sales and service provision	10		25,848,919,922	1,380,256,618	25,848,919,922	1,380,256,618
4	Cost of goods sold	11	VII.3	19,805,244,492	1,119,901,456	19,805,244,492	1,119,901,456
5	Gross profit from sales and service provision	20		6,043,675,430	260,355,162	6,043,675,430	260,355,162
6	Financial income	21	VII.4	101,544	74,088	101,544	74,088
7	Financial expenses	22	VII.5	1,614,226,289	1,486,132,820	1,614,226,289	1,486,132,820
	<i>Of which: Interest expenses</i>	23		1,614,226,289	1,486,132,820	1,614,226,289	1,486,132,820
8	Selling expenses	25	VII.8	2,865,467,835	633,634,789	2,865,467,835	633,634,789
9	General and administrative expenses	26	VII.8	816,872,044	599,188,497	816,872,044	599,188,497
10	Operating profit	30		747,210,806	(2,458,526,856)	747,210,806	(2,458,526,856)
11	Other income	31	VII.6	-	65	-	65
12	Other expenses	32	VII.7	40,526,479	30,691,559	40,526,479	30,691,559
13	Other profit	40		(40,526,479)	(30,691,494)	(40,526,479)	(30,691,494)
14	Total profit before tax	50		706,684,327	(2,489,218,350)	706,684,327	(2,489,218,350)
15	Corporate income tax expense – current	51	VII.10	-	-	-	-
16	Deferred corporate income tax expense	52	VII.11	-	-	-	-
17	Profit after corporate income tax	60		706,684,327	(2,489,218,350)	706,684,327	(2,489,218,350)
18	Basic earnings per share (*)	70					
19	Diluted earnings per share (*)	71					

Vinh, June 05, 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

Thái Thị Hương

Thái Thị Hương

Trần Lương Sơn





**CASH FLOW STATEMENT**

(Using the direct method)

Quarter 4 of 2024

No.	Item	Code	Cumulative from the beginning of the year to the end of this quarter (This year)	Cumulative from the beginning of the year to the end of this quarter (Last year)
<b>I - Cash flows from operating activities</b>				
1. Cash received from sales of goods, services, and other revenue	01		6,037,314,062	3,444,162,605
2. Cash paid to suppliers for goods and services	02		(6,383,823,878)	(1,787,046,886)
3. Cash paid to employees	03		(732,827,344)	(630,891,951)
4. Interest paid	04		(2,409,800,001)	-
5. Corporate income tax paid	05		-	-
6. Other cash receipts from business activities	06		10,377,140,534	1,818,806,200
7. Other cash outflows from operating activities	07		(10,081,014,747)	(3,595,875,803)
Net cash flows from operating activities	20		(3,193,011,374)	(750,845,835)
<b>II - Cash flows from investing activities</b>				
1. Cash paid for purchases, construction of fixed assets, and other long-	21		(45,520,000)	(62,201,000)
2. Proceeds from the sale, disposal of fixed assets and other long-term a	22		-	-
3. Loans provided, purchases of debt instruments of other entities	23		-	-
4. Cash recovered from loans, sale of debt instruments of other entities	24	-	-	-
5. Cash paid for investments in other entities	25		-	-
6. Cash received from investments in other entities	26		-	-
7. Interest received, dividends, and profits received	27		101,544	74,088
Net cash flow from investing activities	30		(45,418,456)	(62,126,912)
<b>III - Cash flows from financing activities</b>				
1. Cash received from issuing shares and capital contributions from owr	31			
2. Interest payments to shareholders, payments for issued corporate bon	32			
3. Proceeds from borrowings	33		3,810,000,000	600,000,000
4. Repayments of borrowings	34		(300,000,000)	-
5. Interest payments on financing activities	35			
6. Dividends and profits paid to shareholders	36		-	-
Net cash flow from financing activities	40		3,510,000,000	600,000,000
Net cash flow during the period	50		271,570,170	(212,972,747)
Cash and cash equivalents at beginning of period	60		998,645,992	731,610,096
Effect of exchange rate differences on cash and cash equivalents	61		-	-
Cash and cash equivalents at end of period (70 = 50+60+61)	70	VIII	1,270,216,162	518,637,349

PREPARER

CHIEF ACCOUNTANT

Thái Thị Hương

Thái Thị Hương

June 05, 2025  
**GENERAL DIRECTOR**  
 ĐẦU TƯ VÀ  
 THƯƠNG MẠI DẦU KHÍ  
 NGHỆ AN  
 TP. VINH - T. NGHỆ AN  
 Trần Lương Sơn



## FINANCIAL STATEMENT EXPLANATION

*These explanatory notes are an integral part and should be read together with the accompanying financial statements.*

### I. GENERAL INFORMATION:

#### 1.1. Ownership structure:

Investment & Trade Petroleum Joint Stock Company of Nghe An was established under Business Registration Certificate No. 2703001785 issued by the Department of Planning and Investment of Nghe An Province on February 25, 2008, and subsequent amendments. According to the 13th amended Business Registration Certificate dated June 10, 2016, the company's charter capital is VND 150,000,000,000, with a par value of VND 10,000 per share.

#### 1.2. Business activities: The company's business activities include:

- Real estate business, ownership, and rental of land use rights.
- Construction of civil engineering projects, including industrial park infrastructure and technical infrastructure.
- Construction of various types of buildings.
- Road freight transport.
- Investment trust services.
- Wholesale of construction materials and installation equipment.
- Specialized design services, including consultancy, verification of design documents, and cost estimation for civil, industrial, transport, irrigation, and technical infrastructure projects.
- Management consultancy services, including investment project consultancy and bidding consultancy.
- Mineral exploration, mining, processing, and trading.
- Specialized construction activities, including investment in commercial centers, urban areas, industrial zones, and hydropower projects.
- Architectural and related technical consultancy services, including construction supervision.
- Road and railway construction.
- Financial support services.
- Passenger transport services.
- Rental of surveying and construction equipment.

### II. BASIS FOR FINANCIAL STATEMENTS PREPARATION AND ACCOUNTING PERIOD:

#### 2.1. Basis for financial statements preparation:

The accompanying financial statements are presented in Vietnamese Dong (VND) on a historical cost basis, in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System, and other relevant accounting regulations in Vietnam.

#### 2.2. Accounting period:

The company's fiscal year begins on January 1 and ends on December 31.

### III. ACCOUNTING STANDARDS AND PRINCIPLES:



The company complies with current Vietnamese Accounting Standards in preparing these financial statements.

The financial statements are prepared under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance.

Accounting method applied: General journal.

#### **IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:**

##### **4.1. Accounting estimates:**

The preparation of financial statements in compliance with Vietnamese Accounting Standards (VAS), the Vietnamese Accounting System (VAS), and other prevailing accounting regulations in Vietnam requires the Management Board to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the date of the financial statements, as well as the reported amounts of revenue and expenses throughout the financial year. Actual results may differ from these estimates and assumptions.

##### **4.2. Cash and cash equivalents:**

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with high liquidity that are readily convertible into cash and are subject to an insignificant risk of changes in value.

##### **4.3. Inventories:**

Inventories are stated at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and applicable overhead costs incurred to bring the inventories to their present location and condition. The cost of goods sold is determined using the weighted average method. Net realizable value is calculated as the estimated selling price less the costs required to complete the sale, including marketing, selling, and distribution expenses.

The Company's inventory provision is made in accordance with prevailing accounting regulations. Accordingly, the Company is allowed to make provisions for obsolete, damaged, or low-quality inventories when the actual value of inventories exceeds their net realizable value at the end of the financial year.

##### **4.4. Tangible fixed assets and depreciation:**

Tangible fixed assets are presented at cost, net of accumulated depreciation.

The cost of tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset into a usable condition.

The cost of self-constructed or self-produced tangible fixed assets includes actual construction or production costs incurred, along with installation and trial operation costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

- Buildings: 5 – 6 years
- Machinery & Equipment: 3 – 7 years
- Transportation Means: 4 – 7 years



- Office Equipment: 3 – 6 years
- Other Fixed Assets: 3 – 4 years

#### **4.5. Construction in progress:**

Assets under construction for production, rental, management, or any other purpose are recognized at cost. These costs include service costs and related borrowing costs in accordance with the Company's accounting policies. Depreciation of these assets is applied similarly to other assets, beginning when the asset is in a ready-for-use state.

#### **4.6. Long-term prepaid expenses:**

Other long-term prepaid expenses include tools, equipment, small components, marketing, and advertising costs that are expected to provide future economic benefits to the Company for at least one year. These costs are capitalized as long-term prepaid expenses and allocated to the Income Statement using the straight-line method over three years, following prevailing accounting regulations.

#### **4.7. Revenue recognition:**

Revenue is recognized when the outcome of a transaction can be reliably determined and when the Company is likely to receive economic benefits from it. Sales revenue is recognized upon delivery and transfer of ownership to the buyer.

Interest income from deposits is recognized on an accrual basis, determined based on account balances and applicable interest rates.

#### **4.8. Construction contracts:**

When the outcome of a construction contract can be reliably estimated, revenue and related costs are recognized based on the percentage of completion method as of the financial year-end. This percentage is calculated as the ratio of incurred costs for completed work at the reporting date to the total estimated contract costs unless the incurred costs do not reasonably reflect the progress of the work performed. These costs may include additional expenses, compensation, and performance-related bonuses agreed upon with the client.

If the outcome of a construction contract cannot be reliably estimated, revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.

#### **4.9. Provisions:**

Provisions are recognized when the Company has a present obligation as a result of a past event and it is probable that the Company will be required to settle the obligation. Provisions are determined based on management's estimates of the necessary costs to settle the obligation as of the reporting date.

#### **4.10. Taxes:**

Corporate income tax represents the total amount of current tax payable and deferred tax.

Current tax liabilities are calculated based on taxable income for the year. Taxable income differs from net profit presented in the Income Statement because taxable income excludes certain non-taxable income, expenses deductible in different periods, and non-deductible expenses. The Company determines corporate income tax based on prevailing tax regulations, which may change over time. The final determination of corporate income tax depends on the tax audit results of the competent tax authorities.



Deferred income tax is calculated on the differences between the carrying amounts and tax bases of assets and liabilities in the financial statements and is recognized using the balance sheet method. Deferred tax liabilities are recognized for all temporary differences, while deferred tax assets are recognized only when it is probable that future taxable profits will be available to utilize the deductible temporary differences.

Deferred tax is measured using the expected tax rates applicable in the period when assets are recovered, or liabilities are settled. Deferred tax is recognized in the Income Statement unless it relates to items recorded directly in equity, in which case it is also recognized in equity.

Deferred tax assets and liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities, and when deferred tax assets and liabilities relate to corporate income tax managed by the same tax authority, with the intention to settle current tax liabilities on a net basis.

Other taxes are applied in accordance with prevailing tax laws in Vietnam.



- Other decreases			-	-	
Balance as of 31/03/2025	27,093,983,338	163,584,562	1,611,451,069	195,030,130	29,064,049,099
Accumulated Depreciation					
Balance as of 31/03/2025	5,965,154,180	163,584,562	1,611,451,069	195,030,130	7,935,219,941
- Depreciation during the period	149,716,570	-			149,716,570
- Other increases					
- Other decreases					
Balance as of 31/03/2025	6,114,870,750	163,584,562	1,611,451,069	195,030,130	8,084,936,511
Net Book Value of TFA					
- As of 01/01/2025	21,128,829,158	-	-	-	21,128,829,158
- As of 31/03/2025	20,979,112,588		-	-	20,979,112,588



**V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET:****1. Cash and Cash Equivalents**

	31/3/2025	1/1/2025
	VND	VND
- Cash on hand	397,626,767	274,377,243
- Bank deposits	601,019,225	460,232,853
- Term deposits (<3 months)	-	-
<b>Total</b>	<b>998,645,992</b>	<b>734,610,096</b>

**2. Other Short-term Receivables**

	31/3/2025	1/1/2025
	VND	VND
- Other receivables	34,371,703,773	37,382,862,458
- Advances to employees	-	-
- Receivables from others	11,843,962,531	15,716,237,250
- Advances paid	7,189,525,924	19,968,806,706
	<b>53,405,192,228</b>	<b>73,067,906,414</b>

**3. Inventories**

	31/3/2025	1/1/2025
	VND	VND
- Raw materials, supplies	-	-
- Tools, equipment	-	-
- Work in progress	-	-
- Merchandise	72,555,139,141	72,555,139,141
<b>Total</b>	<b>72,555,139,141</b>	<b>72,555,139,141</b>

**4. Increase and decrease of tangible fixed assets:**



## 5. Basic Construction in Progress

	31/3/2025	1/1/2025
	VND	VND
1. Purchase of Fixed Assets	-	-
2. Construction in Progress	44,897,740,255	61,938,036,629
- Nghi Phu Project	505,760,927	505,760,927
- Cua Lo Resort Project	-	-
- Vinh Tan Urban Area Project	568,708,938	568,708,938
- Hung Loc Residential Area Project	43,788,307,663	60,828,604,037
- Nghia Dan Project	34,962,727	34,962,727
3. Major Repairs of Fixed Assets	-	-
Total	44,897,740,255	61,938,036,629

## 6. Long-term Prepaid Expenses

	31/3/2025	1/1/2025
	VND	VND
- Long-term Prepaid Expenses	-	-
Total	-	-

## 7. Taxes and Amounts Payable to the State

	31/3/2025	1/1/2025
	VND	VND
- Value Added Tax (VAT)	1,688,224,616	895,568,669
- Other Taxes	73,139,993	43,080,796
Total	1,761,364,609	938,649,465

## 8. Other Short-term Payables

	31/3/2025	1/1/2025
	VND	VND
- Union funding	12,454,718	9,563,790
- Social Insurance (SI) + Health Insurance (HI) + Unemployment Insurance (UI)	221,725,110	237,000,810
- Other payables	-	-
Total	234,179,828	246,564,600



## 9. Long-term Loans and Financial Leases

Entities	31/03/2025	01/01/2025
	VND	VND
- Nga Hong Khanh Co., Ltd.	32,824,017,564	32,824,017,564
Phu Nguyen Nga Viet Co., Ltd.	8,449,999,999	6,299,999,999
- Hanviland Joint Stock Company	1,008,457,950	1,008,457,950
<b>Total</b>	<b>42,282,475,513</b>	<b>40,132,475,513</b>

## VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT:

### 1. Revenue from Sales of Goods and Services

	Quarter I/2025 VND	Quarter I/2024 VND
- Revenue from construction activities		
- Revenue from real estate sales		
- Revenue from sales of goods and services	25,848,919,922	13,802,566,118
<b>Total</b>	<b>25,848,919,922</b>	<b>13,802,566,118</b>

### 2. Cost of Goods Sold

	Quarter I/2025 VND	Quarter I/2024 VND
- Cost of construction activities		
- Cost of real estate sales		
- Cost of goods sold and services	19,805,244,492	1,380,256,618
<b>Total</b>	<b>19,805,244,492</b>	<b>1,380,256,618</b>



### 3. Doanh thu hoạt động tài chính

	Quarter I/2025	Quarter I/2024
	VND	VND
3. - Interest from deposits and loans	101,544	74,088

### 4. Financial operating expenses

	Quarter I/2025	Quarter I/2024
	VND	VND
- Interest expenses	1,614,226,289	1,486,132,820

## VII. OTHER INFORMATION

### 1. Subsequent events after the end of the accounting period:

There were no significant events arising after the end of the accounting period up to the date of preparation of this report that require adjustments or disclosures in this financial statement.

### 2. Comparative figures:

Some figures from the previous reporting period have been reclassified to be consistent with the figures of this period.

PREPARER



Thai Thi Huong

CHIEF ACCOUNTANT



Thai Thi Huong

Vinh City, June 05, 2025

GENERAL DIRECTOR



Trần Lương Sơn