

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1

Audited separate financial statements
For the fiscal year ended 31 December 2024

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Design And Construction Joint-Stock Company No 1 (hereinafter referred to as "the Company") presents its report and the Company's separate financial statements for the fiscal year ended 31 December 2024.

Overview

Design And Construction Joint-Stock Company No 1 is a joint-stock company transformed from a state-owned enterprise under Decision No. 792/QĐ/BNN-TCCB dated March 21, 2003, issued by the Ministry of Agriculture and Rural Development. It operates under the initial business registration certificate No. 4103001711 dated July 14, 2003, granted by the Department of Planning and Investment of Ho Chi Minh City. The business registration certificate with enterprise code 0301248798 was amended for the 13th time on October 2, 2023.

The main activities of the Company are construction work and factory leasing

The Company's head office is located at 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City

The Board of Directors, The Board of Management, and the Supervisory Board for the financial year 2024 and as of the date of this report are as follows:

Board of Directors

Mr Pham Hung Cuong	Chairman	
Mr Chu Quang Huan	Vice Chairman	
Mr Nguyen Minh Tam	Member	
Mr Hoang Van Thang	Member	To 22/04/2024
Mr Ho Viet Trung	Independent member	
Mr Nguyen Ba Tho	Independent member	From 22/04/2024

Board of Management

Mr Nguyen Minh Tam	General Director	
Mr Chu Quang Huan	Deputy General Director	
Mr Tran Thuan Loi	Deputy General Director	From 01/04/2024 to 01/12/2024
Mr Le Thanh Tung	Chief Financial Officer	

Board Of Supervisors

Ms Tran Thi Binh An	Head	
Ms Le Thi Minh	Member	
Mr Nguyen Ba Tho	Member	To 22/04/2024
Ms Le Thi Tinh	Member	From 22/04/2024

Legal Representative

The legal representative of the Company during the year and as of the date of this report is Mr Nguyen Minh Tam.

Mr. Chu Quang Huan is authorized by Mr. Nguyen Minh Tam to manage and operate the production and business activities of the Company. The authorization includes the decision-making, approval, signing of documents, proposals, official letters, and payment vouchers according to Authorization Letter No. 32/2025/UQ/DCF dated March 19, 2025

Auditor

NVA Auditing Company Ltd has performed the audit on the separate financial statements for the fiscal year 2024 for the Company.

REPORT OF THE BOARD OF MANAGEMENT (continued)

Statement of the Board of Management's responsibility in respect of the separate financial statements

The Board of Management is responsible for the separate financial statements of each financial year which give a true and fair view of the state of affairs of the Company and of its operation results and cash flows for the year. In preparing those financial statements, the board of management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Prepare and present the separate financial statements in compliance with current accounting standards, accounting regimes, and relevant regulations;
- Prepare the financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Establish and implement an effective internal control system to minimize the risk of material misstatement, whether due to fraud or error, in the preparation and presentation of the separate financial statements.

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

The Board of Management of the Company approves and commit that the attached separate financial statements give a true and fair view of the Company's separate financial position as at 31 December 2024, as well as the results of its separate operations and separate cash flows for the fiscal year then ended, in accordance with Vietnamese accounting standards, accounting regime for enterprises, and compliance with relevant legal regulations.

On behalf of the Board of Management



CHU QUANG HUAN
Deputy General Director

Ho Chi Minh City, 28 March 2025

No: 30.12.6.1/24/BCTC/NVA.VP

INDEPENDENT AUDITOR'S REPORT

To: Shareholders, The Board of Directors and The Board of Management
Design And Construction Joint-Stock Company No 1

We have audited the accompanying separate financial statements of Design And Construction Joint-Stock Company No 1, prepared on 28 March 2025, from page 06 to page 46, which include: the separate balance sheet as at 31 December 2024, the separate income statement, the separate cash flow statement for the financial year then ended, and the notes to the separate financial statements.

The Board of Managements' responsibility

The Board of Management is responsible for the preparation and the presentation to give a true and fair view on the separate financial statements of the Company in accordance with the prevailing Vietnamese Accounting Standards and System as well as other related regulations, and is responsible for internal control which the Management realizes that it is necessary to ensure the preparation and the presentation of the separate financial statements to be free from material errors due to frauds or mistakes.

Auditor's responsibility

Our responsibility is to express our opinions on these separate financial statements on the basis of our audit. Our audit is conducted in accordance with the Vietnamese Independent Auditing Regulations and Standards. These standards require that we comply with the standards and professional ethical requirements, plan and perform the audit procedures to obtain a reasonable assurance that the financial statements are free from material mistakes.

The audit fieldwork includes the implementation of procedures to obtain audit evidence supporting the amounts and the disclosures in the separate financial statements. The audit procedures are selected on the basis of the auditor's judgment, including the assessments of risks of material mistakes in the financial statements due to errors or fraud. When assessing these risks, the auditor had considered whether the internal control system of the Company related to the preparation and presentation of the separate financial statements is true and fair to design audit procedures that are appropriate with actual situation, however, not provide the opinion on the effectiveness of the internal control system of the Company. The audit also includes our assessment on the appropriateness of the accounting policies applied, the accounting estimates of the Company's Management as well as our evaluation on the overall presentation of the separate financial statements.

We believe that audit evidence we have obtained is sufficient and appropriate for our audit opinion.

Auditor's Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, the financial position of Design And Construction Joint-Stock Company No 1 as at 31 December 2024, and of the separate results of its operations and separate cash flows for the year then ended in accordance with the Vietnamese Accounting Standards and system and comply with relevant statutory requirements in preparation and presentation of the financial statements.

NVA Auditing Co., Ltd, (NVA)

Deputy General Director



Le Hong Dao

Practicing Auditor Registration Certificate No.
1732-2023-152-1

Ho Chi Minh City, 28 March 2025

Auditor

Le Thi Nhu Ngoc

Practicing Auditor Registration Certificate No.
4799-2024-152-1

SEPARATE BALANCE SHEET
As at 31 December 2024

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A. CURRENT ASSETS	100		626,082,910,539	507,713,443,998
I. Cash and cash equivalents	110	V.1	10,207,177,762	26,393,593,765
1. Cash	111		10,207,177,762	26,393,593,765
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		428,970,467,702	409,369,871,284
1. Short-term trade receivables	131	V.3	366,216,481,561	210,396,666,101
2. Short-term advances to suppliers	132	V.4	65,463,388,607	61,157,375,793
3. Short-term intercompany receivables	133		-	-
4. Receivables according to the progress of construction contracts	134		-	-
5. Short-term loan receivables	135		-	-
6. Other short-term receivables	136	V.5	2,465,791,741	137,815,829,390
7. Provision for short-term doubtful debt (*)	137	V.6	(5,175,194,207)	-
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140	V.7	147,023,892,756	48,245,409,364
1. Inventories	141		147,023,892,756	48,245,409,364
2. Provision against devaluation of goods in stock (*)	149		-	-
V. Other current assets	150		39,881,372,319	23,704,569,585
1. Short-term prepayments	151	V.12	2,478,618,743	1,928,233,436
2. VAT deductibles	152		37,402,753,576	21,776,336,149
3. Taxes and other receivables from the State budget	153		-	-
4. Purchase and resale of government bonds	154		-	-
5. Other current assets	155		-	-
B. NON- CURRENT ASSETS	200		427,478,748,181	231,004,326,017
I. Long-term receivables	210		315,291,350,000	262,650,000
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital from sub-units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Receivables on long-term loans	215		-	-
6. Other long-term receivables	216	V.6	315,291,350,000	262,650,000
7. Provision for long-term doubtful debts (*)	219		-	-

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1
Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City
FINANCIAL STATEMENTS
Separate balance sheet (continued)

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
II. Fixed assets	220		61,488,259,872	49,940,160,503
1. Tangible fixed assets	221	V.9	52,582,291,876	40,470,879,423
- Cost	222		81,550,112,701	65,014,658,423
- Accumulated depreciation	223		(28,967,820,825)	(24,543,779,000)
2. Finance leasing assets	224	V.11	850,548,300	1,405,116,480
- Cost	225		2,218,272,727	2,218,272,727
- Accumulated depreciation	226		(1,367,724,427)	(813,156,247)
3. Intangible fixed assets	227	V.10	8,055,419,696	8,064,164,600
- Cost	228		12,406,366,889	12,041,716,889
- Accumulated depreciation	229		(4,350,947,193)	(3,977,552,289)
III. Investment properties	230		-	-
- Cost	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term unfinished assets	240		4,712,660,436	4,086,294,510
1. Cost for work in process	241		-	-
2. Construction in progress	242	V.8	4,712,660,436	4,086,294,510
V. Long-term investments	250	V.2	12,458,527,108	160,295,983,781
1. Investments in subsidiaries	251		15,000,000,000	15,000,000,000
2. Investments in joint-ventures, associates	252		-	150,000,000,000
3. Other long-term investments	253		-	-
4. Provision for devaluation of long-term investments	254		(2,541,472,892)	(4,704,016,219)
5. Investments held to maturity	255		-	-
VI. Other long-term assets	260		33,527,950,765	16,419,237,223
1. Long-term prepayments	261	V.12	33,527,950,765	16,419,237,223
2. Deferred income tax assets	262		-	-
3. Long term equipment, supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		1,053,561,658,720	738,717,770,015

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1
Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City
FINANCIAL STATEMENTS
Separate balance sheet (continued)

Unit: VND

RESOURCES	Code	Note	Ending balance	Beginning balance
C. LIABILITIES	300		568,889,289,704	291,839,912,311
I. Current liabilities	310		566,108,770,664	286,324,290,871
1. Short-term trade payables	311	V.14	262,355,736,277	80,772,488,553
2. Short-term advances from customers	312	V.15	42,282,366,252	21,441,093,255
3. Taxes and amounts payable to State budget	313	V.16	8,122,073,033	11,379,914,017
4. Payables to employees	314		13,260,893,786	2,708,400,004
5. Short-term accrued expenses	315	V.17	46,172,129,765	24,215,620,764
6. Short-term intercompany payables	316		-	-
7. Payables based on agreed progress of construction contract	317		-	-
8. Short-term unearned revenue	318	V.19	-	54,545,455
9. Other short-term payables	319	V.18	10,934,433,777	846,996,710
10. Short-term loans and finance lease liabilities	320	V.13	181,040,358,837	144,182,106,447
11. Provision for short term payables	321		-	-
12. Bonus and welfare fund	322		1,940,778,937	723,125,666
13. Price stabilization fund	323		-	-
14. Purchase and resale of government bonds	324		-	-
II. Long-term liabilities	330		2,780,519,040	5,515,621,440
1. Long-term supplier payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Intercompany payables on working capital	334		-	-
5. Long-term intercompany payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337	V.18	2,000,000,000	2,000,000,000
8. Long-term loans and finance lease liabilities	338	V.13	780,519,040	3,515,621,440
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred income tax	341		-	-
12. Provision for long term payables	342		-	-
13. Scientific and technological development fund	343		-	-

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1
Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City
FINANCIAL STATEMENTS
Separate balance sheet (continued)

Unit: VND

RESOURCES	Code	Note	Ending balance	Beginning balance
D. EQUITY	400		484,672,369,016	446,877,857,704
I. Owners' equity	410	V.20	484,672,369,016	446,877,857,704
1. Owners' contributed capital	411		300,000,000,000	300,000,000,000
- Ordinary shares with voting rights	411a		300,000,000,000	300,000,000,000
- Preference shares	411b		-	-
2. Share premium	412		100,598,505,300	100,598,505,300
3. Conversion options on bond	413		-	-
4. Other owner's fund	414		-	-
5. Treasury shares (*)	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange differences	417		-	-
8. Investment and development funds	418		30,876,258,334	29,816,489,487
9. Enterprise reorganization assistance fund	419		-	-
10. Other equity funds	420		-	-
11. Undistributed post-tax profits	421		53,197,605,382	16,462,862,917
- Undistributed post-tax profits accumulated by the end of the previous period	421a		13,813,440,799	5,865,174,444
- Undistributed post-tax profits of current period	421b		39,384,164,583	10,597,688,473
12. Capital expenditure fund	422		-	-
II. Funding and other funds	430		-	-
1. Funding	431		-	-
2. Funds that form fixed assets	432		-	-
TOTAL RESOURCES	440		1,053,561,658,720	738,717,770,015

Prepared by

Chief Accountant

Deputy General Director







Dang Thi Xinh

Duong Dinh Tam

Chu Quang Huan

Ho Chi Minh City, 28 March 2025

SEPARATE INCOME STATEMENT
The year 2024

Unit: VND

Items	Code	Note	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01	VI.1	1,326,405,070,911	610,053,280,549
2. Deductible items	02		-	-
3. Net revenue from sale of goods and rendering of services	10		1,326,405,070,911	610,053,280,549
4. Cost of goods sold	11	VI.2	1,217,276,144,832	542,943,860,468
5. Gross profit from sale of goods and rendering of services	20		109,128,926,079	67,109,420,081
6. Revenue from financial activities	21	VI.3	97,972,493	110,528,933
7. Financial expenses	22	VI.4	6,752,243,372	37,686,725,596
In which: Interest expense	23		8,914,786,699	34,031,495,582
8. Selling expenses	25	VI.5	594,949,485	441,236,272
9. Administrative expenses	26	VI.6	52,227,255,869	34,837,675,783
10. Net profit from operating activities	30		49,652,449,846	(5,745,688,637)
11. Other income	31	VI.7	1,871,377,587	26,924,155,305
12. Other expenses	32	VI.8	1,504,208,984	742,779,686
13. Other profit	40		367,168,603	26,181,375,619
14. Total profit before tax	50		50,019,618,449	20,435,686,982
15. Current corporate income tax expenses	51	VI.10	10,635,453,866	9,837,998,509
16. Deferred corporate income tax expenses	52		-	-
17. Profit after tax	60		39,384,164,583	10,597,688,473

Prepared by

Chief Accountant

Deputy General Director







Dang Thi Xinh

Duong Dinh Tam

Chu Quang Huan

Ho Chi Minh City, 28 March 2025

SEPARATE CASH FLOWS STATEMENT

(Under indirect method)

The year 2024

Unit: VND

Items	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		50,019,618,449	20,435,686,982
2. Adjustments for				
- Depreciation	02		5,529,277,654	4,511,074,551
- Provisions	03		3,012,650,880	2,162,543,327
- Gains/losses from unrealised foreign exchange	04		-	-
- Gains/losses from investing activities	05		(269,336,182)	1,967,309,444
- Interest expenses	06		8,914,786,699	34,031,495,582
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	08		67,206,997,500	63,108,109,886
- Increase/Decrease in receivables	09		(355,430,908,052)	(82,702,337,154)
- Increase/Decrease in inventory	10		(98,778,483,392)	11,146,219,847
- Increase/Decrease in payables (excluding interest payables, business income tax payables)	11		246,867,947,468	20,105,531,523
- Increase/Decrease in prepaid expenses	12		(17,659,098,849)	(13,196,705,765)
- Increase/Decrease in trading securities	13		-	-
- Interest paid	14		(8,914,786,699)	(34,817,550,377)
- Business income tax paid	15		(15,790,524,652)	(1,822,869,273)
- Other receipts from operating activities	16		-	-
- Other expenses on operating activities	17		(372,000,000)	(143,198,641)
Net cash flows from operating activities	20		(182,870,856,676)	(38,322,799,954)
II. Cash flow from investing activities				
1. Purchase of fixed assets and other long-term assets	21		(17,717,379,260)	(1,125,095,168)
2. Proceeds from disposals of fixed assets and other long-term assets	22		185,000,000	418,664,545
3. Loans to other entities and purchase of debt instruments of other entities	23		-	-
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities	24		-	-
5. Investments in other entities	25		-	(150,000,000,000)
6. Investment returns from other entities	26		150,000,000,000	11,357,622,431
7. Interest, dividends and profit received	27		97,972,493	110,528,933
Net cash from investing activities	30		132,565,593,233	(139,238,279,259)

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1
Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City
FINANCIAL STATEMENTS
Separate cash flows statement (continued)

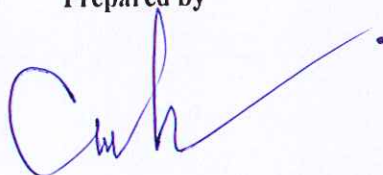
Unit: VND

Items	Code	Note	Current year	Previous year
III. Cash flows from financing activities				
1. Receipts from stocks issuing and captial contribution from equity owners	31		-	150,000,000,000
2. Fund returned to equity owners, issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		635,880,998,874	739,211,695,212
4. Loan repayment	34		(601,300,335,684)	(692,281,289,436)
5. Finance lease principle paid	35		(457,513,200)	(457,513,200)
6. Dividends, profit paid to equity owners	36		(4,302,550)	(8,419,500)
Net cash from financing activities	40		34,118,847,440	196,464,473,076
Net cash during the year	50		(16,186,416,003)	18,903,393,863
Cash and cash equivalents at the beginning of year	60		26,393,593,765	7,490,199,902
Impact of foreign exchange fluctuation	61		-	-
Cash and cash equivalents at the end of year	70	V.1	10,207,177,762	26,393,593,765

Prepared by

Chief Accountant

Deputy General Director







Dang Thi Xinh

Duong Dinh Tam

Chu Quang Huan

Ho Chi Minh City, 28 March 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
The year 2024

I. BUSINESS HIGHLIGHTS

1. Form of ownership

Design And Construction Joint-Stock Company No 1 is a joint-stock company transformed from a state-owned enterprise under Decision No. 792/QĐ/BNN-TCCB dated March 21, 2003, issued by the Ministry of Agriculture and Rural Development. It operates under the initial business registration certificate No. 4103001711 dated July 14, 2003, granted by the Department of Planning and Investment of Ho Chi Minh City. The business registration certificate with enterprise code 0301248798 was amended for the 13th time on October 2, 2023.

The Company's head office is located at 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City

2. Business sector

The business sector of the Company is construction

3. Business activities

The Company's business activities include construction work and factory leasing

4. The cycle of the Company's business

The Company's main business activity is construction, so its production and business cycle cannot be determined

5. Company's structure

The number of employees of the Company as at 31 December 2024 was 226 (As at 31 December 2023 was 191)

- As at 31 December 2024, the Company has the following subsidiary

Name of Subsidiary	Business Sector	Charter Capital	Ownership Percentage	Voting Rights Percentage
Decofi - Hoang An Construction Company Limited	Construction	15,000,000.000	100%	100%

6. Declaration on the comparability of information on the separate financial statements

During the year, the Company made no changes to its accounting policies compared to the previous year, thus there is no impact on the comparability of the information in the separate financial statements

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1
Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City
FINANCIAL STATEMENTS
Notes to the separate financial statements (continued)

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTING

1. Fiscal year

Fiscal year of the Company is from 1 January to 31 December annually.

2. Standard currency unit used in accounting

The standard currency unit used in accounting is Vietnam dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system

The Company applies the Vietnamese Accounting System issued under Circular No. 200/2014/TT-BTC ("Circular 200"), which provides guidance on Accounting System for enterprises issued by the Ministry of Finance on December 22, 2014, and Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing Circular No. 200/2014/TT-BTC, also issued by the Ministry of Finance.

2. Statement on the compliance with the accounting standards and system

The Company has applied the Vietnamese Accounting Standards and the related guiding documents issued by the State. The separate financial statements have been prepared and presented in full compliance with all provisions of each standard, the circulars guiding the implementation of the standards, and the current Vietnamese Accounting System.

IV. ACCOUNTING POLICIES APPLIED

1. Foreign currency transactions

Foreign currency transactions arising are converted at the exchange rate on the transaction date. The balances of monetary items with foreign currency origins at the end of the period are converted at the exchange rate on this date.

The exchange rate used to convert foreign currency transactions is the actual exchange rate at the time the transaction arises. The actual exchange rate for foreign currency transactions is determined as follows:

- The actual transaction rate for foreign currency purchases and sales (spot foreign exchange contracts, forward contracts, futures contracts, options contracts, swap contracts): The contract rate specified in the foreign currency purchase and sale contract between the Company and the bank.

- In case the contract does not specify the payment rate:

- + For receivables: The buying rate of the commercial bank where the enterprise designates the customer to make payment at the time the transaction arises.

- + For payables: The selling rate of the commercial bank where the enterprise plans to trade at the time the transaction arises.

- + For asset purchases or expenses paid immediately in foreign currency (not through accounts payable): The buying rate of the commercial bank where the enterprise makes the payment.

The exchange rate used to revalue the balances of items with foreign currency origins at the end of the period is determined based on the following principles:

- + For foreign currency deposits in the bank: The buying rate of the bank where the enterprise opens the foreign currency account.

- + For monetary items with foreign currency origins classified as other assets: The foreign currency buying rate of the commercial bank where the enterprise frequently transacts at the time of preparing the financial statements.

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1

Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

Notes to the separate financial statements (continued)

Foreign exchange differences arising in the year from foreign currency transactions are recognized in financial income or financial expenses. The exchange rate difference due to the revaluation of monetary item balances at the end of the year, after offsetting increases and decreases in differences, is accounted for in financial income or financial expenses.

2. Principles to determine cash and cash equivalents

Cash includes cash at the fund, demand deposits in bank, monetary gold used with value storage functions, excluding gold classified as inventory used for the purpose of raw materials, materials to manufacture products or goods for sale.

Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of purchase, easily convertible into a specified amount of money and without much risk in conversion into money.

3. Accounting principles for financial investments

a) Held-to-maturity investments

Held-to-maturity investments include investments that the Company intends and is able to hold until maturity. These investments comprise: fixed-term bank deposits (including treasury bills and promissory notes), bonds, preferred shares where the issuer is obligated to repurchase them at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recognized starting from the purchase date and initially measured at purchase cost, including any transaction-related costs. Interest income from held-to-maturity investments after the purchase date is recognized in the separate income statement on an accrual basis. Interest accrued prior to the Company's holding of the investment is deducted from the principal at the time of purchase.

A provision for impairment of held-to-maturity investments is made when there is clear evidence showing that part or all of the investment may not be recoverable. This provision is recognized as a financial expense during the period.

b) Investments in subsidiaries, joint ventures, and associates

Investments in subsidiaries are accounted for using the cost method. Net profits distributed by the subsidiary arising after the investment date are recognized in the separate income statement. Other distributions (apart from net profits) are considered as a recovery of investments and are recorded as a reduction in the carrying amount of the investment.

An associate company is a company over which the Company has significant influence, but it is neither a subsidiary nor a joint venture of the Company. Significant influence is the right to participate in decisions regarding the financial and operating policies of the investee without control or joint control over those policies.

c) Investment in equity instruments of other entities

Investments in equity instruments of other entities represent equity investments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are recorded at their original cost, less any provision for impairment of investments.

d) Provisions for impairment of investments in subsidiaries, associates, and equity contributions to other entities

Provisions for impairment of investments are made when there is clear evidence indicating a decline in the value of these investments at the end of the accounting period in which the separate financial statements are prepared.

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Any increase or decrease in the provision for investment impairment is recognized in financial expenses.

4. Principles of recognizing trade receivables and other receivables

Receivables are presented at their carrying amount, net of any provision for doubtful debts.

The classification of receivables as trade receivables or other receivables is based on the following principles:

- Trade receivables represent amounts arising from commercial transactions, including amounts receivable from consigned export sales on behalf of other entities.
- Other receivables refer to non-commercial amounts that are not related to purchase and sale transactions.

The provision for doubtful debts reflects the estimated value of receivables that the Company anticipates may be lost or unrecoverable as of the end of the accounting period. Any increase or decrease in the balance of the provision account is recorded as administrative expenses in the separate income statement.

Receivables are categorized as short-term or long-term based on their remaining maturity periods.

5. Principles for inventory recognition

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Raw materials and merchandise: Includes purchase costs and other direct costs incurred to bring the inventories to their current location and condition.
- Finished goods: Includes the main raw material costs, direct labor costs, and related general manufacturing costs allocated based on normal operating levels.
- Work in progress: Includes main raw material costs, direct labor costs, and general manufacturing costs.

Net realizable value is the estimated selling price of inventories at the end of the period minus the estimated costs to complete and sell them.

The cost of inventories is calculated using the weighted average method and is accounted for on a perpetual basis.

Provisions for inventory devaluation are made for each inventory item whose original cost exceeds its net realizable value. For unfinished services, provisions are calculated for each type of service with distinct pricing. Any increase or decrease in the balance of the provision for inventory devaluation that needs to be made as of the end of the financial year is recognized in the cost of goods sold.

6. Principles for the recognition and depreciation of tangible and intangible fixed assets

Fixed assets are presented at historical cost less accumulated depreciation. The historical cost of fixed assets includes all costs incurred by the enterprise to acquire the fixed assets until they are in a condition ready for use. Subsequent expenditures are only added to the historical cost of fixed assets if these expenditures certainly increase the future economic benefits from using the asset. Expenditures that do not meet this condition are recognized as production and business expenses in the period.

When fixed assets are sold or disposed of, the historical cost and accumulated depreciation are written off, and any gains or losses arising from the disposal are recognized in income or expenses for the year.

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Depreciation of assets is calculated using the straight-line method. The estimated depreciation periods are as follows

Type of asset	Depreciation period (years)	
	Current year	Previous year
Buildings and structures	17 - 25	17 - 25
Machinery and equipment	03 - 10	03 - 10
Transportation means	05 - 10	05 - 10
Management tools	03 - 05	03 - 05
Other fixed assets	03 - 18	03 - 18
Computer software	05	05
Land use rights	25	25

The historical cost of fixed assets and the depreciation period are determined in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, providing guidance on the management, use, and depreciation of fixed assets, and other relevant regulations.

7. Principles for the recognition and depreciation of finance-leased fixed assets

The original cost of finance-leased fixed assets is recognized at the fair value of the leased asset or the present value of the minimum lease payments (if the fair value exceeds the present value of the minimum lease payments), plus any direct initial costs incurred related to the finance lease.

Finance-leased fixed assets are depreciated in the same manner as the Company's fixed assets. For finance-leased fixed assets that are not certain to be purchased back, depreciation is calculated over the lease term if it is shorter than the useful life of the leased asset.

8. Principles for the recognition and capitalization of borrowing costs

Borrowing costs are recognized as production and business expenses in the year they are incurred, except for borrowing costs directly related to the investment in the construction or production of unfinished assets, which are included in the value of such assets (capitalized) when the conditions set forth in Vietnamese Accounting Standard No. 16 'Borrowing Costs' are met.

Borrowing costs directly related to the investment in the construction or production of unfinished assets that are capitalized include interest on borrowings, allocation of discounts or premiums upon the issuance of bonds, and incidental costs arising from loan processing procedures.

9. Principles for the recognition and allocation of prepaid expenses

Prepaid expenses related only to production and business costs within the year are recognized as short-term prepaid expenses and allocated to production and business expenses of the same year.

The calculation and allocation of long-term prepaid expenses to production and business costs for each accounting period are based on the nature and magnitude of each type of expense to select a reasonable allocation method and basis. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

10. Principles for the accounting of business cooperation contracts

Joint venture capital contributions are agreements based on contracts under which the Company and participating parties undertake economic activities under joint control. Joint control refers to the requirement that strategic decisions concerning the financial and operating policies of the joint venture entity must be unanimously agreed upon by all joint controlling parties.

In cases where a member company directly engages in business operations as per the joint venture agreements, the capital contributions to jointly controlled assets and any shared liabilities incurred with other joint venture partners from the operations of the joint venture are accounted for in the Company's separate financial statements and classified based on the nature of the arising economic transactions. Liabilities and costs directly related to the capital contributions in jointly controlled assets are accounted for on an accrual basis. Income from the sale or use of product

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shares distributed from joint venture operations, as well as the related costs incurred, is recognized when it is certain that economic benefits from these transactions will be received by or distributed from the Company, and such benefits can be measured reliably.

Joint venture agreements involving the establishment of an independent business entity with joint venture partners are referred to as jointly controlled business entities.

11. Principles for the recognition of liabilities and accrued expenses

Liabilities and accrued expenses are recognized for amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of liabilities into trade payables and other payables is performed according to the following principles:

- Trade payables reflect the amounts payable of a commercial nature arising from transactions of purchasing goods, services, assets, and the seller is an independent entity from the Corporation, including amounts payable upon import through a trustee.
- Accrued expenses reflect the amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to the absence of invoices or incomplete accounting documents, and amounts payable to employees for vacation wages, production, and business expenses to be accrued.
- Other payables reflect the amounts payable that are not of a commercial nature, not related to the transactions of buying, selling, or providing goods and services.

12. Principles for the recognition of borrowings and finance lease liabilities

The Company must monitor the repayment terms of borrowings and finance lease liabilities in detail. Borrowings and finance lease liabilities with repayment periods exceeding 12 months from the date of preparation of the separate financial statements are classified as long-term. Those due within the next 12 months are classified as short-term, allowing for proper payment planning.

For finance lease liabilities, the total lease liabilities recorded in the credit side of account 341 represent the total payment amount, calculated as the present value of minimum lease payments or the fair value of the leased asset.

Borrowings and liabilities denominated in foreign currencies must be converted into the accounting currency at the actual exchange rate at the time of the transaction;

- When repaying borrowings in foreign currency, the debit side of account 341 is converted at the actual book exchange rate applied specifically to each counterpart;
- When preparing separate financial statements, the balances of borrowings and finance lease liabilities denominated in foreign currencies must be revalued at the actual exchange rate on the date of financial statement preparation;
- Foreign exchange differences arising from repayments and end-of-period revaluations of borrowings and finance lease liabilities in foreign currencies are recognized in financial income or financial expenses.

13. Principles for the recognition of provisions for liabilities

The recognized value of a provision for liabilities is the most reasonable estimate of the amount to be spent to settle the present obligation as of the end of the accounting period.

The difference between the unused provision for liabilities established in the previous accounting period and the provision required in the reporting period is reversed and recorded as a reduction in business expenses during the period, except for the larger differences in provisions for liabilities related to construction warranty obligations, which are reversed and recorded as other income during the period.

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14. Principles of recognizing owners' equity

Owner's contributed capital

Owner's contributed capital is recognized based on the actual contributed capital of the shareholders.

Share premiums

Share premium is recognized as the difference between the issue price and the par value of shares during the initial issuance, additional issuance, the difference between the reissue price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to additional share issuance and reissuing treasury shares are deducted from the share premium.

Other owner's equity

Other capital is formed from additional business results, revaluation of assets, and the remaining value between the fair value of donated, gifted, or sponsored assets after deducting any applicable taxes (if any) related to these assets.

Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds as per the Company Charter and legal regulations, and as approved by the General Meeting of Shareholders.

The distribution of profits to shareholders considers non-monetary items within undistributed post-tax profits that may affect cash flows and the ability to pay dividends, such as gains from revaluation of contributed assets, revaluation gains from monetary items, financial instruments, and other non-monetary items.

Dividends payable to shareholders are recognized as liabilities in the Company's consolidated balance sheet following the resolution of the Annual General Meeting of Shareholders, the resolution of the Board of Directors, and the establishment of the record date for dividend entitlement by the Securities Depository Center

Other funds

Other funds are established and utilized in accordance with the Company's Charter and the resolutions approved annually by the General Meeting of Shareholders.

15. Principles for the recognition of revenue

Revenue is recognized when the Company is likely to receive economic benefits that can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received, after deducting trade discounts, sales returns, and allowances. The following specific conditions must also be satisfied before revenue is recognized

Construction contract revenue

Construction contract revenue is reliably estimated as follows:

- For construction contracts where the contractor is paid according to the planned schedule: Revenue and expenses related to the contract are recognized based on the portion of work completed, as determined by the Company, at the end of the financial accounting period.
- For construction contracts where the contractor is paid based on the actual volume of work performed: Revenue and expenses related to the contract are recognized based on the portion of work completed, confirmed by the investor, and reflected in the issued invoice.

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Sales Revenue

Sales revenue is recognized when the following conditions are simultaneously met:

- Most of the risks and rewards associated with ownership of the goods or products have been transferred to the buyer;
- The Company no longer retains control or managerial involvement in the goods as the owner;
- Revenue can be reliably measured;
- The Company has received or will receive economic benefits from the sales transaction;
- Costs related to the transaction can be determined.

Service Revenue

Service revenue is recognized when the outcome of the transaction can be reliably measured. For services spanning multiple periods, revenue is recognized for the year based on the portion of work completed as of the date of preparation of the separate balance sheet for that period. The outcome of a service transaction is determined when the following conditions are met:

- Revenue can be reliably measured;
- It is probable that economic benefits will flow to the Company from the service transaction;
- The portion of work completed as of the preparation date of the separate balance sheet is identifiable;
- Costs incurred for the transaction and costs to complete the service transaction can be determined.

The completed portion of the service is determined using the method of work completion assessment.

Interest Income

Interest income is recognized on an accrual basis and is determined based on the balance of deposit accounts and the actual interest rates for each period.

Dividends and Profits Received

Dividends and profits are recognized when the Company becomes entitled to receive them from its investment. Dividends received in the form of shares are only monitored as an increase in the number of shares and are not recognized for their value.

Revenue Deductions

This category reflects adjustments reducing sales revenue and service revenue incurred during the year, including trade discounts, sales returns, and allowances. It does not reflect taxes deducted from revenue, such as output VAT calculated using the direct method.

Revenue adjustments are conducted as follows:

- Trade discounts, sales returns, and allowances incurred in the same period as the consumption of products, goods, and services are deducted from the revenue of that period;
- For products, goods, and services sold in prior years, if trade discounts, sales returns, or allowances occur in subsequent periods, the revenue reduction is recorded according to the following principles:
 - + If the adjustments occur after the consumption of products, goods, and services in prior years but before the issuance of the separate financial statements, these adjustments are treated as post-balance sheet events requiring adjustment. They are recorded as revenue reductions in the separate financial statements of the reporting period (prior year).

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+ If the adjustments occur after the issuance of the separate financial statements, the revenue reduction is recorded in the reporting period during which the event occurs (current period).

16. Principles for the recognition of cost of goods sold

The cost of goods sold reflects the cost of products, goods, services, and investment properties sold during the year, as well as the production cost of construction products (for construction enterprises). It also includes costs associated with the operation of investment properties, such as depreciation, repair expenses, operational costs for leasing investment properties under operating leases (if not significant), and costs for disposing of or liquidating investment properties.

The provision for inventory devaluation is included in the cost of goods sold, based on the quantity of inventory and the difference where the net realizable value is lower than the original cost. When determining the inventory quantity subject to devaluation, the accountant must exclude the inventory already under signed sales contracts (with a net realizable value not lower than its book value) that have not yet been delivered to the customer, provided there is reliable evidence that the customer will not terminate the contract.

17. Principles for the recognition of financial expenses

Financial expenses include costs or losses related to financial activities, such as: Costs or losses from financial investments, borrowing and lending costs, expenses from contributions to joint ventures or associates, losses from the transfer of short-term securities, expenses incurred from securities trading transactions, provisions for devaluation of trading securities, provisions for losses from investments in other entities, losses from foreign currency sales, and exchange rate losses.

18. Principles for the recognition of selling expenses and administrative expenses

Sale expenses reflect the actual costs incurred in the process of selling products or goods or providing services, including the costs of offering goods, introducing products, advertising products, sales commissions, expenses for product and goods warranty (except for construction activities), expenses for preservation, packing and transportation.

Management expenses reflect general management expenses of the enterprise, including expenses for salaries of employees of the enterprise management sections (salaries, wages, allowances ...); social insurance, health insurance, trade union funds, unemployment insurance of enterprise managers; expenses for office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, excise tax; provision for bad debts; Outbound services (electricity, water, telephone, fax, property insurance, fire and explosion); Other monetary expenses (guest reception, customer conference ...).

19. Principles and methods for recognizing corporate income tax expenses

Corporate income tax expenses recorded in the income statement include current corporate income tax expenses and deferred corporate income tax expenses.

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

Deferred corporate income tax expenses are determined based on temporary differences between tax and accounting, non-deductible expenses, adjustments for non-taxable income, and carried-forward losses.

20. Segment reporting

Segment reporting include a business segment or a geographical segment.

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

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A geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

21. Financial instruments**Initial Recognition**

Financial Assets: On the initial recognition date, financial assets are recorded at cost, including directly attributable transaction costs related to the acquisition of the financial assets. The Company's financial assets include cash and cash equivalents, short-term receivables, other receivables, and held-to-maturity investments.

Financial Liabilities: On the initial recognition date, financial liabilities are recorded at cost, net of directly attributable transaction costs related to the issuance of those financial liabilities. The Company's financial liabilities include payables to suppliers, other payables, accrued expenses, and borrowings.

Subsequent Measurement

Currently, there are no regulations on the revaluation of financial instruments after initial recognition.

22. Related parties

Parties are considered a related party of the Company if one party has the ability to control the other party or otherwise significantly influence the other party in making financial decisions and operate, or when the Company and the other party jointly or severally control.

In considering related parties relationship, the nature of relationship is focused more than the legal form.

Transactions with related parties during the year are presented in Note VII.2.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE BALANCE SHEET**1. Cash and cash equivalents**

	Ending balance VND	Beginning balance VND
Cash on hand	1,206,765,386	1,260,460,823
Cash in banks	9,000,412,376	25,133,132,942
Total	10,207,177,762	26,393,593,765

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Long term financial investments

					Unit: VND				
	Ownership/Voting Percentage	Ending balance		Fair value		Beginning balance		Fair value	
		Cost	Provision			Cost	Provision		
Investment in Subsidiaries									
Decofi - Hoang An Construction Co.,Ltd	100%	15,000,000,000	2,541,472,892	(*)		100%	15,000,000,000	2,541,472,892	(*)
Total		15,000,000,000	2,541,472,892				15,000,000,000	2,541,472,892	
Investment in associates									
Eras Da Lat Investment Joint Stock Company (**)	-	-	-	-		42.86%	150,000,000,000	2,162,543,327	(*)
Total		-	-				150,000,000,000	2,162,543,327	

Notes: The Company's voting rights in its subsidiaries and associates correspond to its ownership percentage in those entities

(*) The Company has not determined the fair value of these investments due to the lack of market-listed prices for these investments and the absence of guidance in Vietnamese Accounting Standards on determining fair value using valuation techniques. The fair value of these investments may differ from their carrying amounts.

(**) The investment in Eras Da Lat Investment Joint Stock Company for the year has been fully transferred to Mr. Tran Xuan Quang, with the transfer value being 150 billion VND according to the Share Transfer Agreement No. 06.2024/HDCN/DCF-TQX dated June 27, 2024

Changes in provision for devaluation of long-term financial investments

	Current year	Previous year
Beginning balance	4,704,016,219	4,691,163,774
Provision created during the year	842,193,613	2,793,870,634
Provision reversed during the year	3,004,736,940	2,781,018,189
Ending balance	2,541,472,892	4,704,016,219

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Major transactions arising during the year with subsidiaries and associates: Refer to note VII.2.

3. Trade accounts receivable

	Ending balance VND	Beginning balance VND
a) Short-term	366,216,481,561	210,396,666,101
New Era Cold Storage Joint Stock Company	37,516,832,576	367,941,116
Dat Gia Co.,Ltd	60,296,314,908	58,407,479,551
Hai Thuan Tourism Services Investments Development Joint Stock Company	10,534,103,190	79,169,096,686
Phuc An Gia Real Estate Investment Company Limited	47,457,446,426	-
Phu My - Quy Nhon Investment Construction Limited Company	58,464,385,151	-
DCT Partners Vietnam Company Limited	41,488,186,117	-
Other accounts receivable	110,459,213,193	72,452,148,748
b) Long-term	-	-
Total	366,216,481,561	210,396,666,101

c) Trade receivables from related parties: Refer to note VII.2

4. Advances to suppliers

	Ending balance VND	Beginning balance VND
a) Short-term	65,463,388,607	61,157,375,793
Eras Land Real Estate Investment Joint Stock Company	-	34,000,000,000
Phu Khai Construction Trading Production Company Limited	9,150,000,000	-
Nguyen Dan Construction Trading Service Company Limited	9,322,969,977	-
An Hiep Phat Trading Construction Design Investment Joint Stock Company	15,949,234,884	-
Connection Company Limited	7,355,212,423	-
Other entities	23,685,971,323	27,157,375,793
b) Long-term	-	-
Total	65,463,388,607	61,157,375,793

c) Advances to suppliers from related parties: Refer to note VII.2

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	Ending balance VND	Beginning balance VND
a) Short-term	2,465,791,741	137,815,829,390
Advances	1,569,191,245	1,394,387,531
Eras Binh Thuan Investment Company Limited	-	6,200,000,000
Green Medicine Company Limited	-	108,196,249,315
Eras Land Real Estate Investment Joint Stock Company	-	13,030,000,000
Eco Green Viet Nam Development And Construction Investment Company Limited	-	8,035,000,000
Other receivables	896,600,496	960,192,544
b) Long-term	315,291,350,000	262,650,000
Long-term deposit	291,350,000	262,650,000
Era Development And Construction Investment Company Limited (*)	160,000,000,000	-
Green View Development And Investment Company Limited (**)	155,000,000,000	-
Total	317,757,141,741	138,078,479,390

c) Other receivables from related parties: Refer to note VII.2.

(*) The Company has contributed capital in cooperation with Era Development And Construction Investment Company Limited under Cooperation Agreement No. 06/2024/HĐHT/KN-DCF dated June 20, 2024, to implement the project 'Model Rural Residential Area in Dambri' located in Dambri Commune, Bao Loc City, Lam Dong Province, with an area of 413,783.50 m2. The total capital contribution of the Company is VND 160,000,000,000 (equivalent to 15.6% of the total estimated investment value). Profit sharing is based on the capital contribution ratio, and the cooperation duration is from the signing date of the agreement until the project is finalized. Accordingly, Era Development And Construction Investment Company Limited will act as the legal representative and be responsible for ensuring that the project operates in compliance with current legal regulations. The outstanding balance of the capital contribution as of December 31, 2024, is VND 160,000,000,000.

(**) The Company has contributed capital in cooperation with Green View Development And Investment Company Limited under Cooperation Agreement No. 2024.1607-HĐHT/DCF-GRV dated July 16, 2024, to implement the project 'Green View Model Rural Residential Area' located in Dambri Commune, Bao Loc City, Lam Dong Province, with an area of 98,337 m2. The total capital contribution of the Company is VND 155,000,000,000 (equivalent to 15.6% of the total estimated investment value). Profit sharing is based on the capital contribution ratio, and the cooperation duration is 48 months. Accordingly, Green View Development And Investment Company Limited will act as the legal representative and be responsible for ensuring that the project is approved and put into operation, constructing technical infrastructure, and ensuring that high-quality products are supplied to the market to meet market demand. The outstanding balance of the capital contribution as of December 31, 2024, is VND 155,000,000,000.

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6. Bad Debts

	Ending balance			Beginning balance		
			Recoverable value			Recoverable value
	Cost	Provision		Cost	Provision	
Accounts receivable	1,866,301,907	1,866,301,907	-	-	-	-
Hung Thinh Trading Manufacture Construction Joint Stock Company	1,866,301,907	1,866,301,907	-	-	-	-
Advance payment	4,726,989,000	3,308,892,300	1,418,096,700	-	-	-
Binh Nam Dai Manufacturing, Trading, and Construction Consultancy Co.,Ltd	4,726,989,000	3,308,892,300	1,418,096,700	-	-	-
Total	6,593,290,907	5,175,194,207	1,418,096,700	-	-	-

Unit: VND

7. Inventories

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Raw materials	9,689,842,274	-	4,028,102,216	-
Tools and equipment	1,012,356,316	-	1,715,867,935	-
Work in progress	136,321,694,166	-	42,501,439,213	-
Total	147,023,892,756	-	48,245,409,364	-

Unit: VND

8. Construction in progress

	Ending balance (VND)	Beginning balance (VND)
Office renovation	4,712,660,436	4,086,294,510
Total	4,712,660,436	4,086,294,510

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Unit: VND

	Buildings and structures	Machinery, equipment	Transportation means	Management tools and equipment	Total
Cost					
Beginning balance	40,158,709,536	18,599,111,480	4,393,360,191	1,863,477,216	65,014,658,423
Increase	-	15,318,030,000	118,333,334	1,290,000,000	16,726,363,334
- New purchases	-	15,318,030,000	118,333,334	1,290,000,000	16,726,363,334
Decrease	-	-	190,909,056	-	190,909,056
- Liquidation and sale	-	-	190,909,056	-	190,909,056
Ending balance	40,158,709,536	33,917,141,480	4,320,784,469	3,153,477,216	81,550,112,701
Accumulated depreciation					
Beginning balance	17,841,538,417	3,824,518,528	2,269,119,274	608,602,781	24,543,779,000
Depreciation	1,492,041,299	2,241,043,367	505,223,792	363,006,112	4,601,314,570
Decrease	-	-	177,272,745	-	177,272,745
- Liquidation and sale	-	-	177,272,745	-	177,272,745
Ending balance	19,333,579,716	6,065,561,895	2,597,070,321	971,608,893	28,967,820,825
Net book value					
Beginning balance	22,317,171,119	14,774,592,952	2,124,240,917	1,254,874,435	40,470,879,423
Ending balance	20,825,129,820	27,851,579,585	1,723,714,148	2,181,868,323	52,582,291,876

* Note:

- The original cost of tangible fixed assets that have been fully depreciated but are still in use: 1,769,203,949 VND.

- The remaining value at the end of the period of tangible fixed assets used as collateral to secure a loan: 30,197,923,172 VND.

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FINANCIAL STATEMENTS

Notes to the separate financial statements (continued)

10. Increases and decreases in intangible fixed assets

Unit: VND

	Land use rights	Computer software	Total
Cost			
Beginning balance	10,793,470,889	1,248,246,000	12,041,716,889
Increase	-	364,650,000	364,650,000
Decrease	-	-	-
Ending balance	10,793,470,889	1,612,896,000	12,406,366,889
Accumulated depreciation			
Beginning balance	3,738,011,856	239,540,433	3,977,552,289
Increase	213,801,792	159,593,112	373,394,904
Decrease	-	-	-
Ending balance	3,951,813,648	399,133,545	4,350,947,193
Net book value			
Beginning balance	7,055,459,033	1,008,705,567	8,064,164,600
Ending balance	6,841,657,241	1,213,762,455	8,055,419,696

*** Note:**

- The original cost of intangible fixed assets that have been fully depreciated but are still in use: 413,700,000 VND.

- The remaining value at the end of the period of intangible fixed assets used as collateral to secure a loan : 6,841,657,241 VND.

11. Increase or decrease in leased fixed assets under finance lease

Unit: VND

	Transportation means
Cost	
Beginning balance	2,218,272,727
Increase	-
Decrease	-
Ending balance	2,218,272,727
Accumulated depreciation	
Beginning balance	813,156,247
Increase	554,568,180
Decrease	-
Ending balance	1,367,724,427
Net book value	
Beginning balance	1,405,116,480
Ending balance	850,548,300

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FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)****12. Prepaid expenses**

	Ending balance VND	Beginning balance VND
a) Short-term	2,478,618,743	1,928,233,436
Tools, equipment	413,969,045	300,221,420
Other expenses	2,064,649,698	1,628,012,016
b) Long-term	33,527,950,765	16,419,237,223
Repair and renovation expenses	-	402,369,296
Tools, equipment	32,947,763,655	15,836,370,562
Other expenses	580,187,110	180,497,365
Total	36,006,569,508	18,347,470,659

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FINANCIAL STATEMENTS

Notes to the separate financial statements (continued)

13. Loans and finance lease liabilities

Unit: VND

	Ending balance		During the year		Beginning balance	
	Value	Afford to pay	Increase	Decrease	Value	Afford to pay
a) Short-term loans	181,040,358,837	181,040,358,837	638,158,588,074	601,300,335,684	144,182,106,447	144,182,106,447
Short-term loans	178,762,769,637	178,762,769,637	635,880,998,874	599,480,259,684	142,362,030,447	142,362,030,447
Nam A Commercial Joint	178,762,769,637	178,762,769,637	634,332,756,057	597,932,016,867	142,362,030,447	142,362,030,447
Stock Bank - An Dong Branch						
(a1)						
Military Commercial Joint	-	-	1,548,242,817	1,548,242,817	-	-
Stock Bank						
Long-term loan due for repayment	2,277,589,200	2,277,589,200	2,277,589,200	1,820,076,000	1,820,076,000	1,820,076,000
Nam A Commercial Joint	1,820,076,000	1,820,076,000	1,820,076,000	1,820,076,000	1,820,076,000	1,820,076,000
Stock Bank - An Dong Branch						
(b1)						
Sacombank - Leasing	457,513,200	457,513,200	457,513,200	-	-	-
Company Limited (b2)						
b) Long-term loans	780,519,040	780,519,040	-	2,735,102,400	3,515,621,440	3,515,621,440
Long-term loans	536,358,940	536,358,940	-	1,820,076,000	2,356,434,940	2,356,434,940
Nam A Commercial Joint	536,358,940	536,358,940	-	1,820,076,000	2,356,434,940	2,356,434,940
Stock Bank - An Dong Branch						
(b1)						
Finance lease liability	244,160,100	244,160,100	-	915,026,400	1,159,186,500	1,159,186,500
Sacombank - Leasing	244,160,100	244,160,100	-	915,026,400	1,159,186,500	1,159,186,500
Company Limited (b2)						
Total	181,820,877,877	181,820,877,877	638,158,588,074	604,035,438,084	147,697,727,887	147,697,727,887

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FINANCIAL STATEMENTS

Notes to the separate financial statements (continued)

(a1) Short-term loan from Nam A Commercial Joint Stock Bank - An Dong Branch under Credit Agreement No. 0242/2023/902-CV dated April 13, 2023, and amendments and supplements, with a maximum loan limit of VND 800,000,000,000, a maximum guarantee limit of VND 800,000,000,000, and a maximum limit for issuing L/Cs (both sight and usance), UPAS L/C - UPAS L/C PLUS (Import/domestic) of VND 50,000,000,000 or equivalent in foreign currency. The loan term is no more than 12 months/working capital, with interest rates as per each promissory note. Loan purpose: to supplement working capital for business production, construction, and issuance of guarantee letters, with specific purposes outlined in each promissory note. The collateral is detailed in the agreement and amendments as follows: No. 01/SĐ-0242/2023/902-CV dated May 13, 2023; No. 02/SĐ-0242/2023/902-CV dated June 28, 2023; No. 03/SĐ-0242/2023/902-CV dated June 29, 2023; No. 04/SĐ-0242/2023/902-CV dated September 22, 2023; No. 05/SĐ-0242/2023/902-CV dated November 15, 2023; No. 06/SĐ-0242/2023/902-CV dated January 2, 2024; No. 07/SĐ-0242/2023/902-CV dated May 9, 2024; and No. 08/SĐ-0242/2023/902-CV dated June 27, 2024.

(b1) Long-term loan from Nam A Commercial Joint Stock Bank - An Dong Branch under the decreasing balance credit agreement No. 0171/2021/902-CV dated March 17, 2021, and amendments and supplements No. 01/SĐ-0171/2021/902-CV dated October 5, 2021; No. 02/SĐ-0171/2021/902-CV dated December 29, 2021. The maximum loan amount is VND 50,000,000,000, with a loan term of 60 months, and interest rates as per each promissory note. Loan purpose: investment in construction, expansion of the steel structure workshop, and investment in machinery and equipment to serve production and business activities. The loan is secured by the asset mortgage agreements No. 0002/2021/902-BĐ dated January 7, 2021, asset mortgage agreement No. 0033/2021/902-BĐ dated October 5, 2021, and amendments No. 01/SĐ-0171/2021/902-CV dated October 5, 2021; No. 02/SĐ-0171/2021/902-CV dated December 29, 2021. The outstanding balance as of December 31, 2024, is VND 2,356,434,940, of which the long-term loan due for repayment is VND 1,820,076,000).

(b2) Long-term finance lease liabilities with Sacombank - Leasing Company Limited under two finance lease agreements:

Finance lease agreement No. SBL010202206030 dated June 20, 2022, with a loan term of 48 months, an interest rate of 9% per year until December 31, 2022. From January 1, 2023, the interest rate will change according to the bank's announcement. Purpose of the loan: to purchase a vehicle for business production. The outstanding balance as of December 31, 2024, is VND 400,552,592, of which the finance lease liability due for repayment is VND 289,444,416.

Finance lease agreement No. SBL010202207046 dated July 26, 2022, with a loan term of 48 months, an interest rate of 9% per year until February 1, 2023. From February 1, 2023, the interest rate will change according to the bank's announcement. Purpose of the loan: to purchase a vehicle for business production. The outstanding balance as of December 31, 2024, is VND 301,120,708, of which the finance lease liability due for repayment is VND 168,068,784.



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FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)****c. Details of finance lease liability repayment**

Object	Current year			Previous year		
	Total finance lease payment	Lease interest payment	Principal repayment	Total finance lease payment	Lease interest payment	Principal repayment
Over 1 year to 5 years	1,022,107,300	107,080,900	915,026,400	628,794,000	171,280,800	457,513,200

14. Trade payables*Unit: VND*

	Ending balance		Beginning balance	
	Value	Afford to pay	Value	Afford to pay
a) Short-term	262,355,736,277	262,355,736,277	80,772,488,553	80,772,488,553
Decofi - Hoang An Construction Company Limited	13,123,587,703	13,123,587,703	13,123,587,703	13,123,587,703
An Phu Gia Construction Joint Stock Company	-	-	9,479,460,000	9,479,460,000
Dong Tay Trade And Construction Investment Joint Stock Company	14,389,480,672	14,389,480,672	2,754,323,352	2,754,323,352
Nhan Luat Mien Nam Steel Joint Stock Company	20,238,526,297	20,238,526,297	-	-
Hong Ha Beton Joint Stock Company	13,003,287,751	13,003,287,751	-	-
Other accounts payable	201,600,853,854	201,600,853,854	55,415,117,498	55,415,117,498
b) Long-term	-	-	-	-
Total	262,355,736,277	262,355,736,277	80,772,488,553	80,772,488,553

c) Trade payable to related parties: Refer to note VII.2.

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FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)****15. Advances from customers**

	Ending balance VND	Beginning balance VND
a) Short-term	42,282,366,252	21,441,093,255
Phan Thiet Homeland Beach Company Limited	-	4,993,586,321
Thien Binh Minh Joint Stock Company	-	2,264,381,896
Phuc Dat Hotel Travel Company Limited	-	5,732,144,143
Phu My - Quy Nhon Investment Construction Limited Company	-	8,147,788,904
Green View Development And Investment Company Limited	9,376,263,981	-
Kim Son Investment Hotel Joint Stock Company	32,800,515,921	-
Other subjects	105,586,350	303,191,991
b) Long-term	-	-
Total	42,282,366,252	21,441,093,255

c) Advance payment from customers is from related parties: Refer to note VII.2.**16. Taxes and other payables to the State**

	Beginning balance	Payable within the year	Paid within the year	Ending balance
a) Payable	11,379,914,017	27,504,720,015	30,762,560,999	8,122,073,033
Value-added tax	1,720,062,298	12,824,628,659	11,972,280,759	2,572,410,198
Corporate income tax	9,527,675,585	10,635,453,866	15,790,524,652	4,372,604,799
Personal income tax	132,176,134	3,983,113,332	2,938,231,430	1,177,058,036
Land tax and land rental fees	-	52,542,158	52,542,158	-
Other taxes	-	8,982,000	8,982,000	-
b) Receivable	-	-	-	-

Unit: VND

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FINANCIAL STATEMENTS
Notes to the separate financial statements (continued)

17. Payable expenses

	Ending balance VND	Beginning balance VND
a) Short-term	46,172,129,765	24,215,620,764
Accrued construction costs	46,172,129,765	24,215,620,764
b) Long-term	-	-
Total	46,172,129,765	24,215,620,764

18. Other payables

	Ending balance VND	Beginning balance VND
a) Short-term	10,934,433,777	846,996,710
Union funds	43,302,600	-
Dividends payable to shareholders	602,634,900	606,937,450
Severance pay payable	-	58,435,149
Winbuild Construction - Investment Joint Stock Company (*)	10,000,000,000	-
Other payables	288,496,277	181,624,111
b) Long-term	2,000,000,000	2,000,000,000
Receive long-term deposits	2,000,000,000	2,000,000,000
Total	12,934,433,777	2,846,996,710

d) Other payables to related parties: Refer to note VII.2.

(*) This amount is the payment authorized by Kim Son Hotel Investment Joint Stock Company to be made to Winbuild Construction - Investment Joint Stock Company according to the Agreement on the Settlement of Three-Party Payment dated July 18, 2024. Accordingly, the company records a reduction in the payable amount to Kim Son Hotel Investment Joint Stock Company from the total advance reduction under Contract No. 01/2024/HDTC/KS-DCF dated January 16, 2024, and Contract Appendix No. 01/2024/PLHDTC/KS-DCF dated July 16, 2024

19. Unearned revenue

	Ending balance VND	Beginning balance VND
a) Short-term	-	54,545,455
Office rental revenue	-	54,545,455
b) Long-term	-	-
Total	-	54,545,455

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FINANCIAL STATEMENTS

Notes to the separate financial statements (continued)

20. Owner's equity**a) Reconciliation table of changes in owners' equity**

Items	Owner's contributed capital	Share premium	Development Investment Fund	Undistributed after- tax profit	Unit: VND Total
Balance at the beginning of previous year	150,000,000,000	100,873,505,300	29,100,496,283	7,440,359,493	287,414,361,076
Increase in capital in the previous year	150,000,000,000				150,000,000,000
Profit in the previous year				10,597,688,473	10,597,688,473
Share issuance costs		(275,000,000)			(275,000,000)
Profit distribution for the year 2022					
- Development investment fund			715,993,204	(715,993,204)	-
- Reward and welfare fund				(357,996,602)	(357,996,602)
- Board of Directors remuneration				(143,198,641)	(143,198,641)
- Executive board bonus		-		(357,996,602)	(357,996,602)
Balance at the end of the previous year	300,000,000,000	100,598,505,300	29,816,489,487	16,462,862,917	446,877,857,704
Balance at the beginning of this year	300,000,000,000	100,598,505,300	29,816,489,487	16,462,862,917	446,877,857,704
Profit in the current year				39,384,164,583	39,384,164,583
Profit distribution for the year 2023	-				
- Development investment fund			1,059,768,847	(1,059,768,847)	-
- Reward and welfare fund				(794,826,635)	(794,826,635)
- Executive board bonus	-			(794,826,636)	(794,826,636)
Balance at the end of this year	300,000,000,000	100,598,505,300	30,876,258,334	53,197,605,382	484,672,369,016

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FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)****b) Details of owners' capital**

	Ending balance VND	%	Beginning balance VND	%
T.H.L Company Limited	60,000,000,000	20.00%	60,000,000,000	20.00%
Hoang Vu General Service - Trading - Import - Export Manufacturing Company Ltd	41,194,700,000	13.73%	41,194,700,000	13.73%
3T Investment Joint Stock Company	10,000,590,000	3.33%	10,069,590,000	3.36%
Other shareholders	188,804,710,000	62.93%	188,735,710,000	62.91%
Total	300,000,000,000	100%	300,000,000,000	100%

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FINANCIAL STATEMENTS
Notes to the separate financial statements (continued)

c) Capital transactions with owners

	Current year VND	Previous year VND
Owners' investment capital		
At the beginning of year	300,000,000,000	150,000,000,000
Increase in the year	-	150,000,000,000
Decrease in the year	-	-
At the end of year	300,000,000,000	300,000,000,000

d) Share

	Ending balance	Beginning balance
Number of shares registered for issuance	30,000,000	30,000,000
Number of shares sold to the public	30,000,000	30,000,000
- Common shares	30,000,000	30,000,000
- Preferred shares	-	-
Number of shares to be redeemed	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	30,000,000	30,000,000
- Common shares	30,000,000	30,000,000
- Preferred shares	-	-

Par value of outstanding shares: 10,000 VND..

21. Off-balance sheet items

	Ending balance	Beginning balance
Bad debts written off	1,929,280,509	1,929,280,509

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE INCOME STATEMENT

1. Revenue from sales and services

	Current year VND	Previous year VND
Construction contract revenue	1,283,678,108,266	573,077,280,852
Revenue from sales of goods and provision of services	42,726,962,645	36,975,999,697
Total	1,326,405,070,911	610,053,280,549
Revenue to related parties: Refer to note VII.2.		

2. Cost of goods

	Current year VND	Previous year VND
Cost of construction contracts	1,181,858,740,393	510,638,208,463
Cost of goods sold and services provided	35,417,404,439	32,305,652,005
Total	1,217,276,144,832	542,943,860,468

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FINANCIAL STATEMENTS
Notes to the separate financial statements (continued)

3. Financial income	Current year VND	Previous year VND
Interest on deposits	97,972,493	110,528,933
Total	97,972,493	110,528,933
4. Financial expenses	Current year VND	Previous year VND
Interest expenses	8,914,786,699	34,031,495,582
Provision for and reversal of provision for impairment of investments	(2,162,543,327)	2,162,543,327
Loss on disposal of subsidiary	-	1,492,686,687
Total	6,752,243,372	37,686,725,596
5. Selling expenses	Current year VND	Previous year VND
Other expenses	594,949,485	441,236,272
Total	594,949,485	441,236,272
6. Administrative expenses	Current year VND	Previous year VND
Salary expenses	29,574,091,345	19,295,299,145
Materials and supplies expenses	3,221,032,860	4,898,280,130
Depreciation expenses for fixed assets	1,092,891,006	1,020,115,720
Tax and fee expenses	1,514,702,599	209,713,466
Outsourcing service expenses	3,807,117,127	3,792,579,727
Other expenses	13,017,420,932	5,621,687,595
Total	52,227,255,869	34,837,675,783
7. Other income	Current year VND	Previous year VND
Income from asset disposal	171,363,689	-
Income from contract penalty	308,636,090	25,327,640,477
Other income	1,391,377,808	1,596,514,828
Total	1,871,377,587	26,924,155,305

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Notes to the separate financial statements (continued)

8. Other expenses

	Current year VND	Previous year VND
Asset disposal expenses	-	558,470,193
Contract penalty expenses and other expenses	1,504,208,984	184,309,493
Total	1,504,208,984	742,779,686

9. Cost by factor

	Current year VND	Previous year VND
Cost of materials, supplies	553,946,235,440	194,458,282,855
Labor costs	80,649,958,261	47,068,584,866
Depreciation expenses for fixed assets	5,529,277,654	4,511,074,551
Outsourced service expenses	697,820,148,928	330,949,810,362
Other cash expenses	25,972,984,856	11,269,034,514
Total	1,363,918,605,139	588,256,787,148

10. Current corporate income tax expense

Corporate income tax payable by the company is determined at a tax rate of 20% on taxable income. The company's tax finalization will be subject to inspection by the tax authorities. Due to the application of laws and tax regulations concerning various types of transactions, which may be interpreted in different ways, the tax amount presented in the financial statements may change based on the tax authorities' decision.

The estimated current corporate income tax of the company is presented below:

	Current year VND	Previous year VND
Total profit before tax	50,019,618,449	20,435,686,982
Adjustment to accounting profits to determine corporation income taxable profit	3,157,650,880	27,202,690,945
- Increases	5,320,194,207	27,202,690,945
+ Non-deductible expenses	5,320,194,207	3,087,630,065
+ Non-deductible interest expenses	-	24,115,060,880
- Decreases	2,162,543,327	-
+ Non-taxable income	2,162,543,327	-
Total taxable profits	53,177,269,329	47,638,377,927
Corporate income tax rate	20%	20%
Corporate income tax expenses of current years	10,635,453,866	9,527,675,585
Corporate income tax expenses of previous years	-	310,322,924
Current corporate income tax expenses	10,635,453,866	9,837,998,509

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FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)****VII. OTHER INFORMATION****1. Subsequent events information**

There are no significant events occurring after the date of the separate financial statements that require adjustment or disclosure in the separate financial statements.

2. Information about related parties**2.1 List of related parties**

Related parties	Relationship
T.H.L Company Limited	Shareholder
Hoang Vu General Service - Trading - Import - Export Manufacturing Company Ltd	Shareholder
3T Investment Joint Stock Company	Shareholder
Decofi - Hoang An Construction Company Limited	Subsidiary
Eras Land Real Estate Joint Stock Company	Related parties to major shareholders
Era Development And Construction Investment Company Limited	Related parties to major shareholders
Eras Da Lat Investment Joint Stock Company	Related parties to the Chairman of the Board of Directors
High Rise Sai Gon Investment Corporation	Related parties to the Chairman of the Board of Directors
Phuc An Gia Real Estate Investment Limited Liability Company	Related parties to the Chairman of the Board of Directors
Useful Valuation & Consultancy Joint Stock Company	Related parties to the Chairman of the Board of Directors
Eras Holdings Investment Joint Stock Company	Related parties to members of the Board of Directors
Bao Minh Securities Company	Related parties to members of the Board of Directors
Eco Green Viet Nam Development And Construction Investment Company Limited	Related parties to members of the Board of Directors
Green View Development And Investment Company Limited	Related parties to members of the Board of Directors
Phan Thiet Homeland Beach Company Limited	Related parties to the Head of the Supervisory Board
New Era Cold Storage Joint Stock Company	Related parties to members of the Supervisory Board

Key management personnel and related individuals include: Members of the Board of Directors, the Board of Management, Board of Supervisors, the Chief Accountant, and close family members of these individuals.

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FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)****2.2 Transactions with related parties**

During the year, the Company entered into transactions with related parties. The main transactions (excluding VAT) are as follows:

Related parties	Transaction details	Transaction value VND	
		Current year	Previous year
3T Investment Joint Stock Company	Purchasing goods	-	16,350,403,940
Era Development And Construction Investment Company Limited	Investment cooperation	160,000,000,000	-
	Construction revenue	427,054,890	103,600,000
Eras Da Lat Investment Joint Stock Company	Transfer of equity in associate company	150,000,000,000	-
	Equity contribution to associate company	-	150,000,000,000
	Construction revenue	14,441,603,001	37,140,077,296
High Rise Sai Gon Investment Corporation	Office leasing revenue, electricity, water	123,002,579	242,648,888
Phuc An Gia Real Estate Investment Limited Liability Company	Construction revenue	55,330,968,913	14,000,982,548
Useful Valuation & Consultancy Joint Stock Company	Purchase of automobiles	118,333,334	-
	Asset valuation	2,727,273	48,827,273
Bao Minh Securities Company	Consulting fees	50,000,000	180,000,000
Green View Development And Investment Company Limited	Investment cooperation	155,000,000,000	-
	Construction revenue	-	1,753,136,850
Phan Thiet Homeland Beach Company Limited	Construction revenue	137,640,524,586	32,342,599,972
New Era Cold Storage Joint Stock Company	Construction revenue	175,408,111,907	1,166,639,867
	Office leasing revenue, electricity, water	21,645,346	121,322,817
	Electricity and water expenses for the project	223,290,061	7,665,295
	Purchase of tools and equipment	55,050,505	-

As of the end of the accounting period, the outstanding amounts with related parties are as follow

Related parties	Ending balance	Beginning balance
Accounts receivable (note V.3)	114,151,884,597	458,731,101
Era Development And Construction Investment Company Limited	46,121,928	-
Eras Da Lat Investment Joint Stock Company	4,570,813,725	-
High Rise Sai Gon Investment Corporation	-	90,789,985
Phuc An Gia Real Estate Investment Limited Liability Company	47,457,446,426	-
Phan Thiet Homeland Beach Company Limited	24,560,669,942	-

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1

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FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)**

New Era Cold Storage Joint Stock Company	37,516,832,576	367,941,116
Advances to suppliers (note V.4)	-	34,000,000,000
Eras Land Real Estate Joint Stock Company	-	34,000,000,000
Other receivables (note V.5)	315,000,000,000	21,065,000,000
Eras Land Real Estate Joint Stock Company	-	13,030,000,000
Era Development And Construction Investment Company Limited	160,000,000,000	-
Eco Green Viet Nam Development And Construction Investment Company Limited	-	8,035,000,000
Green View Development And Investment Company Limited	155,000,000,000	-
Accounts payable (note V.14)	13,147,848,981	17,176,102,020
3T Investment Joint Stock Company	-	1,052,514,317
Decofi - Hoang An Construction Company Limited	13,123,587,703	13,123,587,703
Eco Green Viet Nam Development And Construction Investment Company Limited	-	3,000,000,000
New Era Cold Storage Joint Stock Company	24,261,278	-
Advances from customers (note V.15)	9,376,263,981	5,296,778,312
Eras Da Lat Investment Joint Stock Company	-	303,191,991
Green View Development And Investment Company Limited	9,376,263,981	-
Phan Thiet Homeland Beach Company Limited	-	4,993,586,321

Income of the Board of Directors, the Board of Management, Supervisory Board, and Chief Accountant during the year:

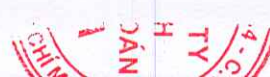
Full Name	Position	Details	Current year VND	Previous year VND
Board of directors, Board of management				
Mr Pham Hung Cuong	Chairman	Remuneration	311,000,000	125,000,000
Mr Nguyen Ba Tho	Independent member	Remuneration	60,000,000	90,000,000
Mr Pham Duy Quang	Member	Remuneration	-	24,000,000
Mr Hoang Van Thang	Member	Remuneration	-	70,000,000
Mr Ho Viet Trung	Independent member	Remuneration	90,000,000	60,000,000
Mr Nguyen Minh Tam	Member	Remuneration	90,000,000	30,000,000

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1

Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)**

Full Name	Position	Details	Current year VND	Previous year VND
Mr Chu Quang Huan	General Director	Salaries	1,667,826,245	1,054,967,370
	Vice Chairman	Remuneration	90,000,000	30,000,000
	Deputy General Director	Salaries	1,473,735,170	906,988,046
Mr Tran Thuan Loi	Deputy General Director	Salaries	264,232,016	-
Supervisory Board				
Ms Tran Thi Binh An	Head	Remuneration	212,000,000	108,000,000
Ms Nguyen Thi Thuy Linh	Member	Remuneration	-	18,000,000
Ms Le Thi Minh	Member	Remuneration	102,000,000	45,000,000
Mr Nguyen Ba Tho	Member	Remuneration	55,000,000	75,000,000
Ms Le Thi Tinh	Member	Remuneration	24,000,000	-
Other key members				
Mr Le Thanh Tung	Chief Financial Officer	Salaries	662,804,150	-
Mr Duong Dinh Tam	Chief accountant	Salaries	774,934,632	506,491,066



DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1

Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

Notes to the separate financial statements (continued)

3. Segment reporting

Segment information is presented by business segment and geographic area. The primary segment reporting is by business segment, based on the Company's organizational structure, internal management, and internal financial reporting system.

Geographic area

The Company operates only within the territory of Vietnam, so it does not present segment reporting by geographic area.

Business segment

The Company's main business activity is construction, therefore, segment reporting by business segment is not presented.

4. Secured assets

The Company has pledged fixed assets to secure the bank loans (see Notes V.9, V.10, and V.13). As at 31 December 2024, the Company does not hold any collateral from other entities.

5. Credit risk

Credit risk is the risk that partners will not perform its obligations under the provisions of a financial instrument or contract leading to financial losses. Company has credit risk from its business activities (primarily accounts receivable for customers) and from its own financial operations, including bank deposits and other financial instruments.

Account receivable

The management of customer credit risk based on Company policies, procedures and process control of the Company relating to the management of customers credit risk.

Customer receivables which are unpaid are regularly monitored. The analysis of the ability to be made redundant at the reporting date on the basis of each large customer. On this basis, Company does not have risk of credit concentration.

Bank deposits

Most bank deposits of Company shall be deposited at the prestigious banks in Vietnam. The Company found that concentrations of credit risk for bank deposits are low.

6. Liquidity risk

Liquidity risk is the risk that Company has difficulty in complete the financial obligations due to lack of capital. Liquidity risk of the Company arises mainly due to mismatch in the maturities of financial assets and financial liabilities.

Company manage liquidity risk through maintaining the ratio of cash and cash equivalents at the level that Board of Directors thought its sufficient to provide financial support for the business of Company and to minimize impact of changing cash flows.

Information maturities of financial liabilities of the Company based on the value without discounting payments under the contract as follows:

DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1

Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS**Notes to the separate financial statements (continued)**

Unit: VND

	Under 01 year	From 01 year to 05 years	Total
Ending balance	564,167,991,727	2,780,519,040	566,948,510,767
Accounts payable	262,355,736,277	-	262,355,736,277
Advances from customers	42,282,366,252	-	42,282,366,252
Loans and finance lease liabilities	181,040,358,837	780,519,040	181,820,877,877
Other payables	78,489,530,361	2,000,000,000	80,489,530,361
Beginning balance	285,601,165,205	5,515,621,440	291,116,786,645
Accounts payable	80,772,488,553	-	80,772,488,553
Advances from customers	21,441,093,255	-	21,441,093,255
Loans and finance lease liabilities	144,182,106,447	3,515,621,440	147,697,727,887
Other payables	39,205,476,950	2,000,000,000	41,205,476,950

The Company believe that the risk level for payments to financial liabilities is low. The company can settle their current portion of debts from operating cash flow and the gain from financial liabilities on due dates.

7. Market risk

Market risk is the risk that fair value or future value of cash flows from financial instruments will fluctuate with changing of market prices. Market risk includes three types: foreign currency risk, interest rate risk and other price risk.

Foreign currency risk

Foreign currency risk is the risk that fair value or future cash flows of financial instruments will fluctuate with changes in the exchange rate.

Company management of exchange risks by considering the current market and expected the company to plan for the future trading in foreign currency. Company monitored the risks to assets and financial liabilities in foreign currency.

Interest rate risk

Interest rate risk is the risk that fair value or future cash flows of a financial instrument will fluctuate due to changes of market interest rates. The risk of changes in market interest rates of the Company primarily related to short-term deposits and loans.

The Company manages interest rate risk by closely monitoring market conditions relevant. by that Company will determine the appropriate interest rate policy for risk limited purpose Company.

The Company does not perform a sensitivity analysis for interest rate risk because interest rate changes at the reporting date is not significant.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to market price changes, other than changes in interest rates and exchange rates.

8. Information about going concern

During the year, there were no activities or events that significantly affected the Company's ability to continue as a going concern. Therefore, the Company's separate financial statements are prepared on the assumption that the Company will continue to operate



DESIGN AND CONSTRUCTION JOINT-STOCK COMPANY NO 1

Address: 28 Mac Dinh Chi, Dakao Ward, District 1, Ho Chi Minh City

FINANCIAL STATEMENTS

Notes to the separate financial statements (continued)

9. Comparative figures

The comparative figures are those in the separate financial statements for the fiscal year ended 31 December 2023, which have been audited.

Prepared by



Dang Thi Xinh

Ho Chi Minh City, 28 March 2025

Chief Accountant



Duong Dinh Tam

Deputy General Director



Chu Quang Huan

