

**PHUONG ANH  
INTERNATIONAL JOINT  
STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM  
INDEPENDENCE - FREEDOM – HAPPINESS**

No.: 06/2025/CBTT-PAS

Hung Yen, on 25<sup>th</sup> January 2025

**DISCLOSURE OF UNUSUAL INFORMATION**

**To: Hanoi Stock Exchange**

1. Name of organization: **PHUONG ANH INTERNATIONAL JOINT STOCK COMPANY**

- Stock code: PAS
- Address: No. 60 Pham Ngu Lao Street, TDP Tu My, Phung Chi Kien, My Hao Town, Hung Yen
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2. Contents of information to be announced:

*Phuong Anh International Joint Stock Company announces information on the Consolidated Financial Statements for the 4th Quarter of 2024 attached to the official letter explaining the Financial Statements*

3. This information has been published on the company's website on 25/01/2025 at the link: <http://www.phuonganhgroup.com.vn/>

We would like to commit that the information published above is true and fully responsible before the law for the content of the information announced above.

**\* Attached documents:**

- Documents related to information disclosure.

**Representative of the organization**  
Person authorized to disclose information



**Đoàn Thị Thu Thủy**

**PHUONG ANH INTERNATIONAL JOINT STOCK COMPANY**  
**CONSOLIDATED INCOME STATEMENT**

**Quarter IV of 2024**



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**CONSOLIDATED BALANCE SHEET**

*As at 31 December 2024*

Mẫu số B 01-DN

ASSETS	Code	Note	31/12/2024	01/01/2024
			VND	VND
<b>CURRENT ASSETS</b>	<b>100</b>		<b>636,766,493,865</b>	<b>341,049,946,887</b>
Cash and cash equivalents	110	5	26,508,250,921	4,291,422,319
Cash	111		26,508,250,921	4,291,422,319
Short-Term Financial Investments	120		-	1,119,000,000
Held-to-Maturity Investments	123		-	1,119,000,000
Short-term receivables	130		303,763,824,211	40,145,879,868
Short-term trade accounts receivable	131	6	196,022,758,111	88,098,429,196
Short-term advances to suppliers	132	7	143,081,696,705	21,912,545,095
Other short-term receivables	136	8	237,727,472	3,559,131,799
Provision for short-term doubtful debts	137	9	(35,578,358,077)	(73,424,226,222)
Inventories	140	10	305,128,470,913	294,794,297,593
Inventories	141		308,177,605,099	299,687,153,718
Provision for devaluation of inventories	149		(3,049,134,186)	(4,892,856,125)
Other current assets	150		1,365,947,820	699,347,107
Short-term prepayment	151		363,673,048	215,474,996
Deducted value added tax	152		945,308,107	426,905,446
Taxes and other receivables from the State Budget	153	17	56,966,665	56,966,665
<b>NON-CURRENT ASSETS</b>	<b>200</b>		<b>327,031,921,413</b>	<b>363,328,228,129</b>
Fixed assets	220		53,081,421,405	45,806,221,120
Tangible fixed assets	221	11	53,081,421,405	45,806,221,120
- Cost	222		130,559,615,091	117,854,288,828
- Accumulated depreciation	223		(77,478,193,686)	(72,048,067,708)
Financial lease assets	224		-	-
- Cost	225		410,000,004	-
- Accumulated depreciation	226		(410,000,004)	-
Investment property	230	13	31,581,783,000	31,581,783,000
- Cost	231		31,581,783,000	31,581,783,000
- Accumulated amortization	232		-	-
Non-current assets in progress	240		220,523,647,054	211,355,458,862
Construction in progress	242		220,523,647,054	211,355,458,862
Long term financial investment	250	14	100,000,000	69,664,378,124
Capital investment in other entities	253		100,000,000	30,000,000,000
Dự phòng đầu tư tài chính dài hạn	254		-	(7,449,873,938)
Other non-current assets	260		21,745,069,954	4,920,387,023
Long-term prepayment	261		1,206,410,918	4,920,387,023
Goodwill	269	15	20,538,659,036	-
<b>TOTAL ASSETS</b>	<b>270</b>		<b>963,798,415,278</b>	<b>704,378,175,016</b>

**CONSOLIDATED INCOME STATEMENT**

*As at 31 December 2024*

RESOURCES	Code	Note	31/12/2024 VND	01/01/2024 VND
<b>LIABILITIES</b>	<b>300</b>		<b>531,108,856,524</b>	<b>336,376,260,328</b>
<b>Current liabilities</b>	<b>310</b>		<b>530,910,933,977</b>	<b>336,376,260,328</b>
Short-term trade accounts payable	311	16	109,233,416,661	174,852,599,796
Short-term advances from customers	312		2,158,702,623	58,116,568,870
Statutory obligations	313	17	5,384,182,422	9,105,638,810
Payables to employees	314		542,217,749	381,140,268
Short-term accrued expense	315		889,468,478	457,024,572
Other short-term payables	319		79,046,988,000	6,272,400
Short-term borrowings and finance lease liabilities	320	18	333,416,345,194	93,217,402,762
Bonus and welfare fund	322		239,612,850	239,612,850
<b>Non-current liabilities</b>	<b>330</b>		<b>197,922,547</b>	<b>-</b>
Deferred Tax Liabilities	341		197,922,547	-
<b>OWNERS' EQUITY</b>	<b>400</b>		<b>432,689,558,754</b>	<b>368,001,914,688</b>
<b>Owners' equity</b>	<b>410</b>	19	<b>432,689,558,754</b>	<b>368,001,914,688</b>
Paid-in capital	411		280,499,680,000	280,499,680,000
- Ordinary shares with voting rights	411a		280,499,680,000	280,499,680,000
Investment and development fund	418		556,025,698	556,025,698
Retained earnings	421		56,974,248,652	86,946,208,990
- Accumulated retained earnings brought forward	421a		46,219,837,033	89,220,235,535
- Retained earnings for the current year	421b		10,754,411,619	(2,274,026,545)
Non-Controlling Interests	429		94,659,604,404	-
<b>TOTAL RESOURCE</b>	<b>440</b>		<b>963,798,415,278</b>	<b>704,378,175,016</b>

*Hung Yen, 25 January 2025*



**Tran Thi Hong Khang**  
Preparer



**Tran Thi Hong Khang**  
Chief Accountant



**Nguyen Hung Cuong**  
Chairman

**CONSOLIDATED INCOME STATEMENT**  
**Quarter 4 of 2024**

ITEMS	Code	Note	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023	From 01/01/2024 to 31/12/2024	From 01/01/2023 to 31/12/2023
			VND		VND	VND
Gross sales of merchandise and services	01	20	255,407,345,459	162,006,111,496	1,068,182,064,178	683,231,557,618
Revenue deductions	02	21	36,984,224	61,665,722	92,346,790	68,870,168
Net sales of merchandise and services	10		255,370,361,235	161,944,445,774	1,068,089,717,388	683,162,687,450
Cost of goods sold	11	22	255,884,860,967	164,581,674,914	1,051,410,663,104	684,142,632,959
Gross profit from sales of merchandise and services	20		(514,499,732)	(2,637,229,140)	16,679,054,284	(979,945,509)
Financial income	21	23	144,002,969	659,243,406	165,564,148	10,386,821,271
Financial expenses	22	24	-1,378,273,346	6,554,223,240	4,327,783,112	16,500,754,208
- In which: Interest expense	23		5,300,705,645	1,444,277,964	11,577,396,315	16,259,762,984
'Profit or loss in joint ventures and associates	24		479,230,815		(479,230,815)	
Selling expenses	25	25	651,895,599	306,081,414	2,376,074,555	1,475,585,432
General and administrative expenses	26	25	(985,266,854)	(12,435,104,137)	3,994,725,738	(9,316,314,227)
Net profits from operating activities	30		1,820,391,368	3,596,813,749	5,667,030,014	746,850,349
Other income	31	26	9,407,745,728	131,766	9,466,289,574	15,119,118
Other expenses	32	27	406,353,347	(42,274,237)	1,763,618,292	885,490,225
Profit from other activities	40		9,001,392,381	42,406,003	7,702,671,282	(870,371,107)
Net profit before tax	50		10,821,783,749	3,639,219,752	13,369,701,296	(123,520,758)
Current corporate income tax expense	51	28	1,252,489,046	(38,844,938)	2,417,367,130	2,150,505,787
Deferred corporate income tax expenses	52		-	-	197,922,547	
Net profit after tax	60		9,569,294,703	3,678,064,690	10,754,411,619	(2,274,026,545)
Current corporate income tax expense	61		9,760,163,799	3,678,064,690	11,406,955,854	(2,274,026,545)
Deferred corporate income tax expenses	62		(190,869,096)		(652,544,235)	
Basic earnings per share	70	29	348	131	407	(81)

Hung Yen, 25 January 2025

**Tran Thi Hong Khang**  
**Preparer**

**Tran Thi Hong Khang**  
**Chief Accountant**



**Nguyen Hung Cuong**  
**Chairman**

**CONSOLIDATED INCOME STATEMENT**  
**Fourth quarter 2024**

ITEMS	Code	Note	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023	From 01/01/2024 to 31/12/2024	From 01/01/2023 to 31/12/2023
			VND		VND	VND
Gross sales of merchandise and services	01	20	255,407,345,459	162,006,111,496	1,068,182,064,178	683,231,557,618
Revenue deductions	02	21	36,984,224	61,665,722	92,346,790	68,870,168
Net sales of merchandise and services	10		255,370,361,235	161,944,445,774	1,068,089,717,388	683,162,687,450
Cost of goods sold	11	22	255,884,860,967	164,581,674,914	1,051,410,663,104	684,142,632,959
Gross profit from sales of merchandise and services	20		(514,499,732)	(2,637,229,140)	16,679,054,284	(979,945,509)
Financial income	21	23	144,002,969	659,243,406	165,564,148	10,386,821,271
Financial expenses	22	24	6,554,223,240	6,554,223,240	4,327,783,112	16,500,754,208
- In which: Interest expense	23		5,300,705,645	1,444,277,964	11,577,396,315	16,259,762,984
			479,230,815		(479,230,815)	
Selling expenses	25	25	651,895,599	306,081,414	2,376,074,555	1,475,585,432
General and administrative expenses	26	25	(1,921,687,351)	(12,435,104,137)	3,994,725,738	(9,316,314,227)
Net profits from operating activities	30		(7,070,566,848)	3,596,813,749	5,667,030,014	746,850,349
Other income	31	26	9,407,745,728	131,766	9,466,289,574	15,119,118
Other expenses	32	27	406,353,347	(42,274,237)	1,763,618,292	885,490,225
Profit from other activities	40		7,995,529,283	42,406,003	7,702,671,282	(870,371,107)
Net profit before tax	50		1,930,825,533	3,639,219,752	13,369,701,296	(123,520,758)
Current corporate income tax expense	51	28	1,252,489,046	(38,844,938)	2,417,367,130	2,150,505,787
Deferred corporate income tax expenses	52		-	-	197,922,547	
Net profit after tax	60		678,336,487	3,678,064,690	10,754,411,619	(2,274,026,545)
Current corporate income tax expense	61		869,205,583	3,678,064,690	11,406,955,854	(2,274,026,545)
Deferred corporate income tax expenses	62		(190,869,096)		(652,544,235)	
Basic earnings per share	70	29	31	131	407	(81)
	71			-		

Hung Yen, 25 January 2025

**Tran Thi Hong Khang**  
Preparer

**Tran Thi Hong Khang**  
Chief Accountant

**Nguyen Hung Cuong**  
Chairman

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**1. GENERAL INFORMATION**

**1.1 THE COMPANY**

Phuong Anh International Joint Stock Company, abbreviated as PAS (referred to as “the Company”); was established and operated under the business registration certificate No. 0900613295 issued by the Department of Planning and Investment of Hung Yen Province for the first time on August 30, 2010 and changed for the 19th time on January 24, 2024.

The Company's head office is located at: 60 Pham Ngu Lao, Tu My Village, Phung Chi Kien Commune, My Hao District, Hung Yen Province, Vietnam

On November 13, 2018, the State Securities Commission issued Official Dispatch No. 7595/UBCK-GSDC approving Phuong Anh International Joint Stock Company to become a public company.

On November 21, 2018, Phuong Anh International Joint Stock Company was granted Securities Registration Certificate No. 105/2018/GCNCP-VSD by the Vietnam Securities Depository (VSD) with the stock code PAS.

The charter capital of the Company as stated in the Business Registration Certificate is: VND 280,499,680,000 (Two hundred and eighty billion, four hundred and ninety-nine million, six hundred and eighty thousand dong./.).

The total number of employees of the Company including Head Office as of December 31, 2024 is 46 people (as of January 1, 2024 is 40 people).

**1.2 BUSINESS LINES AND PRINCIPAL ACTIVITIES**

The Company's main business activities include:

- Manufacturing plastic products. Details: Manufacturing plastic packaging
- Other specialized wholesale not elsewhere classified. Details: Wholesale of scrap, metal and non-metal waste (except for those prohibited by the State)
- Wholesale of metals and metal ores. Details: Wholesale of iron and steel
- Mechanical processing; metal processing and coating
- Loading and unloading of goods (excluding loading and unloading of goods at airports)
- Short-term accommodation services
- Restaurants and mobile catering services (excluding bar, dance hall, karaoke room business)
- Construction of all types of houses
- Construction of railway and road works
- Wholesale of cars and other motor vehicles, etc.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**1.3 COMPANY STRUCTURE**

As of 31 December 2024, the Company has the following subsidiaries, joint ventures and associates:

Company	Chartered capital (million dong)	Ownership ratio (%)	Headquarters
Vuon Dao Ha Long Hotel Joint Stock Company	100.000	51%	Ha Long Street - Zone 4, Bai Chay Ward, Ha Long City, Quang Ninh Province, Vietnam
Kien Ocean Hotel Joint Stock Company	120.000	95,83%	135 Tran Bach Dang Street, My An Ward, Ngu Hanh Son District, Da Nang City, Vietnam
Thanh Lam Real Estate Joint Stock Company	500.000	0,02%	97 Ly Trien Street, An Khe Ward, Thanh Khe District, Da Nang City, Vietnam

**2. ACCOUNTING CONVENTION, ACCOUNTING PERIOD AND CURRENCY**

The accounting period begins on 1 January and ends on 31 December of the calendar year.

The accompanying financial statements were prepared for the year ended 31 December 2024.

Accounting currency is Vietnam dong (VND).

**3. ADOPTION OF ACCOUNTING STANDARDS AND SYSTEM**

The Company adopted Vietnamese Corporate Accounting System issued under Circular No.200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding corporate accounting regime and Circular No.202/2014/TT-BTC dated 22 December 2014 guiding the preparation of the consolidated financial statements of the Ministry of Finance.

The Company complies with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System for preparation and presentation of the financial statements for the year ended 31 December 2024.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies adopted by the Company in the preparation of these financial statements are as follows:

**4.1 BASIS OF PREPARATION**

The consolidated financial statements, expressed in Vietnam Dong (VND), have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other related legal regulations on preparation and presentation of the consolidated financial statements.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**4.2 ACCOUNTING ESTIMATES**

Consolidated financial reporting in conformity with Vietnamese Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the financial year (operating period). Actual results could differ from those estimates.

**4.3 CASH AND CASH EQUIVALENTS**

Cash and cash equivalents comprise cash on hand and at bank, cash in transit, deposits, mortgages, deposits and highly liquid investments that are readily convertible to known amounts of cash with an original maturity of less than three months and subject to an insignificant risk of changes in value.

**4.4 RECEIVABLES**

Receivables are presented at book value minus provision for doubtful debts.

The classification of receivables is conducted under the following principle:

- Trade receivables reflect commercial receivables arising from purchase and sale transactions between the Company and the buyer – independent of the Company.
- Other receivables reflect non-commercial receivables that are not related to purchase and sale transactions.

Provision for doubtful debts is made for those that are overdue as prescribed in the economic contracts, contract commitments or debt commitment and repeatedly urged for repayment but not yet recovered. The determination of the overdue period of receivables is made based on time of principal payment of the initial sales and purchase contract, other than debt rescheduling between parties; Allowance is also made for those that have not fallen due but debtors are on the verge of bankruptcy or finalizing procedures for dissolution, missing or fled and reversed when debts are recovered.

The increase or decrease in allowance for doubtful debts is accounted for in administrative expenses in the period.

**4.5 INVENTORIES**

Inventories are stated at the lower of cost and net realizable value. Cost comprises those that have been incurred in bringing the inventories to their present location and condition, namely purchase price, non-refundable taxes, stevedoring, loading and unloading, preservation cost, wastage norm and other costs directly attributable to purchase of inventories.

The Company applies the perpetual method to account for inventories. The cost of inventories is calculated using the weighted average method.

Provision for devaluation of inventories of the Company is made in accordance with current regulations. Accordingly, the Company is allowed to make an inventory impairment provision in case the original cost of inventory is higher than the net realizable value at the end of the accounting period.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**4.6 TANGIBLE FIXED ASSETS AND DEPRECIATION**

The recognition of tangible fixed assets and depreciation of fixed assets are carried out in accordance with Vietnamese Accounting Standard No. 03 - Tangible Fixed Assets, Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the corporate accounting regime, Circular No. 45/2013/TT-BTC dated 25 April 2013 guiding the regime of management, use and depreciation of fixed assets and Circular No. 147/2016/TT-BTC dated 13 October 2016 on amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC and Circular No. 28/2017/TT-BTC dated 12 April 2017 on amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC and Circular No. 147/2016/TT-BTC of the Ministry of Finance.

**4.6 TANGIBLE FIXED ASSETS AND DEPRECIATION (CONT'D)**

The cost of tangible fixed assets comprises its purchase price and any directly attributable costs of bringing the assets to its working condition and location to be ready for use. The costs of fixed assets constructed by contractors are the finalized cost of the work, directly related expenses and registration fee. The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Depreciation is calculated on a straight-line basis for all assets over their estimated useful lives. The principal annual depreciation rates in use are as follows:

Assets	Useful lives (years)
Buildings and structures	05 – 50
Machinery, equipment	05 – 15
Motor vehicles, transmission	03 - 10
Office equipment	03 – 10

**4.7 INVESTMENT REAL ESTATE**

Investment real estate is the land use right owned by the Company to earn rental income or for capital appreciation, initially recorded at cost. The cost of investment property is the total cost that the Company has to pay or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction.

For investment property held for capital appreciation, no depreciation is made. In case there is solid evidence that the value of investment property held for capital appreciation has decreased compared to the market value and the decrease can be determined reliably, the investment property held for capital appreciation is recorded as a decrease in cost and the loss is recorded in cost of goods sold.

**4.8 FINANCIAL INVESTMENTS**

*Investment in associates*

An associate is a company in which the Company has significant influence but is not a subsidiary of the Company. Significant influence is the right to participate in the financial and operating policy decisions of the investee, but not control or joint control over those policies.

Investments in joint ventures and associates are consolidated using the equity method.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**4.8 FINANCIAL INVESTMENTS (CONT'D)**

**Investment in other entities:** Investments in equity instruments of other entities that the Corporation do not have control, joint control or have significant influence over the investee.

Investments in other entities are accounted for using the cost method; Net profit shared from other entities arising after the investment date is recorded in the income statement. Other shared amounts (other than net profit) are considered as payback and charged to the cost of investment.

When there is evidence of decrease in value of the investments, the Company will consider making a provision for diminution in value of long-term financial investments. In the absence of information for determining the diminution in value of investments, the value of other long-term investments will still be recorded and reflected at book value in the Financial Statements.

**Held-to-maturity investments:** An investment is classified as held to maturity when the Company has the intention and ability to hold it to maturity date. These represents term deposits held for the purpose of collecting interest periodically.

**4.9 PAYABLES**

Payables are amounts payable to suppliers and other entities. Payables are not recorded as lower than the obligation to pay.

Payables are amounts payable to suppliers and other entities. Payables are not recorded as lower than the obligation to pay.

The classification of payables is carried out according to the following principles:

- Payables to sellers include commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the buyer, including payables between the parent company and subsidiaries, joint ventures, and associates. These payables include payables when importing through a consignee (in consignment import transactions);
- Other payables include non-commercial payables, not related to transactions of purchasing, selling, and providing goods and services.
- Accrued expenses are actual expenses incurred but do not have full documentation and are deducted in advance from production and business expenses in the period to ensure that when actual payments arise, they do not cause sudden changes in production and business expenses. Transfers of accrued expenses into production and business expenses during the year must be carried out according to the principle of matching between revenue and expenses incurred during the period.

**4.10 PREPAYMENT**

Long-term prepayment expenses include expenses incurred during the fiscal year that are related to many periods of production and business activities. These expenses are recorded as long-term prepaid expenses to be gradually allocated to the business results in many periods.

The calculation and allocation of long-term prepaid expenses into production and business costs in each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**4.11 BORROWING COSTS**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is debited to the cost of those assets.

Where a borrowing is intended for use in investment in construction or manufacturing of an asset, borrowing cost that is qualified for capitalization of that asset shall be determined as actually arisen from borrowings minus (-) income from temporary investments of these borrowings.

**4.12 REVENUE AND EXPENSE RECOGNITION**

Revenue is recognized when the Company may receive reliably measured economic benefits. Net sales are measured by the fair value of amounts received or receivable less trade discount, sales rebate and sales return.

Revenue from sales of goods is recognized when all following conditions are satisfied:

- Significant risks and rewards of ownership of products or goods are transferred to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be reliably measured;
- It is probable that economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transactions can be measured reliably.

Sale of services is recognized when all following conditions are satisfied:

- Revenue can be reliably measured;
- It is probable that economic benefits associated with the transaction will flow to the Company;
- Percentage of completion of services at the balance sheet date can be measured;
- Costs incurred in respect of rendering of services and costs incurred to completion of rendering of services can be measured.

Financial income comprises bank interest, interest from investment, dividends, profits received from investing activities. Financial income is recognized when it is reliably measured and economic benefits from this transaction are possibly obtained.

Operating costs incurred and related to generation of revenue in year is actually gathered and estimated for the proper year.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**4.13 TAXES AND OTHER PAYABLES TO THE STATE**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit before tax as reported in the income statement (in case the Company makes adjustment to deferred tax or applies accounting policies reflecting revenue and expense different from those of the current year) and it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. It is calculated using the rate of 20% that has been enacted by the balance sheet date.

Taxable profit is determined based on business results after adjustment for non-taxable income and non-deductible expenses. The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and its ultimate determination depends on the results of tax authorities' examination. Other taxes are in accordance with the prevailing regulations in Vietnam.

**4.14 FOREIGN CURRENCIES**

Transactions in foreign currencies are converted at the actual exchange rate applied on the transaction date. Exchange rate differences arising from these transactions will be recorded as revenue or expense in the period.

The balance of foreign currency items at the end of the accounting period is converted at the exchange rate on this date.

The exchange rate difference resulting from the revaluation of the ending balance after offsetting the increase and decrease, the remaining difference is recorded as financial revenue or financial expense in the period.

**4.15 RELATED PARTIES**

A party is considered a Related Party of the Company if it has the ability to control or exercise significant influence over the Company in making financial and operating decisions. A party has the ability to control the Company when it holds a significant role in voting rights and the right to decide on the financial and operating policies of the Company. In addition, the relationship of assets, liabilities and transactions with parties controlled by the same entity are also considered relationships and transactions with related parties. The controlling entity can be an economic unit or an individual investor or manager.

When considering each relationship of related parties, attention is paid to the nature of the relationship, not just the legal form of such relationships. Accordingly, all transactions and balances with related parties arising during the year are presented by the Company in the notes below.

**5. CASH AND CASH EQUIVALENTS**

	31/12/2024	01/01/2024
	VND	VND
- Cash on hand	15,962,489,869	3,185,007,740
- Cash at bank	10,545,761,052	1,106,414,579
	<b>26,508,250,921</b>	<b>4,291,422,319</b>

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

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**5. CASH AND CASH EQUIVALENTS**

	31/12/2024	01/01/2024
	VND	VND
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- Cash at bank	10,545,761,052	1,106,414,579
	<b>26,508,250,921</b>	<b>4,291,422,319</b>

PHUONG ANH INTERNATIONAL JOINT STOCK COMPANY  
60 Pham Ngu Lao, Tu My Village, Phung Chi Kien Commune,  
My Hao District, Hung Yen Province

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**6. TRADE RECEIVABLES**

	31/12/2024		01/01/2024	
	Value VND	Provision VND	Value VND	Provision VND
<b>Short-term</b>	196,022,758,111	(26,618,330,643)	88,098,429,196	(62,457,317,595)
- Asian Impex Ltd	26,618,330,643	(26,618,330,643)	26,618,330,643	(26,618,330,643)
- Thep Viet Commercial One Member Company Limi	33,534,705,665	-	-	-
- South Thang Long Commercial and Consultant Coi	24,192,442,758	-	912,596,312	-
- 83 Mechanical One Member Company Limited	18,615,654,849	-	-	-
- Green Solar Viet Nam Company Limited	16,614,142,536	-	-	-
- Green World Energy Company Limited	12,935,042,274	-	-	-
-	-	-	30,683,278,231	(30,683,278,231)
Blue Ocean investment construction and Commerci				
- Green Galaxy Energy Company Limited	8,598,998,773	-	-	-
- Kscons Construction Joint Stock company	8,511,245,611	-	-	-
- Other customers	46,402,195,002	(1,049,620,442)	29,884,224,010	(5,155,708,721)
	<b>196,022,758,327</b>	<b>(27,667,951,085)</b>	<b>88,098,429,196</b>	<b>(62,457,317,595)</b>

*The accompanying notes are an integral part of these financial statements*

PHUONG ANH INTERNATIONAL JOINT STOCK COMPANY  
60 Pham Ngu Lao, Tu My Village, Phung Chi Kien Commune,  
My Hao District, Hung Yen Province

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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**7. ADVANCE TO SUPPLIERS**

	31/12/2024		01/01/2024	
	Value VND	Provision VND	Value VND	Provision VND
<b>Ngân hàng</b>	(10,966,908,627)	(7,910,406,992)	21,912,545,095	(10,966,908,627)
- Global Posco Co., Ltd	7,910,406,992	(7,910,406,992)	9,126,341,127	(9,126,341,127)
- Mr.Ngo Kim Cuong	115,000,000,000	-	-	-
- Saigon Steel joint stock company	8,556,948,367	-	10,158,689,542	-
- Công ty TNHH IPS Engineering	-	-	1,660,500,000	(1,660,500,000)
- Dong A international joint stock company	8,761,727,061	-	-	-
- Others	2,852,614,285	-	967,014,426	(180,067,500)
	<b>143,081,696,705</b>	<b>(7,910,406,992)</b>	<b>21,912,545,095</b>	<b>(10,966,908,627)</b>

**8. OTHER RECEIVABLES**

	31/12/2024		01/01/2024	
	Value VND	Provision VND	Value VND	Provision VND
<b>Other receivables</b>	237,727,472	-	3,559,131,799	-
- Advanced to employees	20,823,468	-	3,500,000,000	-
- Mortgage, collateral and shortterm deposits	216,904,004	-	307,004	-
- Others	-	-	58,824,795	-
	<b>237,727,472</b>	<b>-</b>	<b>3,559,131,799</b>	<b>-</b>

*The accompanying notes are an integral part of these financial statements*

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**9. INVENTORIES**

	31/12/2024		01/01/2024	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
- Goods in transit	12,076,591,090	-	2,384,590,680	-
- Raw materials	494,895,487	-	636,891,485	-
- Tools and supplies	133,877,517	-	82,249,925	-
- Merchandise goods	290,022,484,369	(3,049,134,186)	293,985,598,093	(4,892,856,125)
	<b>308,177,605,099</b>	<b>(3,049,134,186)</b>	<b>299,687,153,718</b>	<b>(4,892,856,125)</b>

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**10. DOUBTFUL DEBT**

	31/12/2024		01/01/2024	
	Historical cost	Recoverable value	Historical cost	Recoverable value
	VND	VND	VND	VND
Trade receivables				
<i>Debts overdue for 3 years or more</i>				
+ Dai Thanh Phat Steel Trading Service Company Limited	-	-	2,260,582,089	-
+ TSC Hanoi Joint Stock Company	-	-	519,868,800	-
+ Minh Hieu Trading and Metal Company Limited	-	-	460,224,740	-
+ Lam Quan Thanh Production and Trading Company Limited	-	-	421,548,384	-
+ Other objects	-	-	443,864,265	-
<i>Debts overdue from 2 years to less than 3 years</i>				
+ Blue Ocean Investment Construction and Trading Company Limited	-	-	-	-
+ Asian Impex Ltd	26,618,330,643	-	30,683,278,231	-
+ Other customers	1,049,620,442	-	26,618,330,643	-
Prepayment to seller	-	-	1,049,620,443	-
<i>Debts overdue for 3 years or more</i>				
+ IPS Engineering Co., Ltd.	-	-	-	-
+ Global Posco Co.,Ltd	7,816,341,127	-	1,660,500,000	-
+ Other customers	-	-	9,126,341,127	-
	-	-	480,225,000	300,157,500
<b>Total</b>	<b>35,484,292,212</b>	<b>-</b>	<b>73,724,383,722</b>	<b>300,157,500</b>
				<b>73,424,226,222</b>

*The accompanying notes are an integral part of these financial statements*

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**12. LONG-TERM FINANCIAL INVESTMENTS**

	31/12/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Investments in equity of other entities				
Investments in other associates	100,000,000	-	77,114,252,062	(7,449,873,938)
+ Thanh Lam real estate joint stock company	100,000,000	-	77,114,252,062	(59,824,846)
Investments in associate entity	100,000,000	-	30,000,000,000	(59,824,846)
+ Vuon Dao Ha Long Hotel joint stock company	-	-	47,114,252,062	(7,390,049,092)
	-	-	47,114,252,062	(7,390,049,092)

As at 31 December 2024, the Company has not had the basis to determined the fair values of investments in associates for disclosure in the Consolidated Financial Statements because there are no data on market prices or sufficient information to determine fair values. The fair value of these investments may differ from their carrying value.

Detailed information about the Company's financial investments as at 31 December 2024 is as follows:

Company	Address	Benefit rate	Voting right rate	Business lines
Thanh Lam real estate Joint Stock Company	97 Ly Trien, An Khe ward, Thanh Khe province, Da Nang city, Viet Nam	0,02%	0,02%	Real estate business, land use rights owned, used or rented.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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**13. TANGIBLE FIXED ASSETS**

	Buildings structures	Machinery equipment	Motor vehicles transmission	Office equipment	Other fixed assets	Total
	VND	VND	VND	VND	VND	VND
<b>COST</b>						
01/01/2024	67,703,138,254	41,938,685,314	6,945,362,727	293,308,980	973,793,553	117,854,288,828
- Consolidated	9,839,999,996	-	165,000,000	-	-	10,004,999,996
- Acquisition	1,473,818,563	1,226,507,704	-	-	-	2,700,326,267
31/12/2024	79,016,956,813	43,165,193,018	7,110,362,727	293,308,980	973,793,553	130,559,615,091
<b>ACCUMULATED DEPRECIATION</b>						
01/01/2024	24,821,190,108	39,501,517,642	6,739,947,554	293,308,980	692,103,424	72,048,067,708
- Consolidated	1,742,500,016	-	-	-	-	1,742,500,016
- Depreciation	2,799,045,807	601,003,137	177,580,302	-	109,996,716	3,687,625,962
31/12/2024	29,362,735,931	40,102,520,779	6,917,527,856	293,308,980	802,100,140	77,478,193,686
<b>NET BOOK VALUE</b>						
01/01/2024	42,881,948,146	2,437,167,672	205,415,173	-	281,690,129	45,806,221,120
31/12/2024	49,654,220,882	3,062,672,239	192,834,871	-	171,693,413	53,081,421,405

As at 31 December 2024:

- The remaining value at the end of the year of tangible fixed assets used as collateral for loans is VND 0 (as of 1 January 2024: 6,022,218,085 VND).
- The cost of fixed assets fully depreciated but still in use is VND 49,799,140,736. (as of 01 January 2024: 49,799,140,736 VND).

*The accompanying notes are an integral part of these financial statements*

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**13. INVESTMENT REAL ESTATE**

Items	01/01/2024 VND	Increase in the year	31/12/2024 VND
<b>Cost</b>			
- Building	31,581,783,000	-	31,581,783,000
<b>Accumulated depreciation</b>			
- Building	-	-	-
<b>Net book value</b>			
- Building	31,581,783,000	-	31,581,783,000
	31,581,783,000	-	31,581,783,000

- (1) Land use right of plot No. 18, map sheet No. 758 (now land plot No. 197, map sheet No. 79) at Lot B7 of Son Tra – Dien Ngoc urban, high-rise commercial service and front-line apartment complex, Tho Quang ward, Son Tra district, Da Nang city according to the land use right certificate No. BA 645774, registration number: CT01687 issued by Da Nang City People's Committee on 25/11/2010. Area: 1052.2 m2. Purpose of use: Residential land with trade, service, tourism purposes. Usage period: long-term.

The Company has not determined the fair value of the investment real estate as at 31 December 2024, so it has not been presented in the Notes to the Financial Statements. To determine this fair value, the Company will have to hire an independent consulting firm to assess the fair value of the investment property. Currently, the Company has not found a suitable consulting company to perform this work.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**14. FINANCIAL LEASE ASSETS**

	Buildings structures VND	Total VND
<b>COST</b>		
01/01/2024	-	-
- Consolidated	410,000,004	410,000,004
31/12/2024	<u>410,000,004</u>	<u>410,000,004</u>
<b>ACCUMULATED DEPRECIATION</b>		
01/01/2024	-	-
- Depreciation	410,000,004	410,000,004
- Consolidated	<u>410,000,004</u>	<u>410,000,004</u>
31/12/2024		
<b>NET BOOK VALUE</b>		
31/12/2024	<u>-</u>	<u>-</u>

**15. GOODWILL**

	Year 2024 VND	01/01/2024 VND
- Increased in the year	21,065,291,319	-
- Allocated in the year	(526,632,283)	-
	<u>20,538,659,036</u>	<u>-</u>

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

**16. TRADE ACCOUNTS PAYABLE**

**Short-term payables**

- Marubeni Itochu Steel Viet Nam Company limited
- Everland Phu Yen Joint Stock Company
- Xuan Dai Bay Investment Joint Stock Company
- Vietnam Infrastructure Design and Development Consulting Company Limited
- Thang Long Construction and Service Company Limited
- Dong A Joint Stock Company
- China Steel Sumikin Viet Nam Company Limited
- Everland Coporation joint stock company
- Others suppliers

	31/12/2024		01/01/2024	
	Amount	Debt Servicing Capacity	Amount	Debt Servicing Capacity
	VND	VND	VND	VND
	109,233,416,661	109,233,416,661	174,852,599,796	174,852,599,796
	27,287,884,027	27,287,884,027	29,991,307,922	29,991,307,922
	6,966,953,368	6,966,953,368	32,046,691,702	32,046,691,702
	8,355,792,434	8,355,792,434	47,744,090,586	47,744,090,586
	10,838,704,924	10,838,704,924	8,603,094,409	8,603,094,409
	-	-	13,602,348,090	13,602,348,090
	-	-	16,471,176,787	16,471,176,787
	9,984,235,428	9,984,235,428	-	-
	17,041,515,218	17,041,515,218	-	-
	28,758,331,262	28,758,331,262	26,393,890,300	26,393,890,300
	<u>109,233,416,661</u>	<u>109,233,416,661</u>	<u>174,852,599,796</u>	<u>174,852,599,796</u>

*The accompanying notes are an integral part of these financial statements*

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

17. TAXES AND PAYABLES TO/RECEIVABLES FROM STATE BUDGET

	Consolidated	Amount Payable During the Year	Amount Paid During the Year	31/12/2024
	VND	VND	VND	VND
Payables	9,105,638,810	109,587,698,487	113,309,154,875	5,384,182,422
- VAT	-	105,391,134,868	105,391,134,868	-
- Corporate Income Tax	6,695,789,031	2,417,367,130	4,963,461,283	4,149,694,878
- Personal Income Tax	604,309,596	100,754,067	676,963,879	28,099,784
- Real Estate Tax, Land Rent	832,004,798	1,651,708,599	2,185,979,637	297,733,760
- Business license fee	-	3,000,000	3,000,000	-
- Other Taxes	973,535,385	26,733,823	91,615,208	908,654,000
Receivables	56,966,665	4,542,104,174	4,542,104,174	56,966,665
- Import, export VAT	23,829,364	4,542,104,174	4,542,104,174	23,829,364
- Import Tax	33,137,301	-	-	33,137,301

The accompanying notes are an integral part of these financial statements

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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**18. BORROWINGS**

Items	31/12/2024		During the year		01/01/2024	
	Cost	Debt servicing capacity	Increase	Decrease	Cost	Debt servicing capacity
<b>Short-term Loans</b>						
- Saigon Hanoi Commercial Joint Stock Bank - Vinh Phuc branch (1)	333,416,345,194	333,416,345,194	535,263,229,578	295,064,287,146	93,217,402,762	93,217,402,762
- Vietnam Prosperity Commercial Joint Stock Bank (2)	27,493,758,587	27,493,758,587	34,300,000,000	10,206,241,413	3,400,000,000	3,400,000,000
- Saigon Thuong Tin Commercial Joint Stock Bank - Thanh Tri branch (3)	105,927,307,133	105,927,307,133	224,340,950,104	208,231,045,733	89,817,402,762	89,817,402,762
	199,995,279,474	199,995,279,474	276,622,279,474	76,627,000,000	-	-
	<b>333,416,345,194</b>	<b>333,416,345,194</b>	<b>535,263,229,578</b>	<b>295,064,287,146</b>	<b>93,217,402,762</b>	<b>93,217,402,762</b>

(1) Loan under the debt acceptance contract No. 01-29/2023/HDHM-PN/SHB.112500 dated 16/8/2023 of the Credit Line Contract No. 29/2023/HDHM-PN/SHB.112500 dated 30 June 2023 signed between Saigon Hanoi Commercial Joint Stock Bank – Vinh Phuc Branch and Phuong Anh International Joint Stock Company, with the following detailed terms:

- Credit limit: VND 30,000,000,000;
- Loan purpose: Supplement working capital for steel trading activities;
- Term of the contract: 12 months;
- Loan interest rate: Specific regulations on each specific credit document;

The collateral are properties of the Company, specifically as follows:

- 01 HINO crane truck, license plate 89H-008.74, manufactured in 2015 in Vietnam according to the car registration certificate No. 277194 issued by the Traffic Police Department of Hanoi City Police to the Hanoi branch of Phuong Anh International Joint Stock Company on 09 August 2016.
- 01 JAGUAR car, type F-TYPE-R, license plate 51F-736.41 according to the car registration certificate No. 187740 issued by the Ho Chi Minh City Police on 14 July 2016 to the Ho Chi Minh City Branch of Phuong Anh International Joint Stock Company.
- Two real estate properties in EA Hiu commune, Krong Pac district, Dak Lawk province according to the certificate of land use rights, house ownership and land-attached assets No. 562845 and DN562844 owned by Ms. Nguyen Thi Kim Dung issued by the land registration office of

*The accompanying notes are an integral part of these financial statements*

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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Krong Pac district on 07/05/2024. Real estate in My Dinh 2 ward, Nam Tu Liem district, Hanoi city according to the certificate of land use rights, ownership of houses and land-related assets No. CV 190783 under the ownership of Mr. Nguyen Trong Kim issued by the Department of Natural Resources and Environment of Hanoi on 21/05/2020.

**18. BORROWINGS (CONT'D)**

- (2) Credit contract No. 230323-6340177-01-SME dated 12 June 2023 signed between Vietnam Prosperity Joint Stock Commercial Bank and Phuong Anh International Joint Stock Company, with the following detailed terms:

- Credit limit: VND 100,000,000,000;
- Loan purpose: Supplement working capital for steel trading activities;
- Term of the contract: 12 months;
- Loan interest rate: Specific regulations on each specific credit document;

*The collateral are properties of the Company, specifically as follows:*

- Land use right of plot No. 11, Map sheet No. 61, Lot No. 32, Area B1.25, Son Tra – Dien Ngoc Front-line Resettlement Area, Tho Quang Ward, Son Tra District, Da Nang City according to Certificate No. DG 261048 issued on 06 October 2022 in the names of Mr. Nguyen Van Thu and Ms. Nguyen Thi Huong according to the Mortgage Contract Notarization No. 004151 signed on 29 October 2022 and amendments, supplements and replacements (if any);
- Land use right of plot No. 12, map sheet No. 61, Lot No. 31, Area B1.25, Son Tra – Dien Ngoc Front-line Resettlement area, Tho Quang ward, Son Tra district, Da Nang city according to the certificate No. DG 261049 issued on 06 October 2022 in the name of Mr. Nguyen Van Thu and Ms. Nguyen Thi Huong according to the Mortgage Contract Notarization No. 004152 signed on 29 October 2022 and amendments, supplements and replacements (if any);
- Land use right of plot No. 4, map sheet No. 756, Lot A22 of Son Tra – Dien Ngoc urban, high-rise commercial service and front-line apartment complex, Tho Quang Ward, Son Tra District, Da Nang City according to Certificate No. BA645833 issued on 09 December 2010 in the name of Mr. Nguyen Hung Cuong and Ms. Vu Thi Thu Huong according to the Mortgage Contract Notarization No. 000141 signed on 16 January 2023 and amendments, supplements and replacements (if any);
- Land use right of plot No. 34, map sheet No. 756, Lot B4.1-5 of Son Tra – Dien Ngoc urban, high-rise commercial service and front-line apartment complex, Tho Quang Ward, Son Tra District, Da Nang City according to Certificate No. BA645940 issued on 31 December 2010 in the name of Ms. Nguyen Thi Huong according to the Mortgage Contract Notarization No. 000140 signed on 16 January 2023 and amendments, supplements and replacements (if any);
- Factory located at land plot No. 186, map sheet No. 07, Phung Chi Kien Ward, My Hao Town, Hung Yen Province according to Certificate No. CV 380399 issued by Hung Yen Provincial People's Committee on 21 April 2020 according to Mortgage Contract No. 3143 signed on 09 June 2023 and amendments, supplements and replacement documents (if any).

*The accompanying notes are an integral part of these financial statements*

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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- (3) Credit contract No. CLC-2994-01 dated 09/04/2024 signed between Vietnam Prosperity Commercial Joint Stock Bank and Phuong Anh International Joint Stock Company, with the following detailed terms: Credit limit: 200,000,000,000 VND; Purpose of loan: Supplementing working capital for steel production and trading of all kinds; Term of the contract: 12 months; Loan interest rate: Specific regulations on each debt acceptance contract;

**18. BORROWINGS (CONT'D)**

*The collateral as follow:*

- The land use right is located at Land Trial No. 11, Map No. 61, Lot No. 32, Area B1.25, Son Tra – Dien Ngoc Resettlement Area, Tho Quang Ward, Son Tra District, Da Nang City according to Certificate No. DG 261048 issued on 06/10/2022 in the names of Mr. Nguyen Van Thu and Ms. Nguyen Thi Huong according to the Mortgage Contract No. 004151 signed on 29/10/2022 and the following documents: amendments, supplements and replacements (if any);
- The land use right is located at land plot No. 12, map sheet No. 61, Lot No. 31, Area B1.25, Son Tra – Dien Ngoc resettlement area, Tho Quang ward, Son Tra district, Da Nang city according to the certificate No. DG 261049 issued on 06/10/2022. In the name of Mr. Nguyen Van Thu and Ms. Nguyen Thi Huong according to the Mortgage Contract No. 004152 signed on 29/10/2022 and amendments, supplements and replacements (if any);
- The land use right is located at land plot No. 4, map sheet No. 756, Lot A22 of Son Tra – Dien Ngoc urban complex, high-rise commercial service and front-line apartments, Tho Quang Ward, Son Tra District, Da Nang City according to Certificate No. BA645833 issued on 09/12/2010. In the name of Mr. Nguyen Hung Cuong and Ms. Vu Thi Thu Huong according to the Mortgage Contract Notarial No. 000141 signed on January 16, 2023 and amendments, supplements and replacements (if any);
- The land use right is located at land plot No. 34, map sheet No. 756, Lot B4.1-5. Complex of commercial centers, offices for lease, high-rise houses and luxury villas Son Tra – Dien Ngoc, Tho Quang Ward, Son Tra District, Da Nang City according to Certificate No. BA645940 issued on 31/12/2010. In the name of Ms. Nguyen Thi Huong according to the Mortgage Contract No. 000140 signed on January 16, 2023 and amendments, supplements and replacements (if any);
- The factory is located at land plot No. 186, map sheet No. 07, Phung Chi Kien Ward, My Hao Town, Hung Yen Province according to Certificate No. CV 380399 issued by Hung Yen Provincial People's Committee on 21/04/2020 according to Mortgage Contract No. 3143 signed on 09/06/2023 and amendments, supplements and replacement documents (if any).
- Real estate at land plot No. 7, map sheet No. 755, lot B4.3-18, Complex of commercial centers, offices for lease, high-rise houses and high-class villas in Son Tra – Dien Ngoc, belonging to the resettlement area project at the beginning of Son Tra – Dien Ngoc, Tho Quang ward, Son Tra district, Da Nang City according to the Certificate of Land Use Rights, Ownership of Houses and Other Land-attached

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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

Assets No. BA 645933, Registration Number: CT01787 issued by Da Nang City People's Committee on 31/12/2010 to Hanoi Song Hong Real Estate Investment and Trading Joint Stock Company, Registration of transfer to Ms. Ha Thi Hai Van on 14/03/2019  
- Real estate at A901 CT1 apartment building, Hoang Cau pond land clearance area, O Cho Dua Ward – O Cho Dua Ward, Dong Da District, Hanoi according to the certificate of land use rights, ownership of houses and other land-attached assets No. DB 222344 issued by the Department of Natural Resources and Environment of Hanoi on 29/04/2021 to Mr. Le Dinh Tuan Bao.

**19. OWNERS' EQUITY**

**19.1 CHANGES IN OWNERS' EQUITY**

Items	Owner's equity		Investment development fund		Non-controlling Interest		Retained earnings		Total	
	VND		VND		VND		VND		VND	
01/01/2023	280,499,680,000		556,025,698		-		89,220,235,535		370,275,941,233	
- Profit in year	-		-		-		(2,274,026,545)		(2,274,026,545)	
31/12/2023	280,499,680,000		556,025,698		-		86,946,208,990		368,001,914,688	
01/01/2024	280,499,680,000		556,025,698		-		86,946,208,990		368,001,914,688	
- Consolidated	-		-		95,312,148,639		(41,378,916,192)		53,933,232,447	
- Profit in year	-		-		(652,544,235)		11,406,955,854		10,754,411,619	
31/12/2024	280,499,680,000		556,025,698		94,659,604,404		56,974,248,652		432,689,558,754	

*The accompanying notes are an integral part of these financial statements*

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Q4.2024

**NOTE TO THE FINANCIAL STATEMENTS (CONT'D)**

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

**19. OWNERS' EQUITY (CONT'D)**

**19.1 EQUITY TRANSACTIONS WITH OWNERS**

	Year 2024 VND	Year 2023 VND
<b>Owner's invested equity</b>		
+ Consolidated	280,499,680,000	280,499,680,000
+ Increase during year		
+ At the end of year	280,499,680,000	280,499,680,000

**19.2 SHARES**

	31/12/2024 Shares	01/01/2024 Shares
Number of shares registered for issuance	28,049,968	28,049,968
Number of shares sold in public market	28,049,968	28,049,968
+ <i>Common shares</i>	28,049,968	28,049,968
Number of shares in circulation	28,049,968	28,049,968
+ <i>Common shares</i>	28,049,968	28,049,968
Par value of shares outstanding (10,000 VND/CP)		

**20. OFF-BALANCE SHEET ITEM**

	31/12/2024	01/01/2024
USD	20,113.73	1,322.45
Bad debts written off (VND)	33,404,085,060	-

**21. SALES OF MERCHANDISE AND SERVICES**

	Year 2024 VND	Year 2023 VND
<b>Sales of merchandise and services</b>	<b>1,068,182,064,178</b>	<b>683,231,557,618</b>
+ Revenue from Goods Sales	1,044,200,465,307	671,874,971,710
+ Revenue from Service	23,981,598,871	11,356,585,908

**22. SALES DEDUCTIONS**

	Year 2024 VND	Year 2023 VND
<b>Deductions</b>	<b>92,346,790</b>	<b>68,870,168</b>
In which		
+ Deduction of sales	30,086,170	1,715,828
+ Returned goods	62,260,620	67,154,340

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**NOTE TO THE FINANCIAL STATEMENTS (CONT'D)**

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

**23. COST OF GOODS SOLD**

	Year 2024 VND	Year 2023 VND
- Cost of goods sold	1,039,884,948,036	667,868,716,029
- Cost of Service	13,369,437,007	11,381,060,805
- Devaluation of inventories provision	(1,843,721,939)	4,892,856,125
	<u>1,051,410,663,104</u>	<u>684,142,632,959</u>

**24. FINANCIAL INCOME**

	Year 2024 VND	Year 2023 VND
- Interest Income from Deposits and Loans	49,421,163	62,004,051
- Interest Income from Share transfer	-	9,714,672,535
- Exchange Rate Gain from transactions	94,065,865	-
- Exchange Rate Gain from Revaluation	22,302,922	610,144,685
	<u>165,789,950</u>	<u>10,386,821,271</u>

**25. FINANCIAL EXPENSE**

	Year 2024 VND	Year 2023 VND
- Financial expense	11,577,396,315	16,259,762,984
- Exchange Rate loss from transactions	53	63,882,902
- Reversal of provisions	179,653,053	482,209,590
- Devaluation of investment provision	(7,449,873,938)	(308,612,605)
- Exchange Rate loss from Revaluation	20,607,629	3,511,337
	<u>4,327,783,112</u>	<u>16,500,754,208</u>

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**NOTE TO THE FINANCIAL STATEMENTS (CONT'D)**

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

**26. SELLING AND GENERAL AND ADMINISTRATIVE EXPENSES**

	Year 2024 VND	Year 2023 VND
<i>Administrative expenses</i>	3,994,725,738	(9,316,314,227)
- Staff expenses	2,205,583,333	1,941,476,201
- Fixed asset depreciation	453,003,558	64,232,110
- Office equipment expenses	80,420,397	20,086,884
- Provision for Bad Debts	(4,441,783,075)	(14,677,555,099)
- Taxes, Fees, and Charges	846,079,190	(161,777,280)
- Outsource expenses	885,030,740	178,471,312
- Other expenses	3,439,759,312	3,318,751,645
- Goodwill	526,632,283	-
<i>Selling expenses</i>	2,376,074,555	1,475,585,432
- Equipment expenses	1,549,867	-
- Staff expenses	1,179,728,250	966,159,646
- Fixed asset depreciation	201,611,988	201,611,988
- Outsource expenses	511,632,946	43,475,304
- Other expenses	481,551,504	264,338,494

**27. OTHER INCOME**

	Year 2024 VND	Year 2023 VND
- Disposal and Sale of Fixed Assets	58,400,000	-
- Equity Investment Premium in Subsidiaries	9,407,545,051	-
- Other revenue	344,523	15,119,118
	<u>9,466,289,574</u>	<u>15,119,118</u>

**28. OTHER EXPENSES**

	Year 2024 VND	Year 2023 VND
- Penalties	1,602,280,366	854,052,268
- Depreciation expenses not serving production and business	6,600,000	3,300,000
- Other expenses	154,737,926	28,137,957
	<u>1,763,618,292</u>	<u>885,490,225</u>

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**NOTE TO THE FINANCIAL STATEMENTS (CONT'D)**

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

**29. BASIC EARNINGS PER SHARE**

	Year 2024 VND	Year 2023 VND
Profit/Loss After Corporate Income Tax	9,569,294,703	(2,274,026,545)
Adjustment for Reward and Welfare Funds	-	-
Profit or Loss Allocated to Common Shareholders	9,569,294,703	(2,274,026,545)
Total Number of Shares	28,049,968	28,049,968
Average Outstanding Common Shares During the Year	28,049,968	28,049,968
<b>Basic Earnings Per Share (*)</b>	<b>341</b>	<b>(81)</b>

**30. COMPARATIVE FIGURES**

2024 is the first year that the Company contributes capital to establish subsidiaries - Ha Long Peach Garden Hotel Joint Stock Company and Kien Dai Duong Hotel Joint Stock Company, so there is no comparative data on the Consolidated Financial Statements for the fiscal year ending December 31, 2023. The comparative data is the data on the Company's audited Separate Financial Statements for the fiscal year ended December 31, 2023. In 2024, the Company has retroactively adjusted the corporate income tax payable in 2023 and CIT in 2023 due to Phuong Anh International Joint Stock Company excluding the non-deductible interest expense when calculating CIT in 2023 with the amount of VND 9,925,419,718. The effects of the retroactive adjustment of the 2023 Separate Financial Statements are as follows:

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**NOTE TO THE FINANCIAL STATEMENTS (CONT'D)**

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

**INDICATORS ON THE SEPARATE BALANCE SHEET AS OF 01/01/2024:**

ITEMS	No	Before adjustment	After adjustment	Adjustment
		VND	VND	Increase (+)/Decrease (-) VND
<b>RESOURCES</b>				
Taxes and other payables to government budget	313	7,120,554,867	9,105,638,810	1,985,083,943
Undistributed profit after tax	421	88,931,292,933	86,946,208,990	(1,985,083,943)
- Undistributed profit after tax for the current period	421b	(288,942,602)	(2,274,026,545)	(1,985,083,943)
<b>TOTAL SOURCES</b>	440	<u>704,378,175,016</u>	<u>704,378,175,016</u>	<u>-</u>

**31. COMPARATIVE FIGURES (CONT'D)**

**INDICATORS ON THE REPORT OF SEPARATE BUSINESS RESULTS IN 2023:**

ITEMS	No	Before adjustment	After adjustment	Adjustment
		VND	VND	Increase (+)/Decrease (-) VND
Current corporate income tax expense	51	165,421,844	2,150,505,787	1,985,083,943
Net profit after tax	60	(288,942,602)	(2,274,026,545)	(1,985,083,943)
Basic earnings per share	70	(10)	(81)	(71)

Hung Yen, 25 January 2025



**Tran Thi Hong Khang**  
Preparer



**Tran Thi Hong Khang**  
Chief Accountant



**Nguyen Hung Cuong**  
Chairman