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**HAI PHONG CONSTRUCTION JOINT STOCK COMPANY NO. 3**

**CONSOLIDATED FINANCIAL STATEMENTS**

For the accounting period ending December 31, 2024

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**BALANCE SHEET**  
As At December 31st 2024Form No B01a-DN/HN  
Unit: VND

No	ASSET	Code	Note	31/12/2024	01/01/2024
<b>A-</b>	<b>CURRENT ASSET</b>	<b>100</b>		<b>512.610.908.133</b>	<b>511.516.892.344</b>
<b>I.</b>	<b>Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>2.469.829.360</b>	<b>6.700.538.962</b>
1.	Cash	111		889.829.360	3.219.538.962
2.	Cash equivalents	112		1.580.000.000	3.481.000.000
<b>II.</b>	<b>Short-term financial investment</b>	<b>120</b>		<b>431.353.124.213</b>	<b>455.112.261.840</b>
1.	Trading securities	121	V.2	96.012.269.715	83.162.930.100
2.	Provision for dilutions impairment of trading securities	122	V.2	(9.915.145.502)	(8.684.866.700)
3.	Held to maturity investment	123	V.2	345.256.000.000	380.634.198.440
<b>III.</b>	<b>Short-term receivables</b>	<b>130</b>		<b>76.592.088.843</b>	<b>48.466.054.370</b>
1.	Short-term trade receivables	131	V.3	68.881.786.792	38.201.216.174
2.	Short-term advances to suppliers	132			25.500.000
3.	Other short-term receivables	136	V.4	7.710.302.051	10.239.338.196
<b>IV.</b>	<b>Inventories</b>	<b>140</b>		<b>1.904.732.779</b>	<b>917.037.959</b>
1.	Inventories	141	V.5	1.904.732.779	917.037.959
<b>V.</b>	<b>Other short-term assets</b>	<b>150</b>		<b>291.132.938</b>	<b>320.999.213</b>
1.	Short-term prepayment	151	V.6	291.132.938	320.999.213
2.	Value-added tax deductibles	152			
<b>B-</b>	<b>NON-CURRENT ASSETS</b>	<b>200</b>		<b>223.006.735.618</b>	<b>235.326.306.173</b>
<b>I.</b>	<b>Fixed assests</b>	<b>220</b>		<b>2.273.984.386</b>	<b>2.956.125.370</b>
1.	Tangible fixed assets	221	V.7	2.272.791.886	2.954.932.870
	<i>Cost</i>	222		8.559.503.878	8.559.503.878
	<i>Accumulated depreciation</i>	223		(6.286.711.992)	(5.604.571.008)
2.	Intangible fixed assets	227	V.8	1.192.500	1.192.500
	<i>Cost</i>	228		42.930.000	42.930.000
	<i>Accumulated depreciation</i>	229		(41.737.500)	(41.737.500)
<b>II.</b>	<b>Investment property</b>	<b>230</b>	<b>V.9</b>	<b>54.319.269.140</b>	<b>56.410.140.713</b>
	<i>Cost</i>	231		155.757.200.265	152.957.200.265
	<i>Accumulated depreciation</i>	232		(101.437.931.125)	(96.547.059.552)
<b>III.</b>	<b>Long-term financial investments</b>	<b>250</b>		<b>158.900.771.034</b>	<b>168.859.925.228</b>
1.	Investments in joint-ventures, associates	252		158.900.771.034	159.359.925.228
2.	Held to-maturity investments	255	V.2		9.500.000.000
<b>IV.</b>	<b>Other long-term assets</b>	<b>260</b>		<b>7.512.711.058</b>	<b>7.100.114.862</b>
1.	Long-term prepayments	261	V.6	7.512.711.058	7.100.114.862
	<b>TOTAL ASSETS</b>	<b>270</b>		<b>735.617.643.751</b>	<b>746.843.198.517</b>

11/01/2024

## CONSOLIDATED BALANCE SHEET (CONTINUED)

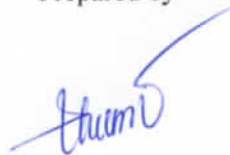
As at December 31<sup>st</sup> 2024

Form No. B01a – DN/ HN

Unit: VND

RESOURCES	Code	Note	31/12/2024	01/01/2024
<b>C. LIABILITIES</b>	<b>300</b>		<b>39.568.398.532</b>	<b>45.318.881.718</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>36.734.935.121</b>	<b>42.112.986.130</b>
1. Short-term trade payables	311	V.10	714.476.033	1.210.862.469
2. Short-term advances from customers	312		168.067.456	1.300.000
3. Taxes and amounts payable to the State budget	313	V.12	3.899.251.690	4.943.077.465
4. Payables to employees	314		2.784.850.918	2.696.912.296
5. Short-term accrued expenses	315	V.11	1.002.093.167	1.606.160.458
6. Short-term unearned revenue	318	V.13	2.181.818.182	
7. Other Short-term payables	319	V.14	19.009.674.009	23.574.383.034
8. Short-term provisions	321	V.16	625.539.135	
9. Bonus and welfare funds	322		6.349.164.531	8.080.290.408
<b>II. Non-current liabilities</b>	<b>330</b>		<b>2.833.463.411</b>	<b>3.205.895.588</b>
1. Long-term unearned revenue	336	V.13		282.927.290
2. Other long-term payables	337		2.537.149.115	2.627.163.397
3. Deferred income tax liability	341		296.314.296	295.804.901
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>696.049.245.219</b>	<b>701.524.316.799</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>696.049.245.219</b>	<b>701.524.316.799</b>
1. Owner's contributed capital	411	V.16	206.857.170.000	206.857.170.000
- Ordinary shares carrying voting rights	411a		206.857.170.000	206.857.170.000
2. Share premium	412		45.565.123	45.565.123
3. Investment and development fund	418		56.778.782.918	54.136.246.437
4. Other reserves	420		10.235.829.384	10.235.829.384
5. Retained earnings	421		422.131.897.794	430.249.505.855
- Retained earnings accumulated to the prior year end	421a		406.464.645.149	392.357.540.328
- Retained earnings of the current year	421b		15.667.252.645	37.891.965.527
6. Non-controlling interest	429			
<b>TOTAL RESOURCES (440=300+400)</b>	<b>440</b>		<b>735.617.643.751</b>	<b>746.843.198.517</b>

Prepared by



Vu Thi Van Thuong

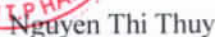
Chief Accountant



Luu Thi Phuong

Hai Phong, January 16<sup>th</sup> 2025

General Director



  
Nguyen Thi Thuy

18/1/2025 H/18/11

## CONSOLIDATED INCOME STATEMENT

4th quarter of 2024

Form No B02a-DN/HN

Unit: VND

No	ITEMS	Code	Note	4 <sup>th</sup> quarter of 2024	4 <sup>th</sup> quarter of 2023	Cumulation from 01/01/2024 to 31/12/2024	Cumulation from 01/01/2023 to 31/12/2023
1.	Gross revenue from goods sold and services rendered	01	V.18	21.919.946.015	16.124.949.370	78.498.815.539	61.809.997.522
2.	Deductions	02					
3.	Net revenue from goods sold and services rendered	10		21.919.946.015	16.124.949.370	78.498.815.539	61.809.997.522
4.	Cost of sales	11	V.19	16.293.185.065	12.942.115.099	58.626.574.833	45.809.825.650
5.	Gross profit from goods sold and services rendered	20		5.626.760.950	3.182.834.271	19.872.240.706	16.000.171.872
6.	Financial income	21	V.20	6.853.733.134	9.550.498.585	33.242.193.107	38.102.844.629
7.	Financial expenses	22	V.21	4.370.431.308	(185.658.403)	2.320.818.634	(13.952.819.096)
	<i>In which: interest expense</i>	23		-	-	96.751	785.154
8.	Interest (loss) in associates and joint-ventures	24		(1.493.931.720)	245.218.391	(1.906.439.461)	5.804.403.349
9.	Selling expenses	25	V.22	107.254.768	145.872.987	327.090.497	220.313.387
10.	General and administrative expenses	26	V.22	1.726.459.905	1.706.296.341	6.398.350.013	6.563.979.362
11.	Operating profit	30		4.782.416.383	11.312.040.322	42.161.735.208	67.075.946.197
12.	Other income	31	V.23	2.034.068.445	1.096.226.923	5.716.205.100	4.009.998.155
13.	Other expenses	32	V.24	104.484.513	2.708.362	1.250.106.930	58.111.588
14.	Profit from other activities	40		1.929.583.932	1.093.518.561	4.466.098.170	3.951.886.567
15.	Accounting Profit before tax	50		6.712.000.315	12.405.558.883	46.627.833.378	71.027.832.764
16.	Current corporate income tax expense	51		1.553.398.971	1.943.480.686	10.274.354.339	12.469.512.848
17.	Deferred corporate income tax income	52		148.651	64.981	509.394	(19.362.611)
18.	Net profit after corporate income tax	60		5.158.452.693	10.462.013.216	36.352.969.645	58.577.682.527
19.	Profit after tax of parent company	61		5.158.452.693	10.462.013.216	36.352.969.645	58.577.682.527
20.	Profit after tax of non-controlling holders	62		-	-	-	-
21.	Basix earnings per share	70		249	506	1.757	2.832

Prepared by

Chief accountant

Vu Thi Van Thuong

Luu Thi Phuong



**CONSOLIDATED CASH FLOW STATEMENT** (according to indirect method)  
For the accounting period ending December 31st 2024

Form No B03a - DN/HN Unit: VND

No	ITEMS	Code	Note	From 01/01/2024 to 31/12/2024	From 01/01/2023 to 31/12/2023
<b>I.</b>	<b>Cash flow from operating activities</b>				
1.	<i>Profit before tax</i>	01		46.627.833.378	71.027.832.764
2.	<i>Adjustments for</i>				
-	Depreciation and amortisation of fixed assets and investment properties	02		5.573.012.557	5.461.765.769
-	Provisions	03		1.855.817.937	(14.977.975.544)
-	Foreign exchange (gain)/ loss arising from translating foreign currency items	04		(59.709)	(78.683)
-	Gain, loss from investing activities	05		(23.404.151.977)	(33.987.803.550)
-	Interest expenses	06		96.751	785.154
3.	<i>Operating income before changes in working capital</i>	08		30.652.548.937	27.524.525.910
-	Increase, decrease in receivables	09		(28.126.034.473)	14.461.787.047
-	Increase, decrease in inventories	10		(987.694.820)	(633.487.065)
-	Increase, decrease in payables	11		(22.869.145.282)	(4.064.984.982)
-	Increase, decrease in prepaid expenses	12		(382.729.921)	(5.138.676.649)
-	Increase, decrease in trading securities	13		(12.849.339.615)	(3.793.540.621)
-	Interest paid	14		(96.751)	(785.154)
-	Corporate income tax paid	15		(11.219.904.895)	(10.263.798.690)
-	Other cash outflows	17		(1.731.125.877)	(1.734.072.458)
	<i>Net cash generated by operating activities</i>	20		(47.513.522.697)	16.356.967.338
<b>II.</b>	<b>Cash flow from investing activities</b>				
1.	Acquisition and construction of fixed assets and other long-term assets	21		(2.685.851.387)	(1.256.475.805)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22			510.000.000
3.	Cash outflow for lending, selling debt instruments of other entities	23		(742.786.400.000)	(736.173.745.340)
4.	Cash recovered from lending, selling debt instruments of other entities	24		787.330.345.340	715.624.573.746
5.	Interests and dividends received	27		22.087.211.633	35.243.974.661
	<i>Net cash generated by investing activities</i>	30		63.945.305.586	13.948.327.262
<b>III.</b>	<b>Cash flow from financial activities</b>				
1.	Proceeds from borrowing	33		523.122.174	1.658.065.847
2.	Repayments of borrowings	34		(523.122.174)	(1.658.065.847)
3.	Dividends and profits paid	36		(20.662.552.200)	(40.977.046.300)
	<i>Net cash generated by financial activities</i>	40		(20.662.552.200)	(40.977.046.300)
	<b>Net increase/(decrease) in cash</b>	50		(4.230.769.311)	(10.671.751.700)
	<b>Cash and cash equivalents at the beginning of the year</b>	60	V.1	6.700.538.962	17.372.211.979
	Effects of changes in foreign currency exchange rates	61		59.709	78.683
	<b>Cash and cash equivalents at the end of the year</b>	70	V.1	2.469.829.360	6.700.538.962

Prepared by

Chief accountant

Vu Thi Van Thuong

Luu Thi Phuong

Hai Phong, January 16<sup>th</sup> 2025

General Director

Nguyen Thi Thuy



## NOTES TO FINANCIAL STATEMENTS

## I. GENERAL INFORMATION

## 1. Form of capital ownership

Hai Phong Construction Joint Stock Company No. 3 (hereinafter referred to as "the Company") operates under the first Business Registration Certificate No. 0203000346 dated December 25, 2002 and the 19th change in Business Registration Certificate No. 0200509429 dated July 5, 2021 issued by the Department of Planning and Investment of Hai Phong City.

Charter capital is 206,857,170,000 VND, par value of shares is 10,000 VND.

Company headquarters: 3rd floor, Htower II building, 195 Van Cao, Dang Giang Ward, Ngo Quyen District, Hai Phong City.

2. **Business field:** work construction, short-stay accommodation services.

## 3. Business lines:

Construction of all types of houses, construction of traffic works, bridges, hotels; apartments for short-term accommodation services, restaurants, real estate business; sauna services and health improvement services, activities of sports clubs.

4. Normal production and business cycle: 12 months.

## 5. Business structure:

Unit	Address	Main business activities
<b>A Subsidiaries</b>		
1 Haco 3D Design Consulting Co., Ltd.	No. 7 Ho Sen, Le Chan District, Hai Phong City	Architectural activities and related technical consultancy
<b>B Joint ventures and associates</b>		
1 GS - HP Sunflower International Village Joint Venture Company	No. 35 Van Cao, Dang Giang Ward, Ngo Quyen District, Hai Phong City	Short-term accommodation services
2 Thanh Hung Joint Stock Company	N1 Street, Trung Loi Quarter, Chon Thanh Town, Binh Phuoc Province	Real estate business, land use rights of owners, users or tenants

Haco 3D Design Consulting Co., Ltd. has ceased business operations since December 2015.

## Significant associates reflected in the consolidated financial statements under the equity method:

Unit	Ownership Ratio, Interest Ratio, Voting Ratio (%)	
	(Last day of period)	(First day of period)
1 GS - HP Sunflower International Village Joint Venture Company	40	40
2 Thanh Hung Joint Stock Company	31	31

## 6. Employees

The number of regular employees of the Company as of December 31, 2024 is 111 people and as of January 1, 2024 is 113 people.

7. Statement on comparability of information in financial statements: information in financial statements is comparable.

## II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

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

Currency used in accounting: Vietnamese Dong (VND).

## III. ACCOUNTING STANDARDS AND REGIMES APPLIED

The consolidated financial statements are presented in Vietnamese Dong (VND), prepared based on accounting principles in accordance with the provisions of Circular No. 202/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, Vietnamese accounting standards and relevant legal regulations.

## IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 1. Basis for preparing consolidated financial statements

Consolidated financial statements include the financial statements of the parent company and the financial statements of the subsidiaries.

The financial statements of the parent company and those of subsidiaries used for consolidation are prepared for the same accounting period and apply consistently accounting policies to the same types of transactions and events in similar circumstances.

Investments in subsidiaries excluded from the above consolidation are transferred to the investment in other entities and presented using the cost method.

### 2. Cash and cash equivalents

Cash reflects the total amount of cash available to the Company at the end of the accounting period, including cash and demand deposits.

Cash equivalents reflect short-term investments with a recovery period of no more than 03 months from the investment date that can be easily converted into a known amount of cash and are subject to no risk of conversion into cash at the reporting date, recorded in accordance with the provisions of Vietnamese Accounting Standards.

### 3. Currency conversion

Economic transactions arising in foreign currencies are converted into VND at the actual exchange rate on the transaction date. The arising exchange rate difference is reflected in financial income or financial expenses. The exchange rate difference due to revaluation of foreign currency items at the end of the accounting period after offsetting the increase and decrease is recorded in financial income or financial expenses.

The actual transaction exchange rate for expenses paid immediately in foreign currency is the buying rate of the commercial bank where the enterprise makes the payment.

#### 4. Financial investments

##### 4.1 Trading securities

Trading securities are securities held by the Company for trading purposes. Trading securities are recorded in the accounting books at cost, starting from the date the Company acquires ownership and are determined by the total of the fair value of the payments at the time the transaction occurs and expenses related to the purchase of trading securities.

The time of recording trading securities is the time when the Company has ownership, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recorded at the time of official ownership as prescribed by law.

Dividends from periods prior to the date the trading securities were purchased are recorded as a reduction in the value of the investment. Dividends distributed for periods subsequent to the date the trading securities were purchased are recorded in financial income.

Provision for dilutions of trading securities is the larger difference between their original cost and market value, set aside in accordance with the provisions of Circular No. 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance.

- For listed securities, the actual market price of securities is calculated based on the closing price on the last day of the period. ;
- For shares registered for trading on the market of unlisted public companies (Upcom), the actual stock price on the market is determined as the average reference price of trading days in the last 30 days of the period.

When trading securities are sold, the cost of the trading securities is determined using the weighted average method.

##### 4.2 Held to maturity investment:

Held-to-maturity investments include those investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include bonds that the issuer must redeem at a certain time in the future, and bank deposits with maturities of more than 3 months.

Held-to-maturity investments are initially recorded at cost, which is the purchase price. After initial recognition, these investments are recorded at their recoverable amount.

Interest arising after the purchase date of held-to-maturity investments is added financial income.

The Company bases the remaining term from the reporting date of investments held to maturity to the expired date to classify them as short-term or long-term.

##### 4.3 Capital investments in other entities

Investments in other entities are initially recorded at cost. In the case of investments in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary assets at the time of acquisition.

Investment in associates



Reflects investments in which the Company directly or indirectly holds from 20% to less than 50% of the voting rights of the investee (associate) without other agreement.

An associate is an enterprise in which the Company has significant influence but not control over the financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Provision for losses on investments in associates and capital contributions to other entities is the larger difference between the original cost and the Company's ownership portion calculated according to the accounting books of the investee, set up in accordance with the provisions of Circular No. 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance. The financial statements of the investee used to determine the Company's ownership portion are the separate financial statements of the investee.

### 5. Receivables and allowance for doubtful debts

Receivables are amounts recoverable from customers or others. Receivables are stated at book value less allowance for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or receivables that the debtor is unlikely to be able to pay due to dissolution, bankruptcy or similar difficulties in accordance with the provisions of Circular No. 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance.

### 6. Inventory

Inventories are measured at cost, if cost is greater than net realizable value, inventories are measured at net realizable value. The cost of inventories includes: purchase expense, processing expense and other directly related expenses incurred in bringing the inventories to their present location and condition. Net realizable value is determined by the estimated selling price less the estimated costs of completion and the estimated costs necessary to consume them.

Inventory is determined by the monthly weighted average method.

Inventories are accounted by using the perpetual inventory method.

Work in progress includes actual costs incurred from construction projects in progress.

### 7. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Tangible fixed assets are determined at cost.

The original cost of tangible fixed assets formed from purchase and construction transfer is all expenses that the Company must spend to have fixed assets up to the time the asset is put into a state of readiness for use.

Tangible fixed assets are depreciated using the straight-line method, the depreciation amount is calculated by dividing the original cost (:) by the estimated useful life or the remaining value by the remaining useful time (for assets with a change in depreciation period), in accordance with the provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance. The specific depreciation periods for each type of asset are as follows:

	Number of years
Housings, buildings	06 - 25
Machines and equipments	03 - 07
Means of transport, transmission equipment	06 - 10
Management equipment and tools	03 - 05
Other tangible fixed assets	03 - 08

### 8. Intangible fixed assets and depreciation

Intangible fixed assets are stated at cost less accumulated depreciation. The cost of intangible fixed assets is determined at cost.

Intangible fixed assets are depreciated using the straight-line method, based on their estimated useful lives in accordance with the provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance.

### 9. Investment property

Investment property includes a house, part of a house or infrastructure owned by the Company and used for the purpose of earning rental income.

Investment property for lease is stated at cost less accumulated depreciation. The cost of investment property is the total cash or cash equivalents paid by the enterprise or the fair value of other consideration given to acquire the investment property up to the time of purchase or completion of construction of the investment property.

Expenses related to investment real estate incurred after initial recognition are recorded as expenses, unless these expenses are likely to make the investment property generate more economic benefits in the future than the initially assessed level of performance, then they are recorded as an increase in original cost.

Investment property for lease is depreciated using the straight-line method, based on an estimated useful life of 25 years, in accordance with the provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance.

### 10. Prepaid expenses

Prepaid expenses are recorded according to actual occurrence, including asset repair expenses - interior renovation, insurance expenses and expenses of tools and supplies issued for use.

Asset repair expenses - interior renovation are allocated to the business results by the straight-line method for a maximum of 5 years;

Prepaid expenses are tools, equipment issued for use, insurance expenses, etc., which are allocated to the business results using the straight-line method over an allocation period of 1 to 3 years.

### 11. Payables

Payables are monitored in detail by original maturity, remaining maturity at the reporting date, payable entities and other factors according to the Company's management needs. The classification of payables as trade payables and other payables is carried out according to the following principles:

- Trade payables include commercial payables arising from purchase-sale transactions;

Other payables include non-commercial payables not related to the purchase, sale, or provision of goods or services, including: dividends payable; payables for social insurance, health insurance, unemployment insurance, and union fees; deposits and other amounts.

## 12. Accrued expenses

Accrued expenses are recorded based on reasonable estimates of the amounts payable for goods and services used.

Provision in advance for the cost of works under construction according to the estimate of the Company's Board of Directors.

## 13. Provision for payables

Provisions for payables are recorded based on the best estimate of the expenditure required to settle the present obligation at the reporting date.

Provisions for payables include: product warranties, goods, construction works and other provisions for payables.

## 14. Unearned Revenue

Unearned revenue reflects customers' prepayments for the Company's apartment rentals.

## 15. Equity

Owner's equity at the end of the accounting period reflects the equity of internal and external shareholders, recorded according to the actual capital contributed by shareholders, calculated according to the par value of issued shares.

Non-controlling interest is a portion of the profits and net assets of a subsidiary attributable to interests not owned by parent company, directly or indirectly through subsidiaries. Non-controlling interest is presented in the consolidated balance sheet as a separate item in equity. Non-controlling interest is also presented as a separate item in the consolidated income statement.

## 16. Revenue and other income

*Revenue from providing services is recognized when all of the following conditions are simultaneously satisfied:*

- Revenue is confirmed with relative certainty

### *Construction contract revenue*

For construction contracts stipulating that contractors are paid according to the value of the performed volume, when the results of the construction contract performance are reliably determined and confirmed by the customer, revenue related to the contract is recorded corresponding to the completed work confirmed by the customer in the period reflected on the issued invoice.

*Financial revenue includes:* interest on deposits, bond interest, dividends, distributed profits; profits from selling trading securities and long-term financial investments.

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*Other income* reflects income arising from events or transactions separate from the Company's normal business operations, in addition to the above revenues.

#### 17. Cost of goods sold

Cost of goods sold is recorded according to actual occurrence in accordance with revenue, including: capital value of products, goods, services sold during the period; depreciation, repair costs, operating costs of real estate investment lease under the operating lease method.

#### 18. Financial expenses

Financial expenses include: losses from selling trading securities and long-term financial investments, provisions for devaluation of trading securities and losses on investments.

Exchange rate differences reflect actual exchange rate differences arising during the period from foreign currency-denominated transactions.

#### 19. Selling and administrative expenses

Selling expenses reflect actual sales staff costs incurred in the process of selling products, goods, and providing services during the accounting period.

Business management expenses reflect the Company's general management expenses incurred during the accounting period, including: salary expenses for business management employees; social insurance, health insurance, unemployment insurance, union fees for business management employees; depreciation of fixed assets used for business management; real estate tax, land rent; electricity, water, telephone, and outsourced service costs; other cash expenses.

#### 20. Tax

Current income tax expense reflects the corporate income tax payable arising in the period. The determination of the Company's taxes is based on current tax regulations.

Taxable income may differ from total accounting profit before tax as reported in the income statement because taxable income excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and further excludes items that are not taxable or deductible.

Deferred income tax expense reflects the difference between deferred income tax liabilities reversed during the year and deferred income tax liabilities incurred during the year.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled. Deferred tax is recognised in the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also recognised in equity.

#### 21. Principles and methods of preparing consolidated financial statements

##### Method of eliminating internal transactions

Balances of items on the balance sheet, intra-company transactions within the same Company, unrealized intra-company profits arising from these transactions are eliminated completely. Unrealized losses arising from intra-company transactions are also eliminated, unless the costs creating such losses are unrecoverable. Intra-company transactions are assumed to have been fully realized during the period.

**Method of recording non-controlling interest**

Non-controlling interests represent the portion of the profit or loss in the results of operations and net assets of a subsidiary not held by the Company and are presented as a separate item in the consolidated income statement and in the consolidated balance sheet (as part of equity). Non-controlling interests consist of the amount of the non-controlling interests at the date of the original business combination and the non-controlling interest in changes in equity since the date of the business combination. Losses incurred by a subsidiary are allocated to the non-controlling interest, even if such losses are greater than the non-controlling interest in the net assets of the subsidiary.

**22. Related parties**

Parties are considered to be related to the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and the other party are subject to common control or significant influence. Related parties may be organizations or individuals, including close family members of any individual considered to be a related party.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET:****1. CASH AND CASH EQUIVALENTS**

	<b>December 31<sup>st</sup> 2024</b>	<b>January 1<sup>st</sup> 2024</b>
	<b>VND</b>	<b>VND</b>
Cash in hand	16.499.893	102.435.127
Cash in bank	873.329.467	3.117.103.835
Cash equivalents	1.580.000.000	3.481.000.000
<b>Total</b>	<b>2.469.829.360</b>	<b>6.700.538.962</b>

**2. FINANCIAL INVESTMENTS**

	<b>December 31<sup>st</sup> 2024</b>	<b>January 1<sup>st</sup> 2024</b>
	<b>VND</b>	<b>VND</b>
<b>a. Short-term</b>	<b>431.353.124.213</b>	<b>455.112.261.840</b>
Trading securities	96.012.269.715	83.162.930.100
Provision for impairment of trading securities	(9.915.145.502)	(8.684.866.700)
Held to maturity investments	345.256.000.000	380.634.198.440
<i>Term deposits over 3 months to under 12 months</i>	<i>335.756.000.000</i>	<i>376.818.943.340</i>
<i>Bonds with maturity of less than 12 months</i>	<i>9.500.000.000</i>	<i>3.815.255.100</i>
<b>b. Long-term</b>		<b>9.500.000.000</b>
<i>Bonds with maturity over 12 months</i>		<i>9.500.000.000</i>

## DETAILS OF TRADING SECURITIES AND PROVISIONS FOR DIMINUTION OF TRADING SECURITIES

	December 31 <sup>st</sup> 2024				January 1 <sup>st</sup> 2024			
	Quantity	Cost	Provisions	Fair value	Quantity	Cost	Provisions	Fair value
<b>a. Trading securities (stocks)</b>	<b>3.219.400</b>	<b>96.012.269.715</b>	<b>(9.915.145.502)</b>	<b>86.126.403.863</b>	<b>2.761.810</b>	<b>83.162.930.100</b>	<b>(8.684.866.700)</b>	<b>74.122.948.900</b>
(MAX) (*Vinh Sinh Friendship Mineral and Securities Joint Stock Company (BAM) Bac A Minerals and Metallurgy Joint Stock Company	45.000	234.650.000	-	-	45.000	234.650.000	-	-
(LIX) LIX Detergent Joint Stock Company	40.000	223.500.000	(223.500.000)	-	40.000	223.500.000	-	-
Thu Duc Steel Joint Stock Company (TDS)	180.400	3.516.992.420	(1.155.187.421)	2.361.804.999	72.000	4.092.770.030	(384.770.030)	3.708.000.000
(HND) Hai Phong Thermal Power Joint Stock Company	234.000	4.638.762.940	(2.029.662.940)	2.609.100.000	200.000	4.642.867.200	(2.670.391.010)	1.972.476.190
(PPC) Pha Lai Thermal Power Joint Stock Company	500.000	33.149.667.000	(1.449.667.000)	31.700.000.000	180.400	3.516.992.420	(976.874.515)	2.540.117.905
(SWC) Southern Waterways Corporation (SWC)	530.000	13.879.570.100	-	14.124.500.000	234.200	4.642.727.740	(1.188.277.740)	3.454.450.000
(VNM) Vietnam Dairy Products Joint Stock Company					100.000	2.997.312.660	(649.979.327)	2.347.333.333
(HPG) Hoa Phat Group Joint Stock Company					270.000	18.665.423.400	(413.450.000)	18.251.973.400
(TCB) Vietnam Technological and Commercial Joint Stock Bank					970.210	28.047.449.990	(930.080.490)	27.117.369.500
(KSB) Binh Duong Minerals and Construction Joint Stock Company	680.000	14.523.254.615	(1.909.254.615)	12.614.000.000	72.000	2.852.672.600	(563.072.600)	2.289.600.000
(VGT) Vietnam Textile and Garment Group					130.000	3.374.464.500	-	3.477.500.000
(BWE) Binh Duong Water - Environment Joint Stock Company					200.000	2.500.561.140	(131.894.473)	2.368.666.667
					106.000	4.884.509.520	(517.309.520)	4.367.200.000

Unit of measurement: VND

(IDI) I.D.I International Development & Investment Corporation	170.000	1.722.880.450	(323.780.450)	1.399.100.000	42.000	572.457.400	(81.057.400)	491.400.000
(MPC) Minh Phu Seafood Corporation	85.000	1.627.381.500	(360.452.636)	1.266.928.864	100.000	1.914.571.500	(177.709.595)	1.736.861.905
(YEG) Yeah 1 Group Corporation				-				
(SHS) Saigon - Hanoi Securities Joint Stock Company	300.000	5.459.591.100	(1.619.591.100)	3.840.000.000				
(GDA) Dong A Steel Joint Stock Company	85.000	2.316.970.250		2.335.970.000				
(PLX) Vietnam National Petroleum Group	370.000	14.719.049.340	(844.049.340)	13.875.000.000				

(\*): The Company has not determined the fair value of these investments because these shares have stopped trading. On January 11, 2024, the Company sent a dispatch to the Hanoi Stock Exchange, Vinh Sinh Friendship Mining and Securities Joint Stock Company requesting to provide Financial Statements to determine fair value. However, the dispatch has been sent but the Company has not yet received a reply letter.

	From January 1st 2024 to December 31st 2024		From January 1st 2023 to December 31st 2023	
	VND		VND	
<b>b. Provisions for diminution of trading securities</b>				
Opening balance	(8.684.866.700)	(23.585.310.829)		
Provisioning	(7.077.776.252)	(2.068.035.707)		
Provision reversal	5.847.497.450	16.968.479.836		
Reserves used				
<b>Closing balance</b>	<b>(9.915.145.502)</b>	<b>(8.684.866.700)</b>		

**3. CUSTOMER RECEIVABLES**

	December 31 <sup>st</sup> 2024	January 1 <sup>st</sup> 2024
	VND	VND
<b>Short-term</b>	<b>68.881.786.792</b>	<b>38.201.216.174</b>
Customer receivables account for 10% or more of total customer receivables.	65.380.376.634	33.812.276.147
<i>GS - HP Sunflower International Village Joint Venture Company</i>	<i>65.380.376.634</i>	<i>33.812.276.147</i>
Other customer receivables	3.501.410.158	4.388.940.027

**4. OTHER RECEIVABLES**

	December 31 <sup>st</sup> 2024		January 1 <sup>st</sup> 2024	
	Values	Provisions VND	Values	Provisions VND
<b>a. Short-term</b>	<b>7.710.302.051</b>		<b>10.239.338.196</b>	
Advance payment	330.003.598		484.698.198	
Receivable from profit sharing	1.712.277.087	-	1.712.277.087	-
Anticipated interest	4.543.409.440		5.470.629.191	
Bond interest receivable	464.198.629		508.995.479	
Dividends expected			343.565.000	
Receivable from sale of securities			1.035.300.000	
Other receivables	660.413.297		683.873.241	

**5. INVENTORY**

	December 31 <sup>st</sup> 2024		January 1 <sup>st</sup> 2024	
	Giá gốc/ Values	Dự phòng/ Provisions VND	Giá gốc/ Values	Dự phòng/ Provisions VND
Materials	-	-	-	-
Production and unfinished business expenses	1.844.543.251	-	847.425.760	-
Goods	60.189.528	-	69.612.199	-
<b>Summary</b>	<b>1.904.732.779</b>		<b>917.037.959</b>	



## 6. PREPAID EXPENSES

	December 31 <sup>st</sup> 2024 VND	January 1 <sup>st</sup> 2024 VND
<b>a. Short-term</b>	<b>291.132.938</b>	<b>320.999.213</b>
Used tools and equipments	85.418.652	93.322.018
Other expenses (insurance, VNPT fees)	205.714.286	227.677.195
<b>b. Long-term</b>	<b>7.512.711.058</b>	<b>7.100.114.862</b>
Used tools and equipments	7.511.105.084	7.093.332.888
Other charges (road fees)	1.605.974	6.781.974



## 7. TANGIBLE FIXED ASSETS

	Housing, buildings	Machines, equipments	Means of transport, transmission equipment	Management equipment and tools	Other fixed assets	Total
<b>COST</b>						
On January 1 <sup>st</sup> 2024	2.958.869.475	932.158.743	4.538.260.327	130.215.333	0	8.559.503.878
Increase in period						-
Decrease in period						-
<b>On the last day of period</b>	<b>2.958.869.475</b>	<b>932.158.743</b>	<b>4.538.260.327</b>	<b>130.215.333</b>	<b>0</b>	<b>8.559.503.878</b>
<b>ACCUMULATED DEPRECIATION</b>						
On January 1 <sup>st</sup> 2024	2.941.349.024	829.178.403	1.703.828.248	130.215.333	0	5.604.571.008
Depreciation in period	13.140.332	52.311.211	616.689.441			682.140.984
Decrease in period						0
<b>On the last day of period</b>	<b>2.954.489.356</b>	<b>881.489.614</b>	<b>2.320.517.689</b>	<b>130.215.333</b>	<b>0</b>	<b>6.286.711.992</b>
<b>RESIDUAL VALUE</b>						
On January 1 <sup>st</sup> 2024	17.520.451	102.980.340	2.834.432.079	0	0	2.954.932.870
<b>On the last day of period</b>	<b>4.380.119</b>	<b>50.669.129</b>	<b>2.217.742.638</b>	<b>0</b>	<b>0</b>	<b>2.272.791.886</b>

## 8. INTANGIBLE FIXED ASSETS

	Copyright, patent	Computer Software	Other fixed assets	Total
<b>COST</b>				
On January 1st 2024	42.930.000	0	0	42.930.000
Increase in period				
Decrease in period				
<b>On the last day of period</b>	<b>42.930.000</b>	<b>0</b>	<b>0</b>	<b>42.930.000</b>
<b>ACCUMULATED DEPRECIATION</b>				
On January 1st 2024	41.737.500	0	0	41.737.500
Depreciation during the period	41.737.500			
Other decrease				
<b>On the last day of period</b>	<b>41.737.500</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>RESIDUAL VALUE</b>				
On January 1 <sup>st</sup> 2024	1.192.500	0	-	1.192.500
<b>On the last day of period</b>	<b>1.192.500</b>	<b>0</b>	<b>0</b>	<b>1.192.500</b>

Đơn vị tính: VND

## 9. INVESTMENT PROPERTIES

Unit: VND

	<u>Initial number</u>	<u>Increase in period</u>	<u>Decrease in period</u>	<u>Final number</u>
<b>RENTAL INVESTMENT PROPERTIES</b>				
<b>Cost</b>	<b>152.957.200.265</b>	<b>2.963.329.000</b>	<b>-</b>	<b>155.757.200.265</b>
197 Van Cao Apartment	87.494.024.240	163.329.000	-	87.657.353.240
Block house S Van Cao	24.031.833.371		-	24.031.833.371
195 Van Cao Apartment	41.431.342.654	2.800.000.000	163.329.000	44.068.013.654
Others				0
<b>Accumulated depreciation</b>	<b>96.547.059.552</b>	<b>4.890.871.573</b>	<b>-</b>	<b>101.437.931.125</b>
197 Van Cao Apartment	52.530.365.735	3.037.726.057	-	55.568.091.792
Block house S Van Cao	14.353.706.678	611.737.713	-	14.965.444.391
195 Van Cao Apartment	29.662.987.139	1.241.407.803	-	30.904.394.942
Others				0
<b>Residual value</b>	<b>56.410.140.713</b>			<b>54.319.269.140</b>
197 Van Cao Apartment	34.963.658.505			32.089.261.448
Block house S Van Cao	9.678.126.693			9.066.388.980
195 Van Cao Apartment	11.768.355.515			13.163.618.712
Others				0

## 10. PAYABLE TO SELLER

	<u>December 31<sup>st</sup> 2024</u>	<u>January 1<sup>st</sup> 2024</u>
	VND	VND
<b>Short-term</b>	<b>714.476.033</b>	<b>1.210.862.469</b>
Payables to sellers account for 10% or more of total payables.	0	0
Payables to others	714.476.033	1.210.862.469

## 11. ACCRUATED EXPENSES

	<u>December 31<sup>st</sup> 2024</u>	<u>January 1<sup>st</sup> 2024</u>
	VND	VND
<b>Short-term</b>	<b>1.002.093.167</b>	<b>1.606.160.458</b>
Construction cost accruals	944.093.167	1.548.160.458
Other accruals	58.000.000	58.000.000

**12. TAXES AND STATE PAYABLES**

	December 31 <sup>st</sup> 2024	January 1 <sup>st</sup> 2024
	VND	VND
VAT	259.416.978	308.368.686
Special consumption tax	2.202.797	524.476
Corporate income tax	3.543.962.293	4.489.512.849
Personal income tax	93.669.622	109.279.991
Fees, charges and other payables		35.391.463
<b>Total</b>	<b>3.899.251.690</b>	<b>4.943.077.465</b>

**13. DEFERRED REVENUE**

	December 31 <sup>st</sup> 2024	January 1 <sup>st</sup> 2024
	VND	VND
<b>a. Short-term</b>	<b>2.181.818.182</b>	
Revenue received in advance of construction	2.181.818.182	
<b>b. Long-term</b>		<b>282.927.290</b>
Other revenue received in advance		282.927.290

**14. OTHER PAYABLES**

	December 31 <sup>st</sup> 2024	January 1 <sup>st</sup> 2024
	VND	VND
<b>a. Short-term</b>	<b>19.009.674.009</b>	<b>23.574.383.034</b>
Union expenses	302.385.175	251.310.575
Social insurance	92.976.917	92.976.917
Health insurance	5.117.827	5.117.827
Unemployment insurance	1.500.060	1.500.060
Dividends payable		21.055.720.700
Others	18.607.694.030	2.167.756.955
<b>b. Long-term</b>	<b>2.537.149.115</b>	<b>2.627.163.397</b>
Receive deposit, bet	2.537.149.115	2.627.163.397

**15. PROVISIONS FOR PAYABLES**

	<b>From January 1st 2024 to December 31st 2024 VND</b>	<b>From January 1st 2023 to December 31st 2023 VND</b>
Opening balance		77.531.415
Provisioning	1.193.810.482	442.743.731
Provision reversal	(568.271.347)	(520.275.146)
Used provisions		
<b>Closing balance</b>	<b>625.539.135</b>	<b>-</b>

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**16. EQUITY**STATEMENT OF CHANGES IN EQUITY

Unit: VND

Notes	Owner's equity	Capital surplus	(*) Treasury stock	Development investment fund	Other equity funds	Retained earnings	Non-controlling interest	Total
<b>On January 1<sup>st</sup> 2024</b>	206.857.170.000	45.565.123		54.136.246.437	10.235.829.384	430.249.505.855		701.524.316.799
<b>Increase in period</b>								
Interest in period	-			2.642.536.481		36.352.969.645	-	38.995.506.126
Profit distribution						36.352.969.645	-	36.352.969.645
Increase due to consolidation				2.642.536.481		-	-	2.642.536.481
<b>Decrease in period</b>								
Loss in the period								0
Profit distribution						44.470.577.706	0	44.470.577.706
Decrease due to consolidation						44.013.970.481		44.013.970.481
<b>On the last day of the period</b>	206.857.170.000	45.565.123	-	56.778.782.918	10.235.829.384	422.131.897.794	0	696.049.245.219
						456.607.225		456.607.225



## 17. OFF-BALANCE SHEET ITEMS

<u>Foreign currencies</u>	<u>December 31st 2024</u>	<u>January 1st 2024</u>
<b>a. <u>Foreign currencies</u></b>	<u>USD</u>	<u>USD</u>
US dollar (USD)	34.03	122.03
<b>b. <u>Bad debt resolved</u></b>	<u>VND</u>	<u>VND</u>
Customers buying houses in An Phu Villa area	1.915.743.350	1.915.743.350
Song Hong Shipbuilding and Construction Company	249.028.416	249.028.416
HN Construction Investment and Import Export Company	50.000.000	50.000.000

## 18. REVENUE

	<u>From January 1<sup>st</sup> 2024 to December 31<sup>st</sup> 2024</u>	<u>From January 1<sup>st</sup> 2023 to December 31<sup>st</sup> 2023</u>
	<u>VND</u>	<u>VND</u>
<b>Sales and service revenue</b>	<b>78.498.815.539</b>	<b>61.809.997.522</b>
Sales and service revenue	44.570.584.343	47.602.161.109
Construction contract revenue	33.928.231.196	14.207.836.413
<b>Net revenue from sales and services</b>	<b>78.498.815.539</b>	<b>61.809.997.522</b>

## 19. COST OF GOODS SOLD

	<u>From January 1<sup>st</sup> 2024 to December 31<sup>st</sup> 2024</u>	<u>From January 1<sup>st</sup> 2023 to December 31<sup>st</sup> 2023</u>
	<u>VND</u>	<u>VND</u>
Cost of goods sold, services provided	33.245.810.466	33.731.453.692
Cost of construction contract	25.380.764.367	12.078.371.958
<b>Total</b>	<b>58.626.574.833</b>	<b>45.809.825.650</b>

## 20. FINANCIAL ACTIVITIES REVENUE

	<u>From January 1<sup>st</sup> 2024 to December 31<sup>st</sup> 2024</u>	<u>From January 1<sup>st</sup> 2023 to December 31<sup>st</sup> 2023</u>
	<u>VND</u>	<u>VND</u>
Interest on deposits, loans, bonds	20.189.508.952	30.265.807.462
Profit from sale of securities investments	11.925.932.252	4.624.822.323
Distributed dividends, profits	1.126.685.800	3.211.996.088
Profit from exchange rate difference	66.103	218.756
<b>Total</b>	<b>33.242.193.107</b>	<b>38.102.844.629</b>

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**21. FINANCIAL EXPENSES**

	From January 1 <sup>st</sup> 2024 to December 31 <sup>st</sup> 2024 VND	From January 1 <sup>st</sup> 2023 to December 31 <sup>st</sup> 2023 VND
Loss from liquidation of financial investments	1.088.141.941	933.209.578
Provision for diminution of trading securities and investment losses	1.230.278.802	(14.900.444.129)
Loan interest	96.751	785.154
Loss from exchange rate difference, Other financial expenses	2.301.140	13.630.301
<b>Total</b>	<b>2.320.818.634</b>	<b>(13.952.819.096)</b>

**22. SALES AND BUSINESS MANAGEMENT EXPENSES**

	From January 1 <sup>st</sup> 2024 to December 31 <sup>st</sup> 2024 VND	From January 1 <sup>st</sup> 2023 to December 31 <sup>st</sup> 2023 VND
<b>a. Sales expenses</b>	<b>327.090.497</b>	<b>220.313.387</b>
Employee expenses	193.403.071	54.355.126
Other expenses	133.687.426	165.958.261
<b>b. Business management expenses</b>	<b>6.398.350.013</b>	<b>6.563.979.362</b>
Employee expenses	4.263.339.453	4.318.242.963
Fixed asset depreciation expenses	682.140.983	639.765.617
Taxes, fees, charges	365.468.847	360.584.300
Other management expenses	1.087.400.730	1.245.386.482

**23. OTHER INCOME**

	From January 1 <sup>st</sup> 2024 to December 31 <sup>st</sup> 2024 VND	From January 1 <sup>st</sup> 2023 to December 31 <sup>st</sup> 2023 VND
Recovery value from liquidation of fixed assets, tools and equipment	23.293.959	569.384.746
Contract's late payment interest	3.621.331.350	2.867.061.483
Refund of warranty provisions for construction works	568.271.347	520.275.146
Debt settlement according to tax audit decision	1.016.541.801	
Others	486.766.643	53.276.780
<b>Total</b>	<b>5.716.205.100</b>	<b>4.009.998.155</b>

**24. OTHER EXPENSES**

	From January 1 <sup>st</sup> 2024 to December 31 <sup>st</sup> 2024 VND	From January 1 <sup>st</sup> 2023 to December 31 <sup>st</sup> 2023 VND
Tax collection and penalties	1.247.372.417	
Administrative penalty	1.250.000	28.267
Other expenses	1.484.513	58.083.321
<b>Total</b>	<b>1.250.106.930</b>	<b>58.111.588</b>

**25. INFORMATION ABOUT RELATED PARTIES****Related Party Transactions**

	From January 1 <sup>st</sup> 2024 to December 31 <sup>st</sup> 2024 VND	From January 1 <sup>st</sup> 2023 to December 31 <sup>st</sup> 2023 VND
GS - HP Sunflower International Village Joint Venture Company		
Construction revenue	31.805.836.062	14.207.836.413
Construction's late payment receivable	3.621.331.350	2.867.061.483
VAT	3.071.860.998	1.396.898.451
Cash collected	7.098.995.379	35.824.919.600
Purchase Payable	87.762.176	
Profit sharing		1.712.277.088
Profit earned		3.384.142.456

<b>Balance with related party</b>	<b>December 31<sup>st</sup> 2024 VND</b>	<b>January 1st 2024 VND</b>
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## GS - HP Sunflower International Village Joint Venture Company

Buyer's prepaid	168.067.456	-
Construction, service receivable	65.380.376.634	33.812.276.147
Profit sharing receivable	1.712.277.087	1.712.277.087
Equity investment	13.310.000.000	13.310.000.000

**Income of the Board of Directors, Board of Supervisors and Board of General Directors:**

	Title	January 1st 2024 to December 31st 2024 VND	From January 1st 2023 to December 31st 2023 VND
Pham Ky Hung	Chairman	427.970.000	323.361.538
Pham Duc Duy	Vice chairman – Deputy General Director	609.001.000	524.786.000
Nguyen Thi Thuy	Board member – General Director	680.559.000	617.976.615
Bui Thi Ngoc Anh	Board member – Deputy General Director	469.309.000	311.735.051
Dao Thanh Binh	Board member	346.558.000	227.590.615
Dao Viet Truc	Vice chairman by June 7th 2023		129.100.000
Bui Ngoc Phuong	Board member by June 7th 2023		108.000.000
Nguyen Hoang Hiep	Head of Supervisory Board	78.920.000	29.038.462
Tran Thi Minh Thu	Member of Supervisory Board	138.829.000	144.833.564
Tran Hong Van	Member of Supervisory Board	198.297.462	184.997.333
Nguyen Hoang Rong	Head of Supervisory Board by June 7th 2023		51.800.000

**26. FINANCIAL INSTRUMENTS**Types of financial instruments

	Book Value 30/9/2024 VND	Book Value 01/01/2024 VND
<b>Financial properties</b>		
Cash and cash equivalents	2.469.829.360	6.700.538.962
Trading securities	86.097.124.213	74.478.063.400
Held to-maturity securities	345.256.000.000	390.134.198.440
Receivables	68.881.786.792	38.201.216.174
Other receivables	7.710.302.051	8.035.469.757
<b>Total</b>	<b>510.415.042.416</b>	<b>517.549.486.733</b>
<b>Financial debt</b>		
Payable to seller	714.476.033	1.210.862.469
Payable expenses	1.002.093.167	1.606.160.458
Other payables	24.499.741.498	23.682.884.097
<b>Total</b>	<b>26.216.310.698</b>	<b>26.499.907.024</b>

27. COMPARISON INFORMATION

Comparative figures are the 2023 consolidated financial statements audited by An Viet Auditing Company Limited.

Prepared by



Vu Thi Van Thuong

Chief accountant



Luu Thi Phuong

Hai Phong, January 16<sup>th</sup> 2025  
General Director



  
Nguyen Thi Thuy

