

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



CONSOLIDATED FINANCIAL STATEMENTS
QUARTER IV - 2024

Ha Noi, January, 2025

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



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QUARTER IV - 2024

Ha Noi, January, 2025

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

Unit: VND

ASSETS	Code	Note	Final number	Beginning balance
A - CURRENT ASSETS	100		2,480,894,544,587	2,713,375,539,615
I. Cash and cash equivalents	110		354,138,664,842	478,211,002,532
1. Cash	111		354,138,664,842	478,211,002,532
2. Cash equivalents	112			
II. Short-term investments	120	V.02	47,175,636,176	67,175,636,176
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		47,175,636,176	67,175,636,176
III. Short-term receivables	130		776,864,289,979	976,212,613,659
1. Short-term trade receivables	131		307,180,362,736	458,389,613,474
2. Short-term prepayments to suppliers	132		317,753,830,312	313,638,141,775
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contracts	134			
5. Short-term loan receivable	135		35,206,051,444	32,922,154,031
6. Other short-term receivables	136		121,385,084,427	177,261,435,319
7. Provision for short-term doubtful debts (*)	137		-4,661,038,940	-5,998,730,940
8. Shortage of assets awaiting resolution	139			
IV. Inventories	140		1,163,458,077,560	1,108,803,927,815
1. Inventories	141		1,163,458,077,560	1,108,803,927,815
2. Provision for devaluation of inventories (*)	149			
V. Other short-term assets	150		139,257,876,030	82,972,359,433
1. Short-term prepaid expenses	151		4,655,091,747	5,349,209,126
2. Deductible VAT	152		122,474,417,555	61,381,330,270
3. Taxes and other receivables from the State budget	153		12,128,366,728	16,241,820,037
4. Purchase and resale of Government bond	154			
5. Other current assets	155			
B - NON-CURRENT ASSETS	200		2,005,569,225,418	1,944,230,964,586
I. Long-term receivables	210		4,385,199,586	1,224,227,609
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital provided to sub-units	213			

ASSETS	Code	Note	Final number	Beginning balance
4. Long-term intra-company receivables	214			
5. Long-term loan receivable	215			
6. Other long-term receivables	216		4,385,199,586	1,224,227,609
7. Provision for long-term doubtful debts (*)	219			
II. Fixed assets	220		1,284,225,061,618	1,318,939,735,502
1. Tangible fixed assets	221	V.08	1,252,839,926,244	1,287,554,600,128
- Historical cost	222		1,615,270,732,368	1,604,641,459,368
- Accumulated depreciation	223		-362,430,806,124	-317,086,859,240
2. Finance lease fixed assets	224	V.09		
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	31,385,135,374	31,385,135,374
- Historical cost	228		32,034,705,374	32,034,705,374
- Accumulated amortization	229		-649,570,000	-649,570,000
III. Investment properties	230		223,824,905,505	194,416,644,676
- Historical cost	231		256,143,361,901	221,124,959,849
- Accumulated depreciation	232		-32,318,456,396	-26,708,315,173
IV. Long-term assets in progress	240		441,235,776,847	391,694,636,052
1. Long-term work in progress	241			
2. Construction in progress	242		441,235,776,847	391,694,636,052
V. Long-term investments	250		8,145,204,879	8,572,506,228
1. Investments in subsidiaries	251			
2. Investments in joint ventures and associates	252		8,145,204,879	8,572,506,228
3. Equity investments in other entities	253			
4. Provision for impairment of long-term financial investments	254			
5. Held-to-maturity investments	255			
VI. Other non-current assets	260		43,753,076,983	29,383,214,519
1. Long-term prepaid expenses	261		41,066,794,351	29,057,114,215
2. Deferred income tax assets	262		2,686,282,632	326,100,304
3. Long-term equipment, supplies and spare parts	263			
4. Other long-term assets	268			
TOTAL ASSETS (270=100+200)	270		4,486,463,770,005	4,657,606,504,201
C - LIABILITIES	300		3,373,171,027,013	3,569,524,663,017
I. Current liabilities	310		2,455,354,063,666	2,437,914,820,332
1. Short-term trade payables	311		600,170,078,929	800,900,438,202
2. Short-term prepayments from customers	312		1,114,697,504,294	934,467,797,773
3. Taxes and other payables to State budget	313		67,639,822,207	2,741,253,121

ASSETS	Code	Note	Final number	Beginning balance
4. Payables to employees	314		8,002,577,089	6,951,206,243
5. Short-term accrued expenses	315		31,175,962,541	13,833,425,299
6. Short-term intra-company payables	316			
7. Payables according to the progress of construction contracts	317			
8. Short-term unearned revenue	318			
9. Other short-term payables	319		276,490,965,011	224,606,705,687
10. Short-term borrowings and finance lease liabilities	320		356,132,558,715	451,947,612,535
11. Provisions for short-term payables	321			1,910,240,314
12. Bonus and welfare funds	322		1,044,594,880	556,141,158
13. Price stabilization fund	323			
14. Purchase and resale of Government bonds	324			
II. Non-current liabilities	330		917,816,963,347	1,131,609,842,685
1. Long-term trade payables	331			
2. Long-term prepayments from customers	332			
3. Long-term accrued expenses	333			
4. Intra-company payables on operating capital	334			
5. Long-term intra-company payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337		516,763,661,598	545,524,703,357
8. Long-term borrowings and finance lease liabilities	338		400,870,163,199	586,085,139,328
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred income tax liabilities	341		183,138,550	
12. Provisions for long-term payables	342			
13. Science and technology development fund	343			
D - OWNER'S EQUITY	400		1,113,292,742,992	1,088,081,841,184
I. Owners' equity	410	V.22	1,118,963,942,262	1,093,910,253,770
1. Contributed capital	411		1,037,450,670,000	1,037,450,670,000
- Ordinary shares with voting rights	411a		1,037,450,670,000	1,037,450,670,000
- Preference shares	411b			
- Contributed capital	411c.			
2. Share premium	412		941,932,986	941,932,986
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			

ASSETS	Code	Note	Final number	Beginning balance
7. Exchange rate differences	417			
8. Development and investment funds	418		18,306,372,388	18,306,372,388
9. Enterprise reorganization assistance fund	419			
10. Other reserves	420			
11. Retained earnings	421		62,264,966,888	37,211,278,396
- Retained earnings accumulated till the end of the previous year	421a		35,441,734,674	19,870,507,441
- Retained earnings of the current year	421b		26,823,232,214	17,340,770,955
12. Capital expenditure fund	422			
13. Non-controlling interests	429			
II. Non-business funds and other funds	430		-5,671,199,270	-5,828,412,586
1. Non-business funds	431		-5,671,199,270	-5,828,412,586
2. Funding sources for forming fixed assets	432			
TOTAL CAPITAL (440=300+400)	440		4,486,463,770,005	4,657,606,504,201

Hanoi, day 28 month 01 year 2025

TPREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



Nguyen Dang Giap

HEAD OFFICE

Issued under Circular No. 200/2014/TT-BTC
dated December 22, 2014 of the Ministry of

CONSOLIDATED STATEMENT OF INCOME

Quarter IV/2024

Items	Code	Note	Reporting period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
1. Revenue from sales of goods and rendering of services	01	VI.25	559,980,122,961	595,495,142,435	1,457,086,750,627	1,399,039,285,527
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services	10		559,980,122,961	595,495,142,435	1,457,086,750,627	1,399,039,285,527
4. Cost of goods sold	11	VI.28	535,533,560,800	566,066,465,885	1,322,139,761,914	1,270,170,990,827
5. Gross profit from sales of goods and rendering of services	20		24,446,562,161	29,428,676,550	134,946,988,713	128,868,294,700
6. Financial income	21	VI.29	529,511,269	1,750,063,288	4,312,742,910	7,577,440,258
7. Financial expense	22	VI.30	22,655,484,860	19,548,085,053	63,169,978,193	90,871,447,878
In which: Interest expense			22,655,484,860	19,515,281,960	63,169,978,193	90,838,644,785
8. Profit or loss in joint ventures and associates	23		-202,018,794	-488,391,398	-427,301,349	-488,391,398
9. Selling expense	24				6,791,820,314	485,158,776
10. General and administrative expense	25		24,058,669,287	-4,369,692,059	59,312,694,782	28,818,746,362
11. Net profit from operating activities	30		-21,940,099,511	15,511,955,446	9,557,936,985	15,781,990,544
12. Other income	31		15,356,620,296	1,340,137,616	22,500,626,056	2,189,385,778
13. Other expense	32		119,868,172	55,439,621	792,073,323	211,886,358
14. Other profit	40		15,236,752,124	1,284,697,995	21,708,552,733	1,977,499,420
15. Total net profit before tax	50		-6,703,347,387	16,796,653,441	31,266,489,718	17,759,489,964
16. Current corporate income tax expense	51	VI.31	3,385,126,555	-41,959,575	6,620,301,282	621,282,652
17. Deferred corporate income tax expense	52	VI.32	-1,160,964,018	-86,956,116	-2,177,043,778	-202,563,643
18. Profit after corporate income tax	60		-8,927,509,924	16,925,569,132	26,823,232,214	17,340,770,955
19. Profit after tax of parent company	61		-8,927,509,924	16,925,569,132	26,823,232,214	17,340,770,955
20. Profit after taxes of non-controlling shareholders	62					
21. Basic earnings per share	70					
22. Declining earnings per share	71					

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

Hanoi, Day 23 month 04 year 2025

CHAIRMAN



Nguyen Dang Giap

CONSOLIDATED STATEMENT OF CASH FLOWS

Quarter IV/2024

Items	Code	No	Reporting Period		Accumulated from the beginning of tl	
			This year	Last year	This year	Last year
I. CASH FLOWS FROM BUSINESS ACTIVITIES						
1. Proceeds from sales of goods and rendering of services and other revenues	01		590,691,083,725	410,260,151,783	1,736,574,806,299	1,920,186,183,743
2. Cash paid to suppliers	02		-186,421,260,045	-166,848,078,996	-545,644,492,352	-427,575,965,723
3. Cash paid to employees	03		-18,928,822,870	-18,857,049,862	-66,888,711,205	-65,209,278,427
4. Interests paid	04		-3,950,415,500	-7,341,579,048	-16,960,022,185	-30,928,723,949
5. Corporate income tax paid	05					
6. Other receipts from operating activities	06		646,695,194,143	438,966,800,945	1,682,811,421,246	1,916,067,850,875
7. Other payments on operating activities	07		-892,734,372,675	-610,718,151,474	-2,546,791,747,119	-2,796,179,261,980
Net cash flow from production and business activities	20		135,351,406,778	45,462,093,348	243,101,254,684	516,360,804,539
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21		-30,063,613,669	-232,273,911	-49,233,587,851	-277,208,570
2. Proceeds from disposals of fixed assets and other long-term assets	22		27,747		63,664,111	480,272,306
3. Loans and purchase of debt instruments from other entities	23					-35,500,000,000
4. Collection of loans and resale of debt instrument of other entities	24				20,000,000,000	35,500,000,000
5. Equity investments in other entities	25					
6. Proceeds from equity investment in other entities	26					30,000,000,000
7. Interest and dividend received	27		1,196,760,625	1,071,902,632	2,981,684,784	4,600,173,237
Net cash flows from investment activities	30		-28,866,825,297	839,628,721	-26,188,238,956	34,803,236,973
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31					
2. Repayment of capital contributions and repurchase of stock issued	32					
3. Proceeds from borrowings	33		142,770,072,508	73,762,911,472	268,681,723,777	345,997,559,576
4. Repayment of principal	34		-99,569,269,133	-60,746,992,624	-609,667,077,195	-689,298,249,219
5. Repayment of financial principal	35					
6. Dividends and profits paid to owners	36					
Net cash flows from financing activities	40		43,200,803,375	13,015,918,848	-340,985,353,418	-343,300,689,643
Net cash flow during the period (50 = 20 + 30 + 40)	50		149,685,384,856	59,317,640,917	-124,072,337,690	207,863,351,869
Cash and cash equivalents at the beginning of the period	60		204,453,279,986	418,893,361,615	478,211,002,532	270,347,650,663
Effect of exchange rate fluctuations	61					
Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	70		354,138,664,842	478,211,002,532	354,138,664,842	478,211,002,532

PREPARER

Pham Thanh Lam

CHIEF ACCOUNTANT

Nguyen Tuan Anh

Hanoi, day 22 month 11 year 2025

CHAIRMAN



Nguyen Dang Giap

b1) Short-term investments	47,175,636,176	47,175,636,176	67,175,636,176	67,175,636,176
- Term deposits	47,175,636,176	47,175,636,176	67,175,636,176	67,175,636,176
- Bonds				
- Others				
b2) Long-term investments	-	-	-	-
- Term deposits				
- Bonds				
- Others				

	Original price	Provision	Fair value	Original price	Provision	Fair value
c) Equity investments in other entities	8,145,204,879	-	8,145,204,879	8,572,506,228	-	8,572,506,228
- Investment in 36.55 Joint Stock Company	8,145,204,879	-	8,145,204,879	8,572,506,228	-	8,572,506,228

- Summarize the activities of subsidiaries, joint ventures, and associates during the period;
- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period.

	End of period	Beginning of period
03. Trade receivables.		
a) Short-term	307,180,362,736	458,389,613,474
b) Long-term	-	-

Items	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	776,864,289,979	(4,661,038,940)	976,212,613,659	(5,998,730,940)
- Trade receivables	307,180,362,736	(4,661,038,940)	458,389,613,474	(5,998,730,940)
- Prepayments to suppliers	317,753,830,312	-	313,638,141,775	-
- Receivables from employees	-	-	-	-
- Mortgages	1,176,935,157	-	381,191,750	-
- Intra-company receivables	-	-	-	-
- Loan receivable	35,206,051,444	-	32,922,154,031	-
- Provision for short-term doubtful debts	(4,661,038,940)	-	(5,998,730,940)	-

04. Other receivables.

- Others.	120,208,149,270	-	176,880,243,569	-
b) Long-Term	4,385,199,586	-	1,224,227,609	-
- Receivables from equitization	-	-	-	-
- Dividends receivable and profit distributed	-	-	-	-
- Receivables from employees	-	-	-	-
- Mortgages	4,385,199,586	-	1,224,227,609	-
- Loan receivable	-	-	-	-
- Others.	-	-	-	-
Total	781,249,489,565	(4,661,038,940)	977,436,841,268	(5,998,730,940)

	End of period		Beginning of period	
05. Shortage of assets awaiting resolution				
a) Cash				
b) Inventories				
c) Fixed assets				
d) Others.				

Items	End of period		Beginning of period	
	Original price	Provision	Original price	Provision
- Goods in transit	-	-	-	-
- Raw materials	4,730,151,643	-	34,687,046,630	-
- Tools, supplies	243,300,000	-	-	-
- Work in progress	1,136,080,129,598	-	1,073,627,071,614	-
- Finished product	22,404,496,319	-	489,809,571	-
- Goods	-	-	-	-
- Consignments	-	-	-	-
- Goods at bonded warehouse.	-	-	-	-
Total	1,163,458,077,560	-	1,108,803,927,815	-

- Value of obsolete, deteriorated, and unsellable inventory at the end of the period; Causes and measures to handle inventory that is obsolete, deteriorated, or unsellable.

- Inventory value pledged or mortgaged to secure liabilities at the end of the period.

- Difference (if any) in quantity and value between the book records and the actual count when conducting inventory at the end of the period; Causes, responsibilities for compensation, etc. ...

- Situations or events that lead to additional provisions or reversals of provisions for inventory write-downs.

07. Long-Term asset in progress.

Items	End of period		Beginning of period	
	Original price	Recoverable value	Original price	Recoverable value
Construction in progress	441,235,776,847	441,235,776,847	391,694,636,052	391,694,636,052
Project of mixed works and assets on the land of the old headquarters District Party Committee, People's Council - Nghi Loc District People's Committee	188,956,948,471	188,956,948,471	164,323,662,667	164,323,662,667
Project No.6,8 Chua Boc	227,386,937,103	227,386,937,103	227,138,699,474	227,138,699,474
Other projects	24,891,891,273	24,891,891,273	232,273,911	232,273,911
Total	441,235,776,847	441,235,776,847	391,694,636,052	391,694,636,052

08. Tangible fixed assets.

Historical cost	Note	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Totals
Increase in period	-	-	-	-	-	10,699,273,000
- Purchase in period	-	-	10,699,273,000	-	-	10,699,273,000
- Completed construction investment	-	-	-	-	-	-
- Major repairs of fixed assets	-	-	-	-	-	-
- Re-evaluate	-	-	-	-	-	-
- Other increas	-	-	-	-	-	-
Decrease in period	-	-	-	-	-	70,000,000
- Transfer to investment properties	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	70,000,000
- Other decrease	-	-	-	-	-	-
Ending balance	1,567,770,594,578	2,792,986,875	31,843,237,655	12,863,913,260	1,615,270,732,368	

Accumulated depreciation								
Beginning balance	291,419,258,168	2,680,795,837	12,058,150,456	10,928,654,779	317,086,859,240			
Increase in period	42,046,844,129	112,191,038	2,496,108,675	688,803,042	45,343,946,884			
- Depreciation in period	42,046,844,129	112,191,038	2,496,108,675	688,803,042	45,343,946,884			
- Other increase	-	-	-	-	-			
Decrease in period	-	-	-	-	-			
- Transfer to investment properties	-	-	-	-	-			
- Liquidation, disposal	-	-	-	-	-			
- Other decrease	-	-	-	-	-			
Ending balance	333,466,102,297	2,792,986,875	14,554,259,131	11,617,457,821	362,430,806,124			
Net carrying amount								
- Beginning balance	1,276,351,336,410	112,191,038	9,155,814,199	1,935,258,481	1,287,554,600,128			
- Ending balance	1,234,304,492,281	0	17,288,978,524	1,246,455,439	1,252,839,926,244			

* The remaining value at the end of the year of tangible fixed assets pledged as collateral for loans:

* Original value of tangible fixed assets at the end of the year that have been fully depreciated but are still in use:

* Original value of tangible fixed assets at the end of the year awaiting liquidation:

* Commitments regarding the future purchase or sale of high-value tangible fixed assets that have not yet been executed:

* Other changes related to tangible fixed assets:

* Other changes related to tangible fixed assets:

09. Intangible fixed assets.

Note	Land use rights	Publishing rights	Copyrights and patents	Other intangible	Totals
Historical cost					
Beginning balance	31,385,135,374	-	-	649,570,000	32,034,705,374
- Purchase in the year	-	-	-	-	-
- Internally generated assets	-	-	-	-	-
- Increase due to merger	-	-	-	-	-
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the year	31,385,135,374	-	-	649,570,000	32,034,705,374
Accumulated amortization					
Beginning balance	-	-	-	649,570,000	649,570,000

- Amortization in the year	-	-	-	-	-	-	-	-	-
- Other increase	-	-	-	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-	-	-	-
Ending balance of the year								649,570,000	649,570,000
Net carrying amount									
- Beginning balance					31,385,135,374				31,385,135,374
- Ending balance					31,385,135,374				31,385,135,374

* Explanatory notes on data and other clarifications

10. Finance lease fixed assets.

Note	Buildings, structures	Machinery, equipment	Vehicles, transportation	Management equipment	Other intangible	Totals
Historical cost						
Beginning balance						
- Finance lease in period						
- Purchase of finance lease fixed assets						
- Other increase						
- Return of finance lease fixed assets						
- Other decrease						
Ending balance						
Accumulated depreciation						
Beginning balance						
- Depreciation in period						
- Purchase of finance lease fixed assets						
- Other increase						
- Return of finance lease fixed assets						
- Other decrease						
Ending balance						

Net carrying amount							
- Beginning balance	-	-	-	-	-	-	-
- Ending balance	-	-	-	-	-	-	-

* Additional rent incurred is recognized as an expense in the year:

* Basis for determining additional rent incurred:

* Lease extension terms or the right to purchase the asset:

11. Investment properties.

Note	Beginning balance	Increase in period	Decrease in period	Ending balance
Historical cost	221,124,959,849	35,018,402,052	-	256,143,361,901
- Land use rights	-	-	-	-
- Buildings	221,124,959,849	35,018,402,052	-	256,143,361,901
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Accumulated depreciation	26,708,315,173	5,610,141,223	-	32,318,456,396
- Land use rights	-	-	-	-
- Buildings	26,708,315,173	5,610,141,223	-	32,318,456,396
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Net carrying amount	194,416,644,676	29,408,260,829	-	223,824,905,505
- Land use rights	-	-	-	-
- Buildings	194,416,644,676	29,408,260,829	-	223,824,905,505
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-

* Explanatory notes on data and other clarifications:

12. Prepaid expenses.

Note	End of period	Beginning of period
a) Short-term	4,655,091,747	5,349,209,126

- Prepaid expenses of operating lease	-	-	-
- Dispatched tools and supplies	-	-	-
- Borrowing costs	-	-	-
- Others	4,655,091,747	5,349,209,126	
b) Long-term	41,066,794,351	29,057,114,215	
- Expenses of enterprise establishment	-	-	-
- Insurance premiums	-	-	-
- Others	41,066,794,351	29,057,114,215	
Total	45,721,886,098	34,406,323,341	

	End of period	Beginning of period
13. Other assets		
a) Short-term		
b) Long-term		
Total	-	-

14. Borrowings and finance lease liabilities

Note	End of period			Beginning of period	
	Value	Ability to pay debt	Increase in period	Decrease in period	Value
a) Short-term borrowings	356,132,558,715	356,132,558,715	406,720,023,375	502,535,077,195	451,947,612,535
* <i>Personal loans</i>	-	-	-	2,280,000,000	2,280,000,000
* <i>Bank loans</i>	356,132,558,715	356,132,558,715	406,720,023,375	500,255,077,195	449,667,612,535
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	236,132,558,715	236,132,558,715	286,720,023,375	340,255,077,195	289,667,612,535
Vietnam Bank for Agriculture and Rural Development - Transaction Office Branch	-	-	-	40,000,000,000	40,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	120,000,000,000	120,000,000,000	120,000,000,000	120,000,000,000	120,000,000,000
b) Long-term borrowings	400,870,163,199	400,870,163,199	105,822,177,286	291,037,153,415	586,085,139,328

Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	327,047,985,913	-	120,000,000,000	447,047,985,913	447,047,985,913
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	71,817,960,848	103,817,960,848	32,000,000,000	-	-
Vietnam Bank for Agriculture and Rural Development - Transaction Office Branch	-	-	139,037,153,415	139,037,153,415	139,037,153,415
Nguyen Dang Hung	2,004,216,438	2,004,216,438	-	-	-
Total	757,002,721,914	512,542,200,661	793,572,230,610	1,038,032,751,863	1,038,032,751,863

c) Finance lease liabilities

Duration	This time			Last time		
	Total finance lease payments	Pay interest	Principal repayment	Total finance lease payments	Pay interest	Principal repayment
- 1 year or less						
- Over 1 year to 5 years						
- Over 5 years						

d) Overdue and unpaid loans and financial lease debts	End of period		Beginning of period	
	Value	Number of debtors	Value	Number of debtors
- Get a loan				
- Finance lease debt				
- Reason for non-payment				
Total	-	-	-	-

15. Trade payables	End of period		Beginning of period	
	Value	Number of debtors	Value	Number of debtors
a) Short-term	600,170,078,929	600,170,078,929	800,900,438,202	800,900,438,202

b) Long-term	-	-	-
Total	600,170,078,929	600,170,078,929	800,900,438,202
			800,900,438,202

c) Unpaid overdue payables (Details of each item accounting for 10% or more of the total payable amount)			
Total		-	-

	Beginning of period	Amount payable	Actual payment	End of period
16. Taxes and other receivables from the State budget				
- Value-added tax	(70,090,242,441)	27,448,579,098	26,352,735,593	(68,994,398,936)
- Special excise tax	-	-	-	-
- Export, import duties	-	-	-	-
- Value-added tax on imported goods	-	-	-	-
- Corporate income tax	(5,279,251,178)	6,620,301,282	-	1,341,050,104
- Personal income tax	443,110,618	1,688,175,361	1,595,698,896	535,587,083
- Natural resource tax	71,830,016	4,868,488,258	5,907,727,541	(967,409,267)
- Land tax and land rental	-	29,786,725,256	29,786,725,256	-
- Other taxes	(1,000,000)	16,000,000	16,000,000	(1,000,000)
- Fees, charges and other payables	(26,344,201)	5,640,219,823	4,490,666,682	1,123,208,940
Total	(74,881,897,186)	76,068,489,078	68,149,553,968	(66,962,962,076)

	End of period	Beginning of period
17. Accrued expenses		
a) Short-term	31,175,962,541	13,833,425,299
- Accrued annual leave salary	-	-
- Expense of business cessation	-	-

- Estimated cost of goods/real estate sold	-	-
- Other accrued expenses	31,175,962,541	13,833,425,299
b) Long-term accrued expenses	-	-
- Interest expense	-	-
- Other accrued expenses	-	-
Total	31,175,962,541	13,833,425,299

	End of period	Beginning of period
18. Other payables		
a) Short-term		
- Surplus of assets awaiting resolution	-	-
- Trade union fee	2,472,467,707	2,353,619,138
- Social insurance	978,303,538	1,514,064,436
- Health insurance	1,020,826,501	1,039,325,837
- Unemployment insurance	13,955,230	23,540,816
- Payables on equitization	-	-
- Short-term deposits, collateral received	-	-
- Dividends or profits payable	-	-
- Other payables	272,005,412,035	219,676,155,460
Total	276,490,965,011	224,606,705,687

b) Long-term payables	516,763,661,598	545,524,703,357
- Long-term deposits, collateral received	-	-
- Other payables	516,763,661,598	545,524,703,357
c) Unpaid overdue payables (Detailed Breakdown of Each Item and Reason for Overdue Payment)		

	End of period	Beginning of period
19. Unearned revenue		
a) Short-term		
- Prepaid revenue		

- Revenues from traditional customer loyalty program		
- Other unearned revenues		
Total	-	-

b) Long-term (details of each item such as short-term)		
c) Impossibility of contract performance		

20. Convertible bonds	End of period			Beginning of period		
	Value	Interest rate	Term	Value	Interest rate	Term
20.1.Regular bonds						
- Face value issue						
- Discounted issue						
- Premium issue						
Total	-	-	-	-	-	-

20.2. Convertible Bonds:

a) Convertible Bonds at the Beginning of the Period:

- Issuance time, original term, and remaining term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

b) Additional Convertible Bonds Issued During the Period:

- Issuance time, original term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

c) Convertible Bonds Converted into Shares During the Period:

- Quantity of each type of convertible bond converted into shares during the period; quantity of additional shares issued during the period for the conversion of bonds.

- The value of the principal debt of the convertible bonds that is recorded as an increase in equity capital.

d) Convertible Bonds that Mature Without Being Converted into Shares During the Period:

- Quantity of each type of convertible bond that matured without being converted into shares during the period.

- The value of the principal debt of the convertible bonds that is repaid to investors.

e) Convertible Bonds at the End of the Period:

- Original term and remaining term of each type of convertible bond.

- Quantity of each type of convertible bond.

- Par value, interest rate of each type of convertible bond.

- Conversion rate into shares for each type of convertible bond.

- Discount rate used to determine the value of the principal debt for each type of convertible bond.

- The value of the principal debt and the option to convert into shares of each type of convertible bond.

21. Preferred Shares Classified as Debt:

- Par value.

- Issuance target (management, staff, employees, other parties).

- Repurchase terms (time, repurchase price, and other basic terms in the issuance contract).

- Value repurchased during the period.

- Other disclosures.

22. Provisions for payables .	End of period	Beginning of period
a) Short-term provisions		
- Provision for product warranty	-	-
- Provision for construction warranty	-	1,910,240,314
- Provision for corporate restructuring	-	-
- Other provisions for payables (expenses of periodical repair of fixed assets, environmental restoration expenses, etc	-	-
Total	-	1,910,240,314
b) Long-term provisions		

23. Deferred tax assets and deferred tax liabilities

a) Deferred tax asset:	End of period	Beginning of period
- The income tax rate used to determine the value of the deferred tax asset		
-The deferred tax asset related to deductible temporary differences		
- The deferred tax asset related to unused tax losses		
- The deferred tax asset related to unused tax credits		
- The offset with deferred tax liabilities		
Deferred income tax assets	2,686,282,632	326,100,304

b) Deferred income tax liabilities

	End of period	Beginning of period
- Corporate Income Tax (CIT) rate used to determine the value of deferred tax liabilities.		
- Deferred tax liabilities arising from taxable temporary differences.		
- Amount offset against deferred tax assets.		

24. Owner's equity

a) Statement of Changes in Equity

	Details of Contributed capital							
	Contributed capital	Conversion options on convertible bonds	Exchange rate difference	Other capital	Differences revaluation of assets	Non - Controlling Interest	Retained earnings	Total
A	1	2	3	4	5	6	7	8
Beginning balance of previous	1,017,565,750,000	-	-	18,138,832,374	-	20,021,868,729	41,974,373,441	1,097,700,824,544
- Increase in capital in previous	19,884,920,000	-	-	1,109,473,000	-	-	(22,103,866,000)	(1,109,473,000)
- Profit/(loss) for previous	-	-	-	-	-	-	17,340,770,955	17,340,770,955
- Other increase	-	-	-	-	-	-	-	-
- Decrease in capital in previous	-	-	-	-	-	-	-	-
- Loss distribution	-	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	(20,021,868,729)	-	(20,021,868,729)

Beginning balance of current	1,037,450,670,000	-	-	19,248,305,374	-	37,211,278,396	1,093,910,253,770
- Increase in capital of this current	-	-	-	-	-	-	-
- Profit/(loss) for this current	-	-	-	-	-	26,823,232,214	26,823,232,214
- Other increase	-	-	-	-	-	-	-
- Decrease in capital in this current	-	-	-	-	-	-	-
- Loss for this current	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	(1,769,543,722)	(1,769,543,722)
Ending balance of this current	1,037,450,670,000	-	-	19,248,305,374	-	62,264,966,888	1,118,963,942,262

b) Details of Contributed capital		End of period	Beginning of period
- Parent company (if it is a subsidiary)		-	-
- Shareholder		1,037,450,670,000	1,037,450,670,000
- Number of treasury shares:		-	-
Total		1,037,450,670,000	1,037,450,670,000

c) Capital transactions with owners and distribution of dividends and profits		This time	Last time
- Owner's contributed capital			
+ At the beginning of the year		1,037,450,670,000	1,017,565,750,000
+ Increase in the year		-	19,884,920,000
+ Decrease in the year		-	-
+ At the end of the year		1,037,450,670,000	1,037,450,670,000
- Distributed dividends and profit		-	19,884,920,000

d) Dividend		End of period	Beginning of period
- Dividends declared after the reporting date:			
+ Dividends declared on common shares:.....			
+ Dividends declared on preference shares:.....			
- Dividends on accumulated preference shares not recorded:.....			

	End of period	Beginning of period
d) Issued shares		
- Quantity of Authorized issuing shares		
- Quantity of issued shares		
+ Common shares		
+ Preference shares		
- Quantity of shares repurchased		
+ Common stocks		
+ Preference shares		
- Quantity of outstanding shares in circulation		
+ Common shares		
+ Preference shares		

* Par value per share :

e. Company's reserves: 18,306,372,388

- Development and investment funds 18,306,372,388

- Other reserves

- Enterprise Restructuring Support Fund

g. Income and expenses, profits and losses directly recorded to owner's equity in accordance with specific Accounting standards .

	End of period	Beginning of period
25. Differences upon asset revaluation		

	End of period	Beginning of period
26. Exchange Differences		
- Due to the translation of Financial Statements from foreign currency to VND		
- Due to other reasons		

	This time	Last time
27. Non-business Funds		
- Funding provided during the period	5,142,389,138	2,665,061,453
- Career expenses	10,813,588,408	8,493,474,039

- Remaining funds at the end of the period	(5,671,199,270)	(5,828,412,586)
28. Off balance sheet items	End of period	Beginning of period
a) Outsourced assets: The total minimum lease payments in the future for operating lease contracts of non-cancellable assets according to the terms.		
- 1 year or less		
- Over 1 year to 5 years		
- Over 5 years		

b) Assets held in custody: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of asset as of the end of the period.

- Materials and goods held for processing: The company must provide detailed explanations of the quantity, type, specifications, and quality as of the end of the period.

- Goods held for sale on behalf of others, consignment goods, pledged or mortgaged goods: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of goods.

c) Foreign currencies: The company must provide detailed explanations of the quantity of each type of foreign currency, calculated in the original currency. Precious metals must be presented in terms of weight in both domestic and international units (Ounce), with the value explained in USD.

d) Precious metals and gemstones: The company must provide detailed explanations of the cost price, quantity (in international units), and type of precious metals and gemstones.

d) Doubtful debts that have been settled: The company must provide detailed explanations of the value (in the original currency) of doubtful debts that have been settled within 10 years from the date of settlement, broken down by debtor, and the reasons for the write-off of doubtful debts in accounting

e) Other information regarding items outside the balance sheet.

30. Other information that the company voluntarily explains and clarifies.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (REPORT ON BUSINESS ACTIVITIES)

Unit: VND

	This time	Last time
01. Total Revenue from sale of goods and rendering of services (code 01).	559,980,122,961	595,495,142,435
+ Revenue from construction contracts	500,017,268,644	552,115,999,699

+ Revenue from real estate business	15,592,475,001	3,007,400,000
+ Revenue from sale of goods	2,284,414,292	1,984,076,900
+ Revenue from rendering of services	42,085,965,024	38,387,665,836
+ Revenue from other industries	-	-

02. Revenue deductions (Code 02).	This time	Last time
+ Trade discounts		
+ Sale discounts		
+ Sale returns		

03. Cost of goods sold (code 11)	This time	Last time
- Cost of construction contracts	496,145,751,200	546,311,231,364
- Cost of assignment of investment properties	15,137,160,093	3,217,197,875
- Cost of finished goods sold	2,165,624,749	1,880,904,901
- Cost of services rendered	22,085,024,758	14,657,131,745
- Expenses of sales of investment properties	-	-
- Normal loss of inventories	-	-
- Abnormal loss of inventories	-	-
- Other abnormal expenses included in cost of goods sold	-	-
- Provision for devaluation of inventories	-	-
- Cost of other industries	-	-
Total	535,533,560,800	566,066,465,885

04. Financial income (Code 21)	This time	Last time
- Interest income	529,511,269	1,750,063,288
- Gain from disposal of financial investments	-	-
- Dividends or profits received	-	-
- ealised exchange gain	-	-
- Interest from deferred payment sale or payment discount	-	-
- Other financial income	-	-

Total	529,511,269	1,750,063,288
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05. Financial expenses (Code 22).	This time	Last time
- Interest expenses	22,655,484,860	19,515,281,960
- Payment discount or interests from deferred payment purchase	-	-
- Loss from disposal of financial investments	-	32,803,093
- Realised exchange loss	-	-
- Provision for diminution in value of trading securities and impairment loss from investment	-	-
- Other financial expenses	-	-
- Other decreases in financial expenses.	-	-
Total	22,655,484,860	19,548,085,053

06. Other Income	This time	Last time
- Gain from liquidation, disposal of fixed assets	-	-
- Gain from revaluation of assets	-	-
- Collected fines	-	-
- Deductible taxes	-	-
- Others	15,356,620,296	1,340,137,616
Total	15,356,620,296	1,340,137,616

07. Other expenses	This time	Last time
- Loss from liquidation, disposal of fixed assets	-	-
- Loss from revaluation of assets	-	-
- Fines	-	-
- Others	119,868,172	55,439,621
Total	119,868,172	55,439,621

08. Selling expenses and business management expenses	This time	Last time
a) Operating Expenses Incurred During the Period	24,058,669,287	(4,369,692,059)

- Details of expenses accounting for 10% or more of total operating expenses		
- Other operating expenses		
b) Selling Expenses Incurred During the Period	-	-
- Details of expenses accounting for 10% or more of total selling expenses		
- Other selling expenses		

09. Production and business costs by factor	This time	Last time
- Raw materials	368,922,315,608	243,931,474,062
- Labour expenses	55,597,876,135	53,406,210,159
- Depreciation expenses	10,329,669,173	11,635,030,187
- Expenses of outsourcing services	45,383,127,523	45,833,584,636
- Other expenses in cash	14,501,190,326	6,282,602,242
Total	494,734,178,765	361,088,901,286

10. Current corporate income tax expense (Code 51).	This time	Last time
- Adjustment of tax expenses from previous years to current year		
- Total current corporate income tax expense	3,385,126,555	(41,959,575)

11. Deferred income tax (Code 52).	This time	Last time
- Deferred CIT expense relating to taxable temporary difference		
- Deferred CIT expense relating to reversal of Deferred income tax assets		
- Deferred CIT income arising from deductible temporary difference		
- Deferred CIT income arising from unused tax loss and tax credits		
- Deferred CIT income arising from reversal of deferred income tax liabilities		
- Total deferred corporate income tax expense.	(1,160,964,018)	(86,956,116)

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

- 1. Non-cash transactions affecting the cash flow statement and cash held by the enterprise but not used.**
- a) Acquisition of assets through the assumption of related debts or through financial lease transactions.


- Acquisition of a business through the issuance of shares.
- Conversion of debt into equity.
- b) Acquisition and disposal of subsidiaries or other business units during the reporting period.
- Total value of acquisition or disposal.
- The portion of the acquisition or disposal value paid in cash and cash equivalents.
- The amount of cash and cash equivalents actually held in the acquired or disposed subsidiary or business unit.
- The portion of non-cash assets and liabilities in the acquired or disposed subsidiary or business unit during the period.
- The portion of the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other binding commitments the enterprise must comply with.

VII. OTHER INFORMATION



1. Contingent liabilities, commitments, and other financial information.
2. Events occurring after the end of the financial year.
3. Information on related parties.
4. Presentation of assets, revenues, and business results by segment (by business area or geographical area) as per Accounting Standard No. 28.
5. Comparative information.
6. Information about going concern.
7. Other information.

Preparer

 Pham Thanh Lam

Chief Accountant

 Nguyen Tuan Anh

Hanoi, day 28 month 01 year 2025

Chairman


 Nguyen Dang Giap