



**INVESTMENT & CONSTRUCTION  
DEVELOPMENT CORPORATION**

**Financial Statements**

**For the fiscal year 2024, ended as at December 31, 2024**



Audited by

**SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD. (AASCS)**

Address: 29 Vo Thi Sau, Dakao Ward, District 1, Ho Chi Minh City

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## REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Investment & Construction Development Corporation (the "Company") presents their report and the Financial Statements for the fiscal year 2024, ended as at December 31, 2024.

### I. THE COMPANY

#### 1. Form of ownership

Investment & Construction Development Corporation was converted from Investment & Construction Development Company, abbreviated as "INVESTCO. CORP". The company operates under Business Registration Certificate No. 0301442227 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on February 17, 2005, the 14th change on April 4, 2023.

Legal capital : VND 208,097,020,000  
Contributed capital as at December 31, 2024 : VND 208,097,020,000

The head office is located at 152/1A Nguyen Van Thuong Street, Ward 25, Binh Thanh District, Ho Chi Minh City.

#### 2. Business fields

General contractor for construction and installation, real estate investment and business, construction design consultancy, financial investment, industrial production, etc.

#### 3. Business lines

Construction of other civil engineering works. Details:

- + Investment, construction and business of houses, technical infrastructure works of industrial parks, urban areas, tourist areas;
- + Construction and installation of civil, industrial, traffic, irrigation, postal, power lines and transformer stations, technical infrastructure works;
- + Investment, construction and business of hydroelectric works, sports facilities, entertainment areas.

### II. FINANCIAL SITUATION AND RESULTS OF BUSINESS ACTIVITIES

The Company's financial situation and business performance during the year are presented in the attached Financial Statements.

### III. EVENTS SINCE THE BALANCE SHEET DATE

The Board of Managements of the Company affirmed there have been no significant events occurring after December 31, 2024 which would require adjustments or disclosures to be made in the Financial Statements.

### IV. THE BOARD OF MANAGEMENT, BOARD OF DIRECTORS, BOARD OF SUPERVISORS, CHIEF ACCOUNTANT AND LEGAL REPRESENTATIVE

#### The Board of Management

Mr.	Nguyen Tuan Kiet	Chairman
Mr.	Phan Van Danh	Member
Mr.	Le Hoang An	Member

#### The Board of General Directors

Mr.	Phan Van Danh	General Directors
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#### The Board of supervisors

Mrs.	Do Thi Hong	Head of the supervisory board
Mrs.	Nguyen Trang Kim Yen	Member
Mrs.	Mai Thi Dieu	Member

#### Legal representative

Mr.	Phan Van Danh
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#### Chief Accountant

Mrs.	Dinh Thi Phuong
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## REPORT OF THE BOARD OF GENERAL DIRECTORS

According to the above list, no one in the Board of Directors, the General Director, or the Supervisory Board uses the power they are assigned in managing and operating the Company to gain any other benefits other than the normal benefits from holding shares like other shareholders.

### V. AUDITOR

The auditors of Southern Auditing and Accounting Financial Consultancy Services Company Limited (AASCS) take the audit of the Financial Statements for the Company.

### VI. STATEMENT OF THE BOARD OF GENERAL DIRECTORS RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Board of General Directors is responsible for the Financial Statements of each financial year which give a true and fair view of the state of affairs of the Company and of its results and cash flows for the fiscal year 2024, ended as at December 31, 2024. In preparing those Financial Statements, the Board of General Directors of the Company commits to comply with the following requirements:

- Establish and maintain the internal control that The Board of Management and The Board of General Directors determine it is necessary for preparing and presenting the Financial Statement that is no longer contain material misstatement whether due to fraud or error;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Company will continue in business.



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

The Board of General Directors, confirm that the Financial Statements for the fiscal year 2024, ended as at December 31, 2024, its operating results and cash flows in the year 2024 of Company accordance with the Vietnamese Accounting System and comply with relevant statutory requirements.

### VII. OTHER COMMITMENTS

The Board of Directors commits that the Company does not violate the information disclosure obligation as prescribed in Circular 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance on guiding information disclosure on the stock market.

### VIII. APPROVAL OF FINANCIAL REPORTS

We, the Board of Directors of Construction Investment and Development Joint Stock Company, approve the Financial Statements for the fiscal year 2024 ending on December 31, 2024.

Approval February 2025  
On behalf of the Board of Management  
Chairman

  
Nguyen Tuan Kiet

Approval February 2025  
On behalf of The Board of General Directors  
General Directors  
  
Phan Van Danh

No. 45/BCKT/TC/2025/AASCS

## INDEPENDENT AUDITOR'S REPORT

**To:** The owner, The Board of Management, The Board of General Directors  
of INVESTMENT & CONSTRUCTION DEVELOPMENT CORPORATION

We have audited the Financial Statement of Investment & Construction Development Corporation, prepared on February 17, 2025, as set out on pages 07 to 38, which comprise the Balance Sheet as at December 31, 2024, the Income Statement, Cash Flows and Notes to the Financial Statement.

### The Board of the General Director's responsibility

The Board of the General Directors is responsible for the preparation and fair presentation of these Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to financial reporting, and for such internal control as The Board of the General Directors determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

### Auditor's responsibility

Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Audit Standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statement are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Audit opinion

In our opinion, the Financial Statements give a true and fair view, in all material respects, the financial position of Investment & Construction Development Corporation as at December 31, 2024 of its results and cash flows for the fiscal year 2024, ended as at December 31, 2024 in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprise and the relevant statutory requirements applicable to the Financial Statements.

**Issues to be emphasized**

As stated in item VIII.5 - Information on going concern - As of December 31, 2024, the Company's "Equity" indicator on the Balance Sheet (code: 410) was negative VND (57,546,871,687) and current liabilities exceeded current assets by VND 55,880,851,212. This indicator may affect the Company's going concern. However, the Company's Board of Directors believes that the Company can balance the cash flow to pay off due debts and serve the Company's normal business operations with additional contributed capital and financial support from Shareholders. Our unqualified audit opinion is not related to this issue.

HCM city, *February 19<sup>th</sup>*, 2025  
Southern Auditing and Accounting  
Financial Consulting Services Co., Ltd.  
Deputy General Director



**Do Khắc Thanh**  
Practising Auditor Registration  
Certificate no.: 0064-2023-142-1

**Auditor**



**Duong Nguyen Thuy Mai**  
Practising Auditor Registration  
Certificate no.: 0848-2023-142-1



## BALANCE SHEET

As at December 31, 2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
<b>A. SHORT-TERM ASSETS</b>	<b>100</b>		<b>36,400,777,307</b>	<b>373,910,155,119</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.1	<b>813,483,560</b>	<b>13,284,243,384</b>
1. Cash	111		813,483,560	13,284,243,384
2. Cash equivalents	112		-	-
<b>II. Short-term investments</b>	<b>120</b>		<b>-</b>	<b>-</b>
1. Trading securities	121		-	-
2. Provisions for decline in value of trading securities	122		-	-
3. Held to maturity investments	123		-	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>34,009,556,958</b>	<b>359,242,121,639</b>
1. Short-term trade receivables	131	V.2	30,238,039,512	42,974,903,128
2. Short-term prepayments to suppliers	132	V.3	13,981,354,803	11,310,475,691
3. Short-term intra-company receivables	133	V.5	57,059,656,754	57,059,656,754
4. Receivables under schedule of construction contract	134		-	-
5. Short-term loan receivables	135	V.4	-	170,000,000,000
6. Other short-term receivables	136	V.6	14,272,004,275	159,438,584,452
7. Short-term provisions for doubtful debts	137	V.7	(88,690,734,763)	(88,690,734,763)
8. Shortage of assets awaiting resolution	139	V.8	7,149,236,377	7,149,236,377
<b>IV. Inventories</b>	<b>140</b>		<b>-</b>	<b>-</b>
1. Inventories	141		-	-
2. Provisions for decline in value of inventories	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>1,577,736,789</b>	<b>1,383,790,096</b>
1. Short-term prepaid expenses	151		-	-
2. Deductible VAT	152		833,920,491	639,973,798
3. Taxes and other receivables from government budget	153	V.12	743,816,298	743,816,298
4. Government bonds purchased for resale	154		-	-
5. Other current assets	155		-	-
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>2,701,500,014,380</b>	<b>2,330,785,284,423</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>-</b>	<b>34,615,350</b>
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Long-term loan receivables	215		-	-
6. Other long-term receivables	216	V.6	-	34,615,350
7. Long-term provisions for doubtful debts	219		-	-

## BALANCE SHEET

As at December 31, 2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
<b>II. Fixed assets</b>	<b>220</b>		-	-
1. Tangible fixed assets	221		-	-
- Historical costs	222		-	-
- Accumulated depreciation	223		-	-
2. Finance lease fixed assets	224		-	-
- Historical costs	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		-	-
- Historical costs	228		-	-
- Accumulated depreciation	229		-	-
<b>III. Investment properties</b>	<b>230</b>		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>2,701,500,014,380</b>	<b>2,330,746,556,573</b>
1. Long-term work in progress	241	V.9	2,701,500,014,380	2,330,746,556,573
2. Construction in progress	242		-	-
<b>V. Long-term investments</b>	<b>250</b>		-	-
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		-	-
3. Investments in equity of other entities	253		-	-
4. Provisions for long-term investments	254		-	-
5. Held to maturity investments	255		-	-
<b>VI. Other long-term assets</b>	<b>260</b>		-	<b>4,112,500</b>
1. Long-term prepaid expenses	261		-	4,112,500
2. Deferred income tax assets	262		-	-
3. Long-term equipment and spare parts for replacement	263		-	-
4. Other long-term assets	268		-	-
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>2,737,900,791,687</b>	<b>2,704,695,439,542</b>



## BALANCE SHEET

As at December 31, 2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
<b>C. LIABILITIES</b>	<b>300</b>		<b>2,795,447,663,374</b>	<b>2,726,331,020,810</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>92,281,628,519</b>	<b>347,132,701,110</b>
1. Short-term trade payables	311	V.11	3,825,227,319	3,830,470,194
2. Short-term prepayments from customers	312		-	-
3. Taxes and other payables to government budget	313	V.12	33,934,675	29,882,404
4. Payables to employees	314		486,300,000	495,187,500
5. Short-term accrued expenses	315		-	-
6. Short-term intra-company payables	316		-	-
7. Payables under schedule of construction contract	317		-	-
8. Short-term unearned revenues	318		-	-
9. Other short-term payments	319	V.13	71,625,124,883	326,466,119,370
10. Short-term borrowings and finance lease liabilities	320	V.10	11,770,196,859	11,770,196,859
11. Short-term provisions	321		-	-
12. Bonus and welfare fund	322	V.14	4,540,844,783	4,540,844,783
13. Price stabilization fund	323		-	-
14. Government bonds purchased for resale	324		-	-
<b>II. Long-term liabilities</b>	<b>330</b>		<b>2,703,166,034,855</b>	<b>2,379,198,319,700</b>
1. Long-term trade payables	331		-	-
2. Long-term repayments from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Intra-company payables for operating capital	334		-	-
5. Long-term intra-company payables	335		-	-
6. Long-term unearned revenues	336		-	-
7. Other long-term payables	337	V.13	164,285,135,126	2,362,167,535,126
8. Long-term borrowings and finance lease liabilities	338	V.10	2,538,880,899,729	17,030,784,574
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred income tax payables	341		-	-
12. Long-term provisions	342		-	-
13. Science and technology development fund	343		-	-



## BALANCE SHEET

As at December 31, 2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>(57,546,871,687)</b>	<b>(21,635,581,268)</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>(57,546,871,687)</b>	<b>(21,635,581,268)</b>
1. Contributed capital	411	V.14	208,097,020,000	208,097,020,000
- Ordinary shares with voting rights	411a		208,097,020,000	208,097,020,000
- Preference shares	411b		-	-
2. Capital surplus	412	V.14	37,001,610,500	37,001,610,500
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418	V.14	14,336,204,255	14,336,204,255
9. Enterprise reorganization assistance fund	419		-	-
10. Other equity funds	420		-	-
11. Undistributed profit after tax	421	V.14	(316,981,706,442)	(281,070,416,023)
- Undistributed profit after tax brought forward	421a		(281,070,416,023)	(267,041,623,559)
- Undistributed profit after tax for the current year	421b		(35,911,290,419)	(14,028,792,464)
12. Capital expenditure funds	422		-	-
<b>II. Funding sources and other funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
1. Funding sources	431		-	-
2. Funds used for fixed asset acquisition	432		-	-
<b>TOTAL SOURCES (440=300+400)</b>	<b>440</b>		<b>2,737,900,791,687</b>	<b>2,704,695,439,542</b>

Prepared, February 17, 2025

Prepared by

Chief Accountant

General Directors



Dinh Thi Phuong



Dinh Thi Phuong



Phan Van Danh

**INCOME STATEMENT**  
Year 2024

Unit: VND

Item	Code	Note	Current year	Previous year
1. Revenues from sales and services rendered	01	VI.1	-	5,157,546,670
2. Revenue deductions	02	VI.2	-	5,157,546,670
3. Net revenues from sales and services rendered (10=01-02)	10		-	-
4. Costs of goods sold	11	VI.3	-	280,360,900
5. Gross revenues from sales and services rendered	20		-	(280,360,900)
6. Financial income	21	VI.4	19,552,839,954	220,734,197,298
7. Financial expenses	22	VI.5	50,478,323,304	222,583,772,745
- In which: Interest expenses	23		31,004,706,866	3,187,356,030
8. Selling expenses	25		-	-
9. General administration expenses	26	VI.8	4,457,622,646	9,591,012,617
10. Net profits from operating activities {30=20+(21-22)-(25+26)}	30		(35,383,105,996)	(11,720,948,964)
11. Other income	31	VI.6	510,022,430	90,166,054
12. Other expenses	32	VI.7	1,038,206,853	2,398,009,554
13. Other profits (40=31-32)	40		(528,184,423)	(2,307,843,500)
14. Total net profit before tax (50=30+40)	50		(35,911,290,419)	(14,028,792,464)
15. Current corporate income tax expenses	51	VI.10	-	-
16. Deferred corporate income tax expenses	52		-	-
17. Profits after enterprise income tax (60=50-51-52)	60		(35,911,290,419)	(14,028,792,464)
18. Basic earnings per share	70	VI.11	(1,726)	(674)
19. Declining earnings per share	71	VI.12	(1,726)	(674)

Prepared by



Dinh Thi Phuong

Chief Accountant



Dinh Thi Phuong

Prepared, February 17, 2025  
General Directors



Phan Van Danh

## CASH FLOW STATEMENT

(Direct method)  
Year 2024

Unit: VND

Item	Code	Note	Current year	Previous year
<b>I. Cash flows from operating activities</b>				
Proceeds from sales and services rendered and other revenues	01		12,803,834,403	18,892,774,051
Expenditures paid to suppliers	02		(122,770,585,265)	(8,183,375,855)
Expenditures paid to employees	03		(2,236,474,721)	(2,240,914,385)
Paid interests	04		-	-
Paid enterprise income tax	05		-	(1,973,318,835)
Other proceeds from operating activities	06		123,257,424,658	22,646,170,230
Other expenditures on operating activities	07		(2,888,454,461,593)	(6,730,004,841,374)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>(2,877,400,262,518)</b>	<b>(6,700,863,506,168)</b>
<b>II. Cash flows from investing activities</b>				
Expenditures on purchase and construction of fixed assets and long-term assets	21		-	-
Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-
Expenditures on loans and purchase of debt instruments from other entities	23		-	-
Proceeds from lending or repurchase of debt instruments from other entities	24		170,000,000,000	6,084,670,621,681
Expenditures on equity investments in other entities	25		-	-
Proceeds from equity investment in other entities	26		-	-
Proceeds from interests, dividends and distributed profits	27		173,079,387,539	655,760,410,076
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>343,079,387,539</b>	<b>6,740,431,031,757</b>
<b>III. Cash flows from financial activities</b>				
Proceeds from issuance of shares and receipt of contributed capital	31		-	-
Repayment of contributed capital and repurchase of stock issued	32		-	-
Proceeds from borrowings	33		2,521,850,115,155	7,050,000,000
Repayment of principal	34		-	(33,824,000,000)
Repayment of financial principal	35		-	-
Dividends and profits paid to owners	36		-	-
<b>Net cash flows from financial activities</b>	<b>40</b>		<b>2,521,850,115,155</b>	<b>(26,774,000,000)</b>

## CASH FLOW STATEMENT

(Direct method)  
 Year 2024

Unit: VND

Item	Code	Note	Current year	Previous year
Net cash flows during the fiscal year (50 = 20+30+40)	50		(12,470,759,824)	12,793,525,589
Cash and cash equivalents at the beginning of fiscal year	60	V.1	13,284,243,384	490,717,795
Effect of exchange rate fluctuations	61			
<b>Cash and cash equivalents at the end of fiscal year (70=50+60+61)</b>	<b>70</b>	<b>V.1</b>	<b>813,483,560</b>	<b>13,284,243,384</b>

Prepared by



Dinh Thi Phuong

Chief Accountant



Dinh Thi Phuong

Prepared, February 17, 2025

General Director



Phan Van Danh



## NOTES TO THE FINANCIAL STATEMENT

Year 2024

### I. THE COMPANY'S INFORMATION

#### 1. Form of ownership

Investment & Construction Development Corporation was converted from Investment & Construction Development Company, abbreviated as "INVESTCO. CORP". The company operates under Business Registration Certificate No. 0301442227 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on February 17, 2005, the 14th change on April 4, 2023.

Legal capital	: VND	208,097,020,000
Contributed capital as at December 31, 2024	: VND	208,097,020,000

The head office is located at 152/1A Nguyen Van Thuong Street, Ward 25, Binh Thanh District, Ho Chi Minh

#### 2. Business fields

General contractor for construction and installation, real estate investment and business, construction design consultancy, financial investment, industrial production, etc.

#### 3. Business lines

Construction of other civil engineering works. Details:

- + Investment, construction and business of houses, technical infrastructure works of industrial parks, urban areas, tourist areas;
- + Construction and installation of civil, industrial, traffic, irrigation, postal, power lines and transformer stations, technical infrastructure works;
- + Investment, construction and business of hydroelectric works, sports facilities, entertainment areas.

#### 4. Ordinary course of business: 12 months

#### 5. Characteristics of the business activities in the fiscal year that affect the Financial Statements

None

#### 6. Operating model

Unit name	Address	Main business activities
Construction Enterprise No. 4	155 Nguyen Dinh Chieu, District 3, Ho Chi Minh City	Construction
Construction Enterprise No. 5	75/46B Le Van Luong, District 7, Ho Chi Minh City	Construction
Construction Enterprise No. 6	208 Dong Den, Ward 14, Tan Binh District, Ho Chi Minh City	Construction
Mechanical construction enterprise	89 Dao Duy Anh, Phu Nhuan District, Ho Chi Minh City	Construction

*These factories have been inactive since 2012.*

#### 7. Total number of employees

Total number of employees as of December 31, 2024 is 10 people (December 31, 2023 is 10 people).

### II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

#### 1. Accounting period

Annual accounting period of Company is from 01 January to 31 December.

#### 2. Accounting currency

The currency used in accounting records is Vietnamese Dong (VND).

## NOTES TO THE FINANCIAL STATEMENT

Year 2024

### III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

#### 1. Accounting system

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT/BTC dated December 22, 2014 of the Ministry of Finance and guiding, supplementing and amending Circulars.

#### 2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

### IV. ACCOUNTING POLICIES

#### 1. Principles of recognizing cash and cash equivalents

##### a. Principles of recognizing cash

Cash includes: cash on hand, cash in bank under current account and cash in transit.

##### b. Principles of recognizing cash equivalents

Cash equivalents are short term investments for a period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of the Financial Statements.

##### c. Principles and methods of converting other currencies

Transactions arising in foreign currencies are converted into Vietnam dong at the actual exchange rate at the time of transaction. Overdraft is recorded as a bank loan.

At the reporting date, the company is requested to revalue the balance of foreign currencies and monetary gold as below:

- The balance of foreign currencies: using buying price quoted by commercial bank which is trading with the company at the reporting date;

#### 2. Principles of recognizing financial investment

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures, cooperation, investment in securities and other financial investments ...

For the preparation of financial statements, the financial investment must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.

- Having maturity over than 12 months or over 01 normal production period are recorded as long - term.

##### a. Held-to-maturity investments

This investment does not reflect bonds and debt instruments held for trading purposes with the aim of earning profit. Held-to-maturity investments include term deposits (remaining maturity of 3 months or more), treasury bills, promissory notes, bonds, preference shares that the issuer is required to redeem at a certain time in the future, loans held to maturity for the purpose of earning periodic interest and other investments held to maturity.

**Provision for devaluation of investments held to maturity:** for investments held to maturity that have not been provided for in accordance with the law, the Company must assess the possibility of recovery. In case there is certain evidence that a part or the whole of the investment may not be recoverable, the loss must be recorded in financial expenses in the period. The provision or reversal of this provision is made at the time of preparing the Financial Statement. In case the loss cannot be reliably determined, the investment is not recorded as a decrease and the recovery of the investment is explained in the Notes to the Financial Statements.

## NOTES TO THE FINANCIAL STATEMENT

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### b. Investments in subsidiaries, joint ventures and associates

Investments in subsidiaries and associates are stated at original cost. Distributions from accumulated net profits from subsidiaries and associates arising after the date of acquisition are recognized in the financial income. Other distributions (except net profits) are considered a recovery of investments and are deducted to the cost of the investment.

The Company applies accounting regulations on jointly controlled operations and jointly controlled assets as on normal business activities. In which:

- Monitoring incomes, expenses of joint ventures separately and allocated to parties of joint ventures;
- Monitoring contributed assets, contributed capital, liabilities separately in the joint ventures arising from operating joint venture.

Expenses directly related to investment activities in joint ventures and associates have been recorded as financial expense in the period.

*Provision for investment losses in other units*: losses of subsidiaries, joint ventures, associates have led to loss of capital or provision of investors by declining value of investments. The provision is created or reverted at the reporting date for each investment and are recorded in financial expenses in the period.

### c. Investments in equity instruments of other entities

Investments in equity instruments of other entities but without control or joint control, without significant influence on the investee.

Investments in securities and other investments are recorded at cost. Provision for securities depreciation is made on the closing date. The cost of securities is determined by the weighted average method. When liquidating an investment, the difference between the net liquidation price and the book value is recorded in the business results of the period.

*Provision for investment losses in other entities*: the loss due to the unit in which the enterprise is investing in making a loss, leading to the possibility of the investor losing capital or the provision due to the decline in the value of these investments. The provision or reversal of this provision is made at the time of preparing the Financial Statement for each investment and is recorded in the financial expenses of the period.

### 3. Principles of recognizing trade and other receivables

All receivables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of receivables must be managed as below:

- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not related to trading activities.

For the preparation of financial statements, the receivables must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or over 01 normal production period are recorded as long - term.





## NOTES TO THE FINANCIAL STATEMENT

Year 2024

At the reporting date, the company reevaluates the receivables which have balance in foreign currency (except for advance to suppliers; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the company at the reporting date.

**Provision for bad debts:** bad debts are provisioned for bad debts when preparing the Financial Statements. The provisioning or reversal of this provision is made at the time of preparing the Financial Statements and is recorded in the business management expenses of the period. For bad debts that have lasted for many years and the Company has tried to use all measures to collect the debt but still cannot collect the debt and determines that the debtor is truly unable to pay, the Company may have to carry out procedures to sell the debt to a debt buying and selling company or write off the bad debts on the accounting books (implemented in accordance with the provisions of the Law and the Company's Charter).

### 4. Principles of recognizing inventories

#### a. Principles of recognizing

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The assets are purchased for the production, use or sale are not presented in this item but are presented in item "Long-term equipment, supplies, spare parts", including:

- Work-in-progress products that have a production or turnover period of more than 12 months or more than an ordinary cycle of business operation;
- Supplies, equipments and spare parts for replacement which reserved period are more than 12 months or more than an ordinary cycle of business operation.

#### b. Cost determination of inventories

Cost of inventories are determined in accordance with method: weighted average.

#### c. Record method of inventories

Inventories are recorded in line with perpetual method.

#### d. Method of provisions for decline in value of inventories

At the end of the accounting year, if the value of inventories cannot be recovered sufficiently due to damage, obsolescence, reduced selling prices or an increase in the estimated costs to complete or make them ready for sale, the Company shall prepare provision for devaluation of inventory. An allowance for devaluation of inventories is made as the difference between the cost of inventories and their net realizable value.

### 5. Principles of recording and depreciating fixed assets

Tangible fixed assets are recorded at historical cost less accumulated depreciation. The historical cost of a fixed asset comprises its purchase price and any costs directly attributable to bringing the asset to its working condition for its intended use. Expenditures incurred subsequent to initial recognition are recognized as additional costs of a fixed asset only if it is probable that they will result in future economic benefits from the use of the asset. Expenditures that do not satisfy the above criteria are recognized as expenses in the period.

During use, the Company depreciates fixed assets into production and business expenses for fixed assets related to production and business. Intangible fixed assets such as land use rights are only depreciated for intangible fixed assets such as land use rights with a term.

Depreciation is provided on a straight-line basis. The useful life are estimated as follows:

- Buildings, plants	18 years
- Machinery, equipments	03 - 05 years
- Transportation equipments, transmitters	06 years
- Management equipment and tools	03 - 05 years

## NOTES TO THE FINANCIAL STATEMENT

Year 2024

### 6. Principles of recognizing prepaid expenses

The calculation and allocation of expenses to each accounting period is based on the nature and level of each prepaid expense.

Prepaid expenses are recorded separately: incurred, allocated amount to its cost center and carried amount.

Prepaid expenses are classified as follows:

- Prepaid expenses related to purchases or services less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.
- Prepaid expenses related to purchases or services over than 12 months or over 01 normal production period, from incurred date, are recorded as long - term.

### 7. Principles of recognizing trade and other payables

All receivables must be recorded detail by aging, by each client and in original currency if any and others details, as deemed required by the management.

The classification of receivables must be managed as below:

- Trade receivables: receivables from trade-related activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: non-trade related activities.

For the preparation of financial statements, the receivables must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company reevaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the selling price quoted by commercial bank which is trading with the Company at the reporting date.

### 8. Principles of recognizing loans and finance lease liabilities

Loans in the form of issuance of bond or preference share with preferential terms required the issuer to repurchase at a certain time in the future shall not be reflected on this item.

Loans, debts should be monitored in detail for each entity, each contract and each type of loan assets. The financial lease liabilities are stated at present value of minimum lease payment or the fair value of the lease assets.

For the preparation of financial statements, the loans and finance lease liabilities must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the time of preparing the Financial Statements in accordance with the provisions of law, the Company re-evaluates the balance of loans and financial leases in foreign currencies at the foreign currency selling rate of the commercial bank where the Company regularly conducts transactions at the time of preparing the Financial Statements.



## NOTES TO THE FINANCIAL STATEMENT

Year 2024

### 9. Principles of recognizing borrowings and capitalization borrowing costs

Borrowing costs are recognized into financial expenses, except in case where the borrowings cost directly attribute to the acquisition or work in progress is calculated to value of assets (capitalized), when all the conditions are in accordance with VAS "Borrowing costs".

### 10. Principle of recording payable expenses

Payables for goods and services received from sellers or provided to buyers during the period but not actually paid due to lack of invoices or insufficient accounting records and documents, and payables to employees are recorded in production and business expenses during the period to ensure that when actual costs arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and costs. The provision of payable costs must be calculated carefully and must have reasonable and reliable evidence. When such costs arise, if there is a difference with the amount already provided, the accountant will make an additional record or reduce the cost corresponding to the difference.

### 11. Principles of recognizing capital

#### a. Principles of recognizing contributed capital, capital surplus, conversion options on convertible bonds, other capital

Capital contribution is stated at actually contributed capital of owners and recorded by each individual, organization.

When capital of the investment license is determined in foreign currency, the determination of the investors shall be based on the actual amount of foreign currencies which they contribute.

Contributed capital in assets must be recorded in revaluation of assets which share holders approved. Intangible assets such as brand, trademark, trade name, right of exploitation, development projects ... shall only be recorded as capital if relevant law allows.

For joint-stock company, contributed capital of the shareholders is recorded according to actual price of stock issuance, but it is reflected in two separate items:

- Contributions from owners are recorded at par value of the shares;
- Capital surplus is recognized by the greater than or less than difference between the actual price of issue of shares and par value.

In addition, the capital surplus was also recorded at the difference higher or lower between the actual price of stock issuance and the par value of shares as treasury shares.

#### b. Principles for recording undistributed profits

Undistributed earnings is the profit of business operations after addition (+) or deduction (-) of regulated items due to applying a change in accounting treatment retrospectively or to make a retrospective restatement to correct materiality in the previous year.

Profit distribution must be complied with the current financial policies.

When distributing profits, it is necessary to consider non-cash items in undistributed profits after tax that may affect the company's cash flow and ability to pay dividends and profits.

### 12. Principles of recognizing revenues

#### a. Principles of recognizing revenue from sale of goods

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

## NOTES TO THE FINANCIAL STATEMENT

Year 2024

When the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the reporting date, measured as the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs, unless this would not be representative of the stage of completion. Contract variations, claims and other payments are included in revenue only when agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, revenue is recognised only to the extent of contract costs incurred that it is probable will be recovered. Contract costs are recognised as expenses in the period in which they are incurred.

The difference between the cumulative total revenue of a construction contract recognized up to the reporting date and the cumulative amount recorded on the progress payment invoice up to the same date is recorded in the construction contract progress payment receivable/payable on the balance sheet.

### b. Principles of recognizing revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Identify the work completed at the date of the Report;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

### c. Principles of recognizing financial income

Financial income includes interest, gain on exchange rate difference, dividends and other income related to financial activities. For interest earned from loans, deferred payment and installments: income is recognized when earned and the principal is not classified as overdue that need provision. Dividend is recognized when the right to receive dividend is established.

### d. Principles of recognizing other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad debt which has been written off, unknown payables and gifts in cash or non cash form.

### 13. Principles of recognizing costs of goods sold

Cost of goods sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).

For the used material over the normal production capacity, labor and general production cost is not allowed to record to production cost but allowed to record to cost of goods sold after deduction of compensation (if any), even these finished goods are not sold.

### 14. Principles of recognizing financial expenses

Items recorded as financial expenses includes: expense or losses related to financial investments; lending and borrowing expense; expense related to investment in joint venture, associates; loss from share transfer; provision of share reduction or investment and loss on trading foreign currency.



## NOTES TO THE FINANCIAL STATEMENT

Year 2024

### 15. Principles of recognizing selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods and providing service.

Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business licence tax; bad debt provision; outsourcing expense and other cash expenses.

### 16. Principles of recognizing current and deferred corporate income tax expense

Current corporate income tax expense is calculated based on taxable profit and income tax rate applied in the current year.

Deferred corporate income tax expense is the corporate income tax will be paid in future resulted from:

- Record of deferred tax payable during the year;
- Revert of deferred tax assets was recorded in previous years.

### 17. Relevant parties

Parties are considered related to the Company if the Company has the ability, directly or indirectly, to control or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Company and the party are subjected to common control or common significant influence.

In the review of related parties, nature of the relationship is considered more than legal form.

### 18. Financial instruments

Pursuant to Circular No. 75/2015/TT-BTC dated May 18, 2015 of the Ministry of Finance, before the Accounting Standards on Financial Instruments and guiding documents are issued, the Company's Board of Directors decided not to present and explain financial instruments according to Circular No. 210/2009/TT-BTC in the Company's Financial Statements.



## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### V. DESCRIPTIVE INFORMATION FOR THE ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

#### 1. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
- Cash on hand	110,567,003	74,037,939
- Cash in banks	702,916,557	13,210,205,445
+ Cash in bank (VND)	700,098,024	13,206,666,910
+ Cash in bank (USD)	2,818,533	3,538,535
<b>Total</b>	<b>813,483,560</b>	<b>13,284,243,384</b>

#### 2. RECEIVABLES

	Closing balance	Opening balance
<b>Receivables from construction customers</b>	<b>25,381,666,635</b>	<b>25,381,666,635</b>
- Hanoi Construction Corporation	6,132,239,823	6,132,239,823
- University of Medicine and Pharmacy at Ho Chi Minh City	15,022,240,002	15,022,240,002
- Estella Joint Venture Company Limited	2,519,814,000	2,519,814,000
- Ho Chi Minh City Housing Development Fund	1,704,019,409	1,704,019,409
- Other objects	3,353,401	3,353,401
<b>Receivables from project purchasers</b>	<b>4,856,372,877</b>	<b>17,593,236,493</b>
- Receivables from customers purchasing Babylon apartments (1)	4,856,372,877	17,593,236,493
<b>Total</b>	<b>30,238,039,512</b>	<b>42,974,903,128</b>

*Note:* The disclosure of related party transactions of trade receivables is presented in the Additional information - related parties section.

<sup>(1)</sup> Receivables of Babylon apartment buyers are the remaining receivables (10% of contract value) pending ownership procedures for the apartment.

#### 3. SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Closing balance	Opening balance
Inveco Investment and Technology Joint Stock Company	1,878,056,671	1,878,056,671
Urban and Industrial Park Construction Joint Stock Company	2,168,075,407	2,168,075,407
Investment and Construction Development Corporation 1 - Ha Noi	2,866,285,613	2,866,285,613
TV Group Global Partnership Law Firm	3,780,000,000	3,780,000,000
Loc Gia Khang Company Limited	2,448,979,112	-
Other objects	839,958,000	618,058,000
<b>Total</b>	<b>13,981,354,803</b>	<b>11,310,475,691</b>

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 4 . LOAN RECEIVABLES

	Closing balance	Opening balance
Short term		
HimLam Corporation	-	170,000,000,000
<b>Total</b>	<b>-</b>	<b>170,000,000,000</b>

### 5 . SHORT-TERM INTERNAL RECEIVABLES

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
Mechanical Enterprise	1,985,191,392	(1,985,191,392)	1,985,191,392	(1,985,191,392)
Dong Dieu Residential Area	427,247,607	(427,247,607)	427,247,607	(427,247,607)
Construction Enterprise No. 4	4,121,989,480	(4,121,989,480)	4,121,989,480	(4,121,989,480)
Construction Enterprise No. 5	43,306,251,304	(43,306,251,304)	43,306,251,304	(43,306,251,304)
Thong Nhat Hospital	7,218,976,971	(7,218,976,971)	7,218,976,971	(7,218,976,971)
<b>Total</b>	<b>57,059,656,754</b>	<b>(57,059,656,754)</b>	<b>57,059,656,754</b>	<b>(57,059,656,754)</b>

**Note:**

This is a receivable at factories, which have ceased operations. As of December 31, 2024, the company has made a 100% provision for this receivable.

### 6 . OTHER RECEIVABLES

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
<b>6.1.Short term</b>				
- Tạm ứng	14,235,375,506	(5,124,675,506)	5,823,975,506	(5,124,675,506)
+ Do Luong Ngoc	3,736,190,045	(3,736,190,045)	3,736,190,045	(3,736,190,045)
+ Vien Thi Minh Phuong and Nguyen Chi Linh	1,388,485,461	(1,388,485,461)	1,388,485,461	(1,388,485,461)
+ Nguyen Thi Ngoc	5,992,400,000	-	202,000,000	-
+ Other objects	3,118,300,000	-	497,300,000	-
- Other receivables	36,628,769	-	153,614,608,946	-
+ Nguyen Van Liem	-	-	-	-
+ HimLam Corporation (Interest)	-	-	153,526,547,585	-
+ An Group Investment and Development Joint Stock	17,730,243	-	17,730,243	-
+ Other objects	18,898,526	-	70,331,118	-
<b>Total</b>	<b>14,272,004,275</b>	<b>(5,124,675,506)</b>	<b>159,438,584,452</b>	<b>(5,124,675,506)</b>
<b>6.2. Long term</b>				
- Collateral, deposits	-	-	34,615,350	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>34,615,350</b>	<b>-</b>

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 7 . SHORT-TERM PROVISION FOR DOUBT RECEIVABLES

	Closing balance		Opening balance	
	Original price	Provision	Original price	Provision
<i>Trade receivable</i>	<i>19,249,426,812</i>	<i>(19,249,426,812)</i>	<i>19,249,426,812</i>	<i>(19,249,426,812)</i>
Estella Joint Venture Company Limited	2,519,814,000	(2,519,814,000)	2,519,814,000	(2,519,814,000)
Ho Chi Minh City Housing Development Fund	1,704,019,409	(1,704,019,409)	1,704,019,409	(1,704,019,409)
University of Medicine and Pharmacy at Ho Chi Minh	15,022,240,002	(15,022,240,002)	15,022,240,002	(15,022,240,002)
Short-term trade receivables	3,353,401	(3,353,401)	3,353,401	(3,353,401)
<i>Prepayments to suppliers</i>	<i>7,256,975,691</i>	<i>(7,256,975,691)</i>	<i>7,256,975,691</i>	<i>(7,256,975,691)</i>
Inveco Investment and Technology Joint Stock	1,878,056,671	(1,878,056,671)	1,878,056,671	(1,878,056,671)
Urban and Industrial Park Construction Joint Stock Company	2,168,075,407	(2,168,075,407)	2,168,075,407	(2,168,075,407)
Investment and Construction Development Corporation 1 - Ha Noi	2,866,285,613	(2,866,285,613)	2,866,285,613	(2,866,285,613)
Other objects	344,558,000	(344,558,000)	344,558,000	(344,558,000)
<i>Advances</i>	<i>5,124,675,506</i>	<i>(5,124,675,506)</i>	<i>5,124,675,506</i>	<i>(5,124,675,506)</i>
<i>Internal receivables</i>	<i>57,059,656,754</i>	<i>(57,059,656,754)</i>	<i>57,059,656,754</i>	<i>(57,059,656,754)</i>
<b>Total</b>	<b>88,690,734,763</b>	<b>(88,690,734,763)</b>	<b>88,690,734,763</b>	<b>(88,690,734,763)</b>

Note:

Provisions for doubtful receivables are made according to Decision No. 6/12/2021/QĐ - INV dated December 30, 2021 of the General Director of Construction Investment and Development Joint Stock Company.

### 8 . MISSING ASSETS PENDING FOR SETTLEMENT

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
Hanoi Construction Corporation (*)	7,149,236,377	-	7,149,236,377	-
<b>Total</b>	<b>7,149,236,377</b>	<b>-</b>	<b>7,149,236,377</b>	<b>-</b>

Note:

(\*) Debt (pending settlement) between the Company and Hanoi Construction Corporation according to debt reconciliation as of December 31, 2021.



## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 9 . LONG-TERM ASSETS IN PROGRESS

#### Long-term work in progress

	Closing balance	Opening balance
<b>Investco Green City Project <sup>(1)</sup></b>	<b>2,701,500,014,380</b>	<b>2,330,746,556,573</b>
Compensation costs (*)	2,115,160,498,701	1,996,615,098,701
Brokerage commission	6,215,490,230	6,215,490,230
Planning costs	5,615,372,688	5,615,372,688
Interest expense and capital cost	561,321,528,439	309,269,126,727
Outsourcing service costs	6,019,836,412	6,019,836,412
Other costs	7,167,287,910	7,011,631,815
<b>Total</b>	<b>2,701,500,014,380</b>	<b>2,330,746,556,573</b>

#### Note:

<sup>(1)</sup> Project "Investco Green city" or "Hung Long 1" in functional area No. 07, New Urban Area Nam Thanh City, Binh Hung commune, Binh Chanh district. Area 125,599.6 m2 invested by the company. The project has completed compensation work and the Company is carrying out the next legal procedures for the project.

(\*) - According to the Minutes of the Extraordinary General Meeting of Shareholders No. 01/11/2022/BBH-ĐHĐCĐ dated November 3, 2022, approving the liquidation and termination of the Deposit Contract dated July 28, 2015 and the attached Appendices (referred to as the "Deposit Contract") according to the Submission No. 01/10/2022/TTr-HĐQT dated October 3, 2022.

- The reason for the termination and liquidation of the Deposit Contract is that the Investment Law 2020 issued after the time the parties signed the Contract changed the legal provisions on the procedures for Approval of investment policy and recognition of project investors, resulting in the Parties being unable to implement Clause 3.6 - Article 3 of the Deposit Contract.

- According to the Agreement on liquidation and termination of the contract dated January 16, 2023, the parties agreed on the compensation value The contract for VREMAX (approximately 1.5 times VREMAX Contribution) is VND 1,274,374,231,000.

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

## 10 . BORROWINGS AND FINANCE LEASE LIABILITIES

## 10.1. Short term

## Loans and financial leases

	Closing balance		Incur		Opening balance	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
<b>Borrowings and financial leases from other parties</b>						
- Hanoi Construction Corporation – JSC	11,770,196,859	11,770,196,859	-	-	11,770,196,859	11,770,196,859
<b>Total</b>	<b>11,770,196,859</b>	<b>11,770,196,859</b>	<b>-</b>	<b>-</b>	<b>11,770,196,859</b>	<b>11,770,196,859</b>

*Details of loans at the end of the financial year are as follows:*

(1) Borrowed from Hanoi Construction Corporation - JSC under Loan Contract No. 01.2010/Hancorp-Investco dated June 17, 2010 and the supplementary amendment to the Loan Contract No. 01.2010/PLHD dated September 20, 2010. The purpose of the loan is to supplement working capital for production and business activities. The loan limit is VND 16,000,000,000. The loan interest rate from June 17, 2010 to September 19, 2010 is 13.5%/year. The loan interest rate adjusted according to the appendix from September 20, 2010 onwards is amended to match the short-term loan interest rate of Hanoi Joint Stock Commercial Bank for Investment and Development in the same period. The loan is unsecured. As of December 31, 2023, the principal balance is VND 11,770,196,859. The loan is overdue.

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

## 11 . BORROWINGS AND FINANCE LEASE LIABILITIES (CONTINUED)

## 11.2. Long term

## Loans and financial leases

	Closing balance		Incur		Opening balance	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
<b>Borrowings and financial leases from other parties</b>						
Truong Son Land Corporation	29,723,164,574	29,723,164,574	12,692,380,000	-	17,030,784,574	17,030,784,574
Formerly known as Him Lam Real Estate Trading Joint Stock Company <sup>(1)</sup>						
HimLam Corporation	2,509,157,735,155	2,509,157,735,155	2,509,157,735,155	-	-	-
<b>Total</b>	<b>2,538,880,899,729</b>	<b>2,538,880,899,729</b>	<b>2,521,850,115,155</b>	<b>-</b>	<b>17,030,784,574</b>	<b>17,030,784,574</b>

*Details of the loan at the end of the financial year are as follows:*

(1) Borrowed from Truong Son Land Corporation under Loan Agreement No. 01/25/03/2021/HD-HLL dated March 25, 2021, Loan Agreement Appendix No. 01/25/03/2021/HD-HLL/PL01 ("PL01") dated April 13, 2022, Loan Agreement Appendix No. 01/25/03/2021/HD-HLL/PL02 ("PL02") dated March 24, 2023 and Loan Agreement Appendix No. 01/25/03/2021/HD-HLL/PL03 ("PL03") dated April 4, 2023. According to PL01, the adjusted value of the loan agreement is VND 50,000,000,000. According to PL02, the loan term is adjusted to 36 months. According to PL03, the loan interest rate is adjusted to 13.15%/year from April 4, 2023. The loan interest rate is from 10.35%/year to 13.15%/year. The loan is unsecured. As of December 31, 2024, the principal balance is VND 29,723,164,574.

(2.1) Borrow from Him Lam Joint Stock Company under Loan Contract No. 01/12/2024/INV-HL dated November 25, 2024 with a maximum limit of VND 1,870,000,000,000 to supplement capital for investment and business activities. Loan term is 48 months from the date of signing the contract, loan interest rate is 12.1%. The loan is unsecured. As of December 31, 2024, the principal balance is VND 1,867,798,735,155.

(2.2) Borrow from Him Lam Joint Stock Company under Loan Contract No. 02/12/2024/INV-HL dated November 25, 2024 with a maximum limit of VND 650,000,000,000 to supplement capital for investment and business activities. Loan term is 48 months from the date of signing the contract, loan interest rate is 12.1%. The loan is unsecured. As of December 31, 2024, the principal balance is VND 641,359,000,000.

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 11 . TRADE PAYABLES

	Closing balance		Opening balance	
	Value	Able to repay	Value	Able to repay
<b>Short term</b>				
Licogi 16 Joint Stock	3,347,712,622	3,347,712,622	3,347,712,622	3,347,712,622
Other objects	477,514,697	477,514,697	482,757,572	482,757,572
<b>Total</b>	<b>3,825,227,319</b>	<b>3,825,227,319</b>	<b>3,830,470,194</b>	<b>3,830,470,194</b>

### 12 . TAXES AND RECEIVABLES AND PAYABLES TO THE STATE

	Opening balance	Amount payable during the year	Amount actually paid during the year (deduction)	Closing balance
<b>12.1 Taxes and payables</b>				
Value Added Tax	-	-	-	-
+ <i>Must pay</i>	-	-	-	-
+ <i>Deductible</i>	-	-	-	-
Corporate income tax	-	-	-	-
Personal income tax	2,149,165	71,470,510	67,418,239	6,201,436
Environmental protection Fees, charges and other payables	27,733,239	-	-	27,733,239
	-	3,000,000	3,000,000	-
<b>Total</b>	<b>29,882,404</b>	<b>74,470,510</b>	<b>70,418,239</b>	<b>33,934,675</b>
<b>12.2. Taxes and receivables</b>				
Value Added Tax	743,816,298	-	-	743,816,298
<b>Total</b>	<b>743,816,298</b>	<b>-</b>	<b>-</b>	<b>743,816,298</b>

The Company's tax settlement is subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions is susceptible to varying interpretations, the tax amounts presented in the Financial Statements may be subject to change at the discretion of the tax authorities.

### 13 . OTHER PAYABLES

	Closing balance	Opening balance
<b>13.1. Short term</b>		
- Union dues	51,840,200	29,446,600
- Other payables (*)	71,573,284,683	326,436,672,770
<b>Total</b>	<b>71,625,124,883</b>	<b>326,466,119,370</b>

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 13 . OTHER PAYABLES (CONTINUED)

(\* Details of other payables and receivables at the end of the fiscal year are as follows:

<i>Interest on capital payable of business cooperation contract</i>	1,895,543,965	287,598,203,063
+ Bao Tam Investment Construction Joint Stock Company	-	54,737,529,411
+ Bao Tin Infrastructure Joint Stock Company	-	103,328,429,864
+ Minh Duc LA Investment and Development Corporation	-	24,687,748,493
+ Saigon Construction Development Joint Stock Company	1,895,543,965	1,895,543,965
+ Phu An Ecological Urban Joint Stock Company	-	102,948,951,330
<b><i>Other payables</i></b>	<b>32,829,200,968</b>	<b>32,994,636,823</b>
+ Hanoi Construction Corporation (Dividends)	6,234,745,889	6,234,745,889
+ Trinh Thi Bao	15,121,428,572	15,121,428,572
+ Dinh Thi Yen	2,185,714,285	2,185,714,285
+ Nguyen Trung Binh	6,174,900,000	6,174,900,000
+ Other objects	3,112,412,222	3,277,848,077
<i>Interest of Truong Son Land Corporation</i>	8,740,914,875	5,843,832,884
<i>Interest of HimLam Corporation</i>	28,107,624,875	-
	<b>Closing balance</b>	<b>Opening balance</b>
<b>13.2. Long term</b>		
- Other payables (*)	164,285,135,126	2,362,167,535,126
<b>Total</b>	<b>164,285,135,126</b>	<b>2,362,167,535,126</b>

(\* Details of other payables and receivables at the end of the fiscal year are as follows:

<i>Payable on Business Cooperation Contract (Original Part)</i>	-	2,295,000,000,000
+ Bao Tam Investment Construction Joint Stock Company	-	595,000,000,000
+ Bao Tin Infrastructure Joint Stock Company	-	850,000,000,000
+ Phu An Ecological Urban Joint Stock Company	-	850,000,000,000
<b><i>Các khoản phải trả khác</i></b>	<b>164,285,135,126</b>	<b>67,167,535,126</b>
+ Hanoi Construction Corporation	15,424,979,222	15,424,979,222
+ Nguyen Tuan Kiet	148,860,155,904	51,742,555,904

**NOTES TO THE FINANCIAL STATEMENTS**

Year 2024

**14 . OWNER'S EQUITY****14.1. Change in owner's equity**

	Contributed capital	Capital surplus	Development and investment funds	Undistributed profit after tax	Total
Previous opening balance	208,097,020,000	37,001,610,500	14,336,204,255	(267,041,623,559)	(7,606,788,804)
- Profits in previous year	-	-	-	(14,028,792,464)	(14,028,792,464)
- Increase in capital in previous year	-	-	-	-	-
- Other increases	-	-	-	-	-
- Decrease in capital in previous year	-	-	-	-	-
- Funds distribution	-	-	-	-	-
+ Bonus and welfare fund	-	-	-	-	-
+ Development and investment funds	-	-	-	-	-
- Dividends	-	-	-	-	-
- Other decreases	-	-	-	-	-
Previous closing balance	208,097,020,000	37,001,610,500	14,336,204,255	(281,070,416,023)	(21,635,581,268)
(Current opening balance )					
- Profits in current year	-	-	-	(35,911,290,419)	(35,911,290,419)
- Increase in capital in current year	-	-	-	-	-
- Other increases	-	-	-	-	-
- Decrease in capital in current year	-	-	-	-	-
- Funds distribution	-	-	-	-	-
+ Bonus and welfare fund	-	-	-	-	-
+ Development and investment funds	-	-	-	-	-
- Dividends	-	-	-	-	-
- Other decreases	-	-	-	-	-
Current closing balance	208,097,020,000	37,001,610,500	14,336,204,255	(316,981,706,442)	(57,546,871,687)

## NOTES TO THE FINANCIAL STATEMENTS Year 2024

### 14 . OWNER'S EQUITY

#### 14.2. Details of owner's investment capital

	Closing balance	Percentage	Opening balance	Percentage
Nguyen Tien Long	-	0.00%	18,524,580,000	8.90%
Nguyen Thi Thanh Binh	50,628,700,000	24.33%	41,096,570,000	19.75%
Nguyen Thi Ha	51,251,100,000	24.63%	51,251,100,000	24.63%
Nguyen Tuan Kiet	48,839,130,000	23.47%	48,839,130,000	23.47%
Nguyen Thi Ngoc	43,465,930,000	20.89%	-	0.00%
Other shareholders	13,912,160,000	6.69%	48,385,640,000	23.25%
<b>Total</b>	<b>208,097,020,000</b>	<b>100.00%</b>	<b>208,097,020,000</b>	<b>100.00%</b>

#### 14.3. Capital transactions with owners and dividend distribution, profit sharing

	Current year	Previous year
- Owner's invested equity		
+ Opening capital	208,097,020,000	208,097,020,000
+ Increase in capital during the fiscal year	-	-
+ Decrease in capital during the fiscal year	-	-
+ Closing capital	208,097,020,000	208,097,020,000
- Dividends or distributed profits	-	-

#### 14.4. Shares

	Closing balance	Opening balance
- Number of shares registered	-	-
- Number of shares sold to public market	20,809,702	20,809,702
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares repurchased (treasury shares)	-	-
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares outstanding	20,809,702	20,809,702
+ Common shares	-	-
+ Preference shares	-	-

*Note:* Par value of shares outstanding: VND 10,000 / share

#### 14.5. Enterprise funds

	Closing balance	Opening balance
- Development and investment funds	14,336,204,255	14,336,204,255
- Business arrangement support fund	-	-
- Other equity funds	-	-
- Welfare reward fund	4,540,844,783	4,540,844,783

## NOTES TO THE FINANCIAL STATEMENTS

### Year 2024

#### 15 . OFF BALANCE SHEET ITEMS

##### 15.1. Foreign currencies

	Closing balance	Opening
- USD	121.90	153.09

##### 15.2. Bad debts already settled(\*)

Object	Amount of debt processed	Time of erase
<b>Trade receivables</b>	<b>11,517,115,507</b>	
University of Medicine and Pharmacy at Ho Chi Minh City	5,037,695,589	31/12/2021
Laguna Vietnam Co., Ltd.	2,950,412,473	31/12/2021
Thong Nhat Hospital	1,088,015,116	31/12/2021
Other objects	2,440,992,329	31/12/2021
<b>Prepayments to suppliers</b>	<b>5,399,899,557</b>	
Tam Dai Kim Trading Corporation	2,038,409,638	31/12/2021
Nam Song Hong Investment Joint Stock Company	829,289,940	31/12/2021
Other objects	2,532,199,979	31/12/2021
<b>Other receivables</b>	<b>838,081,703</b>	31/12/2021
<b>Advances</b>	<b>335,025,133</b>	31/12/2021
<b>Pledged receivables</b>	<b>944,612</b>	31/12/2021
<b>Total</b>	<b>18,091,066,512</b>	

Note: (\*) Bad debts have been provisioned for 100% and written off according to Debt Settlement Minutes No. 02/2021/BB-INV dated March 4, 2021 and Debt Settlement Minutes No. 03/2021/BB-INV dated March 5, 2021.



## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

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

Unit: VND

#### 1 . REVENUES FROM SALES AND SERVICES RENDERED

	Current year	Previous year
- Real estate revenue (transfer of ownership to customer)	-	5,157,546,670
<b>Total</b>	<b>-</b>	<b>5,157,546,670</b>

#### 2 . REVENUE DEDUCTIONS

	Current year	Previous year
Returned goods (transferred to customer's name)	-	5,157,546,670
<b>Total</b>	<b>-</b>	<b>5,157,546,670</b>

#### 3 . COST OF GOODS SOLD

	Current year	Previous year
- Capital cost of Babylon Project apartment	-	234,360,900
- Other costs	-	46,000,000
<b>Total</b>	<b>-</b>	<b>280,360,900</b>

#### 4 . FINANCIAL INCOME

	Current year	Previous year
- Interest on deposits and loans	19,552,839,954	220,734,197,298
<b>Total</b>	<b>19,552,839,954</b>	<b>220,734,197,298</b>

#### 5 . FINANCIAL EXPENSES

	Current year	Previous year
- Loan interest	31,004,706,866	3,187,356,030
- Interest expense payable from business cooperation contracts	19,473,616,438	219,396,416,715
<b>Total</b>	<b>50,478,323,304</b>	<b>222,583,772,745</b>

#### 6 . OTHER INCOME

	Current year	Previous year
- Liquidation of fixed assets	-	40,000,000
- Apartment transfer fee	-	50,000,000
- Other items	510,022,430	166,054
<b>Total</b>	<b>510,022,430</b>	<b>90,166,054</b>

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 7 . OTHER EXPENSES

	Current year	Previous year
- Fines	277,655,176	2,313,876,995
- Other items	760,551,677	84,132,559
<b>Total</b>	<b>1,038,206,853</b>	<b>2,398,009,554</b>

### 8 . GENERAL ADMINISTRATION EXPENSES

	Current year	Previous year
- Costs of tools, supplies	4,112,500	34,940,510
- Labor costs	2,345,554,513	2,964,420,692
- Costs of outsourcing services	2,076,095,435	6,459,842,564
- Taxes, fees, charges	3,000,000	3,000,000
- Other business management expenses	28,860,198	128,808,851
<b>Total</b>	<b>4,457,622,646</b>	<b>9,591,012,617</b>

### 9 . PRODUCTION AND BUSINESS COSTS BY ELEMENT

	Current year	Previous year
- Packing material costs	4,112,500	34,940,510
- Labor costs	2,345,554,513	2,964,420,692
- Costs of outsourcing services	2,076,095,435	6,563,150,064
- Other monetary expenses	31,860,198	308,862,251
<b>Total</b>	<b>4,457,622,646</b>	<b>9,871,373,517</b>

### 10 . CURRENT CORPORATE INCOME TAX EXPENSES

	Current year	Previous year
- Corporate income tax expense calculated on current year taxable income	-	-
- Adjust corporate income tax expenses of previous years into current income tax expenses of this year	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 10 . CURRENT CORPORATE INCOME TAX EXPENSES (CONTINUED)

*Corporate income tax is determined as follows:*

	Current year	Previous year
- Total accounting profit before tax	(35,911,291,089)	(14,028,792,464)
- Increase/ decrease of accounting profit to determine profit subject to corporate income tax		
+ Increase adjustments	1,044,317,051	2,398,009,554
<i>Penalties (other costs)</i>	1,044,317,051	2,398,009,554
+ Decrease adjustments	-	-
- Loss on previous year	-	-
- Total taxable income	(34,866,974,038)	(11,630,782,910)
- Current corporate income tax calculated on taxable income of the Current year	-	-
+ Corporate income tax at normal tax rate	-	-
+ Corporate income tax is exempted and reduced	-	-

### 11 . BASIC EARNINGS PER SHARE

	Current year	Previous year
Profit or loss allocated to shareholders holding common shares	(35,911,291,089)	(14,028,792,464)
Bonus and welfare funds deducted from profits after enterprise	-	-
Average common shares outstanding during the year	20,809,702	20,809,702
<b>Basic earnings per share</b>	<b>(1,726)</b>	<b>(674)</b>

### 12 . DILUTED EARNINGS PER SHARE

	Current year	Previous year
Profit or loss allocated to shareholders holding common shares	(35,911,291,089)	(14,028,792,464)
Bonus and welfare funds deducted from profits after enterprise	-	-
Common shares expected to release	-	-
Average common shares outstanding during the year	20,809,702	20,809,702
<b>Diluted earnings per share</b>	<b>(1,726)</b>	<b>(674)</b>

### VII . ADDITIONAL INFORMATION FOR ITEMS ON THE CASH FLOW STATEMENT

1 . Non-monetary transactions affecting cash flows statement in the future: None

2 . Cash and cash equivalents held by the Company without use: None

3 . Proceeds from borrowings during the fiscal year

- Proceeds from ordinary contracts

Current year

2,521,850,115,155

4 . Payments on principle during the fiscal year

- Payments from ordinary contracts

Current year

-

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### VIII . OTHER INFORMATION

#### 1 . Potential debts, commitments and other financial information:

The Company is in the process of suing Vietnam Development Joint Stock Commercial Bank - Transaction Office 2 (BIDV- SGD2) regarding the dispute over 04 letters of guarantee for contract performance No. 022.1/2010/HDBL-PGD6, No. 022.2/2010/HDBL-PGD6, No. 022.3/2010/HDBL-PGD6 and No. 022.4/2010/HDBL-PGD6 signed between the Company and BIDV-SGD2 and the party with related rights and obligations is Manh Cuong An Architecture Joint Stock Company. The Company has not recorded the impacts (if any) from this lawsuit.

The Company has signed a legal consultancy contract with the Human Rights Law Office in the implementation of contract No. 45/HDXD dated April 7, 2008 with Ho Chi Minh City University of Medicine and Pharmacy on the construction of the 15-storey building, fence, and gate of Ho Chi Minh City University of Medicine and Pharmacy Hospital at 215 Hong Bang, Ward 11, District 5, Ho Chi Minh City. The amount that Ho Chi Minh City University of Medicine and Pharmacy still owes is VND 13,520,792,000.

The debt payable to Hanoi Construction Corporation - JSC for the concrete mixing truck of VND 1,019,748,645 has not been accepted by the company for handover and payment to Hanoi Construction Corporation.

#### 2 . Events occurring after the end of fiscal year: none

#### 3 . Relevant entity information

##### 3.1. Relevant entity

Relevant party	Relationship
Nguyen Thi Ngoc	Cổ đông
Nguyen Thi Thanh Binh	Cổ đông
Nguyen Thi Ha	Cổ đông
<b>Hội đồng quản trị</b>	
Nguyen Tuan Kiet	Chairman
Phan Van Danh	Board Member
Le Hoang An	Board Member
<b>The Board of General Directors</b>	
Phan Van Danh	General Directors
<b>The Board of supervisors</b>	
Đo Thi Hong	Head of the supervisory board
Nguyen Trang Kim Yen	Member
Mai Thi Dieu	Member
<b>Chief Accountant</b>	
Dinh Thi Phuong	Chief Accountant

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 3.2. Transaction of relevant entity

- The main transactions between the Company and related parties during the fiscal year are as follows:

Relevant party	Transaction content	Current year
Nguyen Tuan Kiet	Lend money	118,700,000,000
	Get back the loan	21,582,400,000
	Paid advance	1,464,000,000
Nguyen Thi Ngoc	Received advance	3,210,000,000
	Paid advance	9,000,400,000

- At the end of the financial year, the debt situation between the Company and related parties is as follows:

Relevant party	Transaction content	Closing balance	Opening balance
Nguyen Tuan Kiet	Other payables	148,860,155,904	51,742,555,904
	Advance	1,464,000,000	-
Nguyen Thi Ngoc	Advance	5,992,400,000	202,000,000

- Income of members of the Board of Directors, Board of Supervisors and Board of General Directors is as follows:

		Current year	Previous year
<b>Remuneration of the Board of Directors and the Board of Supervisors</b>			
Nguyen Tuan Kiet	Chairman	120,000,000	120,000,000
Phan Van Danh	Board Member	60,000,000	25,972,603
Tran Ngoc Anh Quan	Board Member	-	34,027,397
Le Hoang An	Board Member	60,000,000	60,000,000
Do Thi Hong	Head of the supervisory board	60,000,000	60,000,000
Nguyen Trang Kim Yen	Member	24,000,000	36,000,000
Mai Thi Dieu	Member	24,000,000	36,000,000

### Salary of the Board of Directors

		Current year	Previous year
Tran Ngoc Anh Quan	Former General Director	-	90,000,000
Phan Van Danh	General Director	420,000,000	352,000,000

4. Adjust the previous financial statements to change in current accounting policies: none

### 5. Information on ongoing operations

As of December 31, 2024, the "Owner's Equity" (code: 410) indicator was negative VND (57,546,871,687) and short-term debt exceeded short-term assets by VND 55,880,851,212. This indicator reflects the Company's low profitability and may affect the Company's continuous operation. However, the Company's Board of Directors believes that the Company can balance the cash flow to pay off due debts and serve the Company's normal business operations with profitable business results and continued financial support from Shareholders.

## NOTES TO THE FINANCIAL STATEMENTS

Year 2024

### 6. Comparative figures

Comparative figures are figures on the Financial Statements for the fiscal year ending December 31, 2023 audited by Southern Accounting and Auditing Financial Consulting Services Co., Ltd. (AASCS).

Prepared by

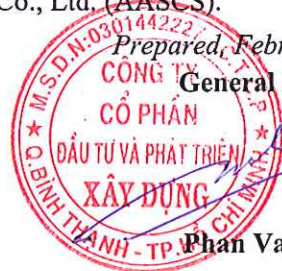


Dinh Thi Phuong

Chief Accountant



Dinh Thi Phuong



Prepared February 17, 2025

General Director

Phan Van Danh

