

VINH HA FOOD PROCESSING AND CONSTRUCTION JOINT STOCK COMPANY
(WHOLE COMPANY)

**FINANCIAL REPORT
YEAR 2024**

HANOI

BALANCE SHEET

As of 31 December 2024

Unit: dong

ITEMS	Code	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		314,933,760,171	288,965,288,361
I. Cash and Cash Equivalents	110		9,966,980,910	9,399,330,008
Cash	111	III.1	9,966,980,910	5,799,330,008
Cash Equivalents	112			3,600,000,000
II. Short-term Financial Investments	120		176,600,000,000	168,500,000,000
Held-to-maturity Investments	123	III.2	176,600,000,000	168,500,000,000
III. Short-term Receivables	130		51,167,673,242	29,532,436,427
1. Accounts Receivable - Short-term	131	III.3	75,143,732,008	52,009,328,513
2. Prepayments to Suppliers - Short-term	132	III.4a	7,746,421,406	2,610,577,882
3. Other Short-term Receivables	136	III.5a	2,949,937,953	9,674,948,157
4. Allowance for Doubtful Accounts - Short-term (*)	137	III.6	(34,672,418,125)	(34,762,418,125)
IV. Inventories	140		73,097,819,983	73,762,130,154
1. Inventories	141	III.7	74,387,724,971	73,806,678,998
2. Provision for Decline in Inventory Value	149		(1,289,904,988)	(44,548,844)
V. Other Current Assets	150		4,101,286,036	7,771,391,772
1. Prepaid Expenses - Short-term	151	III.8a	305,052,392	185,057,148
2. VAT Recoverable	152	III.9a	2,627,472,063	2,969,245,410
3. Taxes and Other Receivables from the State	153	III.9b	1,168,761,581	4,617,089,214
B. NON-CURRENT ASSETS	200		40,192,772,318	43,529,326,748
I. Long-term Receivables	210		4,604,661,458	5,134,509,395
1. Prepayments to Suppliers - Long-term	212	III.4b	129,239,458	219,239,458
2. Other Long-term Receivables	216	III.5n	4,475,422,000	4,915,269,937
II. Fixed Assets	220		2,948,189,116	3,452,238,935
1. Tangible Fixed Assets	221	III.10	2,670,419,714	2,814,228,970
- Historical Cost	222		24,416,548,159	23,832,088,338
- Accumulated Depreciation (*)	223		(21,746,128,445)	(21,017,859,368)
2. Intangible Fixed Assets	227	III.11	277,769,402	638,009,965
- Historical Cost	228		5,786,890,000	5,786,890,000
- Accumulated Depreciation (*)	229		(5,509,120,598)	(5,148,880,035)
III. Investment Property	230	III.12	4,331,279,674	5,301,044,534
- Historical Cost	231		31,169,032,576	31,169,032,576
- Accumulated Depreciation (*)	232		(26,837,752,902)	(25,867,988,042)
IV. Construction-in-Progress	240		6,512,265,424	6,512,265,424
Construction-in-Progress Costs	242	III.13	6,512,265,424	6,512,265,424

ITEMS	Code	Notes	Closing balance	Opening balance
V. Long-term Financial Investments	250		15,141,369,600	15,141,369,600
Investments in Associates and Joint Ventures	252	III.14	15,141,369,600	15,141,369,600
VI. Other Long-term Assets	260		6,655,007,046	7,987,898,860
Long-term Prepaid Expenses	261	III.8b	6,655,007,046	7,987,898,860
TOTAL ASSETS (270=100+200)	270		355,126,532,489	332,494,615,109
C- LIABILITIES	300		126,365,371,802	100,894,211,882
I. Current Liabilities	310		124,909,900,577	98,107,281,184
1. Accounts Payable - Short-term	311	IV.15	34,115,277,774	41,400,932,934
2. Customer Advances - Short-term	312	IV.16a	1,100,000,000	18,702,027,900
3. Taxes and Other State Obligations	313	III.9a	1,079,426,802	436,631,944
4. Employee Payables	314	IV.17	51,632,228	1,439,023,486
5. Short-term Accrued Expenses	315	IV.18	115,879,081	52,772,571
6. Unearned Revenue - Short-term	318	IV.19a	5,545,577,633	6,759,647,838
7. Other Short-term Payables	319	IV.20a	394,315,850	407,810,000
8. Short-term Loans and Financial Leases	320	IV.21	82,386,481,051	28,789,415,731
9. Employee Benefits and Welfare Fund	322	IV.22	121,310,158	119,018,780
II. Long-term Liabilities	330		1,455,471,225	2,786,930,698
1. Customer Advances - Long-term	332	IV.16b	47,380,320	47,380,320
2. Unearned Revenue - Long-term	336	IV.19b	1,159,090,905	2,648,520,378
3. Other Long-term Payables	337	IV.20b	249,000,000	91,030,000
D- EQUITY	400		228,761,160,687	231,600,403,227
Equity	410	III.23	228,761,160,687	231,600,403,227
1. Owner's Equity	411		215,000,000,000	215,000,000,000
Common Stock with Voting Rights	411a		215,000,000,000	215,000,000,000
2. Investment Development Fund	418		8,779,350,022	8,367,715,643
3. Investment Development Fund	421		4,981,810,665	8,232,687,584
Retained Earnings from Previous Period	421a			8,232,687,584
Retained Earnings from Current Period	421b		4,981,810,665	
TOTAL CAPITAL (440=300+400)	440		355,126,532,489	332,494,615,109

PREPARED BY/CHIEF ACCOUNTANT

(Signed)

Bui Thi Thu Hien

Bui Thi Thu Hien

Ha Noi, 31 December 2024

COMPANY DIRECTOR

(Signed and Sealed)

Nguyen Van Toan



Nguyễn Văn Toàn

INCOME STATEMENT
Quarter 4 of 2024

No.	Items	Code	Notes	Quarter 4		Cumulative from Beginning of the Year to End of Current Quarter	
				Current Year	Previous Year	Current Year	Previous Year
1	Revenue from Sales and Service Provision	01	IV.1a	165,740,784,691	224,297,872,255	580,305,268,852	662,895,814,149
2	Deductions	02	IV.1b	2,695,462,952	1,147,004,247	11,471,291,279	4,559,711,523
3	Net Revenue from Sales and Service Provision (10 = 1 - 2)	10		163,045,321,739	223,150,868,008	568,833,977,573	658,336,102,626
4	Cost of Goods Sold	11	IV.2	159,855,545,635	213,843,747,276	545,543,070,521	628,668,104,499
5	Gross Profit from Sales and Service Provision (20 = 10 - 4)	20		3,189,776,104	9,307,120,732	23,290,907,052	29,667,998,127
6	Financial Income	21	IV.3	2,465,651,062	3,107,127,324	21,483,381,349	25,098,977,080
7	Financial Expenses	22	IV.4	1,016,722,554	673,076,940	3,721,388,703	8,106,451,925
	- Including: Interest Expenses	23		706,763,584	627,491,669	3,113,723,246	7,977,817,054
8	Selling Expenses	25	IV.5b	3,173,443,584	2,841,926,592	15,710,638,171	9,121,577,072
9	General and Administrative Expenses	26	IV.5a	2,539,426,097	7,207,041,217	20,588,581,684	29,013,480,917
10	Net Profit from Operating Activities (30 = 5 + (6 - 7) - (8 + 9))	30		(1,074,165,069)	1,692,203,307	4,753,679,843	8,525,465,293
11	Other Income	31	IV.6	102,169,852	3,757,338	250,680,714	66,327,683
12	Other Expenses	32	IV.7	0		22,549,892	359,105,392
13	Other Profit (40 = 11 - 12)	40		102,169,852	3,757,338	228,130,822	(292,777,709)
14	Total Accounting Profit Before Tax (50 = 10 + 13)	50		(971,995,217)	1,695,960,645	4,981,810,665	8,232,687,584
15	Current Corporate Income Tax Expenses	51					
16	Deferred Corporate Income Tax Expenses	52					
17	Net Profit After Corporate Income Tax (60 = 50 - 15 - 16)	60		(971,995,217)	1,695,960,645	4,981,810,665	8,232,687,584
18	Basic Earnings Per Share	70					

Ha Noi, 31 December 2024
COMPANY DIRECTOR

(Signed and Sealed)

Nguyen Van Toan



PREPARED BY/CHIEF ACCOUNTANT

(Signed)

Bui Thi Thu Hien

Unit: VINH HA FOOD PROCESSING AND CONSTRUCTION JSC - ENTIRE COMPANY
 Address: 9A Vinh Tuy, Vinh Tuy Ward, Hai Ba Trung District, Hanoi

MID-YEAR CASH FLOW STATEMENT
 (Using the Indirect Method)
 Year 2024

ITEMS		Current Year	Previous Year
1. Profit Before Tax	01	4,981,810,665	8,232,687,584
2. Adjustments for:			
- Depreciation of Fixed Assets and Investment Properties	02	2,058,274,500	2,140,620,997
- Provisions	03	1,155,356,144	(107,933,676)
- Gains/Losses from Foreign Exchange Differences on Monetary Items Denominated in Foreign Currencies	04	107,517,117	41,095,934
- Gains/Losses from Investment Activities	05	(20,437,443,673)	(23,321,424,843)
- Interest Expenses	06	3,113,723,246	7,977,817,054
3. Profit from Operating Activities Before Changes in Working Capital	08	(9,020,762,001)	(5,037,136,950)
- Increase/Decrease in Receivables	09	(17,315,287,898)	(15,671,436,211)
- Increase/Decrease in Inventories	10	(581,045,973)	(25,901,118,804)
- Increase/Decrease in Payables (excluding Interest Payables and Corporate Income Tax Payables)	11	(27,972,123,119)	7,840,932,917
- Increase/Decrease in Prepaid Expenses	12	(1,212,896,570)	(226,113,645)
- Interest Paid	14	(3,069,658,191)	(8,017,173,756)
- Other Receipts from Operating Activities	16	116,000,000	
- Payments for Operating Activities	17	(525,343,001)	(347,990,000)
- Net Cash Flows from Operating Activities	20	(59,581,116,753)	(47,261,036,449)
II. Cash Flows from Investing Activities			
11. Payments for Purchases and Construction of Fixed Assets and Other Long-term Assets	21	(584,459,821)	(683,086,515)
12. Loans and Purchases of Debt Instruments of Other Entities	23	(132,600,000,000)	(128,500,000,000)
13. Proceeds from Loan Repayments and Sales of Debt Instruments of Other Entities	24	128,100,000,000	187,600,000,000
14. Proceeds from Loan Interest, Dividends, and Distributed Profits	27	19,046,169,688	20,736,633,490
- Net Cash Flows from Investing Activities	30	13,961,709,867	79,153,546,975
III. Cash Flows from Financing Activities			
1. Proceeds from Borrowings	33	338,275,571,902	359,129,727,403
12. Repayments of Principal on Borrowings	34	(284,678,506,582)	(387,244,134,047)
3. Dividends and Profits Paid to Owners	36	(7,417,590,017)	(6,391,089,118)
- Net Cash Flows from Financing Activities	40	46,179,475,303	(34,505,495,762)
- Net Cash Flows During the Period	50	560,068,417	(2,612,985,236)
- Cash and Cash Equivalents at Beginning of the Period	60	9,399,330,008	12,006,749,629
- Effect of Changes in Foreign Exchange Rates on Cash Equivalents	61	7,582,485	5,565,615
- Cash and Cash Equivalents at End of the Period	70	9,966,980,910	9,399,330,008

Prepared on 31 December 2024

Prepared by
 (signed)
 Nguyen Bich Loc



Chief Accountant
 (Signed)
 Bui Thi Thu Hien



Director
 (Signed and Sealed)
 Nguyen Van Toan



NOTES TO THE FINANCIAL STATEMENTS

As of December 31, 2024

I. BUSINESS OPERATIONS CHARACTERISTICS

Vinh Ha Food Processing and Construction Joint Stock Company was equitized from a state-owned enterprise under Decision No. 3528/QĐ/BNN-ĐMDN dated May 16, 2005, issued by the Minister of Agriculture and Rural Development. The company was granted its initial business registration certificate on November 23, 2006, by the Hanoi Department of Planning and Investment, with the 7th revision issued on May 6, 2022.

Subsidiaries and Branches

The company has the following subsidiaries and branches:

Branch Name	Address
1. Import-Export Enterprise I	Group 1, Ba Dinh Quarter, Thai Hoa Town, Tan Uyen District, Binh Duong Province
2. Vinh Ha Product Introduction Service Center	9A Vinh Tuy, Vinh Tuy Ward, Hai Ba Trung District, Hanoi
3. Vinh Tuy Agricultural and Food Processing Plant	9A Vinh Tuy, Vinh Tuy Ward, Hai Ba Trung District, Hanoi
4. Construction Enterprise 2	9A Vinh Tuy, Vinh Tuy Ward, Hai Ba Trung District, Hanoi
5. Gia Lam Food Business Center	No. 1, Alley 100, Sai Dong Ward, Long Bien District, Hanoi
6. Thanh Tri Food Business Center	Van Dien Town, Thanh Tri District, Hanoi

Information about the company's joint ventures and associates: See details in Note III.14.

Business Activities

The company's main activities include:

- Wholesale of other household goods (wholesale of household electrical appliances, lamps, and electrical lighting sets); wholesale of construction materials and other installation equipment (wholesale of bamboo, rattan, raw and processed wood; wholesale of cement; wholesale of bricks, tiles, stones, sand, and gravel; wholesale of construction glass; wholesale of paints and varnish coatings; wholesale of ceramic tiles and sanitary equipment; wholesale of hardware); retail of hardware, paints, glass, and other installation equipment for construction in specialized stores (retail of hardware in specialized stores; retail of paints, colors, and varnishes in specialized stores).
- Retail of cement, construction bricks, tiles, stones, sand, gravel, and other construction materials in specialized stores; retail of ceramic tiles, sanitary equipment in specialized stores; wholesale of electronic and telecommunications equipment and components; wholesale of machinery, equipment, and other office machine accessories (excluding computers and peripherals).
- Cargo handling; road transportation; construction of civil and other engineering works (construction of river works, tourist ports, and gateways; dams and embankments; tunnel construction); completion of construction works; installation of water supply, drainage systems, heating, and air-conditioning systems; other specialized construction activities (waterproofing for civil and industrial construction projects).

- Processing of agricultural products, food, and beverages; wholesale and retail of food, agricultural products, agricultural supplies (excluding pesticides and veterinary drugs); general trading and business operations; production of soft drinks; wholesale and retail gas and fuel agents; production and sales of food packaging.
- Real estate business (excluding land price consultancy services); wholesale, retail, and agency of steel, non-ferrous metal pipes; direct import and export of food and agricultural products; construction of civil works and industrial project items; production of construction materials; aquaculture; technical worker vocational training services (operational only upon authorization by relevant authorities), job placement services (excluding recruitment, selection, and labor supply services for enterprises involved in labor export); food and beverage services, restaurants (excluding bar, karaoke, and nightclub operations); real estate leasing, house and warehouse rental; road and waterway transport business, transport agency services.

The company's headquarters is located at 9A Vinh Tuy, Vinh Tuy Ward, Hai Ba Trung District, Hanoi, Vietnam.

Legal Representative: Mr. Nguyen Van Toan – Company Director (born on July 20, 1978, of Kinh ethnicity, Vietnamese nationality; ID card number 030078006499 issued by the Police Department of Administrative Management on Social Order on April 29, 2021; permanent address at Station 54 Bach Dang, Hai Ba Trung District, Hanoi, Vietnam).

The company's charter capital, as per the enterprise registration certificate, is VND 215,000,000,000, comprising 21,500,000 shares with a par value of VND 10,000/share.

Shareholder	Contributed Capital (VND)	Percentage (%)
Northern Food Corporation	109,650,000,000	51%
Other Shareholders	105,350,000,000	49%
Total	215,000,000,000	100%

II. ACCOUNTING POLICIES AND REGULATIONS APPLIED BY THE COMPANY

2.1. Accounting Period and Currency

The fiscal year of the Company starts on January 1 and ends on December 31 of the Gregorian calendar year. These financial statements are presented for the period from January 1, 2024, to December 31, 2024.

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

2.2. Accounting Standards and Policies Applied

Accounting Policies Applied

The Company applies the Corporate Accounting Policies issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance.

Declaration of Compliance with Accounting Standards and Policies

The Company has adopted the Vietnamese Accounting Standards and related guidance issued by the State. The financial statements have been prepared and presented in accordance with all regulations of each standard, implementation circulars, and the current accounting policies being applied.

Accounting Records Form:

The Company applies the general journal accounting form using computer software.

2.3. Financial Instruments

Initial Recognition

Financial Assets: Financial assets of the Company include cash and cash equivalents, receivables from customers and others, loans, short-term, and long-term investments. At the initial recognition, financial assets are measured at purchase price/issuance cost plus directly related transaction costs.

Financial Liabilities: Financial liabilities of the Company include borrowings, payables to suppliers and others, and accrued expenses. At the initial recognition, financial liabilities are measured at issuance cost plus directly related transaction costs.

Subsequent Measurement

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

2.4. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, and short-term investments with original maturities of no more than three months, high liquidity, and the ability to be easily converted into known amounts of cash with minimal risk of value changes.

Monetary assets denominated in foreign currencies are converted to Vietnamese dong and are monitored in detail by each foreign currency and reflected in off-balance sheet accounts.

2.5. Short-term Financial Investments

Short-term financial investments at the Company include term deposits with maturities of over three (03) months but less than one (01) year.

2.6. Receivables

Receivables are presented in the financial statements at their book value and include receivables from customers, prepayments to suppliers, and other receivables, along with provisions for doubtful debts.

Provisions for doubtful debts are made for each receivable based on the overdue age of the receivables or the estimated potential loss.

2.7. Inventories

Inventories are measured at cost. If the net realizable value is lower than the cost, they are measured at net realizable value. Inventory costs include purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their current location and condition.

Inventory value is determined using the specific identification method. Inventory is accounted for using the perpetual inventory system.

Provision for inventory devaluation is made at the end of the quarter as the difference between the original cost and the lower net realizable value.

2.8. Other Current Assets

Other current assets of the Company include prepaid expenses, deferred costs, deductible input VAT, overpaid taxes to the State, employee advances, and short-term deposits and guarantees.

2.9. Fixed Assets and Depreciation

Tangible fixed assets and intangible fixed assets are recognized at cost. During use, tangible and intangible fixed assets are recorded at historical cost, accumulated depreciation, and net book value.

Fixed assets acquisitions, upgrades, and renewals are capitalized, while maintenance and repair costs are expensed in the business results at the time of incurrence or allocated to expenses as prescribed. When fixed assets are sold or liquidated, their historical cost and accumulated depreciation are derecognized, and any gains or losses arising from the disposal are included in the business results.

Depreciation of the Company's fixed assets is calculated using the straight-line depreciation method. The depreciation period is determined in accordance with Circular No. 203/2009/TT-BTC dated October 20, 2009, issued by the Ministry

of Finance on guidelines for the management, usage, and depreciation of fixed assets, and Decision No. 2841/QD-BTC dated November 16, 2009, issued by the Ministry of Finance regarding the correction of Appendix No. 02 to Circular No. 203/2009/TT-BTC.

Since June 2013, the Company has adopted changes in accounting policies for fixed assets and their depreciation in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, which provides guidance on the management, usage, and depreciation of fixed assets. Specifically, the minimum historical cost of fixed assets was increased from VND 10 million to VND 30 million. For previously recorded fixed assets that do not meet this condition, their residual value is reclassified to short-term/long-term prepaid expenses and allocated to production and business expenses.

2.10. Investment Properties

Investment properties are recorded at historical cost. During the holding period for appreciation or operating lease purposes, investment properties are recorded at historical cost, accumulated depreciation, and net book value. Depreciation of investment properties is calculated using the straight-line method, with an estimated depreciation period ranging from 8 to 25 years.

2.11. Construction in Progress

Construction in progress costs are aggregated and tracked for basic construction investment projects, including the acquisition of new fixed assets, new construction, repairs, renovations, expansions, or technical upgrades, and settlement of construction projects.

Construction in progress costs are tracked in detail for each project, project component, and specific cost item.

2.12. Prepaid Expenses

Prepaid expenses related to production and business costs for one fiscal year or one business cycle are recorded as short-term prepaid expenses and allocated to production and business expenses within the financial period. Expenses incurred during the fiscal period but related to production and business results of multiple accounting periods are recorded as long-term prepaid expenses and gradually allocated to business results in subsequent accounting periods.

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

2.13. Long-term Financial Investments

The Company's long-term financial investments include investments in associates and jointly controlled entities, which are presented using the historical cost method. Profit distributions derived from the cumulative net profit of associates after the date of investment are allocated to the Company's business results for the financial period. Other distributions are considered a recovery of investments and deducted from the investment value.

2.14. Payables and Accrued Expenses

Payables and accrued expenses are recognized for amounts to be paid in the future related to goods and services received, regardless of whether the Company has received the supplier's invoice.

Accrued expenses, which have not yet occurred but are estimated in advance, are allocated to production and business expenses in the current period to avoid significant fluctuations in production and business costs when the expenses are actually incurred. When these expenses arise, if there is a difference from the previously accrued amount, the accounting records are adjusted to reflect the increase or decrease in expenses corresponding to the difference.

2.15. Transactions in Foreign Currencies

Transactions in currencies other than the Company's accounting currency are recorded based on the transaction exchange rate on the date the transaction occurs. At the end of the accounting period, monetary items (cash, bank deposits, cash in transit, receivables, payables, excluding advance payments to suppliers or advances received from customers, and

deferred revenue) denominated in foreign currencies are revalued using the average exchange rate of the commercial banks where the Company maintains accounts or the buying rate of the bank at the time of financial statement preparation. All exchange rate differences arising during the period and those due to revaluation of the foreign currency-denominated monetary items at the end of the quarter are recorded in the Company's business results for the fiscal year.

2.16. Capitalization of Borrowing Costs

Borrowing costs are recognized as production and business expenses when incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, which are capitalized into the value of the asset when the conditions specified in Vietnam Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the acquisition, construction, or production of qualifying assets that are capitalized include loan interest, amortization of discounts or premiums on bond issuance, and ancillary costs incurred in arranging the borrowings.

2.17. Principles for Recognizing Equity

Owner's capital is recognized based on the actual amount contributed by the owner.

The development investment fund and financial reserve fund are established from post-corporate income tax profit and are managed and utilized following the current regulations of the State and the Company's charter.

Undistributed post-tax profit represents the profits from the Company's activities after deducting (-) adjustments due to retrospective application of accounting policy changes and corrections of material errors from previous years.

2.18. Revenue Recognition

Sales Revenue

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

- The significant risks and rewards associated with ownership of the products or goods have been transferred to the buyer;
- The Company no longer retains ownership rights or control over the goods as the owner;
- The revenue can be measured reliably;
- The Company has received or is expected to receive the economic benefits from the sales transaction.
- The costs related to the sales transaction can be determined.

Service Revenue

Service revenue is recognized when the outcome of the transaction can be reliably estimated. If the provision of services spans multiple periods, revenue is recognized in the period based on the work completed by the balance sheet date of that period. The outcome of the service transaction is determined when the following conditions are met:

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

The completed portion of the service is determined using the percentage-of-completion method.

Construction Contract Revenue

Construction contract revenue is recognized on a case-by-case basis according to the contracts signed with customers, in compliance with Vietnam Accounting Standard No. 15 – Construction Contracts, issued under Decision No. 165/2002/QĐ-BTC dated December 31, 2002, by the Ministry of Finance.

Financial Revenue

Financial revenue arising from interest income and other financial activities is recognized when both of the following conditions are met:

- It is probable that economic benefits will flow from the transaction;
- Revenue can be measured reliably.

2.19. Recognition of Financial Expenses

Financial expenses include borrowing costs, foreign exchange losses from transactions related to foreign currencies, and other financial expenses. These expenses are recognized at their total amount incurred during the period and are not offset against financial revenue.

2.20. Taxes

Current Tax: Tax assets and liabilities for the current year and prior years are determined based on the estimated amounts payable to (or recoverable from) the tax authorities, using the applicable tax rates and tax laws effective as of the end of the fiscal year.

Value Added Tax (VAT): The Company applies the VAT deduction method. VAT payable rates vary depending on the types of goods and services the Company produces and trades.

Other Taxes: The Company complies with other tax obligations as stipulated by current state regulations.

III. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and Cash Equivalents

	<u>End of Year</u>	<u>Beginning of Year</u>
- Cash on Hand	584,230,980	529,387,300
- Demand Deposits at Banks	9,382,749,930	5,269,942,708
- Cash Equivalents	-	3,600,000,000
<u>Total</u>	<u>9,966,980,910</u>	<u>9,399,330,008</u>

2. Financial Investments

Short-term	<u>End of Year</u>		<u>Beginning of Year</u>	
	Cost	Book Value	Cost	Book Value
- Vietnam Bank for Agriculture and Rural Development - Hanoi Branch	40,000,000,000	40,000,000,000	40,000,000,000	40,000,000,000
- BIDV - Tay Ho Branch	48,600,000,000	48,600,000,000	41,500,000,000	41,500,000,000
- BIDV - Trang Tien Branch	40,500,000,000	40,500,000,000	40,500,000,000	40,500,000,000
- Military Bank - Thang Long Branch	17,000,000,000	17,000,000,000	18,500,000,000	18,500,000,000
- Vietcombank - Tay Ho Branch	22,000,000,000	22,000,000,000	14,500,000,000	14,500,000,000
- Vietnam Thuong Tin Commercial Joint Stock Bank	-	-	5,500,000,000	5,500,000,000
- Vietnam Technological and Commercial JSC Bank - CN	5,000,000,000	5,000,000,000	5,000,000,000	5,000,000,000
- Vietnam Technological and Commercial JSC Bank - CN	3,500,000,000	3,500,000,000	3,000,000,000	3,000,000,000
<u>Total</u>	<u>176,600,000,000</u>	<u>176,600,000,000</u>	<u>168,500,000,000</u>	<u>168,500,000,000</u>

3. Receivables from Customers

<u>End of Year</u>	<u>Beginning of Year</u>
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Short-term Receivables from Customers	75,143,732,008	52,09,328,513
+ From sales of food products	50,770,492,227	33,159,261,872
+ From warehouse rental	2,035,622,307	1,789,684,000
+ From construction	6,514,383,780	2,471,707,000
+ From asset liquidation	1,680,000,000	1,680,000,000
+ Others	14,143,233,694	12,908,675,641

4. Prepayments to Suppliers

a) Short-term Prepayments to Suppliers	7,746,421,406	2,610,577,882
+ For food product purchases	4,319,135,868	-
+ For construction	-	2,405,000,000
+ Others	3,427,285,538	205,577,882
b) Long-term Prepayments to Suppliers		
+ For food product purchases	129,239,458	219,239,458
Total	7,875,660,864	2,829,817,340

5. Other Receivables

	End of Year		Beginning of Year	
	Cost	Book Value	Cost	Book Value
a) Short-term	2,949,937,953		9,674,948,157	
- Advances	-		6,678,297,100	
- Deposits and Guarantees	16,800,000		79,000,000	
- Interest on Term Deposits	533,860,275		1,306,901,371	
- Other Receivables	2,399,277,678		1,610,749,686	
b) Long-term	4,475,422,000		4,915,269,937	
- Deposits and Guarantees	3,738,000,000		3,738,000,000	
- Advances	737,422,000		1,177,269,937	
TOTAL	7,425,359,953		14,590,218,094	

6. Bad Debts

	End of Year		Beginning of Year	
	Cost	Recoverable Amount	Cost	Recoverable Amount
Ducloi Manufacture & Trade Joint Stock Company	20,421,354,200	0	20,421,354,200	0
Green Field Joint Stock Company	1,979,930,000	0	1,979,930,000	0
Minh An Private Enterprise	3,537,595,843	0	3,537,595,843	0
Thao Yen Manufacture Trading Company Limited	129,239,458	0	219,239,458	0
Cavico Construction Trading Joint Stock Company	1,754,014,091	0	1,754,014,091	0
Tan Thanh Investment & Development Joint Stock Company	5,170,284,533	0	5,170,284,533	0
Phuc Thinh Company Limited	1,680,000,000	0	1,680,000,000	0
Total	34,672,418,125	0	34,762,418,125	0

7. Inventory

	End of Year		Beginning of Year	
	Value	Provisions	Value	Provisions
- Raw material costs	-	-	527,000,000	-
- Work in progress	1,719,687,696	-	38,890,354	-
- Goods in transit	21,217,163,439	-	36,994,135,849	-
- Goods	51,450,873,836	(1,289,904,988)	36,246,652,795	(44,548,844)
Total	74,387,724,971	(1,289,904,988)	73,806,678,998	(44,548,844)

8. Prepaid Expenses

	End of Year	Beginning of Year
a) Short-term	305,052,392	185,057,148
- Accrued expenses	305,052,392	185,057,148
b) Long-term	6,655,007,046	7,987,898,860
- Tools and equipment pending allocation	1,071,537,985	792,276,719
- Cost for business cooperation project at 231 Cau Giay	2,905,506,802	2,990,962,886
- Other items	2,677,962,259	4,204,659,255
Total	6,960,059,438	8,172,956,008

9. Taxes and Other State Payables

	Beginning of Year	Payable During the Year	Paid During the Year	End of Year
a) Payables				
VAT on domestic sales	436,038,535	3,030,801,400	2,558,609,423	908,230,512
Personal income tax	593,409	1,767,288	603,564,407	171,196,290
Land use tax	-	258,478,714	258,478,714	-
Land rental tax	-	16,092,573,596	16,092,573,596	-
Other taxes	-	-	-	-
Other payables	-	80,000,000	80,000,000	-
Total	436,631,944	20,246,020,998	19,603,226,140	1,079,426,802
b) Receivables				
Land rental tax	3,443,857,618	3,443,857,618	-	-
Personal income tax refund	7,079,837	7,079,837	2,609,822	2,609,822
Corporate income tax refund	1,166,151,759	-	-	1,166,151,759
Total	4,617,089,214	3,450,937,455	2,609,822	1,168,761,581
c) Deductible VAT	2,969,245,410			2,627,472,063

10. Changes in Tangible Fixed Assets

	Warehouses	Buildings and Structures	Machinery and Equipment	Transportation Equipment	Management Equipment and Tools	Other Fixed Assets	Total
Historical Cost							
Beginning of Year	1,777,781,232	10,140,263,775	2,457,190,029	9,153,402,254	45,636,364	257,814,684	23,832,088,338
Additions During Year	-	-	-	376,845,481	-	207,614,340	584,459,821
Purchases	-	-	-	376,845,481	-	-	376,845,481
Transfers	-	-	-	-	-	-	-
Other Increases	-	-	-	-	-	207,614,340	207,614,340
Reductions During the Year	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
End of Year	1,777,781,232	10,140,263,775	2,457,190,029	9,360,247,735	45,636,364	465,429,024	24,416,548,159
Accumulated Depreciation							
Beginning of Year	1,724,731,646	9,391,392,832	2,356,721,962	7,259,104,543	28,794,378	257,814,684	21,017,859,368
Depreciation During the Year	26,234,836	213,423,667	17,714,280	440,255,627	15,212,124	15,138,543	728,269,077
Depreciation for the Year	26,234,836	213,423,667	17,714,280	440,255,627	15,212,124	15,138,543	728,269,077
Increases Due to Adjustments	-	-	-	-	-	-	-
Reductions During the Year	-	-	-	-	-	-	-
Reductions Due to Adjustments	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
End of Year	1,751,256,450	9,604,816,049	2,374,736,247	7,699,360,170	44,006,502	272,953,227	21,746,128,445
Net Book Value							
Beginning of Year	53,049,586	748,871,303	101,168,067	1,894,297,711	16,841,986	-	2,814,228,970
End of Year	26,524,782	535,447,726	83,453,782	1,660,887,565	1,629,862	192,475,797	2,670,419,714

11. Changes in Intangible Fixed Assets

	Land Use Rights	Computer Software	Total
<u>Historical Cost</u>			
Beginning of Year	5,686,890,000	100,000,000	5,786,890,000
Additions During Year	-	-	-
Reductions During Year	-	-	-
End of Year	5,686,890,000	100,000,000	5,786,890,000
<u>Accumulated Depreciation</u>			
Beginning of Year	5,048,880,035	100,000,000	5,148,880,035
Depreciation During Year	360,240,563	-	360,240,563
Reductions During Year	-	-	-
End of Year	5,409,120,598	100,000,000	5,509,120,598
<u>Net Book Value</u>			
Beginning of Year	638,009,965	-	638,009,965
End of Year	277,769,402	0	277,769,402

12. Changes in Investment Properties

	Warehouses	Buildings and Structures	Total
<u>Historical Cost</u>			
Beginning of Year	27,095,692,802	4,073,339,774	31,169,032,576
Additions During Year	0	-	0
New Purchases	-	-	-
Reductions During Year	0	-	0
Other Reductions	-	-	-
End of Year	27,095,692,802	4,073,339,774	31,169,032,576
<u>Accumulated Depreciation</u>			
Beginning of Year	22,633,418,022	3,234,570,020	25,867,988,042
Depreciation During Year	790,139,982	179,624,878	969,764,860
Allocated Depreciation	790,139,982	179,624,878	969,764,860
Reductions During Year	0	0	0
End of Year	23,423,558,004	3,414,194,898	26,837,752,902
<u>Net Book Value</u>			
Beginning of Year	4,462,274,780	838,769,754	5,301,044,534
End of Year	3,672,134,798	659,144,876	4,331,279,674

13. Construction-in-Progress Costs

Project	Beginning of Year	Incurred During the Period	End of Year
9A Vĩnh Tuy + 780 Minh Khai project	4,825,661,186	0	4,825,661,186
Lot 10 Van Dien Town project	1,686,604,238	0	1,686,604,238
Total:	6,512,265,424	0	6,512,265,424

14. Investment in Joint Ventures and Associates

This is a joint venture investment established under a business cooperation agreement signed on March 5, 1994, with Tungshing Development INC to form FTC-Tungshing Co., Ltd. The purpose of the joint venture is to construct an office building for lease and operate office services at 2 Ngo Quyen Street, Hoan Kiem District, Hanoi. In which:

* The Vietnamese party's contribution to the joint venture consists of the land use rights for the property at 2-4 Ngo Quyen Street, Hoan Kiem District, Hanoi.

* The profit distribution among the parties will be determined by the Board of Directors of the joint venture after all applicable taxes have been paid, appropriate reserves have been established in compliance with the law, and all outstanding debts of the joint venture have been settled.

* The profit-sharing ratio for the Vietnamese party is as follows: 30% from Year 1 to Year 10, 35% from Year 11 to Year 20, 40% from Year 21 to Year 30, 45% from Year 31 until the expiration of the investment license, and 50% for any extensions granted after the initial expiration of the investment license.

15. Payables to Suppliers

	End of Year		Beginning of Year	
	Value	Amount of debt capacity	Value	Amount of debt capacity
Short-term	34,115,277,774	34,115,277,774	41,400,932,934	41,400,932,934
+ For food product purchases	20,676,864,342	20,676,864,342	31,945,284,451	31,945,284,451
+ For warehouse rental	3,250,000,000	3,250,000,000	3,250,000,000	3,250,000,000
+ For materials	-	-	1,163,371,894	1,163,371,894
+ Others	10,188,413,432	10,188,413,432	5,042,276,589	5,042,276,589

16. Advances from Customers

	End of Year		Beginning of Year	
	Value	Amount of debt capacity	Value	Amount of debt capacity
a) Short-term	1,100,000,000	1,100,000,000	18,702,027,900	18,702,027,900
+ For food product purchases	1,100,000,000	1,100,000,000	18,479,127,900	18,479,127,900
+ For warehouse rental	-	-	72,900,000	72,900,000
+ For construction	-	-	150,000,000	150,000,000
b) Long-term	47,380,320	47,380,320	47,380,320	47,380,320
+ For asset liquidation	47,380,320	47,380,320	47,380,320	47,380,320
Total	1,147,380,320	1,147,380,320	18,749,408,220	18,749,408,220

17. Payables to Employees

Details	End of Year	Beginning of Year
+ Salaries for Employees and Staff	51,632,228	1,439,023,486
Total	51,632,228	1,439,023,486

18. Accrued Expenses

	End of Year	Beginning of Year
Short-term	115,879,081	52,772,571
- Loan interest expenses	52,334,699	8,269,644
- Other expenses	63,544,382	44,502,927
+ <i>Electricity, telephone, fax</i>	3,283,885	-
+ <i>Others</i>	60,260,497	44,502,927

19. Unearned Revenue

	End of Year	Beginning of Year
a) Short-term	5,545,577,633	6,759,647,838
- Unearned revenue from warehouse rental activities	1,702,320,455	3,199,659,090
- Unearned interest income from fixed deposits	3,172,009,525	3,399,351,196
- Other unearned revenue from business cooperation contracts	671,247,653	1,960,637,552
b) Long-term	1,159,090,905	1,977,272,725
- Unearned revenue from warehouse rental activities	1,159,090,905	2,648,520,378
- Other unearned revenue from business cooperation contracts	-	671,247,653
Total	6,704,668,538	9,408,168,216

20. Other Payables

	End of Year	Beginning of Year
a) Short-term	394,315,850	407,810,000
- Dividends and profits payable	-	-
- Deposits and short-term guarantees received	370,380,000	376,800,000
- Other payables	23,935,850	31,010,000
b) Long-term	249,000,000	91,030,000
- Deposits and long-term guarantees received	249,000,000	91,030,000
Total	643,315,850	498,840,000

21. Borrowings and Financial Lease Liabilities

	End of Year			Beginning of Year
	Value	Increase	Decrease	Value (Recoverable Amount)
Short-term Borrowings				
+ Vietnam Bank for Agriculture and Rural Development - Hanoi Branch	14,661,434,020	42,087,398,341	47,363,202,018	19,937,237,697
+ BIDV - Tay Ho Branch	67,725,047,031	273,040,759,562	211,474,880,759	6,159,168,228
+ BIDV - Trang Tien Branch	-	23,147,413,999	25,840,423,805	2,693,009,806
Total	82,386,481,051	338,275,571,902	284,678,506,582	28,789,415,731

22. Reward and Welfare Fund

	Beginning of Year	Increase During the Year	Utilized During the Year	End of Year
a) Reward Fund	40,283,870	205,817,189	173,070,000	73,031,059

b) Welfare Fund	78,734,910	321,817,190	352,273,001	48,279,099
Total	119,018,780	527,634,379	525,343,001	121,310,158

23. Owners' Equity

a) Statement of Changes in Owners' Equity

	Beginning of Year	Increase During the Year	Decrease During the Year	End of Year
Owner's Capital Contribution	215,000,000,000	-	-	215,000,000,000
Development Investment Fund	8,367,715,643	411,634,379	-	8,779,350,022
Undistributed Post-Tax Profit	8,232,687,584	4,981,810,665	8,232,687,584	4,981,810,665
Total	231,600,403,227	5,393,445,044	8,232,687,584	228,761,160,687

b) Breakdown of Owner's Capital Contribution

Details	End of Year	Beginning of Year
Northern Food Corporation	109,650,000,000	109,650,000,000
- Contributions from Other Entities	105,350,000,000	105,350,000,000
Total	215,000,000,000	215,000,000,000

c) Shares

		End of Year	Beginning of Year
Common Shares			
+ Number of Authorized Shares	shares	21,500,000	21,500,000
+ Number of Issued and Fully Paid Shares	shares	21,500,000	21,500,000
+ Number of Outstanding Shares	shares	21,500,000	21,500,000
* Par Value of Outstanding Shares	dong/shares	10,000	10,000

d) Corporate Funds

	End of Year	Beginning of Year
Development Investment Fund	8,779,350,022	8,367,715,643
Total	8,779,350,022	8,367,715,643

IV. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF INCOME

1. Revenue from Sales of Goods and Services

a. Total Revenue (Excluding Internal Revenue)

	Current year	Previous year
- Revenue from sales of goods	527,894,102,171	626,963,586,264
- Revenue from service provision	35,116,434,273	33,662,030,640
- Revenue from construction activities	17,294,732,408	2,270,197,245
Total	580,305,268,852	662,895,814,149

b. Revenue Deductions

	Current year	Previous year
- Trade discounts	11,471,291,279	4,532,959,705
- Sales allowances	-	26,751,818
Total	11,471,291,279	4,559,711,523

2. Cost of Goods Sold (Excluding Internal Costs)

	<u>Current year</u>	<u>Previous year</u>
- Cost of goods supplied	507,514,907,987	613,441,112,144
- Cost of services provided	21,345,875,296	12,946,573,742
- Cost of construction contracts	16,682,287,238	2,235,869,769
Total	545,543,070,521	628,668,104,499

3. Financial Income

	<u>Current year</u>	<u>Previous year</u>
- Interest income from deposits and loans	9,016,680,318	12,263,043,680
- Income from joint business cooperation contracts	11,047,161,874	11,058,381,163
- Other income	906,197,926	567,487,860
- Foreign exchange gains	513,341,231	1,210,064,377
Total	21,483,381,349	25,098,977,080

4. Financial Expenses

	<u>Current year</u>	<u>Previous year</u>
- Interest expenses	3,113,723,246	7,977,817,054
- Foreign exchange losses	607,665,457	128,634,871
Total	3,721,388,703	8,106,451,925

5. Selling Expenses and Administrative Expenses

a) Administrative Expenses Incurred During the Period

	<u>Current year</u>	<u>Previous year</u>
- Employee expenses	10,104,791,559	14,266,723,858
- Depreciation of fixed assets	432,620,047	508,559,990
- Taxes, fees, and charges	350,919,837	58,451,784
- Tools and supplies	1,195,244,134	1,681,091,820
- Reversal of provisions	(90,000,000)	(152,482,520)
- Outsourced services expenses	2,795,108,727	3,721,859,539
- Other expenses	5,799,897,380	8,929,276,446
Total	20,588,581,684	29,013,480,917

b) Selling Expenses Incurred During the Period

	<u>Current year</u>	<u>Previous year</u>
+ Employee expenses	6,432,391,169	2,155,737,826
+ Tools and equipment expenses	209,846,275	429,003,095
+ Depreciation of fixed assets	239,513,687	57,815,734
+ Outsourced service expenses	5,609,652,831	3,158,541,636
+ Other expenses	3,219,234,209	3,320,478,781
Total	15,710,638,171	9,121,577,072

6. Other Income

	<u>Current year</u>	<u>Previous year</u>
Other income	250,680,714	66,327,683
Total	250,680,714	66,327,683

7. Other Expenses

	Current year	Previous year
- Late VAT payment penalties	16,499,644	68,108,708
- Administrative fines	6,050,248	114,267,091
- Other expenses	-	176,729,593
Total	22,549,892	359,105,392

8. Production and Business Expenses by Element

	Current year	Previous year
- Tools and material expenses	1,776,022,023	1,643,570,533
- Labor costs	18,554,017,545	19,050,205,014
- Depreciation of fixed assets	2,058,274,500	2,140,620,997
- Outsourced service expenses	14,904,707,140	7,551,077,413
- Other monetary expenses	22,916,831,342	21,551,674,482
Total	60,209,852,550	51,937,148,439

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CASH FLOW STATEMENT

1. Borrowed funds actually received during the period

- Funds received from borrowings under normal contracts	338,275,571,902	VND
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2. Principal repayments actually made during the period

- Principal repayments under normal contracts	284,678,506,582	VND
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PREPARED BY/CHIEF ACCOUNTANT

(signed)

BUI THI THU HIEN

Hanoi 31 December 2024

DIRECTOR

(Signed and Sealed)

NGUYEN VAN TOAN

