



**XUAN MAI INVESTMENT AND CONSTRUCTION CORPORATION**

4th floor, Xuan Mai tower, To Hieu street, Ha Cau ward, Ha Dong district, Hanoi city  
Tel: 024 73 038 866. Fax: 024 73 078 866. Web: xmcc.com.vn;

**AUDITED CONSOLIDATED FINANCIAL STATEMENTS**

**4th quarter 2024**



**XUAN MAI INVESTMENT AND CONSTRUCTION CORPORATION**

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**CONSOLIDATED BALANCE SHEET**

*As at 31 December 2024*

Unit: VND

ASSETS	Code	Notes	Closing Balance	Opening Balance
1	2	3	4	5
<b>A - CURRENT ASSETS</b>	<b>100</b>		<b>2.240.210.976.240</b>	<b>2.906.390.276.288</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>70.261.646.459</b>	<b>169.110.476.294</b>
1. Cash	111	VI.1	65.261.646.459	169.110.476.294
2. Cash equivalents	112		5.000.000.000	-
<b>II. Short-term investments</b>	<b>120</b>	VI.2	<b>10.041.088.500</b>	<b>10.041.088.500</b>
1. Short-term investments	121		41.088.500	41.088.500
2. Provision for devaluation of stocks	122		-	-
3. Held-to-maturity securities	123		10.000.000.000	10.000.000.000
<b>III. Short-term receivable</b>	<b>130</b>		<b>963.965.516.659</b>	<b>1.430.782.051.348</b>
1. Short-term receivable	131	VI.3a	1.007.313.057.702	1.154.473.622.563
2. Short-term advances to suppliers	132		145.654.787.097	289.197.271.034
3. Short-term inter-Corporation receivables	133		-	-
4. Receivables based on agreed progress of construction contract	134		-	-
5. Short-term loan receivables	135	VI.2b1	17.765.000.000	27.599.000.000
6. Other short-term receivables	136	VI.4a	96.954.472.983	253.095.934.973
7. Provisions for short-term bad debts	137		(303.721.801.123)	(293.583.777.222)
8. Shortage of assets awaiting solution	139		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>1.160.902.951.305</b>	<b>1.233.846.313.940</b>
1. Inventories	141	VI.7	1.163.128.041.224	1.238.304.318.684
2. Provision for inventories obsolescence	149		(2.225.089.919)	(4.458.004.744)
<b>V. Other current assets</b>	<b>150</b>		<b>35.039.773.317</b>	<b>62.610.346.206</b>
1. Short-term prepaid expenses	151	VI.13a	1.609.129.187	1.657.804.078
2. VAT deductibles	152		29.520.050.504	54.003.556.246
3. Tax and receivables from state budget	153		3.910.593.626	6.948.985.882
4. State bonds repurchasing	154		-	-
5. Other current assets	155		-	-
<b>B - NON- CURRENT ASSETS</b>	<b>200</b>		<b>705.687.160.867</b>	<b>677.453.861.236</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>115.610.254.820</b>	<b>19.108.700.000</b>
1. Long-term trade receivables	211		-	-
2. Long-term advance payments to sellers	212		-	-
3. Investments in joint venture, corporations	213		-	-



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*As at 31 December 2024*

Unit: VND

ASSETS	Code	Notes	Closing Balance	Opening Balance
1	2	3	4	5
4. Long-term inter-Corporation receivables	214		-	-
5. Long-term loan receivables	215		-	-
6. Other long-term receivables	216	VI.4	121.553.485.052	25.051.930.232
7. Provisions for long-term bad debts	219		(5.943.230.232)	(5.943.230.232)
<b>II. Fixed assets</b>	<b>220</b>		<b>239.346.034.271</b>	<b>328.108.601.350</b>
1. Tangible fixed assets	221		239.192.740.384	327.781.891.392
- Cost	222	VI.9	697.813.042.073	769.966.487.825
- Accumulated depreciation	223		(458.620.301.689)	(442.184.596.433)
2. Finance lease assets	224	VI.11	-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	VI.10	153.293.887	326.709.958
- Cost	228		4.813.880.647	4.813.880.647
- Accumulated amortization	229		(4.660.586.760)	(4.487.170.689)
<b>III. Investment properties</b>	<b>230</b>	VI.12	<b>242.702.208.436</b>	<b>207.670.589.181</b>
- Cost	231		277.419.302.059	240.651.605.904
- Accumulated amortization	232		(34.717.093.623)	(32.981.016.723)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>12.653.739.793</b>	<b>13.524.451.136</b>
1. Long-term work in process	241	VI.8.a	-	-
2. Construction in progress	242	VI.8.b	12.653.739.793	13.524.451.136
<b>V. Long-term investments</b>	<b>250</b>		<b>89.189.495.482</b>	<b>103.459.658.890</b>
1. Investment in subsidiaries	251		-	-
2. Investments in joint-ventures and associates	252	VI.2.c	88.467.345.482	101.467.508.890
3. Investments in other entities	253	VI.2.c	722.150.000	722.150.000
4. Provision for devaluation of long-term investments	254	VI.2.c	-	-
5. Held-to-maturity investments	255	VI.2.b	-	1.270.000.000
<b>VI. Other long-term assets</b>	<b>260</b>		<b>6.185.428.065</b>	<b>5.581.860.679</b>
1. Long-term prepaid expenses	261	VI.13.b	3.420.450.884	2.911.701.215
2. Deferred income tax assets	262	VI.22.a	2.764.977.181	2.670.159.464
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>2.945.898.137.107</b>	<b>3.583.844.137.524</b>



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**CONSOLIDATED BALANCE SHEET**

*As at 31 December 2024*

Unit: VND

ASSETS	Code	Notes	Closing Balance	Opening Balance
1	2	3	4	5
<b>C - LIABILITIES</b>	<b>300</b>		<b>2.056.869.363.546</b>	<b>2.650.646.869.762</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1.671.709.882.480</b>	<b>2.564.043.456.147</b>
1. Short – term trade payables	311	VI.15	417.567.002.217	649.261.420.078
2. Short – term advances from customers	312		230.147.488.986	145.734.335.722
3. Tax and statutory obligations	313	VI.17	9.473.704.124	7.663.321.302
4. Payables to employees	314		29.105.364.869	34.040.994.098
5. Short-term accrued expenses payables	315	VI.18.a	106.334.496.312	70.819.479.643
6. Short-term inter-Corporation payables	316		-	-
7. Payables based on agreed progress of construction contract	317		-	-
8. Short-term unrealized revenue	318	VI.20	780.959.190	333.602.795
9. Other short – term payables	319	VI.19.a	75.336.289.090	78.219.450.230
10. Short-term finance lease loans and debts	320	VI.14.a	788.899.990.677	1.562.267.640.633
11. Provisions for short-term payables	321	VI.21a	-	661.653.831
12. Bonus and welfare fund	322		14.064.587.015	15.041.557.815
13. Price stabilization fund	323		-	-
14. State bonds repurchasing	324		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>385.159.481.066</b>	<b>86.603.413.615</b>
1. Long – term trade payables	331		12.976.621.022	12.976.621.022
2. Long – term advances from customers	332		-	-
3. Long – term accrued expenses	333	VI.18.b	45.554.612.161	46.891.764.613
4. Inter-Corporation payables for business capital	334		-	-
5. Long – term inter - Corporation payables	335		-	-
6. Long-term unrealized revenue	336		-	-
7. Others long-term payables	337	VI.19.b	6.103.191.268	10.230.350.311
8. Long – term finance lease loans and debts	338	VI.14.b	311.490.640.000	793.368.000
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred income tax payables	341	VI.22.b	-	-
12. Provisions for long-term payables	342		9.034.416.615	15.711.309.669
13. Science and technology development fund	343		-	-



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**CONSOLIDATED BALANCE SHEET**

*As at 31 December 2024*

Unit: VND

ASSETS	Code	Notes	Closing Balance	Opening Balance
1	2	3	4	5
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>889.028.773.561</b>	<b>933.197.267.762</b>
<b>I. Owner's Equity</b>	<b>410</b>		<b>889.028.773.561</b>	<b>933.197.267.762</b>
1. Contributed legal capital	411	VI.23	714.056.890.000	673.643.390.000
2. Share premium	412		-	-
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares	415	VI.23	(30.845.085)	(30.845.085)
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418	VI.23	6.631.748.703	6.631.748.703
9. Enterprise reorganization assistance fund	419		-	-
10. Other equity funds	420		-	-
11. Undistributed profit after tax	421	VI.23	147.639.348.353	232.123.558.230
- Undistributed profit after tax accumulated to the prior year end	421a		139.342.795.086	186.946.785.564
- Undistributed profit after tax of the current year	421b		8.296.553.267	45.176.772.666
12. Construction investment	422		-	-
13. Construction investment	429	VI.23	20.731.631.590	20.829.415.914
<b>II. Funding sources and other funds</b>	<b>430</b>		-	-
1. Funding sources	432		-	-
2. Funds forming fixed asset	433		-	-
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>2.945.898.137.107</b>	<b>3.583.844.137.524</b>

Prepared by

Le Thi Ngoc Diep

Chief Accountant

Mai Van Dinh

Ha Noi, 03 February 2025

General Director



Nguyễn Cao Thang



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**CONSOLIDATED INCOME STATEMENT**

For the financial year on December 31, 2024

Unit: VND

ITEMS	Code	Notes	Quarter 4 2024		Cumulative from the beginning of the year to the end of current quarter	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01	VII.1	325.131.891.041	855.634.464.113	1.596.858.780.366	2.190.570.867.497
2. Deductible items	02	VII.2	3.594.415	16.938.863	356.262.228	2.789.601.831
3. Net revenue from sale of goods and rendering of services	10		325.128.296.626	855.617.525.250	1.596.502.518.138	2.187.781.265.666
4. Cost of goods sold	11	VII.3	288.403.841.451	775.643.093.918	1.425.273.063.727	1.984.194.225.185
5. Gross profit from sale of goods and rendering of services	20		36.724.455.175	79.974.431.332	171.229.454.411	203.587.040.481
6. Financial activities income	21	VII.4	2.128.890.018	38.311.964.609	26.388.822.803	104.054.268.722
7. Financial expenses	22	VII.5	6.545.682.810	21.686.340.984	70.992.253.678	117.602.796.148
- In which: Interest expenses	23		9.935.908.392	27.658.902.859	70.586.907.151	117.170.937.391
8. Profit or loss in associate, joint venture	24		-	(368.740.370)	(13.000.163.408)	(368.740.370)
9. Selling expenses	25	VII.8b	698.022.577	2.783.796.343	2.691.579.997	5.745.176.626
10. General and administration expenses	26	VII.8a	22.967.272.769	56.372.892.862	96.386.141.183	130.411.652.820
11. Operating profit/ (loss)	30		8.642.367.037	37.074.625.382	14.548.138.948	53.512.943.239
12. Other income	31	VII.6	1.536.716.039	16.383.553.080	11.963.316.560	19.574.329.904
13. Other income	32	VII.7	1.675.022.597	772.483.180	5.878.623.079	6.243.696.329
14. Other profit/ (loss)	40		(138.306.558)	15.611.069.900	6.084.693.481	13.330.633.575
15. Profit before tax	50		8.504.060.479	52.685.695.282	20.632.832.429	66.843.576.814
16. Current Corporate Income Tax expense	51	VII.10	2.156.000.142	12.038.388.173	11.783.484.338	23.863.132.766
17. Deferred Income Tax expense	52		-	94.817.717	122.893.533	680.816.702
18. Profit after tax	60		6.348.060.337	40.552.489.392	8.726.454.558	42.299.627.346
19. Net profit after tax of parent entity	61		4.977.926.119	42.511.234.202	8.296.553.267	45.176.772.666
20. Net profit after tax of non-controlling shareholders	62		1.370.134.218	(1.958.744.810)	429.901.291	(2.877.145.320)

Prepared by

Le Thi Ngoc Diep

Chief Accountant

Mai Van Dinh

Hanoi, 03 February 2025

General Director



Nguyen Cao Thang

11/7/2025 10:00:00

**CONSOLIDATED CASH FLOW STATEMENT**
*(Under Indirect method)*
*For the financial year on December 31, 2024*

Unit: VND

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of current quarter	
			Current year	Previous year
1	2	3	4	5
<b>I. Cash flows from operating activities</b>				
<i>1. Profit before tax</i>	01		20.632.832.429	66.843.576.814
<i>2. Adjustments for</i>				
- Depreciation of fixed assets and investment real property	02		49.817.598.421	54.638.012.827
- Allowances and provisions	03		2.799.477.016	26.110.970.579
- (Gain)/loss on unrealized foreign exchange	04		(2.014.511.015)	(4.662.948)
- (Gain)/loss on investing activities	05		(17.148.926.652)	(103.233.272.711)
- Interest expenses	06		70.586.907.151	117.539.677.761
- Other adjustments	07		-	-
<i>3. Operating income (loss) before changes in working capital</i>	08		<b>124.673.377.350</b>	<b>161.894.302.322</b>
- Increase/Decrease in receivables	09		199.138.725.448	963.220.059.603
- Increase/Decrease in inventory	10		90.261.895.892	(419.162.592.628)
- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)	11		34.728.394.657	(447.514.383.656)
- Increase/Decrease in prepaid expenses	12		(547.974.402)	6.573.581.915
- Increase/Decrease in trading securities	13		-	-
- Interest paid	14		(53.688.412.712)	(119.761.843.588)
- Corporate income tax paid	15		(8.125.948.885)	(6.758.285.558)
- Other receipts from operating activities	16		727.107.417	-
- Other expenses on operating activities	17		(4.911.342.208)	(4.500.146.140)
<i>Net cash flows from (used in) operating activities</i>	20		<b>382.255.822.557</b>	<b>133.990.692.270</b>
<b>II. Cash flows from investing activities</b>				
1. Purchase and construction of fixed assets and other long-term assets	21		(4.763.070.879)	(7.934.128.556)
2. Proceeds from disposals of fixed assets and other long-term assets	22		3.106.199.862	7.095.238.599
3. Loans to other entities and purchase of debt instruments of other entities	23		(8.620.000.000)	(44.587.000.000)
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities	24		19.708.000.000	36.781.000.000
5. Investments in other entities	25		-	-
6. Proceeds from sale of investments in other entities	26		-	297.378.840.000
7. Interest and dividends received	27		24.082.176.365	69.931.050.362
<i>Net cash flows from (used in) investing activities</i>	30		<b>33.513.305.348</b>	<b>358.665.000.405</b>

**CONSOLIDATED CASH FLOW STATEMENT**
*(Under Indirect method)*
*For the financial year on December 31, 2024*

Unit: VND

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of current quarter	
			Current year	Previous year
1	2	3	4	5
<b>III. Cash flows from financing activities</b>				
1. Receipts from stocks issuing and capital contribution from equity owners	31		-	-
2. Fund returned to equity owners, issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		1.435.359.578.652	1.228.716.031.693
4. Loan repayment	34		(1.898.029.956.608)	(1.618.509.683.853)
5. Finance lease principle paid	35		-	-
6. Dividends, profit paid to equity owners	36		(51.940.935.263)	(16.122.745.490)
<i>Net cash flows from (used in) financing activities</i>	<b>40</b>		<b>(514.611.313.219)</b>	<b>(405.916.397.650)</b>
<b>Net increase (decrease) in cash and cash equivalents (50 = 20+30+40)</b>	<b>50</b>		<b>(98.842.185.314)</b>	<b>86.739.295.025</b>
<b>Cash and cash equivalents at the beginning of year</b>	<b>60</b>		169.110.476.294	82.366.518.321
Impact of exchange rate fluctuation	61		(6.644.521)	4.662.948
<b>Cash and cash equivalents at end of financial year (70 = 50+60+61)</b>	<b>70</b>		<b>70.261.646.459</b>	<b>169.110.476.294</b>

Prepared by



Le Thi Ngoc Diep

Chief Accountant



Mai Van Dinh

Ha Noi, 03 February 2025

General Director



Nguyen Cao Thang



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**Year 2024**

**I. OPERATION FEATURES**

**01. Ownership form**

Joint Stock Corporation.

**02. Line of business**

Business lines of the Corporation are construction, trading and business of real estate.

**03. Main operations**

The principal activities of the Corporation for the financial year are as follows:

- Construction of civil engineering works: Construction of bridges, roads, irrigation works, construction of urban and industrial zones; Housing development, interior and exterior decoration;
- Trading in real estate, land use rights of owners, users or lessees; Business activities of real estate and commercial services;
- Repair of machinery and equipment; installation, repair and maintenance of equipment, technological lines, automation equipment, construction and production of construction materials;
- Producing construction materials, concrete components, water supply and drainage pipes.

**04. The regular cycle of production business**

The Corporation's main business activities are construction. Thus, the regular production and business cycle of the Corporation depends on the duration of the contracts performance with the investors.

**05. Corporation structure**

**05.1 Subsidiaries consolidated**

<i>Subsidiaries</i>	<i>Business</i>	<i>Benefit rate of the Corporation as at 31 December 2024</i>
Xuan Mai Construction JSC	Construction of civil and industrial engineering projects	83.53%
Xuan Mai Construction Consultancy JSC	Architectural design of works	86.54%
Xuan Mai Transport Machine JSC	Road transport, general cargo transport business, over-sized and over-weight cargo transport, machinery equipment	77.78%
Xuan Mai Mechanical Electrical JSC	Install electrical systems and other construction systems	97.00%
Xuan Mai - Dao Tu JSC	Production of precast concrete and artificial products used in construction	86.39%
Xuan Mai Investment and Real Estate JSC	Consulting, real estate brokerage, building management and operation	98.89%
Xuan Mai Concrete Company Limited	Production of precast concrete and artificial products used in construction	100.00%

<i>Subsidiaries</i>	<i>Business</i>	<i>Benefit rate of the Corporation as at 31 December 2024</i>
Xuan Mai Binh Duong Company Limited	Production of precast concrete and artificial products used in construction	100.00%

**05.2 Significant Joint-ventures and Associates presented on the Consolidated Financial Statements on the equity method:**

<i>Joint ventures and Associates</i>	<i>Business</i>	<i>Benefit rate of the Corporation as at 31 December 2024</i>
Xuan Mai Da Nang JSC	Production of concrete and products from cement and plaster	49.00%
Southern Concrete Xuan Mai JSC	Production of concrete and products from cement and plaster	49.00%
Son An Urban Development and Investment JSC	Architectural activities and related technical consulting	32.10%
Electrical Engineering Consultancy and Service JSC	Build houses to live in	45.00%
Xuan Mai Thanh Hoa JSC	Build houses to live in	42.04%

**II. FINANCIAL YEAR AND STANDARD CURRENCY USED IN ACCOUNTING**

**01. Financial year**

The financial year of the Corporation starts on 01 January and ends on 31 December annually.

**02. Standard currency unit**

The standard currency unit used is Vietnam Dong (VND).

**III. ACCOUNTING STANDARD AND ACCOUNTING SYSTEM**

**01. Accounting system**

The Corporation applied the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC and Circular No. 202/2014/TT/BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 by the Minister of Finance, Vietnamese Accounting Standard and supplement documents issued by the Minister of Finance.

**02. Announcement of compliance with Vietnamese standards and accounting system**

The Consolidated financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

**IV. ACCOUNTING POLICIES APPLIED**

**01. The type of exchange rates applied in accounting**

The real exchange rates applied to transactions by foreign currency incurred during the year are as follows:

- Real exchange rate when purchasing foreign currency is the one regulated in the foreign purchasing contract between the Corporation and the Commercial Bank;
- The exchange rate when recording receivables is the buying rate of the commercial bank that the Corporation appoints the customer to pay at the time of the transaction.

- The exchange rate for recording payables is the selling exchange rate of the commercial bank that the Corporation prepared the transaction at the arising time.

The real exchange rate applied as assessment of the cash items in foreign currency at the Consolidated Financial Statements date are as follows:

- The buy-in exchange rate is applied to the classified items as assets items;
- The buy-in rate of the very bank that the Corporation's foreign account is applied to the foreign currency at bank;
- The selling foreign exchange rate of the commercial bank that the Corporation had frequent transactions is applied to the classified items as payables items.

All of the real exchange rate differences generated in the year and the differences by assessment of balances of monetary items denominated in foreign currencies are recorded on income statements of the financial year.

## **02. Recognition of cash and cash equivalents**

Cash and cash equivalents include cash on hand, cash at bank.

Cash equivalents are short term, highly liquid investment with an original maturity of three months or less of Consolidated financial statements which are readily convertible into known amounts of cash without notice.

## **03. Recognition of financial investments**

### *Held to maturity investments*

Held to maturity investments include: term deposits (including debentures, promissory notes), bonds, preference shares that the issuer is required to acquisition in a certain time in the future and held-to-maturity loans to periodically gain profits and other held-to-maturity investments.

Where there is evidence certainly showing a partly or totally of the investment may not be recoverable and the loss can be measured reliably, the loss is recognized in financial expenses of the year and reduced excluding directly in investment value.

### *Investments in Joint venture and associated companies*

An associate is an entity which the Corporation has significant influence but not has a right of financial and operating policy controlling. Significant influence is shown the right of participating in the financial and operating policy decisions of the entity but not controlling or co-controlling over those policies.

Investments value is stated at equity method.

### *Investment in other entities*

The investment to the equity instrument of other entities include the equity instrument investment but the Corporation have no right to control, co-control or have significant influence on the investment receiver. These investments are recorded at historical cost including the purchasing price and purchasing cost directly related.

The dividend and profit of the periods before the investment purchased are recorded decreasing the value of the very investment. The dividend and profit of the periods after the investment purchased are recorded as revenue. The dividend getting in share are recorded only the amount of shares received, not increasing the investment's value and financial revenue.

## **04. Loans**

Loans are determined at the difference between historical cost and the provision for doubtful debts. Provision for doubtful debts of loans is based on the estimated amount of probable losses.

**05. Trade receivables**

Receivables are the recoverable amount from customers and others. Receivables are recorded according to the difference between the book value and provisions of bad debts.

Provision of doubtful debts is made for the receivables were overdue for six months or more, or for the receivables at financial year ends the Corporation expects no recovery capability as the debtors are unlikely to be due to liquidation, bankruptcy or similar difficulties.

**06. Accounting policy of inventory**

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 net realizable value is determined by the difference of the estimated price and estimated cost for completing the product and the occurred selling, distributing expenses.

The value of inventories is determined by weighted average method.

Inventory is recorded by perpetual method.

Provision for devaluation of inventories is made at the end of the year based on the difference between the original price of inventories and the net realizable value.

**07. Recognition and depreciation of fixed assets**

*Method of depreciation of tangible, intangible fixed assets*

Tangible and intangible fixed assets are stated at the historical cost. During the using time, tangible and Intangible fixed assets are recorded at cost, accumulated depreciation and net book value.

*Method of depreciation of tangible, intangible fixed assets*

Fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

- Buildings & Architectures	07 - 50 years
- Machinery & Equipment	03 - 15 years
- Transportation means	05 - 10 years
- Management tools and equipment	03 - 10 years
- Other tangible fixed assets	04 - 20 years
- Computer software	03 years
- Personnel management software	03 years

**08. Principle of recognizing and depreciating investment properties**

*Historical cost*

Investment properties are recorded at cost. In the process of holding and waiting for price increases, or operating leases, investment properties are recorded at cost, accumulated depreciation and net

book value. Expenditures incurred after the investment in real estate are put into use are recognized in the consolidated statement of income in the year in which the costs are incurred. In such cases it can be clearly demonstrated that these costs make future economic benefits expected from the use of investment properties exceeding the initial assessed performance, then these expenses are recorded increasingly in historical cost of investment property.

### ***Depreciation***

Land use rights without definite term are not amortized. Definite land use rights are stated as a difference between the historical cost and accumulated depreciation. Depreciation is computed on a straight-line basis over the estimated useful lives of investment properties. The estimated useful life is as follows:

- Buildings & Architectures	50 years
- Infrastructure	10 years

Investment properties held for price increasing is not depreciated. When there is a strong evidence that the investment property held for price increasing is reduced in comparison with the market value and the decreasing is determined reliably, the investment property holds for the price increasing are decreasingly recorded in historical cost and losses are recognized in cost of goods sold.

## **09. Principles for recording construction in progress costs**

Construction in progress reflects costs directly related (including related interest expenses in accordance with the company's accounting policies) to assets that are in the process of being constructed. machinery and equipment being installed to serve production, rental and management purposes as well as costs related to ongoing repairs of fixed assets. These assets are recorded at cost and are not depreciated.

## **10. Principles for recognizing business cooperation contracts**

Business cooperation contract (BCC) is a contractual agreement of two or more parties to jointly carry out economic activities but not forming an independent legal entity. This activity may be co-controlled by the capital contributors under a joint venture agreement or controlled by one of the participants.

The money and assets received from other parties contributing to business cooperation (BCC) are recorded as liabilities. The money and assets invested in business cooperation activities (BCC) are recognized as receivable. In the process of implementing BCC activities, the specific accounting forms are as follows:

### **a) BCC in the form of jointly controlled operations**

The parties to the joint venture jointly book keep and record in their financial statements the following contents:

- Assets contributed in joint-ventures and under the control of the capital contributors;
- Liabilities generated;
- The revenue distributed from sales of goods and rendering of service of the joint venture;
- The cost incurred.

The parties perform the distribution of the revenue from the sale of goods and rendering of service of the joint venture, the distribution of the general expenses according to the agreements in the BBC.

### **b) BCC in the form of distribution profit after tax**

- In case of BCC regulation stated that participating parties receive a fixed profit independent to the business results of the contract:

- The accounting implementation party of the BCC records all revenues, expenses, and after tax profit of BCC on its Consolidated Income Statements. In which, the expenses of BCC include the fixed profits paid to the other parties of BCC.
- The other ventures recorded only revenue from rental of property for the amount distributed from BCC.
- In case BCC regulated that participating parties distribute profits, losses base on the business results:
  - The ventures recorded proportion on its Consolidated Income Statements according to the amount distributed as the agreement of BCC.
  - The accounting implementation party of the BCC is responsible for the statutory obligation from BCC to State budget, taking its tax finalization and reallocating it to the other parties under the agreement of BCC.

#### **11. Recognition and capitalization of prepaid expenses**

The other expenses actually incurred related to the performance of many manufacturing business accounting years are recorded to prepaid expenses for allocating gradually to the operation results of the subsequent accounting years.

The calculation and allocation the prepaid expenses to the operation expenses of each accounting year is depended on the characteristic, level of each expense in order to apply the reasonable method and the allocation criteria. The expenses are allocated on a straight-line basis.

#### **12. Recognition of deferred income tax assets**

Deferred tax assets are recognized only to the extent that it is probable that sufficient future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefits will be realized.

#### **13. Recognition of liabilities and accrued expenses payables**

The payables and accrued expenses are recorded for the amount payables in the future relating to the goods and service supplied. The accrued expenses are recorded in the basis of reasonable estimated amount payables.

The criteria for payables classification of trade payables, accrued expenses and other payables are as follows:

- Trade payables reflect the payables in trading characteristic incurred from transactions of purchasing goods, services, assets and the suppliers are independent units with the Corporation.
- Accrued expenses reflect the payables for the goods, services received from the seller or supplied to buyer but not yet paid due to insufficient invoice or accounting documents recognized in the production and business expenses of the report period.
- Other expenses reflect the payables non-trading characteristic, not relating to purchasing goods and supplying services transactions.

#### **14. Recognizing loans and financial lease liabilities**

Each financial loan is tracked under each borrower, each contract and financial loan's due date.

#### **15. Recognition and capitalization of borrowing costs**

Borrowing costs are recognized into operating costs during within the year when generated, except for which directly attributable to the construction or production of a asset in process included in the cost of that asset (capitalized), when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". In addition, for a separate the loans for the construction of fixed assets and

investment properties, the interests capitalized even if the construction period is less than 12 months regardless.

For general loans that partly for the purpose of construction or production of an asset in progress, the borrowing cost that eligible for capitalization in each accounting period is determined according to capitalization rate for the weighted average accumulated costs incurred for the construction or production of the assets. The capitalization rate is calculated as the weighted average interest rate of the unpaid loans not yet paid during the year, except for separate loans for the purpose of forming the assets in progress.

#### **16. Recognizing unrealized revenue**

Unrealized revenue includes pre-paid revenue such as: the amount paid by customers for one or more fiscal years for apartment service fees.

Unrealized revenue is transferred to revenue from sale of goods and rendering of service or financial incomes at the appreciate amount in accordance with each financial year.

#### **17. Recognition of owner's equity**

Owner's equity is stated at actual contributed capital of owners.

Investment and development fund is set aside from profits after corporate income tax and is used to invest in expanding the scale of production and business or making in-depth investments of the enterprise.

Treasury shares are shares issued by the Corporation and then redeemed. Treasury shares are recorded at actual value and presented on the consolidated balance sheet as a decrease in equity.

Undistributed profit after tax reflects the business results (profit or loss) after deduction of corporation income tax and the situation of Corporation's profit distribution or loss settlement. The profits is entitled to distribute as getting the undistributed after – tax profit not exceeding the undistributed after-tax profit stated on the Consolidated Financial Statements after eliminating the impact of profits recorded from negative goodwill. When the dividends, profits paid to the owners are exceeding the undistributed after tax profit, it's recorded as the deduction of contributed capital. Undistributed after-tax profits can be divided to investors under the ratio of their capital contribution according to approval of Annual General Meeting/Board of Management and after setting the appropriated funds according to Corporation Charter and the legal provisions of Vietnam.

Dividends payable to shareholders are recognized as payables in the consolidated balance sheet of the Corporation after the dividend announcement of the Board of Management.

#### **18. Principles and method of recording revenue**

##### ***Revenue from sale of goods, finished goods***

Revenue from sale of goods should be recognized 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 Corporation 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 Corporation;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

Revenue from sale of goods is determined by the reasonable value of the amount has been received or will be collected by accrual basis of accounting. Amounts received in advance from the customers are not recorded as revenue in the year.

##### ***Revenue from rendering of services***

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, each year's revenue should be recognized by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

***Revenue from sale of real estate***

Revenue from the sale of real estate that the Corporation is an investor is recognized when satisfying all the following conditions simultaneously:

- Real estate has been completely completed and handed over to buyers, the Corporation have transferred risks and benefits associated with real estate ownership to buyers;
- The Corporation no longer holds the right to manage real estate such as real estate owner or real estate control;
- The revenue can be measured reliably;
- The Corporation has obtained or will obtain economic benefits from the sale of real estate;
- The cost incurred or to be incurred in respect of the transaction of real estate sold can be measured reliably.

***Revenue from construction contract***

Construction contracts implemented by the Corporation regulated that contractors are paid according to executed workload. The revenue of construction contract is recorded respectively to execute workload confirmed by the customer in the year. The results of implementing contracts are estimated reliably based on acceptance of payment records with investors.

***Operating rental revenue***

Revenue from leasing assets that are operating leases is recognized in the income statement on a straight-line basis based on the term of the lease contract. Rental commissions are recognized as an integral part of total rental revenue.

***Financial income***

Income from interest, royalties and dividends and other financial income earned by the Corporation should be recognized when these two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow into the Corporation;
- The amount of the income can be measured reliably.

**19. Principles and method of recording cost of goods sold**

Cost of goods sold reflects the cost of products, goods, services, real estate investment; production costs of construction products sold within the year and expenses related to business operations of real estate investment.

Cost of goods sold is recognized in accordance with the revenue generated, including the accrual cost into cost of goods sold. The recording of accrual cost for temporarily calculating the cost of real estate, if any, is required to satisfy the following principles:

- Only accruals for expenses already stated in the estimated investment and construction cost, but lack of dossiers and documents for executed workload approval acceptance;



- Only accruals for provisional cost of goods sold for the real estate finished and sold during the year and meeting all conditions for the revenue recognition;
- The accrued expenses and actual costs recorded in cost of goods sold are required to correspond to the norm cost under the total estimated cost of the real estate goods sold (in accordance with area).

## **20. Recognition of financial expenses**

Items recorded into financial expenses consist of:

- Cost of capital leasing and borrowing;
- Loss due to foreign exchange differences arising from transactions relating to foreign currencies;

The above items are recorded by the total amount arising within the year without compensation to financial revenue.

## **21. Recognition of selling expenses and general and business administration expenses**

Selling expenses reflect the actual costs incurred in the process of selling products, goods, and providing services, including costs of offering, introducing products, advertising products, and sales commissions, costs of product and goods warranty (except for construction and installation activities), costs of preservation, packaging, transportation, ...

General and business administration expenses reflect the general administrative expenses of the enterprise, including the costs of salaries of the management department's employees (salaries, wages, allowances, ...); social insurance, health insurance, trade union funding, unemployment insurance of enterprise management staff; cost of office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion, ...); other monetary expenses (reception, ...).

## **22. Recognition of current corporate income tax and deferred income tax expense**

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

Deferred income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rates.

## **23. Principles for recording profits per share**

The Corporation presents basic earnings per share (EPS) for its common shares. Basic earnings per share are calculated by dividing the profit or loss attributable to common shareholders (after deducting the amount allocated to the bonus and welfare fund for the reporting fiscal year) by the number of common shares weighted average in circulation during the year.

## **24. Partial performance**

Partial business segment is a separately identifiable part involved in the production of products or rendering of services and has economic risks and benefit that is different from those of other business segments.

Partial geographical segment is a separately identifiable part involved in the production of products or rendering of services within a particular economic environment and has economic risks and benefit that is different from these of other business divisions in other economic environments.

## **25. Information about related parties**

Parties are considered related to the Corporation if one party has the ability, directly or indirectly, to control other party or significantly influence the other party in making financial and operational decisions, or when the Corporation and the other party jointly have common control or significant

influence. The aforementioned related parties maybe companies or individuals, including close family members.

## 26. Principles and methods for preparing consolidated financial statements

### a. *Method of recognizing benefits of non-controlling shareholders:*

On the consolidated balance sheet, non-controlling shareholders' benefits in the fair value of net assets of subsidiaries are determined and presented as a separate indicator of equity.

Losses incurred at subsidiaries must be allocated in proportion to the ownership of non-controlling shareholders, even if such losses are larger than the ownership of non-controlling shareholders in net assets of subsidiary.

On the consolidated income statement, the non-controlling shareholders' benefits are determined based on the non-controlling shareholders' interest rate and the profit after tax of subsidiaries.

### b. *Method of eliminating internal transactions:*

#### **Elimination the effect of inventory sales:**

Revenue and cost goods consumed inter-Corporation must be totally excluded. Unrealized gains and losses from sales transactions that are presented in the value of inventories must also be completely excluded.

Unrealized gains or losses in the value of inventories at the end of the year must be excluded from the year-end inventory value, while unrealized profits or losses in the value of inventories at the beginning of the year must also be excluded from the cost of goods sold during the year.

#### **Elimination the effect of internal fixed asset transactions**

Other income, other expenses, unrealized gains or losses arising from intra-group fixed asset transactions must be completely eliminated. On the consolidated financial statements, the carrying amount of fixed assets (historical cost, accumulated depreciation) must be adjusted as if there is no transaction of purchasing fixed assets within the group.

When fixed assets are sold at a profit, the depreciation expenses recognized in the separate financial statements of the fixed asset purchaser will be higher than the depreciation cost in terms of the whole group, Thus, the Consolidated Financial Statements, are made to reduce accumulated depreciation and amortization expenses due to the impact of intra-group fixed asset sale transactions.

When excluding unrealized interest in the sale of fixed assets within the group, the book value of fixed assets in the Consolidated Financial Statements will be lower than its tax base, thus, it's recorded the deferred tax assets corresponding to unrealized interest excluded from the value of fixed assets. On the consolidated income statement, the deferred tax expense item must also be reduced at the amount corresponding to the deferred corporate income tax arising from the elimination of unrealized interest of group. Deferred tax assets generated from the sale of fixed assets between inter-group entities will be gradually reversed annually when adjusting the Group's depreciation expenses.

#### **Elimination of parent Corporation dividends divided from profits after the acquisition date of the subsidiaries:**

The whole dividends received from profits after the acquisition date from subsidiaries in the Group must be completely eliminated in the Consolidated Financial Statements. When the parent Corporation has not yet received this dividend or profit distributed as the subsidiary has not yet made the payment, the consolidated financial statements as exclude, the receivables of dividends distribution presentation "the other receivables" items of separate financial statement of parent Corporation other payable items in the separate financial statements of subsidiaries profit distributed.







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**6. Bad debts**

**7. Inventories:**

	Closing balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
- Raw materials	38.919.595.926	(643.025.124)	50.884.897.561	(643.025.124)
- Tools and equipment	12.264.433.190	-	8.285.141.643	-
- Work in progress	569.796.423.997		685.036.152.996	
- Finished goods	61.210.283.217		14.602.114.219	
- Goods	480.937.304.894	(1.582.064.795)	479.496.012.265	(3.814.979.620)
<b>Total</b>	<b>1.163.128.041.224</b>	<b>(2.225.089.919)</b>	<b>1.238.304.318.684</b>	<b>(4.458.004.744)</b>

**8. 09. Long-term assets in progress**

	Closing balance	Opening balance
<b>Work in progress</b>	<b>12.948.264.793</b>	<b>13.524.451.136</b>
- Purchase	12.653.739.793	12.457.389.793
- Construction in progress	294.525.000	1.067.061.343
<i>Upgrade the floor mold transmission system</i>		1.067.061.343
<i>Other</i>	294.525.000	
- Repair	-	

**9. Movements in tangible fixed assets:**

Items	Buildings & architecture items	Machineries & equipment	Means of transportation	Management tools and equipment	Other tangible fixed assets	Total
<b>I. Historical cost</b>						
<b>Opening Balance</b>	<b>396.634.511.502</b>	<b>310.211.321.259</b>	<b>46.915.862.577</b>	<b>15.147.346.614</b>	<b>1.057.445.873</b>	<b>769.966.487.825</b>
Newly purchased		1.103.140.000	2.684.601.448	475.088.551		4.262.829.999
Newly constructed		1.222.800.860				1.222.800.860
Sold, disposed	(70.154.767.394)	(3.171.645.489)	(4.157.863.728)	(30.300.000)	(124.500.000)	(77.639.076.611)
<b>Closing Balance</b>	<b>326.479.744.108</b>	<b>309.365.616.630</b>	<b>45.442.600.297</b>	<b>15.592.135.165</b>	<b>932.945.873</b>	<b>697.813.042.073</b>
<b>II. Accumulated depreciation</b>						
<b>Opening Balance</b>	<b>133.284.591.637</b>	<b>255.468.514.341</b>	<b>37.861.910.546</b>	<b>14.512.134.036</b>	<b>1.057.445.873</b>	<b>442.184.596.433</b>
Depreciation for the year	19.006.577.351	22.778.730.404	2.400.634.075	421.984.190		44.607.926.020
Sold, disposed	(20.956.073.734)	(3.139.590.493)	(3.921.756.537)	(30.300.000)	(124.500.000)	(28.172.220.764)
<b>Closing Balance</b>	<b>131.335.095.254</b>	<b>275.107.654.252</b>	<b>36.340.788.084</b>	<b>14.903.818.226</b>	<b>932.945.873</b>	<b>458.620.301.689</b>
<b>III. Net carrying amount</b>						
<b>- Opening Balance</b>	<b>263.349.919.865</b>	<b>54.742.806.918</b>	<b>9.053.952.031</b>	<b>635.212.578</b>		<b>327.781.891.392</b>
<b>- Closing Balance</b>	<b>195.144.648.854</b>	<b>34.257.962.378</b>	<b>9.101.812.213</b>	<b>688.316.939</b>		<b>239.192.740.384</b>

- Remaining value at period end of tangible fixed assets pledged or mortgaged as collateral for loans VND 67.850.138.678
- The total historical cost of fixed assets was fully depreciated but still worth using is VND : 74.908.481.133



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**10. Movements in intangible fixed assets:**

Items	Computer software	Other intangible fixed assets	Total
<b>I. Historical cost</b>			
<i>Opening Balance</i>	4.813.880.647		4.813.880.647
- Sold, disposed			
<i>Closing Balance</i>	4.813.880.647		4.813.880.647
<b>II. Accumulated Depreciation</b>			
<i>Opening Balance</i>	4.487.170.689		4.487.170.689
- Depreciation	173.416.071		173.416.071
- Sold, disposed			
<i>Closing Balance</i>	4.660.586.760		4.660.586.760
<b>III. Net book value</b>			
- <i>Opening Balance</i>	326.709.958		326.709.958
- <i>Closing Balance</i>	153.293.887		153.293.887

- The total historical cost of intangible fixed assets was fully depreciated but still worth using is VND : 2.486.059.293

**12. Movements in investment real estate**

Items	Opening balance	Increase	Decrease	Closing Balance
<b>Investment real estate for rent</b>				
<b>I. Historical cost</b>	240.651.605.904	55.565.095.807	18.797.399.652	277.419.302.059
- House and land use rights	238.817.590.697	55.565.095.807	18.797.399.652	275.585.286.852
- Infrastructure	1.834.015.207			1.834.015.207
<b>II. Accumulated depreciation</b>	32.981.016.723	5.036.256.330	3.300.179.430	34.717.093.623
- House and land use rights	31.406.820.343	4.852.854.810	3.300.179.430	32.959.495.723
- Infrastructure	1.574.196.380	183.401.520		1.757.597.900
<b>III. Net book value</b>	207.670.589.181	55.565.095.807	5.036.256.330	258.199.428.658
- House and land use rights	207.410.770.354	55.565.095.807	4.852.854.810	258.123.011.351
- Infrastructure	259.818.827		183.401.520	76.417.307



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13. Prepaid expenses	<u>Closing Balance</u>		<u>Opening balance</u>	
<i>a) Short-term</i>	<b>1.609.129.187</b>		<b>1.657.804.078</b>	
- Net book value of used tools & equipment awaiting for allocation ;	1.256.277.650		1.227.260.955	
- Insurance costs	24.708.338		149.505.930	
- Other costs	328.143.199		281.037.193	
<i>b) Long-term</i>	<b>3.420.450.884</b>		<b>2.911.701.215</b>	
- Net book value of used tools & equipment awaiting for allocation ;	1.811.811.991		2.098.733.352	
- Other costs	1.608.638.893		812.967.863	
<i>Equipment repair costs</i>	<i>7.430.310</i>			
<i>Fixed assets repairing costs</i>			<i>296.167.746</i>	
<i>Other</i>	<i>1.601.208.583</i>		<i>516.800.117</i>	
<b>Total</b>	<b>5.029.580.071</b>		<b>4.569.505.293</b>	

  

14. Loans and finance lease liabilities	<u>Closing Balance</u>		<u>Within the year</u>		<u>Opening balance</u>	
	Value	Recoverable value	Increases	Decreases	Value	Recoverable value
Loc Phat Vietnam Joint Stock Commercial Bank						
<i>a) Short-term</i>	<b>788.899.990.677</b>	<b>788.899.990.677</b>	<b>1.079.668.839.261</b>	<b>1.853.036.489.217</b>	<b>1.562.267.640.633</b>	<b>1.562.267.640.633</b>
- Loans from bank	729.611.276.727	729.611.276.727	1.028.194.360.294	1.658.335.860.985	1.359.752.777.418	1.359.752.777.418
+ Joint Stock Commercial Bank for Investment and Developer	718.745.220.329	718.745.220.329	979.948.880.643	1.279.740.084.983	1.018.536.424.669	1.018.536.424.669
+ Bac A Commercial Joint Stock Bank – Thang Long Branch				290.000.000.000	290.000.000.000	290.000.000.000
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam –	1.991.496.933	1.991.496.933	39.370.920.186	51.990.618.395	14.611.195.142	14.611.195.142
+ Loc Phat Vietnam Joint Stock Commercial Bank	8.874.559.465	8.874.559.465	8.874.559.465	36.605.157.607	36.605.157.607	36.605.157.607
- Long-term loans due to date	<b>40.490.640.000</b>	<b>40.490.640.000</b>	<b>40.490.640.000</b>	<b>166.305.599.662</b>	<b>166.305.599.662</b>	<b>166.305.599.662</b>
+ Joint Stock Commercial Bank for Investment and Developer				165.960.279.662	165.960.279.662	165.960.279.662
+ Bac A Commercial Joint Stock Bank – Thang Long Branch	40.000.000.000	40.000.000.000	40.000.000.000			
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam –						
- Others	<b>18.798.073.950</b>	<b>18.798.073.950</b>	<b>10.983.838.967</b>	<b>28.395.028.570</b>	<b>36.209.263.553</b>	<b>36.209.263.553</b>
+ Others	18.798.073.950	18.798.073.950	10.983.838.967	28.395.028.570	36.209.263.553	36.209.263.553
<i>b) Long-term</i>	<b>311.490.640.000</b>	<b>311.490.640.000</b>	<b>351.801.412.000</b>	<b>41.104.140.000</b>	<b>793.368.000</b>	<b>793.368.000</b>
+ Joint Stock Commercial Bank for Investment and Developer	60.000.000.000	60.000.000.000	60.563.500.000	563.500.000		
+ Bac A Commercial Joint Stock Bank – Thang Long Branch	251.000.000.000	251.000.000.000	291.000.000.000	40.000.000.000		
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam –	490.640.000	490.640.000	237.912.000	540.640.000	793.368.000	793.368.000
<b>Total (a)+(b)</b>	<b>1.100.390.630.677</b>	<b>1.100.390.630.677</b>	<b>1.431.470.251.261</b>	<b>1.894.140.629.217</b>	<b>1.563.061.008.633</b>	<b>1.563.061.008.633</b>



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**15. Trade payables**

	Closing Balance			Opening balance		
	Amount	Recoverable amount	%	Amount	Recoverable amount	%
<b>a) Short-term trade payables</b>	<b>417.567.002.217</b>	<b>417.567.002.217</b>		<b>649.261.420.078</b>	<b>649.261.420.078</b>	
- Trade payables to account for 10% or more of total payables						
- Others	417.567.002.217	417.567.002.217		483.422.717.958	483.422.717.958	
- Trade payables are related parties	117.887.290	117.887.290		117.887.290	117.887.290	
Son An Urban Development Investment JSC	39.000.000	39.000.000	0,01%	39.000.000	39.000.000	0,01%
Electrical Engineering Consultancy and Service JSC	78.887.290	78.887.290	0,02%	78.887.290	78.887.290	0,01%
<b>b) Long-term trade payables</b>	<b>12.976.621.022</b>	<b>12.976.621.022</b>		<b>12.976.621.022</b>	<b>12.976.621.022</b>	
- Gia Lam Urban Development and Investment Co., Ltd	12.976.621.022	12.976.621.022		12.976.621.022	12.976.621.022	

**17. Taxes payable to State treasury**

	Opening balance		Within the year		Closing balance	
	Receivable	Payable	Payable	Paid amount	Receivable	Payable
<b>Cộng</b>	<b>7.196.965.239</b>	<b>7.663.321.302</b>	<b>43.689.544.625</b>	<b>38.592.790.190</b>	<b>3.910.593.626</b>	<b>9.473.704.124</b>
- VAT on sales 3331	2.681.224.022	1.864.716.131	21.174.076.145	20.478.801.261	3.896.761.934	3.775.528.927
- Special consumption tax			47.278.839	47.278.839		
- Corporate income tax 3334	11.763.068	4.800.407.888	6.978.073.260	8.125.948.885	11.763.068	3.652.532.263
- Personal income tax 3335		914.873.986	4.753.372.145	4.720.059.832		948.186.299
- Resources tax 3336	3.978.149		3.978.149	-		
- House and land use tax	4.500.000.000		9.102.124.229	4.602.124.229		
- Environment protection and other tax		38.436.039	15.900.773	54.336.812		
- Duties, fees and others 3339		44.887.258	1.614.741.085	564.240.332	2.068.624	1.097.456.635

**18. Accrued expenses**

	Closing balance	Opening balance
<b>a) Short-term accrued expenses</b>	<b>106.334.496.312</b>	<b>70.819.479.643</b>
- Construction accrued expenses;	75.961.603.357	65.508.868.490
- Interest expenses	28.892.554.542	4.443.375.523
- Other accruals	1.480.338.413	867.235.630
<b>b) Long-term accrued expenses</b>	<b>45.554.612.161</b>	<b>46.891.764.613</b>
- Các khoản khác Depreciation of real estate investment accrued i	45.554.612.161	46.891.764.613
<b>Total</b>	<b>151.889.108.473</b>	<b>117.711.244.256</b>



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	<u>Closing balance</u>	<u>Opening balance</u>
<b>19. Other payables</b>		
<b>a) Short-term</b>	<b>75.336.289.090</b>	<b>78.219.450.230</b>
- Trade union fee	2.897.969.416	2.478.257.008
- Social insurance	580.192.461	740.944.754
- Health insurance	83.677.355	41.292.649
- Unemployment insurance	61.616.903	34.739.325
- Dividends and profits must be paid;	334.145.947	
- Other short-term payables	70.815.607.008	74.025.316.494
<i>Emico Investment and Construction Project Management</i>	4.829.866.322	
<i>Others</i>	65.985.740.686	74.025.316.494
<b>b) Long-term</b>	<b>6.103.191.268</b>	<b>10.230.350.311</b>
- Long-term deposits received	6.103.191.268	10.230.350.311
- Others		
<b>20. Unrealized revenue</b>	<u><b>Closing balance</b></u>	<u><b>Opening balance</b></u>
<b>a) Short-term</b>	<b>780.959.190</b>	<b>333.602.795</b>
+ <i>Other revenue received in advance</i>	780.959.190	333.602.795
<b>21. Provisions for payables</b>		
	<u><b>Closing balance</b></u>	<u><b>Opening balance</b></u>
<b>a) Short-term</b>		<b>661.653.831</b>
- Provision for warranty of construction		661.653.831
<b>b) Long-term</b>	<b>9.034.416.615</b>	<b>15.711.309.669</b>
- Provision for warranty of construction	9.034.416.615	15.711.309.669
<b>Total</b>	<u><b>9.034.416.615</b></u>	<u><b>16.372.963.500</b></u>
<b>22. Deferred tax assets</b>		
	<u><b>Closing balance</b></u>	<u><b>Opening balance</b></u>
<b>a) Deferred tax assets:</b>	<b>2.764.977.181</b>	<b>2.670.159.464</b>
- Corporate income tax rate	20%	20%
- Deferred tax assets	2.764.977.181	2.670.159.464



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**23. Owner's equity**

**a) Movement in owner's equity**

	Items Under Owner's Equity							
	Contributed legal capital	Share Premium	Investment and development funds	Treasury shares	Exchange rate difference	Undistributed after tax profits	Benefits of non-controlling shareholders	Total
A	1	2	3	4	5	6	7	8
<b>Opening balance of previous year</b>	<b>673.643.390.000</b>		<b>12.827.383.740</b>	<b>(30.845.085)</b>		<b>187.053.484.151</b>	<b>24.714.294.955</b>	<b>898.207.707.761</b>
- Increase in previous year								
- Profit in previous year						45.176.772.666	(2.877.145.320)	42.299.627.346
- Other increase								
- Distributing profits in the year at the parent						(6.911.903.619)	(398.163.726)	(7.310.067.345)
							-	-
- Increase/ decrease due to change in ownership						609.569.995	(609.569.995)	-
- Increases/ decreases due to Subsidiaries			(6.195.635.037)			6.195.635.037		-
<b>Opening balance of current year</b>	<b>673.643.390.000</b>		<b>6.631.748.703</b>	<b>(30.845.085)</b>		<b>232.123.558.230</b>	<b>20.829.415.914</b>	<b>933.197.267.762</b>
- Increase in current year								
- Profit in current year						8.296.553.267	429.901.291	8.726.454.558
- Other increase								-
- Distributing profits in the year at the parent						-		-
- Distributing profits in the year at Subsidiaries						(91.095.426.187)	-	(91.095.426.187)
- Reduce								-
<b>Closing balance of current year</b>	<b>673.643.390.000</b>		<b>6.631.748.703</b>	<b>(30.845.085)</b>		<b>149.324.685.310</b>	<b>21.259.317.205</b>	<b>850.828.296.133</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

b) Details of contributed legal capital	<u>Closing balance</u>	Rate %	<u>Opening balance</u>	Rate %
+ Ms. Dinh Thi Thanh Ha	164.857.810.000	23%	155.526.240.000	23,09%
+ Mr. Bui Khac Son	142.768.750.000	20%	134.687.500.000	19,99%
+ Ms. Nguyen Minh Trang	177.858.560.000	25%	167.791.100.000	24,91%
+ Ms Nguyen Phuong Lan	69.060.710.000	10%	65.151.620.000	9,67%
+ Other shareholders	159.511.060.000	22%	150.486.930.000	22,34%
	<b><u>714.056.890.000</u></b>		<b><u>673.643.390.000</u></b>	
<b>c) Capital transactions with owners and distribution of dividends and profits</b>	<b><u>Closing balance</u></b>		<b><u>Opening balance</u></b>	
- Owner's investment capital				
+ Opening balance	673.643.390.000		673.643.390.000	
+ Increase	40.413.500.000			
+ Decrease				
+ Closing balance	714.056.890.000		673.643.390.000	
- Distributed Dividends and profits	91.095.426.187			
<b>d) Stock</b>	<b><u>Closing balance</u></b>		<b><u>Opening balance</u></b>	
- Quantity of Authorized issuing stocks	71.405.689		67.364.339	
- Quantity of issued stocks	71.405.689		67.364.339	
+ Common stocks	71.405.689			
- Quantity of repurchased stocks	1.760		1.760	
+ Common stocks	1.760		1.760	
- Quantity of circulation stocks	71.403.929		67.362.579	
+ Common stocks	71.403.929		67.362.579	
<b>* Par value per stock: VND 10,000.</b>				
<b>e) Funds of the Corporation:</b>	<b><u>Closing balance</u></b>		<b><u>Opening balance</u></b>	
- Investment and development funds;	6.631.748.703		6.631.748.703	

**VII. VI. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN CONSOLIDATED INCOME STATEMENT**

Unit: VND

	<u>Current year</u>	<u>Prior year</u>
<b>1. 01. Revenue from sales of goods and rendering of services</b>		
- Revenue from sale of goods	1.777.685.306	21.499.828.865
- Revenue from construction contract	526.616.612.477	1.063.446.397.379
- Revenue from sale of finished goods	393.441.760.587	187.346.819.623
- Revenue from real estate trading	541.754.359.714	777.088.426.787
- Revenue from rendering services	109.143.491.571	119.182.345.043
- Revenue from other activities	24.124.870.711	22.007.049.800
<b>Total</b>	<b><u>1.596.858.780.366</u></b>	<b><u>2.190.570.867.497</u></b>
<b>2. Revenue deductions</b>	<b>356.262.228</b>	<b>2.789.601.831</b>
<b>3. Cost of goods sold</b>	<b><u>Current year</u></b>	<b><u>Prior year</u></b>
- Cost of goods sold	1.177.676.222	19.476.329.145
- Cost of construction contract	472.497.067.669	1.024.277.850.061
- Cost of finished goods sold	349.635.938.417	157.812.360.050
- Cost of real estate trading	493.623.983.628	649.905.483.967



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- Cost of services rendered	87.959.659.714	107.174.415.708
- Cost of other activities	20.378.738.077	21.292.718.373
- Reversal of provision for inventory devaluation		(700.000)
- Provision for inventory devaluation	0	4.255.767.881
<b>Total</b>	<b><u>1.425.273.063.727</u></b>	<b><u>1.984.194.225.185</u></b>
<b>4. Financial income</b>	<b>Current year</b>	<b>Prior year</b>
- Interest income	23.929.244.187	60.352.384.905
- Gain from sale of financial investments		42.651.973.282
- Dividends received		111.100.000
- Gain from foreign exchange rate difference	2.385.470.704	938.810.535
- Others	74.107.912	
<b>Total</b>	<b><u>26.388.822.803</u></b>	<b><u>104.054.268.722</u></b>
<b>5. Financial expenses</b>	<b>Current year</b>	<b>Prior year</b>
- Interest expenses	70.586.907.151	117.170.937.391
- Loss from foreign exchange rate difference	80.367.112	431.858.757
- Others	324.979.415	
<b>Total</b>	<b><u>70.992.253.678</u></b>	<b><u>117.602.796.148</u></b>
<b>6. Other income</b>	<b>Current year</b>	<b>Prior year</b>
Gain from sold, disposed of fix assets	1.303.089.549	1.835.228.450
Reversal of provision for construction warranty	863.059.401	14.839.282.452
Gain from sale of tools, equipment	1.791.674.586	620.198.367
Fines collected	71.692.274	165.503.381
Others	7.933.800.750	2.114.117.254
<b>Total</b>	<b><u>11.963.316.560</u></b>	<b><u>19.574.329.904</u></b>
<b>7. Other expenses</b>	<b>Current year</b>	<b>Prior year</b>
Loss from sold, disposed of fix assets	236.107.191	1.717.413.926
payables and late payment interest of previous years	1.784.813.353	311.591.430
Contract violations	2.359.862.716	10.000.000
Book value of disposed tools and instruments		253.180.438
Others	1.497.839.819	3.951.510.535
<b>Total</b>	<b><u>5.878.623.079</u></b>	<b><u>6.243.696.329</u></b>
<b>8. Selling expenses and General administrative expenses</b>	<b>Current year</b>	<b>Prior year</b>
<b>a) General and administration expenses</b>	<b>155.570.343.414</b>	<b>167.815.517.699</b>
Expenses of administrative staff	62.038.855.534	64.305.131.219
Expenses of administrative material	896.750.294	1.095.453.223
Office supplies	430.097.692	712.942.812
Depreciation of fixed asset	4.499.764.085	6.356.628.108
Taxes, charges and fees	29.591.259	98.931.520
Provisions expenses	69.342.226.132	74.875.929.411
Expenses of outsourced services	9.169.023.071	10.656.825.809
Other expenses	9.164.035.347	9.713.675.597
<b>b) Selling expenses</b>	<b>2.691.579.997</b>	<b>5.745.176.626</b>
Expenses of staff	894.835.639	517.890.666
Cost of tools and supplies	129.229.344	
Depreciation of fixed asset	239.262.048	368.491.392
Expenses of outsourced services	1.157.637.934	4.176.867.172
Other expenses	270.615.032	681.927.396
<b>c) General administration expenses deductibles</b>	<b>(59.184.202.231)</b>	<b>(37.403.864.879)</b>

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Reversal of provision	(59.184.202.231)	(37.403.864.879)
Others		
<b>Total</b>	<b>99.077.721.180</b>	<b>136.156.829.446</b>

**9. Business and productions cost by items**

	Current year	Prior year
- Raw materials	476.547.088.675	220.461.654.306
- Labor expenses	155.383.459.151	236.818.841.982
- Depreciation expenses	43.478.726.378	53.236.797.331
- Expenses of outsourced services	86.643.239.407	1.481.114.501.457
- Other expenses in cash	114.738.621.103	52.924.931.519
- Capitalized interest expense	32.205.813.698	31.893.244.017
- Provision expenses	10.852.662.678	41.099.839.076
<b>Total</b>	<b>919.849.611.090</b>	<b>2.117.549.809.688</b>

**10. Current Corporate Income Tax (CIT) expenses**

	Current year	Prior year
Corporate income tax on taxable income of current year	9.951.130.017	23.816.330.463
Adjustment for corporate income tax of previous years and current year	1.832.354.321	46.802.303
<b>Total current Corporate Income Tax expense</b>	<b>11.783.484.338</b>	<b>23.863.132.766</b>

**11. Deferred income tax expense**

	Current year	Prior year
Deferred CIT expenses generated from reversal of deferred tax assets		680.816.702
<b>Total deferred Corporate Income Tax expense</b>	<b>-</b>	<b>680.816.702</b>

**VIII. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN THE CASH FLOW STATEMENT****IX. OTHER INFORMATION**

Prepared by

Le Thi Ngoc Diep

Chief Accountant

Mai Van Dinh

Ha Noi, 03 February 2025

General Director



Nguyen Cao Thang