

**DIN CAPITAL INVESTMENT GROUP
JOINT STOCK COMPANY AND ITS SUBSIDIARIES**

AUDITED CONSOLIDATED FINANCIAL STATEMENTS
For the financial year ended 31 December 2024

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REPORT OF CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT

Chairman of the Board of Directors and Management of Din Capital Investment Group Joint Stock Company (hereinafter referred to as “the Company”) hereby presents its report and the audited consolidated financial statements of the Company and its subsidiaries (together with the Company hereinafter referred to as “the Group”) for the financial year ended 31 December 2024.

Members of the Board of Directors, Internal Audit Committee, the Supervisory Committee and Management during the year and on the date of this report include:

Board of Directors

<u>Full name</u>	<u>Position</u>
Mr. Le Truong Ky	Chairman
Mr. Dang Tien Duc	Deputy chairman
Ms. Huynh Phuoc Huyen Vy	Member
Mr. Nguyen Ngoc Tuan	Member
Mr. Morii Takayuki	Member

Internal Audit Committee

<u>Full name</u>	<u>Position</u>
Ms. Nguyen Thi Minh Phuong	Member

Supervisory Committee

<u>Full name</u>	<u>Position</u>
Mr. Le Anh Long	Head
Mr. Chu Van Tuan	Member
Mr. Tran Canh Thanh	Member

Management

<u>Full name</u>	<u>Position</u>
Mr. Dang Tien Duc	General Director
Mr. Nguyen Van Trieu	Deputy General Director
Ms. Nguyen Thi Thao	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Le Truong Ky, Chairman of the Board of Directors and Mr. Dang Tien Duc, General Director.

RESPONSIBILITY OF CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT

The Chairman of the Board of Directors and management are responsible for preparing the consolidated financial statements of each period which give a true and fair view of the consolidated financial position of Group and the consolidated results of its operations and its consolidated cash flows. In preparing these consolidated financial statements, Chairman of the Board of Directors and management are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business; and

**REPORT OF CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT
(CONTINUED)**

- Design and implement the internal control system effectively for a fair preparation and presentation of the consolidated financial statements so as to mitigate error or fraud.

Chairman of the Board of Directors and management are responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and ensure that the consolidated financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements. Chairman of the Board of Directors and management are also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Chairman of the Board of Directors and management confirm that the Group has complied with the above requirements in preparing these consolidated financial statements.

AUDITOR

The accompanying consolidated financial statements were audited by ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited (Head office: No. 142 Xo Viet Nghe Tinh Street, Hoa Cuong Nam Ward, Hai Chau District, Danang City, Vietnam; Telephone: (84) 0236.363.3333; Fax: (84) 0236.363.3338; Website: www.ecovis.com/vietnam/audit).

STATEMENT BY CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT

In opinion of Chairman of the Board of Directors and management's opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024 and the results of its operations and its consolidated cash flows for the financial year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

For and on behalf of the Board of Directors and management



Le Truong Ky
Chairman of the Board of Directors
Danang City, 24 March 2025

Ueh

No.: 115/2025/BCKTHN-E.AFA

INDEPENDENT AUDITOR'S REPORT

To: Shareholders
Board of Directors and Management
DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES

Report on the consolidated financial statements

We have audited the accompanying consolidated financial statements of Din Capital Investment Group Joint Stock Company (hereinafter referred to as "the Company") and its subsidiaries (together with the Company hereinafter referred to as "the Group") prepared on 24 March 2025 as set out from page 5 to page 44, which comprise the consolidated statement of financial position as at 31 December 2024, and the consolidated income statement, and consolidated cash-flow statement for the financial year then ended, and the notes to the consolidated financial statements.

Responsibility of Chairman of the Board of Directors and Management

Chairman of the Board of Directors and management are responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of consolidated financial statements and for such internal control as Chairman of the Board of Directors and management determine is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Opinion

In our opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024, and of the consolidated results of its financial performance and its consolidated cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting and relevant legislation as to the preparation and presentation of consolidated financial statements.



Tran Thi Nhu Phuong

Audit director

Audit Practice Registration Certificate
No. 2293-2023-240-1

Doan Thi My Hao

Auditor

Audit Practice Registration Certificate
No. 5466-2021-240-1

Authorized person

ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited

Danang City, 24 March 2025

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIESAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam**Form B 01 – DN**(Issued under the Circular No. 202/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**CONSOLIDATED BALANCE SHEET**

As at 31 December 2024

Unit: VND

ASSETS	Code	Notes	As at 31 Dec.2024	As at 01 Jan.2024
A. CURRENT ASSETS	100		166,916,892,334	160,836,919,566
I. Cash and cash equivalents	110	4.1	16,310,248,936	16,324,966,964
1. Cash	111		16,310,248,936	16,324,966,964
2. Cash equivalents	112		-	-
II. Current financial investments	120	4.3	8,009,137,100	370,800,400
1. Trading securities	121		20,530,730	20,530,730
2. Provision for trading securities	122		(11,393,630)	(11,380,330)
3. Held to maturity investments	123		8,000,000,000	361,650,000
III. Current account receivables	130		127,495,702,159	131,532,359,589
1. Trade receivables	131	4.2	131,699,876,357	138,227,193,688
2. Advances to suppliers	132	4.4	200,385,949	5,302,998,678
3. Current loan receivables	135	4.5	11,000,000,000	-
4. Other current receivables	136	4.6	1,411,442,791	4,123,995,232
5. Provision for doubtful debts	137	4.7	(16,816,002,938)	(16,121,828,009)
IV. Inventories	140	4.8	14,214,395,276	11,247,817,077
1. Inventories	141		14,214,395,276	11,247,817,077
2. Provision for decline in value of inventories	149		-	-
V. Other current assets	150		887,408,863	1,360,975,536
1. Current prepayments	151	4.9	572,839,527	914,578,789
2. Value added tax deductible	152		56,185,352	190,246,723
3. Tax and other receivables from the state budget	153	4.10	258,383,984	256,150,024
B. NON-CURRENT ASSETS	200		39,645,063,122	60,707,977,231
I. Non-current account receivables	210		50,000,000	50,000,000
1. Non-current trade receivables	211		-	-
2. Other non-current receivables	216	4.6	50,000,000	50,000,000
II. Fixed assets	220		33,284,520,966	43,637,842,903
1. Tangible fixed assets	221	4.11	33,284,520,966	43,637,842,903
Cost	222		206,177,393,744	203,827,698,121
Accumulated depreciation	223		(172,892,872,778)	(160,189,855,218)
2. Intangible fixed assets	227		-	-
III. Investment property	230		-	-
IV. Non-current assets in progress	240		393,300,000	393,300,000
1. Non-current work in progress	241		-	-
2. Construction in progress	242	4.12	393,300,000	393,300,000
V. Non-current financial investments	250	4.3	-	10,655,206,332
1. Investment in other entities	253		-	11,000,000,000
2. Provision for non-current investments	254		-	(444,793,668)
3. Held to maturity investments	255		-	100,000,000
VI. Other non-current assets	260		5,917,242,156	5,971,627,996
1. Non-current prepayments	261	4.9	5,666,500,850	5,775,253,977
2. Deferred income tax assets	262		250,741,306	196,374,019
TOTAL ASSETS	270		206,561,955,456	221,544,896,797

The accompanying notes are an integral part of these consolidated financial statements

CONSOLIDATED BALANCE SHEET (CONTINUED)

As at 31 December 2024

Unit: VND

RESOURCES	Code	Notes	As at 31 Dec.2024	As at 01 Jan.2024
A. LIABILITIES	300		73,031,157,823	91,977,483,815
I. Current liabilities	310		72,557,157,823	91,187,483,815
1. Trade payables	311	4.13	46,065,552,280	63,175,661,010
2. Advances from customers	312	4.14	136,480,945	361,264,743
3. Taxes and amounts payable to the state budget	313	4.10	3,199,403,991	1,402,248,513
4. Payables to employees	314	4.15	3,588,458,264	1,750,758,004
5. Accrued expenses	315	4.16	105,583,591	475,366,869
6. Other current payables	319	4.17	756,770,904	568,378,769
7. Current loans and obligations under finance leases	320	4.18	17,609,462,602	23,373,403,117
8. Bonus and welfare fund	322		1,095,445,246	80,402,790
II. Non-current liabilities	330		474,000,000	790,000,000
1. Non-current trade payables	331		-	-
2. Non-current loans and obligations under finance leases	338	4.18	474,000,000	790,000,000
B. OWNER'S EQUITY	400		133,530,797,633	129,567,412,982
I. Equity	410	4.19	133,530,797,633	129,567,412,982
1. Owner's contributed capital	411		89,099,810,000	89,099,810,000
Ordinary shares carrying voting rights	411a		89,099,810,000	89,099,810,000
Preference shares	411b		-	-
2. Share premiums	412		49,416,000	49,416,000
3. Other contributed capital	414		228,800,000	228,800,000
4. Investment and development fund	418		7,752,997,505	7,752,997,505
5. Retained earnings	421		36,245,635,770	32,256,268,728
Beginning accumulated retained earnings	421a		26,800,222,656	29,807,916,861
Retained earnings of the current year	421b		9,445,413,114	2,448,351,867
6. Non-controlling interest	429		154,138,358	180,120,749
II. Other capital and funds	430		-	-
TOTAL RESOURCES	440		206,561,955,456	221,544,896,797



Le Trương Ky
Chairman of the Board of Directors
Danang City, 24 March 2025

Nguyen Thi Thao
Chief Accountant

Nguyen Thi Thao
Preparer

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIESAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam**Form B 02 – DN**(Issued under the Circular No. 202/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**CONSOLIDATED INCOME STATEMENT**

For the financial year ended 31 December 2024

Unit: VND

ITEMS	Code	Notes	Year 2024	Year 2023
1. Revenue	01	5.1	307,927,199,240	235,118,964,915
2. Deductions	02	5.2	-	9,447,014
3. Net revenue	10		307,927,199,240	235,109,517,901
4. Cost of sales	11	5.3	277,546,328,591	216,675,174,011
5. Gross profit	20		30,380,870,649	18,434,343,890
6. Finance income	21	5.4	298,098,363	43,781,903
7. Finance expense	22	5.5	578,967,332	2,755,886,930
<i>Of which, interest expense</i>	23		1,023,747,700	2,594,946,181
8. Share of the profit of associates	24		-	-
9. Selling expense	25	5.6	2,184,178,548	2,020,447,179
10. General and administrative expense	26	5.7	9,396,398,353	9,863,338,486
11. Operating profit	30		18,519,424,779	3,838,453,198
12. Other income	31	5.8	278,885	305,353,940
13. Other expense	32	5.9	2,590,748,334	667,637,673
14. Net other loss	40		(2,590,469,449)	(362,283,733)
15. Accounting profit before taxation	50		15,928,955,330	3,476,169,465
16. Current corporate income tax expense	51	5.11	6,509,812,510	1,030,240,331
17. Deferred corporate income tax expense	52		(54,367,287)	(49,069,380)
18. Net profit after taxation	60		9,473,510,107	2,494,998,514
19. Owners of the parent company	61		9,445,413,114	2,448,351,867
20. Non-controlling interests	62		28,096,993	46,646,647
21. Basic earnings per share	70	4.19.5	901	162
22. Diluted earnings per share	71	4.19.6	901	162



Le Truong Ky
Chairman of the Board of Directors
 Danang City, 24 March 2025

Nguyen Thi Thao
Chief Accountant

Nguyen Thi Thao
Preparer

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES

 Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam

Form B 03 – DN

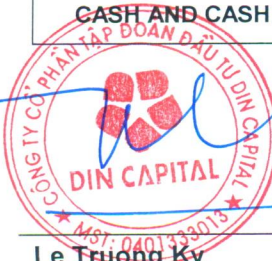
 (Issued under the Circular No. 202/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)

CONSOLIDATED CASH-FLOW STATEMENT
(Indirect method)

For the financial year ended 31 December 2024

Unit: VND

ITEMS	Code	Notes	Year 2024	Year 2023
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before taxation	01		15,928,955,330	3,476,169,465
2. Adjustment for:				
Depreciation and amortisation	02		12,703,017,560	13,518,349,417
Provisions	03		249,394,561	1,237,840,167
Gains/losses from investment	05		(195,968,363)	(273,411,533)
Interest expense	06		1,023,747,700	2,594,946,181
3. Operating profit /(loss) before adjustments to working capital	08		29,709,146,788	20,553,893,697
Increase or decrease in accounts receivable	09		14,612,628,245	(13,237,104,058)
Increase or decrease in inventories	10		(2,966,578,199)	6,941,215,079
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		(15,843,617,595)	8,500,691,883
Increase or decrease prepaid expenses	12		450,492,389	317,645,051
Interest paid	14		(1,067,226,314)	(2,601,700,427)
Corporate income tax paid	15		(4,504,231,334)	(370,030,552)
Other cash outflows from operating activities	17		-	(525,846,000)
Net cash from operating activities	20		20,390,613,980	19,578,764,673
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(2,349,695,623)	(238,354,545)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	229,629,630
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(19,000,000,000)	(61,650,000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		461,650,000	-
5. Proceeds from sales of investments in other entities	26		11,000,000,000	60,000,000
6. Interest and dividends received	27		57,737,130	87,877,870
Net cash from investing activities	30		(9,830,308,493)	77,502,955
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Capital redemption, payments for shares repurchases	32		-	(114,540,000)
2. Proceeds from borrowings	33	6.1	125,106,156,236	96,075,950,294
3. Repayment of borrowings	34	6.2	(131,186,096,751)	(107,971,359,736)
4. Dividends paid	36		(4,495,083,000)	(34,365,000)
Net cash from financing activities	40		(10,575,023,515)	(12,044,314,442)
NET INCREASE/(DECREASE) IN CASH	50		(14,718,028)	7,611,953,186
Cash and cash equivalents at beginning of year	60		16,324,966,964	8,713,013,778
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF YEAR	70		16,310,248,936	16,324,966,964



Le Trung Ky
 Chairman of the Board of Directors
 Danang City, 24 March 2025

Nguyen Thi Thao
 Chief Accountant

Nguyen Thi Thao
 Preparer

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

Din Capital Investment Group Joint Stock Company (hereinafter referred to as “the Company”) formerly known as Pacific Dinco Joint Stock Company, has been incorporated in accordance with the Business Registration Certificate No. 321032000105 dated 05 January 2010 and other amended certificates thereafter with the latest one dated 21 January 2025 granted by People’s Committee Danang City. On 15 May 2021, the Company changed its name to Din Capital Investment Group Joint Stock Company according to Business Registration Certificate No. 0401333013 granted by Danang City’s Department of Planning and Investment.

On 14 May 2015, the Company was formally licensed to trade securities on Hanoi Securities Trading Centre under Decision No. 27/2015/GCNCP-VSD dated 14 May 2015 by Vietnam Securities Depository. On 02 July 2015, the Company was formally listed to trade securities on Hanoi City Securities Trading Centre under Decision No. 407/QD-SGDHN dated 02 July 2015 by General Director of Hanoi Stock Exchange.

The charter capital as stipulated in the Business Registration Certificate is VND 89,099,810,000.

The Company’s registered head office is at 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam.

The Company has three subsidiaries as represented in Note 1.5 below (together with the Company hereinafter referred to as “the Group”).

The number of employees as at 31 December 2024 was 188 (31 December 2023: 169).

1.2. Business field

Manufacturing of commercial concrete.

1.3. Operating industry and principal activities

Under the Business Registration Certificate, the Group is principally engaged in:

- Manufacture of concrete and articles of concrete, cement and plaster. Details: Producing commercial concrete, pre-cast elements;
- Freight transport by road. Details: Land freight transport by cars;
- Wholesale of construction materials and other installation supplies. Details: Wholesale of construction materials;
- Wholesale of machinery, equipment and supplies. Details: Wholesale of machinery and equipment for construction;
- Other specialized wholesale n.e.c. Details: Wholesale of chemicals and additives in the industrial and construction sectors (excluding chemicals prohibited by the State);
- Renting and leasing of other machinery, equipment and tangible goods. Details: Renting and leasing of constructive machinery and equipments;
- Wholesale of metals and metal ores. Details: Wholesale of shaped steel and fiber-reinforced steel;
- Trading of own or rented property and land use rights;
- Real estate consultancy and brokerage and auctioning, land use right auctioning. Details: Real estate brokerage services, real estate trading platforms, real estate consultancy, and real estate management services;

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES

Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Warehousing and storage of goods.

1.4. Normal operating cycle

The Group's normal operating cycle is carried out for a time period of 12 months.

1.5. The Group's structure

Direct subsidiaries:

No.	Name	Address	Parent company's voting rights	Percent interest of parent company
1.	Dufago Chu Lai Concrete Joint Stock Company	Tam Hiep Port Industrial and Logistics Park, Tam Hiep Commune, Nui Thanh District,	98.04%	98.04%
2.	Rofadi One Member Limited Liability Company	Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Hai Chau District, Da Nang City	100.00%	100.00%
3.	Dufago Concrete One Member Limited Liability Company	Floor 4, 76 - 78 Bach Dang, Hai Chau Ward, Hai Chau District, Da Nang City	100.00%	100.00%

The Group's dependent units as at 31 December 2024 were as follows:

Name	Address
Branch of Din Capital Investment Group Joint Stock Company in Quang Ngai.	Lot CN 08 – Tinh Phong Industrial Park, Tinh Phong Commune, Son Tinh District, Quang Ngai Province.

2. BASIS OF PREPARATION**2.1. Accounting standards, accounting system**

The accompanying consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System.

2.2. Forms of accounting records

The form of accounting records applied in the Group is the General Journal.

2.3. Financial year

The Group's financial year is from 01 January to 31 December.

2.4. Reporting and functional currency

The Group maintains its accounting records in VND.

2.5. Basis of consolidated

The consolidated financial statements are the financial statements of a group in which the assets, liabilities, equity, income, expenses and cash flows of the parent and subsidiaries are presented as those of a single economic entity regardless of the legal structure of the entities. The financial statements of the subsidiaries have been prepared for the same financial year using uniform

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

accounting policies to those used by the parent company. Adjustments were made for any different accounting policies to ensure consistency between the subsidiaries and the parent company.

A subsidiary is fully consolidated from the acquisition date on which the Group obtains control over the subsidiary until the date on which the parent ceases to control the subsidiary, unless control is intended to be temporary because the subsidiary is acquired and held exclusively with the intention of selling or disposing of it within twelve months.

Non-controlling interest recognition

Non-controlling interests in the net assets and net results of consolidated subsidiaries are shown separately in the consolidated statement of financial position and in the consolidated income statement.

The loss of a subsidiary is attributed to the non-controlling interests in proportion to their relative interests in the subsidiary even if this results in the non-controlling interests having a deficit balance.

Profit or loss recognition in changes in ownership interests in subsidiaries

Changes in the Group's ownership interest in a subsidiary that do not result in the Group losing control are accounted for as equity transactions. The carrying amounts of the Group's and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity in the consolidated statement of financial position.

Upon loss of control of a subsidiary, the Group's profit or loss is calculated as the difference between the fair value of the consideration received and the respective carrying amount of the net asset of the subsidiary plus the remaining balance of goodwill at the date when control is lost.

Intra-group transactions elimination

All intra-group transactions, balances, income and expenses - including unrealised intra-group profits or losses - are eliminated in full on consolidation. Unrealised losses resulting from intra-group transactions that are deducted in arriving at the carrying amount of assets are also eliminated unless the cost cannot be recovered.

Goodwill or gains from a bargain purchase recognition

On the acquisition date, goodwill or a gain from a bargain purchase is measured as the difference between of the consideration transferred and the net of the acquisition-date fair value of the identifiable assets acquired, and the liabilities assumed by the parent company. Goodwill is shown separately in the consolidated statement of financial position and amortised under the straight-line method over a 10 – year period. A gain from a bargain purchase is recognised immediately in the consolidated income statement.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1. Use of estimates

The preparation of the consolidated financial statements requires Chairman of the Board of Directors and management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses for the financial year ended 31 December 2024. Although these estimates are based on Chairman of the Board of Directors and management's best knowledge of all relevant information available at the date when the separate financial statements are prepared, this does not prevent actual figures differing from estimates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.3. Financial investments

Trading securities

Trading securities are securities and other financial instruments held for business purposes (held for the purpose of profit-taking by selling when prices have increased) at the time of reporting.

Trading securities are accounted for under the cost method. The cost of trading securities comprises the purchase price plus (+) purchase related costs (if any) such as brokerage, transaction, information provision, taxes, bank's fees and charges. The cost of trading securities is measured at fair value of considerations at the transaction date.

Held to maturity investment

Held to maturity investments comprise held to maturity investments to earn periodical profits and other held to maturity investments.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current year.

Loans

Loans are measured at cost less provision for bad loans. Provision for bad loans is made for each bad loan based on the overdue time to repay the principal according to the original commitment (not taking into account the debt extension between the parties), or based on the expected loss.

Equity investments in other entities

Other investments

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Recognition principles of provision for investment impairment loss

Provision for investment impairment loss is made when there is any certain evidence that there will be an impairment in the value of these investments at the reporting date.

The difference between the required balance and the existing balance of provision for investment impairment loss is recognised as financial expenses in the consolidated income statement.

3.4. Account receivables

Recognition method

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Provision for doubtful debts

As of the date of preparing the consolidated financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the principal repayment period according to the original sale contract, excluding the debt extension between the parties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the consolidated income statement.

3.5. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

Provision for decline in value of inventories

As of the date of preparing the consolidated financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the consolidated income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a consolidated selling price is charged.

Raw materials, materials, and tools reserved for use in the production of goods shall not be provided for impairment if the products they constitute will be sold at or above the cost of production of the product.

3.6. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)***Tangible fixed asset recognition***

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised consolidatedly at their fair values and deducted from the historical cost of the respective tangible fixed assets.

Depreciation and amortisation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	<u>Year 2024</u>
▪ Buildings, structures	05 – 10 years
▪ Machinery and equipment	06 – 10 years
▪ Motor vehicles	05 – 10 years
▪ Office equipment	04 – 05 years
▪ Other	03 years

3.7. Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

3.8. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies, prepaid land rentals, etc., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the consolidated income statement:

- Prepaid land is amortised over the period of lease;
- Tools and supplies are amortised to the consolidated income statement over 1 to 3 years;
- Insurance expenses (fire and explosion insurance, vehicle owner's civil liability insurance, motor hull insurance, assets insurance, etc.) are amortised over the period written in the contracts;
- Major repair expenses are amortised for no more than 3 years
- Other prepaid expenses are amortised on a straight-line method over the period which economic benefits are generated in relation to that expense.

3.9. Liabilities

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.10. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the consolidated income statement when incurred.

3.11. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year.

3.12. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Dividends

Dividends are recognised as a liability at the date of declaring dividends by Vietnam Securities Depository.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the charter of the companies in the Group.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved the General annual meeting of shareholders and reserves are created in accordance with the Group's Charter and legal regulations in Vietnam.

3.13. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

3.14. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.15. Finance expense

Finance expenses represent all expenses incurred in the reporting year which mainly include lending and borrowing costs, provision for impairment of trading securities and provisions for losses on investments in other entities

3.16. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include expenses relating to product exhibition, advertisement, sales commissions, product warranty (except for construction activities), storage, packaging and shipping etc.

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

3.17. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

Value added tax

The goods sold and services rendered by the Group are subject to value added tax at the following rates:

- Commercial concrete, stone, concrete pumping and transportation services: 10% (The company is entitled to apply the VAT rate of 8% from 1 January 2024 to 31 December 2024 according to the provisions of Decree No. 94/2023/ND-CP dated 28 December 2023 and Decree No. 72/2024/ND-CP dated 30 June 2024 of the Government);
- Other services: in accordance with prevailing regulations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the companies in the Group will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the consolidated financial statements can be amended in accordance with the Tax Department's final assessment for the companies.

3.18. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Group and held as treasury shares.

3.19. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Group and held as treasury shares.

3.20. Segment reporting

A segment is a distinguishable component of the Group that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

Refer to Note 7.

3.21. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Group or are controlled by, or are subject to common control with the Group. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including directors and officers of the Group and close family members or associates of such individuals are also considered to be related parties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED BALANCE SHEET

4.1. Cash and cash equivalents

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Cash in hand	1,635,754,483	3,391,193,913
Cash at banks	14,674,494,453	12,933,773,051
Total	16,310,248,936	16,324,966,964

4.2. Current trade receivables

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Dinco Construction Engineering Joint Stock Company	32,049,832,837	26,457,641,461
Trung Nam Construction Investment Joint Stock Company	337,216,597	13,037,216,597
Newtecons Construction Investment Joint Stock Company	17,557,055,133	35,420,236,071
Cotecons Construction Joint Stock Company	30,031,853,479	25,690,601,740
Others	51,723,918,311	37,621,497,819
Total	131,699,876,357	138,227,193,688
In which: Trade receivables from related parties - Refer to Note 8	32,049,832,837	26,457,641,461

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.3. Financial investments

Trading securities are analysed as follows:

	As at 31 Dec.2024			As at 01 Jan.2024		
	VND			VND		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Share investments:						
Shares of Cotecons Construction Joint Stock Company	20,530,730	9,137,100	11,393,630	20,530,730	9,150,400	11,380,330
Total	20,530,730	9,137,100	11,393,630	20,530,730	9,150,400	11,380,330

The Group has determined the fair values of investments in Cotecons Construction Joint Stock Company on the basis of prices quoted on the Stock Exchange and the number of shares.



DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES

Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Held to maturity investments are analysed as follows:

	As at 31 Dec.2024		As at 01 Jan.2024	
	VND		VND	
	Cost	Carrying amount	Cost	Carrying amount
Current:				
Term deposits	8,000,000,000	8,000,000,000	361,650,000	361,650,000
Total	8,000,000,000	8,000,000,000	361,650,000	361,650,000
Non-current:				
Bonds of Vietnam Joint Stock Commercial Bank for Industry and Trade	-	-	100,000,000	100,000,000
Total	-	-	100,000,000	100,000,000

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND ITS SUBSIDIARIES

Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Investments in other entities are analysed as follows:

	As at 31 Dec.2024			Tại ngày 01/01/2024		
	VND			VND		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Investments in other entities:						
Cosmos Housing Joint Stock Company	-		-	11,000,000,000		444,793,668
Total	-		-	11,000,000,000		444,793,668

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.4. Current advances to suppliers

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Son Phuoc Minerals Joint Stock Company	-	5,000,000,000
Others	200,385,949	302,998,678
Total	200,385,949	5,302,998,678

4.5. Current loan receivables

	As at 31 Dec.2024 VND		As at 01 Jan.2024 VND	
	Value	Provision	Value	Provision
Mr. Pham Hai Long (*)	11,000,000,000	-	-	-
Total	11,000,000,000	-	-	-

(*) Current loan under Contract No. 01/2024/HDTC-DINCAPITAL dated 16 December 2024, in the amount of VND 11,000,000,000, with an interest rate of 6% per year, loan term from 16 December 2024, to 10 April 2025.

4.6. Other receivables

	As at 31 Dec.2024 VND		As at 01 Jan.2024 VND	
	Value	Provision	Value	Provision
Advances	1,128,047,940	-	3,862,658,504	-
Social insurance	2,071,635	-	2,071,635	-
Deposits	107,245,226	-	110,445,226	-
Accrued interest	139,835,617	-	1,604,384	-
Other receivables	34,242,373	-	147,215,483	-
Total	1,411,442,791	-	4,123,995,232	-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.7. Doubtful debts

	As at 31 Dec.2024 VND		As at 01 Jan.2024 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables or overdue amounts loaned and other receivables not yet due but uncollectible	18,138,192,839	1,322,189,901	17,800,737,731	1,678,909,722
Total	18,138,192,839	1,322,189,901	17,800,737,731	1,678,909,722

Chairman of the Board of Directors and management assessed the ability to recover the overdue receivables is low. The Group is taking appropriate measures to recover the outstanding debts.

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES

Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

	As at 31 Dec.2024			As at 01 Jan.2024		
	VND			VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Thursday Architecture Company Limited - Guangxi Architecture Group (Da Nang)	4,217,102,500	-	Over 3 years	4,217,102,500	-	Over 3 years
SAMIL Construction Company Limited	2,487,421,228	-	Over 3 years	2,487,421,228	-	Over 3 years
LB Viet Nam Construction Joint Stock Company	1,648,997,091	-	Over 3 years	1,648,997,091	-	Over 3 years
Hung Thinh Tai Construction & Trading Company Limited	649,950,000	-	Over 3 years	649,950,000	-	Over 3 years
Dana-UC Steel Joint Stock Company	498,911,000	-	Over 3 years	498,911,000	-	Over 3 years
Constrexim Construction Investment Design Consultant Joint Stock Company	439,274,772	-	Over 3 years	439,274,772	-	Over 3 years
Manh Cuong An Landscape Architecture Joint Stock Company	358,566,898	-	Over 3 years	358,566,898	-	Over 3 years
APIC Sai Gon Joint Stock Company	267,415,000	-	Over 3 years	267,415,000	-	Over 3 years
P.M.C Constructions Company Limited	265,802,500	-	Over 3 years	265,802,500	-	Over 3 years
Song Hong Danang Joint Stock Company	193,747,500	-	Over 3 years	193,747,500	-	Over 3 years
Thanh Thu Company Limited	122,080,000	-	Over 3 years	122,080,000	-	Over 3 years
Bridge Enterprise No.18 - Branch of Civil Engineering Construction Coporation No.1., Jsc	76,106,209	-	Over 3 years	81,812,806	-	Over 3 years
Others	6,912,818,141	1,322,189,901		6,569,656,436	1,678,909,722	
Total	18,138,192,839	1,322,189,901		17,800,737,731	1,678,909,722	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.8. Inventories

	As at 31 Dec.2024 VND		As at 01 Jan.2024 VND	
	Value	Provision	Value	Provision
Raw materials	13,941,836,908	-	10,571,257,977	-
Merchandise	272,558,368	-	676,559,100	-
Total	14,214,395,276	-	11,247,817,077	-

There were no slow moving and obsolescent inventories at the year-end.

There were no inventories pledged as security for liabilities at the year-end.

4.9. Prepayments

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Current:		
Tools and supplies pending amortisation	21,259,932	304,489,179
Insurance fee for machinery and equipment	338,668,665	395,307,094
Road fee, vehicle inspection fee	184,176,786	161,298,342
Others	28,734,144	53,484,174
Total	572,839,527	914,578,789
Non-current:		
Tools and supplies pending amortisation	958,490,722	1,008,736,574
Land rental (*)	4,662,365,280	4,711,558,273
Others	45,644,848	54,959,130
Total	5,666,500,850	5,775,253,977

(*) Land rental cost at:

- Tam Hiep Port Industrial and Logistics Park, Tam Hiep Commune, Nui Thanh District, Quang Nam Province according to Contract No. 02/2012/HD-TLD, land lease term 50 years.

- Tinh Phong Industrial Park under Contract No. 03/2019/HD-TLD dated 25 April 2019, with a lease term of 28 years.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.10. Tax and amounts receivable from/payable to the state budget

	As at 31 Dec.2024		Movements in the year		As at 01 Jan.2024	
	VND		VND		VND	
	Receivable	Payable	Payable	Paid/ Deducted	Receivable	Payable
Value added tax	-	204,981,877	26,995,202,531	27,251,652,058	-	461,431,404
Corporate income tax	256,237,124	2,915,874,332	6,509,812,510	4,504,231,334	256,150,024	910,206,056
Personal income tax	2,146,860	78,547,782	424,977,915	379,188,046	-	30,611,053
License tax	-	-	15,000,000	15,000,000	-	-
Others	-	-	2,032,182,711	2,032,182,711	-	-
Total	258,383,984	3,199,403,991	35,977,175,667	34,182,254,149	256,150,024	1,402,248,513

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.11. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Cost:						
As at 01 Jan.2024	13,174,217,614	41,415,963,024	147,989,179,585	1,144,224,335	104,113,563	203,827,698,121
Purchase	-	1,823,277,778	491,881,481	34,536,364	-	2,349,695,623
As at 31 Dec.2024	13,174,217,614	43,239,240,802	148,481,061,066	1,178,760,699	104,113,563	206,177,393,744
Accumulated depreciation:						
As at 01 Jan.2024	10,400,787,933	33,810,054,383	114,891,354,827	983,544,512	104,113,563	160,189,855,218
Depreciation	782,468,482	2,468,388,116	9,410,046,321	42,114,641	-	12,703,017,560
As at 31 Dec.2024	11,183,256,415	36,278,442,499	124,301,401,148	1,025,659,153	104,113,563	172,892,872,778
Net book value:						
As at 01 Jan.2024	2,773,429,681	7,605,908,641	33,097,824,758	160,679,823	-	43,637,842,903
As at 31 Dec.2024	1,990,961,199	6,960,798,303	24,179,659,918	153,101,546	-	33,284,520,966

The amount of year-end net book value of tangible fixed assets totalling VND 12,330,299,307 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 87,662,681,241.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.12. Construction in progress

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Management software	393,300,000	393,300,000
Total	393,300,000	393,300,000

4.13. Current trade payables

	As at 31 Dec.2024 VND		As at 01 Jan.2024 VND	
	Value	Payable value	Value	Payable value
LUKS Vietnam Cement Company Limited	3,411,820,927	3,411,820,927	11,214,372,568	11,214,372,568
Dai Hoang Investment and Trading Joint Stock Company Limited	5,185,151,603	5,185,151,603	13,298,827,479	13,298,827,479
Duy Thinh Company Limited	21,076,853,779	21,076,853,779	8,736,965,540	8,736,965,540
Others	16,391,725,971	16,391,725,971	29,925,495,423	29,925,495,423
Total	46,065,552,280	46,065,552,280	63,175,661,010	63,175,661,010
In which: Trade payables to related parties - Refer to Note 8	5,511,376	5,511,376	1,839,024	1,839,024

4.14. Current advances from customers

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Bitco Investment and Construction Company Limited	50,363,350	50,363,350
Le Thanh Tuan	-	49,007,400
Nguyen Thai Hoang Nhat	424,000	79,500,000
Long Viet Khang Construction and KCT Joint Stock Company	-	44,532,000
Others	85,693,595	137,861,993
Total	136,480,945	361,264,743

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.15. Payables to employees

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Salary, bonus	3,588,458,264	1,750,758,004
Total	3,588,458,264	1,750,758,004

4.16. Accrued expenses

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Accrued interest	13,511,937	56,990,551
Cost of production materials	-	354,459,727
Others	92,071,654	63,916,591
Total	105,583,591	475,366,869

4.17. Other current payables

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Trade union dues	29,574,427	93,283,884
Danang Post Insurance Company	99,994,116	-
Others	627,202,361	475,094,885
Total	756,770,904	568,378,769

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.18. Loans and finance lease liabilities

The loans are detailed as follows:

	As at 31 Dec.2024		Movements in the year		As at 01 Jan.2024	
	VND		VND		VND	
	Value	Payable value	Increase	Decrease	Value	Payable value
Current						
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	17,293,462,602	17,293,462,602	125,106,156,236	126,423,954,307	18,611,260,673	18,611,260,673
Viet Nam Joint Stock Commercial Bank for Industry and Trade - Danang Branch	-	-	-	2,269,209,844	2,269,209,844	2,269,209,844
Current portion of non-current loans						
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	316,000,000	316,000,000	316,000,000	481,000,000	481,000,000	481,000,000
Viet Nam Joint Stock Commercial Bank for Industry and Trade - Danang Branch	-	-	-	2,011,932,600	2,011,932,600	2,011,932,600
Total	17,609,462,602	17,609,462,602	125,422,156,236	131,186,096,751	23,373,403,117	23,373,403,117
Non-current						
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	474,000,000	474,000,000	-	316,000,000	790,000,000	790,000,000
Total	474,000,000	474,000,000	-	316,000,000	790,000,000	790,000,000
Grand total	18,083,462,602	18,083,462,602	125,422,156,236	131,502,096,751	24,163,403,117	24,163,403,117

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIESAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

Current borrowings under the following Credit Agreements:

Bank	Credit Agreement		Credit Limit (VND)	Drawdown Date	Purpose	Term	Collateral	Interest rate	Overdue interest
	No.	Date							
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	160/2024 /CTD/VC B-KHDN	20/08/2024	35,000,000,000	According to each debt paper	Financing legal, reasonable and valid short-term credit needs to serve the Company's production and business activities but not including short-term needs to serve fixed asset investment activities.	According to each debt paper but not more than 06 months	Collateral and mortgaged assets according to mortgage contracts between Din Capital Investment Group Corporation and Dufago Concrete One Member Co., Ltd. with Joint Stock Commercial Bank for Foreign Trade of Vietnam - Da Nang Branch	According to each debt paper	150% of the in due interest rate
Viet Nam Joint Stock Commercial Bank for Industry and Trade - Danang Branch	01/2022-HDCVHM /NHCT48 0-DUFAGO	14/12/2022	25,000,000,000	According to each debt paper	Supplement working capital for the Company's concrete production and business activities.	According to each debt paper but not more than 05 months	Assets, goods pledged and mortgaged under mortgage contracts between Din Capital Investment Group Joint Stock Company and Dufago Concrete One Member Co., Ltd. with Vietnam Joint Stock Commercial Bank for Industry and Trade - Da Nang Branch	According to each debt paper	150% of the in due interest rate

Non-current borrowings under the following Credit Agreements:

Bank	Credit Agreement		Credit Limit (VND)	Drawdown Date	Purpose	Term	Collateral	Interest rate	Overdue interest
	No.	Date							
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Danang Branch	50/2022/VCB-KHDN	17/06/2022	1,580,000,000	28/06/2022	Investment in fixed assets, specifically concrete pump truck PL10023, SANY brand according to Sales Contract No. 2022HDTBTP0001 dated 8 February 2022	60 months	Collateral and mortgaged assets according to mortgage contracts between Din Capital Investment Group Corporation and Dufago Concrete One Member Co., Ltd. with Joint Stock Commercial Bank for Foreign Trade of Vietnam - Da Nang Branch	Fixed loan interest rate for the first year is 8.1%/year, after 1 year the loan interest rate = Base interest rate + Margin	



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.19. Owners' equity

4.19.1. Changes in owners' equity

	Items of owners' equity						Total VND
	Owners' contributed capital VND	Share premium VND	Other contributed capital VND	Investment and Development funds VND	Retained earnings VND	Non- controlling interest VND	
At as 01 Jan. 2023	89,099,810,000	49,416,000	228,800,000	7,752,997,505	30,335,647,055	292,001,178	127,758,671,738
Previous year's profits	-	-	-	-	2,448,351,867	46,646,647	2,494,998,514
Distributed Bonus and welfare fund	-	-	-	-	(527,730,194)	(9,622,076)	(537,352,270)
Capital reduction at Subsidiary	-	-	-	-	-	(114,540,000)	(114,540,000)
Dividends of previous year by cash	-	-	-	-	-	(34,365,000)	(34,365,000)
As at 01 Jan.2024	89,099,810,000	49,416,000	228,800,000	7,752,997,505	32,256,268,728	180,120,749	129,567,412,982
Current year's profits	-	-	-	-	9,445,413,114	28,096,993	9,473,510,107
Distributed Bonus and welfare fund (*)	-	-	-	-	(1,001,055,572)	(13,986,884)	(1,015,042,456)
Dividends of current year by cash (*)	-	-	-	-	(4,454,990,500)	(40,092,500)	(4,495,083,000)
As at 31 Dec.2024	89,099,810,000	49,416,000	228,800,000	7,752,997,505	36,245,635,770	154,138,358	133,530,797,633

(*) The Group distributes profits according to the Resolution of the Annual General Meeting of Shareholders No. 01/2024/NQ-DHCD dated 27 April 2024 and the Resolution of the General Meeting of Shareholders of Dufago Chu Lai Concrete Joint Stock Company No. 01/NQ-DHCD dated 29 April 2024.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.19.2. Details of owners' equity

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Dinco Construction Engineering Joint Stock Company	19,366,560,000	19,366,560,000
Other investors	69,733,250,000	69,733,250,000
Total	89,099,810,000	89,099,810,000

4.19.3. Capital transactions with owners

	Year 2024 VND	Year 2023 VND
Beginning balance	89,099,810,000	89,099,810,000
Capital contribution in the year	-	-
Capital redemption in the year	-	-
Ending balance	89,099,810,000	89,099,810,000

4.19.4. Shares

	As at 31 Dec.2024	As at 01 Jan.2024
Number of shares registered for issue	8,909,981	8,909,981
Number of shares sold to public	8,909,981	8,909,981
<i>Comprising: Ordinary shares</i>	<i>8,909,981</i>	<i>8,909,981</i>
<i>Preference shares (Classified as owners' equity)</i>	-	-
Number of shares repurchased (Treasury shares)	-	-
<i>Comprising: Ordinary shares</i>	-	-
<i>Preference shares (Classified as owners' equity)</i>	-	-
Number of shares outstanding	8,909,981	8,909,981
<i>Comprising: Ordinary shares</i>	<i>8,909,981</i>	<i>8,909,981</i>
<i>Preference shares (Classified as owners' equity)</i>	-	-
Par value per outstanding share: VND 10,000 per share		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.19.5. Basic earnings per share

	Year 2024 VND	Year 2023 VND
Profit after tax attributable to ordinary share holders	9,445,413,114	2,448,351,867
Adjusted for bonus and welfare fund distribution	1,414,948,821	1,001,055,572
Earnings for the purpose of calculating basic earnings per share	8,030,464,293	1,447,296,295
Weighted average number of ordinary shares outstanding during the year	8,909,981	8,909,981
Basic earnings per share	901	162

The appropriation figures for the 2023 Bonus and Welfare Fund have been restated based on the 2024 Annual General Meeting of Shareholders' Resolution on the 2023 profit distribution. Accordingly, the restated 2023 basic earnings per share is 162 VND/share (previously reported figure in the prior year's report was 189 VND/share).

The 2024 basic earnings per share is calculated as profit after tax less the planned bonus and welfare fund as outlined in the 2024 Annual General Meeting of Shareholders Resolution No. 01/2024/NQ-DHDCD dated 27 April 2024 and the Resolution of the General Meeting of Shareholders of Dufago Chu Lai Concrete Joint Stock Company No. 01/NQ-DHCD dated 29 April 2024. These indicators for 2024 may change when the Group makes decisions regarding fund appropriations in the future.

4.19.6. Diluted earnings per share

	Year 2024 VND	Year 2023 VND
Profit after tax attributable to ordinary share holders	9,445,413,114	2,448,351,867
Adjusted for bonus and welfare fund distribution	1,414,948,821	1,001,055,572
Earnings for the purpose of calculating diluted earnings per share	8,030,464,293	1,447,296,295
Weighted average number of ordinary shares outstanding during the year	8,909,981	8,909,981
Number of additional shares of common stock expected to be issued	-	-
Number of shares for calculating diluted earnings per share	8,909,981	8,909,981
Diluted earnings per share	901	162

The appropriation figures for the 2023 Bonus and Welfare Fund have been restated based on the 2024 Annual General Meeting of Shareholders' Resolution on the 2023 profit distribution. Accordingly, the restated 2023 diluted earnings per share is 162 VND/share (previously reported figure in the prior year's report was 189 VND/share).

The 2024 diluted earnings per share is calculated as profit after tax less the planned bonus and welfare fund as outlined in the 2024 Annual General Meeting of Shareholders Resolution No. 01/2024/NQ-DHDCD dated 27 April 2024 and the Resolution of the General Meeting of Shareholders of Dufago Chu Lai Concrete Joint Stock Company No. 01/NQ-DHCD dated 29 April 2024. These indicators for 2024 may change when the Group makes decisions regarding fund appropriations in the future.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.19.7.Dividends

According to Resolution No. 01/2024/NQ-DHDCD dated 27 April 2024, of the 2024 Annual General Meeting of Shareholders, the Company approved the 2023 dividend distribution plan with a total amount of VND 4,454,990,000 (equivalent to 5% of charter capital).

4.19.8.Corporate funds

	Development and investment fund VND
As at 01 Jan.2024	7,752,997,505
Additions	-
Utilisations	-
As at 31 Dec.2024	7,752,997,505

4.20. Off Consolidated balance Sheet Items

	As at 31 Dec. 2024 VND	As at 01 Jan. 2024 VND
Doubtful debts written-off:		
Constrexim-Meco Joint Stock Company	61,028,000	61,028,000
Chiem Viet Applied Art Design Consulting & Construction Company	65,480,000	65,480,000
Lighthouse Construction Joint Stock Company	238,645,500	238,645,500
Song Hong 36.8 Joint Stock Company Branch	58,800,000	58,800,000
Others	122,743,350	122,743,350
Total	546,696,850	546,696,850

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED INCOME STATEMENT

5.1. Revenue from selling goods and rendering services

	Year 2024 VND	Year 2023 VND
Revenue from selling finished goods	296,203,320,779	228,245,376,795
Revenue from selling merchandise	11,723,878,461	6,873,588,120
Total	307,927,199,240	235,118,964,915
In which, revenue from related parties - Refer to Note 8	49,868,861,830	7,429,719,986

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2. Deductions

	Year 2024 VND	Year 2023 VND
Returned goods	-	9,447,014
Total	-	9,447,014

5.3. Cost of sales

	Year 2024 VND	Year 2023 VND
Cost of finished goods sold	266,091,611,126	214,010,141,040
Cost of merchandise sold	11,454,717,465	2,665,032,971
Total	277,546,328,591	216,675,174,011

5.4. Finance income

	Year 2024 VND	Year 2023 VND
Deposit and loan interest	284,468,363	43,781,903
Others	13,630,000	-
Total	298,098,363	43,781,903

5.5. Finance expense

	Year 2024 VND	Year 2023 VND
Interest expense	1,023,747,700	2,594,946,181
Reversal of provision for devaluation in trade securities	13,300	(5,860,400)
Provision for devaluation in investment	(444,793,668)	166,801,149
Total	578,967,332	2,755,886,930

5.6. Selling expense

	Year 2024 VND	Year 2023 VND
Salaries	2,162,411,601	2,018,447,526
Others	21,766,947	1,999,653
Total	2,184,178,548	2,020,447,179

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.7. General and administrative expense

	Year 2024 VND	Year 2023 VND
Salaries	4,469,349,154	4,133,069,280
Office supplies	128,500,859	285,086,622
Depreciation	771,424,749	595,445,956
Reversal of provision for doubtful debts	(570,227,370)	(1,303,582,052)
Provisions for doubtful debts	1,264,402,299	2,380,481,470
Out - sourced service	3,048,827,990	3,471,912,718
Others	284,120,672	300,924,492
Total	9,396,398,353	9,863,338,486

5.8. Other income

	Year 2024 VND	Year 2023 VND
Gains from disposal and sale of fixed assets	-	229,629,630
Other income	278,885	75,724,310
Total	278,885	305,353,940

5.9. Other expense

	Year 2024 VND	Year 2023 VND
Administrative penalties, tax penalties	2,209,160,967	56,262,501
Cost of damaged and expired materials and tools	-	301,157,273
Others	381,587,367	310,217,899
Total	2,590,748,334	667,637,673

5.10. Production and business costs by elements

	Year 2024 VND	Year 2023 VND
Material expense	209,021,556,523	157,937,481,668
Employee expense	31,598,849,855	25,085,686,289
Depreciation expense	12,703,017,560	13,518,349,417
Service expense	22,896,829,315	20,286,981,420
Other	1,706,267,128	2,117,443,241
Total	277,926,520,381	218,945,942,035

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.11. Current corporate income tax expense

	Year 2024 VND	Year 2023 VND
Accounting before tax of the year	15,928,955,330	3,476,169,465
Add: Increasing adjustments	6,377,751,721	3,691,895,513
- Non-deductible expenses	3,443,287,480	668,728,582
- Ineligible depreciation of car of which cost exceed VND 1.6 billion	297,739,601	353,749,996
- Remuneration of the Board of Directors and the Supervisory Committee not evolving in execution	312,000,000	334,000,000
- Losses from Parent Company, Subsidiaries	12,532,195	2,090,070,037
- Unrealized revenue arising from fixed asset sale transactions	271,836,435	245,346,898
- Arrears and late payment fines according to Decision No. 1777/QĐ-XPHC-CTQNG dated 19 December 2024	2,040,356,010	-
Less: Decreasing adjustments	3,664,316,100	348,528,304
- Losses carried forward from previous year	3,664,316,100	348,528,304
Taxable income from business activities	18,642,390,951	6,819,536,674
- Income from activities eligible for tax incentives	1,550,881,700	2,369,462,846
- Income from activities not eligible for tax incentives	17,091,509,251	4,450,073,828
Current corporate income tax rate		
- Non-preferential corporate income tax rate	10%	10%
- Preferential corporate income tax rate	20%	20%
Corporate income tax expense from main business activities	3,573,406,063	1,126,961,051
- Corporate income tax expense from preferential activities	155,088,170	236,946,285
- Corporate income tax expense from non-preferential activities	3,418,317,893	890,014,766
Less: Corporate income tax exemption of preferential business activities	77,544,085	118,473,143
Corporate income tax expense for the current year	6,509,812,510	1,030,240,331
<i>In which:</i>		
- CIT expense of the current year	3,495,861,978	1,008,487,908
- Adjusted for tax expense of previous years	3,013,950,532	21,752,423

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED CASH FLOW STATEMENT

6.1. Cash receipts from loans in the year

	Year 2024 VND	Year 2023 VND
Cash receipts from loans under normal contracts	125,106,156,236	96,075,950,294
Total	125,106,156,236	96,075,950,294

6.2. Cash repayments of principal amounts borrowed

	Year 2024 VND	Year 2023 VND
Cash repayment of principal amounts under normal contracts	131,186,096,751	107,971,359,736
Total	131,186,096,751	107,971,359,736

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIESAddress: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****7. SEGMENT REPORTING**

For management purposes, the Group is organised on a nation - wide basis into the following manufacturing sector:

- Selling commercial concrete
- Trading

For the financial year ending 31 December 2024

	Commercial concrete		Trading		Total	
	Year 2024 VND	Year 2023 VND	Year 2024 VND	Year 2023 VND	Year 2024 VND	Year 2023 VND
Revenue						
External sales	296,203,320,779	228,245,376,795	11,723,878,461	6,873,588,120	307,927,199,240	235,118,964,915
Total	296,203,320,779	228,245,376,795	11,723,878,461	6,873,588,120	307,927,199,240	235,118,964,915
Result						
Deductions	-	9,447,014	-	-	-	9,447,014
Cost of sales	266,091,611,126	214,010,141,040	11,454,717,465	2,665,032,971	277,546,328,591	216,675,174,011
Segment result	30,111,709,653	14,225,788,741	269,160,996	4,208,555,149	30,380,870,649	18,434,343,890
Unallocated expenses					11,580,576,901	11,883,785,665
Gross profit					18,800,293,748	6,550,558,225
Finance income					298,098,363	43,781,903
Finance expense					578,967,332	2,755,886,930
Net other income					(2,590,469,449)	(362,283,733)
Accounting profit before taxation					15,928,955,330	3,476,169,465
Current corporate income tax expense					6,509,812,510	1,030,240,331
Deferred corporate income tax expense					(54,367,287)	(49,069,380)
Net profit after taxation					9,473,510,107	2,494,998,514

DIN CAPITAL INVESTMENT GROUP JOINT STOCK COMPANY AND SUBSIDIARIES

Address: 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Danang City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Other information

	Commercial concrete		Trading		Total	
	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND
Segment assets	173,633,175,610	182,344,024,337	-	-	173,633,175,610	182,344,024,337
Unallocated assets	-	-	-	-	32,928,779,846	39,200,872,460
Total assets					206,561,955,456	221,544,896,797

	Commercial concrete		Trading		Total	
	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND
Segment liabilities	64,285,495,827	87,700,328,870	-	-	64,285,495,827	87,700,328,870
Unallocated liabilities	-	-	-	-	8,745,661,996	4,277,154,945
Total liabilities					73,031,157,823	91,977,483,815

	Commercial concrete		Trading		Total	
	Year 2024 VND	Year 2023 VND	Year 2024 VND	Year 2023 VND	Year 2024 VND	Year 2023 VND
Cost of purchasing assets	2,349,695,623	238,354,545	-	-	2,349,695,623	238,354,545
Depreciation expense	12,703,017,560	13,518,349,417	-	-	12,703,017,560	13,518,349,417

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

8. RELATED PARTIES

<u>List of related parties</u>	<u>Relationship</u>
1. Dinco Construction Engineering Joint Stock Company	Shareholders with significant influence
2. Dufago Chu Lai Concrete Joint Stock Company	Subsidiary
3. Rofadi One Member Limited Liability Company	Subsidiary
4. Dufago Concrete One Member Limited Liability Company	Subsidiary
5. Danang Books and School Equipment Stock Company	Share key management personnel
6. The Board of Directors and management	Key management personnel

Transactions between the Company and its subsidiaries, which are related parties, have been eliminated in full in consolidation.

At the end of the reporting year, the balances with related parties are as follows:

	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND
Receivable:		
Dinco Engineering and Construction Joint Stock Company	32,049,832,837	26,457,641,461
Total - Refer to Note 4.2	32,049,832,837	26,457,641,461

	As at 31 Dec.2024 VND	As at 01 Jan.2024 VND
Trade payables:		
Danang Books and School Equipment Stock Company	5,511,376	1,839,024
Total - Refer to note 4.13	5,511,376	1,839,024

During the reporting period, the Group has had related party transactions as follows:

	Year 2024 VND	Year 2023 VND
Sale of goods and services:		
Dinco Engineering and Construction Joint Stock Company	49,868,861,830	7,429,719,986
Total - Refer to Note 5.1	49,868,861,830	7,429,719,986

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

	Year 2024 VND	Year 2023 VND
Purchase of goods:		
Dinco Engineering and Construction Joint Stock Company	600,000,000	600,000,000
Total	600,000,000	600,000,000
	Year 2024 VND	Year 2023 VND
Rent house:		
Ms. Huynh Phuoc Huyen Vy	-	600,000,000
Total	-	600,000,000
	Year 2024 VND	Year 2023 VND
Transfer of shares at Cosmos Housing Joint Stock Company		
Dinco Engineering and Construction Joint Stock Company	11,000,000,000	-
Total	11,000,000,000	-
	Year 2024 VND	Year 2023 VND
Dividends received:		
Dinco Engineering and Construction Joint Stock Company	968,328,000	-
Mr. Le Truong Ky	635,370,000	-
Ms. Huynh Phuoc Huyen Vy	324,868,000	-
Mr. Dang Tien Duc	30,325,500	-
Mr. Nguyen Van Trieu	12,833,000	-
Ms. Nguyen Thi Thao	10,900,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors, Supervisory Committee and Internal Audit Committee:

Full name	Position	Year 2024 VND	Year 2023 VND
Mr. Le Truong Ky	Chairman of the BODs	120,000,000	128,000,000
Mr. Dang Tien Duc	Deputy chairman of the BODs	72,000,000	88,000,000
Ms. Huynh Phuoc Huyen Vy	Member of the BODs	72,000,000	88,000,000
Mr. Nguyen Khanh Lam	Member of the BODs (Dismissed on 25/04/2023)	-	30,000,000
Mr. Nguyen Ngoc Tuan	Member of the BODs	72,000,000	48,000,000
Mr. Le Anh Long	Head of Supervisory Committee	60,000,000	60,000,000
Ms. Nguyen Thi Minh Phuong	Member of Supervisory Committee (Dismissed on 25/04/2023)	-	12,000,000
Mr. Chu Van Tuan	Member of Supervisory Committee	36,000,000	36,000,000
Mr. Tran Canh Thanh	Member of Supervisory Committee	36,000,000	36,000,000
Ms. Nguyen Thi Minh Phuong	Member of Internal Audit Committee	36,000,000	24,000,000

Salary, bonuses and other incomes of Management:

Full name	Position	Year 2024 VND	Year 2023 VND
Mr. Dang Tien Duc	General Director	727,146,467	581,597,769
Mr. Nguyen Van Trieu	Deputy General Director	371,264,645	291,148,336
Ms. Nguyen Thi Thao	Deputy General Director	312,317,155	235,630,075

9. EVENTS AFTER THE END OF THE REPORTING YEAR

On 21 January 2025, the Company changed its address to 4th floor, 76-78 Bach Dang Street, Hai Chau Ward, Hai Chau District, Da Nang City, according to Business Registration Certificate No. 0401333013 issued by the Department of Planning and Investment of Da Nang City.

Apart from the aforementioned event, there were no significant events arising after the end of the reporting year to the date of the consolidated financial statements.



Le Truong Ky
Chairman of the Board of Directors
Danang City, 24 March 2025

Nguyen Thi Thao
Chief Accountant

Nguyen Thi Thao
Preparer