

**AUDITED FINANCIAL STATEMENTS**

*For the fiscal year ended December 31, 2024*

**GCL GROUP JOINT STOCK COMPANY**

1.5.0

# CONTENTS

----- oOo -----

---

	Pages
1. REPORT OF THE BOARD OF DIRECTORS	01 - 02
2. INDEPENDENT AUDITOR'S REPORT	03 - 04
3. BALANCE SHEET	05 - 08
4. INCOME STATEMENT	09
5. CASH FLOW STATEMENT	10 - 11
6. NOTES TO THE FINANCIAL STATEMENTS	12 - 32

---

# GCL GROUP JOINT STOCK COMPANY

## REPORT OF THE BOARD OF DIRECTORS

For the fiscal year ended December 31, 2024

The Board of Directors has the honor of submitting this report and the audited financial statements for the fiscal year ended December 31, 2024 of GCL Group Joint Stock Company.

### 1. Business highlights of the Company

#### Establishment

GCL Group Joint Stock Company (hereinafter referred to as the "Company") was formerly Long Thanh Company Limited. It was established and operated under Business Registration Certificate No. 0700324666, initially issued on June 1, 2009, by the Department of Planning and Investment of Ha Nam Province. On July 20, 2017, the Company was granted its 10th amended Business Registration Certificate by the Department of Planning and Investment of Hanoi City, changing its name to HP Vietnam Investment Joint Stock Company. On August 25, 2020, the Company changed its name to Le Gia Investment Group Joint Stock Company under its 17th amended Business Registration Certificate. On March 17, 2021, the Company changed its name to New Urban Residential Development Corporation Joint Stock Company under its 19th amended Business Registration Certificate. On July 13, 2022, the Company changed its name to GCL Group Joint Stock Company under its 22nd amended Business Registration Certificate. On October 24, 2023, the Company changed its registered head office address under its 26th amended Business Registration Certificate. On August 2, 2024, the Company changed its legal representative and adjusted its charter capital under its 28th amended Business Registration Certificate.

**Structure of ownership:** Joint Stock Company.

#### The Company's principal activities

Trade and construction business, real estate business.

**Short name:** GCL Group.

**Stock code:** KDM.

**Head office:** Floor 5, NO2 Building, Gold Season, No. 47 Nguyen Tuan Street, Thanh Xuan Trung Ward, Thanh Xuan District, Ha Noi City, Vietnam.

### 2. Financial position and results of operation

The Company's financial position and results of operation in the year are presented in the attached financial statements.

### 3. Board of Directors, Audit Committee, Board of Management, and Chief Accountant

Board of Directors, Audit Committee, Board of Management, and Chief Accountant holding office in the year and at the reporting date include:

#### Board of Directors

Mr.	Dang Trung Hieu	Chairman (appointed on 25/3/2024)
Mr.	Dang Cong Thuc	Chairman (dismissed on 25/3/2024)
Mr.	Chu Van Dung	Member
Mr.	Le Tung	Member
Mrs.	Do Thi Ha	Member
Mr.	Phan Nam Giang	Member
Mrs.	Dang Thi Minh Thuy	Member (appointed on 25/3/2024)
Mr.	Phan Thanh Dung	Independent member
Mr.	Giang Thanh Trung	Independent member
Mr.	Truong Van Manh	Independent member (dismissed on 25/3/2024)

#### Audit Committee

Mr.	Giang Thanh Trung	Chairman
Mrs.	Do Thi Ha	Member

#### Board of Management and Chief Accountant

Mr.	Phan Nam Giang	General Director
Mr.	Chu Van Dung	Vice General Director
Mrs.	Le Thi Khanh Hoa	Chief Accountant

## REPORT OF THE BOARD OF DIRECTORS

For the fiscal year ended December 31, 2024

### 3. Board of Directors, Audit Committee, Executive Board, and Chief Accountant (cont.)

Legal representative of the Company in the year and to the reporting date is:

Mr.	Dang Trung Hieu	Chairman (since 25/3/2024)
Mr.	Phan Nam Giang	General Director
Mr.	Chu Van Dung	Vice General Director

### 4. Auditor

Moore AISC Auditing and Informatics Services Limited Company ("Moore AISC") has been appointed as an independent auditor for the fiscal year ended December 31, 2024 of GCL Group Joint Stock Company.

### 5. The Board of Management's responsibility for the Financial Statements

The Board of Management is responsible for the preparation of the financial statements which give a true and fair view of the financial position of the Company as of December 31, 2024 as well as its results of operation and cash flows for the year then ended. In order to prepare these financial statements, the Board of Management has considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- The financial statements of the Company are prepared on a going concern basis unless it is inappropriate to presume that the Company will continue in business;
- Disclosed the identities of the Company's related parties and all related party relationships and transactions that have arisen in full.

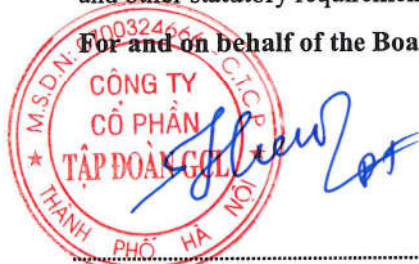
The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements are prepared in compliance with the accounting policies stated in the Notes to the Financial Statements. The Board of Management is also responsible for safeguarding the assets of the Company and thus taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management is not aware of any information relating to fraud or suspected fraud that may affect the Company and relate to: the Board of Directors, the Board of Management of the Company; employees with important roles in internal control; or other matters where fraud may have a material impact on the financial statements.

### 6. Approval of the Financial Statements

We approve that the accompanying financial statements give a true and fair view, in all material respects, of the financial position of the Company as at December 31, 2024, as well as the results of its operations and cash flows for the year then ended, in compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other statutory requirements relevant to the preparation and presentation of financial statements.

For and on behalf of the Board of Directors



Dang Trung Hieu  
Chairman

Ha Noi City, Vietnam  
March 31, 2025

**No.: A0624227-R/MOORE AISC-DN5****INDEPENDENT AUDITOR'S REPORT****TO: SHAREHOLDERS, BOARD OF DIRECTORS AND BOARD OF MANAGEMENT****GCL GROUP JOINT STOCK COMPANY**

We have audited the financial statements of **GCL Group Joint Stock Company** (hereinafter referred to as "the Company") consisting of Balance Sheet as at December 31, 2024, Income Statement, Cash Flow Statement for the year then ended and Notes to the Financial Statements as set out on page 05 to page 32, which were prepared on March 31, 2025.

**The Board of Management's responsibility**

The Company's Board of Management is responsible for the preparation and fair presentation of the financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other statutory requirements relevant to the preparation and presentation of the financial statements and also for the internal control that the Board of Management considers necessary for the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's responsibility**

Our responsibility is to express an opinion on the 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 whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the 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 Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management as well as evaluating the overall presentation of the financial statements.

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

**Auditor's opinion**

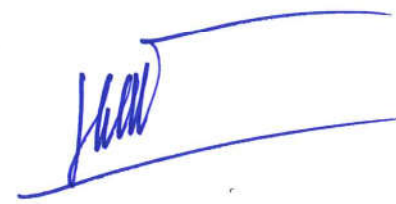
In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of **GCL Group Joint Stock Company** as at December 31, 2024 as well as the results of its operation and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other statutory requirements relevant to the preparation and presentation of the financial statements.

HCMC, March 31, 2025

**Moore AISC Auditing and Informatics Services Limited Company**



.....  
**Le Hung Dung**  
**Deputy General Director**  
Certificate of Audit Practice Registration  
No. 3174-2025-005-1



.....  
**Ha Thi Thu**  
**Auditor**  
Certificate of Audit Practice Registration  
No. 5952-2023-005-1

**BALANCE SHEET**

As at December 31, 2024

Unit: VND

ASSETS	Code	Notes	Dec. 31, 2024	Jan. 31, 2024
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>57,314,927,773</b>	<b>73,469,864,115</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>12,386,188,011</b>	<b>192,337,031</b>
1. Cash	111		12,386,188,011	192,337,031
2. Cash equivalents	112		-	-
<b>II. Short-term financial investments</b>	<b>120</b>	<b>V.2a</b>	<b>390,540,000</b>	<b>2,542,974,062</b>
1. Trading securities	121		417,643,008	3,048,023,116
2. Provision for devaluation of trading securities	122		(27,103,008)	(505,049,054)
3. Held-to-maturity investments	123		-	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>40,555,204,579</b>	<b>65,995,022,296</b>
1. Short-term trade receivables	131	V.3	12,215,674,152	11,488,522,715
2. Short-term prepayments to suppliers	132	V.4	10,078,000,000	5,999,000,000
3. Short-term intercompany receivables	133		-	-
4. Construction contract-in-progress receivables	134		-	-
5. Receivables from short-term loans	135	V.6a	3,500,000,000	16,100,000,000
6. Other short-term receivables	136	V.5a	14,889,758,279	32,407,499,581
7. Provision for doubtful debts	137	V.3,4	(128,227,852)	-
8. Shortage of assets awaiting resolution	139		-	-
<b>IV. Inventories</b>	<b>140</b>	<b>V.7</b>	<b>3,982,995,183</b>	<b>4,489,186,114</b>
1. Inventories	141		3,982,995,183	4,489,186,114
2. Provision for decline in value of inventories	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>-</b>	<b>250,344,612</b>
1. Short-term prepayments	151	V.8a	-	91,000,000
2. Deductible VAT	152		-	159,344,612
3. Taxes and other receivables from the State Budget	153		-	-
4. Repurchase and sale of Government's bonds	154		-	-
5. Other current assets	155		-	-

**BALANCE SHEET**

As at December 31, 2024

Unit: VND

ASSETS	Code	Notes	Dec. 31, 2024	Jan. 31, 2024
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>20,929,789,813</b>	<b>5,105,402,085</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>15,001,600,000</b>	<b>5,035,000,000</b>
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital from sub-units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Receivables from long-term loans	215	V.6b	10,000,000,000	-
6. Other long-term receivables	216	V.5b	5,001,600,000	5,035,000,000
7. Provision for doubtful long-term receivables	219		-	-
<b>II. Fixed assets</b>	<b>220</b>		-	-
1. Tangible fixed assets	221		-	-
- Cost	222		-	-
- Accumulated depreciation	223		-	-
2. Finance lease assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		-	-
- Cost	228		-	-
- Accumulated amortization	229		-	-
<b>III. Investment Properties</b>	<b>230</b>		-	-
- Cost	231		-	-
- Accumulated depreciation	232		-	-
<b>IV. Non-current assets in progress</b>	<b>240</b>		-	-
1. Works in progress	241		-	-
2. Capital construction in progress	242		-	-
<b>V. Long-term investments</b>	<b>250</b>		<b>5,900,000,000</b>	-
1. Investments in subsidiaries	251		-	-
2. Investments in associates, joint-ventures	252		-	-
3. Investments in equity of other entities	253	V.2b	5,900,000,000	-
4. Provision for decline in the value of long-term investments	254		-	-
5. Held-to-maturity investments	255		-	-
<b>VI. Other long-term assets</b>	<b>260</b>		<b>28,189,813</b>	<b>70,402,085</b>
1. Long-term prepaid expenses	261	V.8b	28,189,813	70,402,085
2. Deferred income tax assets	262		-	-
3. Equipment, materials, spare parts	263		-	-
4. Other long-term assets	268		-	-
<b>TOTAL ASSETS</b>	<b>270</b>		<b>78,244,717,586</b>	<b>78,575,266,200</b>



**BALANCE SHEET**

As at December 31, 2024

Unit: VND

RESOURCES	Mã số	Thuyết minh	Dec. 31, 2024	Jan. 31, 2024
<b>C. LIABILITIES</b>	<b>300</b>		<b>947,761,485</b>	<b>2,575,038,928</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>947,761,485</b>	<b>2,575,038,928</b>
1. Short-term trade payables	311	V.9	-	363,400,789
2. Short-term advances from customers	312		626,665,000	-
3. Taxes and other payables to the State Budget	313	V.10	321,096,485	474,649,497
4. Payables to employees	314		-	-
5. Short-term accrued expenses	315		-	-
6. Short-term intercompany payables	316		-	-
7. Construction contract-in-progress payables	317		-	-
8. Short-term unrealized revenue	318		-	-
9. Other short-term payables	319		-	-
10. Short-term borrowings and financial lease liabilities	320	V.11	-	1,736,988,642
11. Provision for short-term payables	321		-	-
12. Bonus and welfare fund	322		-	-
13. Price stabilization fund	323		-	-
14. Repurchase and sale of Government's bond	324		-	-
<b>II. Long-term liabilities</b>	<b>330</b>		<b>-</b>	<b>-</b>
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for operating capital received	334		-	-
5. Long-term intercompany payables	335		-	-
6. Long-term unrealized revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial lease liabilities	338		-	-
9. Convertible bond	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liabilities	341		-	-
12. Provision for long-term liabilities	342		-	-
13. Fund for science and technology development	343		-	-

## BALANCE SHEET

As at December 31, 2024

Unit: VND

RESOURCES	Code	Notes	Dec. 31, 2024	Jan. 31, 2024
<b>D. OWNERS' EQUITY</b>	<b>400</b>		<b>77,296,956,101</b>	<b>76,000,227,272</b>
<b>I. Owners' equity</b>	<b>410</b>	<b>V.12</b>	<b>77,296,956,101</b>	<b>76,000,227,272</b>
1. Owners' capital	411		75,969,810,000	71,000,000,000
- Ordinary shares with voting rights	411a		75,969,810,000	71,000,000,000
2. Share premium	412		-	-
3. Bond conversion option	413		-	-
4. Owners' other capital	414		-	-
5. Treasury shares	415		-	-
6. Difference upon assets revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		-	-
9. Fund for support of arrangement of enterprises	419		-	-
10. Other funds	420		-	-
11. Undistributed earnings	421		1,327,146,101	5,000,227,272
- Undistributed earnings accumulated to the end of prior year	421a		30,417,272	3,383,673,677
- Undistributed earnings in this year	421b		1,296,728,829	1,616,553,595
12. Investment reserve for basic construction	422		-	-
<b>II. Budget sources and other funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
1. Budget sources	431		-	-
2. Fund to form fixed assets	432		-	-
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>78,244,717,586</b>	<b>78,575,266,200</b>



Dang Thi Minh Thuy  
Prepared by

Ha Noi City, Vietnam  
March 31, 2025



Le Thi Khanh Hoa  
Chief Accountant



Phan Nam Giang  
General Director

## INCOME STATEMENT

For the fiscal year ended December 31, 2024

Unit: VND

ITEMS	Code	Notes	Year 2024	Year 2023
1. Revenue from sale of goods and rendering of services	01	VI.1	35,660,063,272	74,681,632,847
2. Deductions	02		-	-
3. Net revenue from sale of goods and rendering of services	10		35,660,063,272	74,681,632,847
4. Cost of goods sold	11	VI.2	34,326,184,249	72,644,299,197
<b>5. Gross profit</b> (20 = 10 - 11)	<b>20</b>		<b>1,333,879,023</b>	<b>2,037,333,650</b>
6. Financial income	21	VI.3	2,032,148,067	1,830,353,816
7. Financial expenses	22	VI.4	95,730,772	390,363,448
<i>In which: borrowing interest expenses</i>	23		129,886,196	95,916,849
8. Selling expenses	25	VI.5a	-	17,834,350
9. General & administration expenses	26	VI.5b	1,607,353,349	1,332,036,918
<b>10. Operating profit</b> (30 = 20 + (21 - 22) - (25 + 26))	<b>30</b>		<b>1,662,942,969</b>	<b>2,127,452,750</b>
11. Other income	31		63,847	200,821,551
12. Other expenses	32		52,167,120	153,782,117
<b>13. Other profit/loss (40 = 31 - 32)</b>	<b>40</b>		<b>(52,103,273)</b>	<b>47,039,434</b>
<b>14. Net accounting profit before tax</b> (50 = 30 + 40)	<b>50</b>		<b>1,610,839,696</b>	<b>2,174,492,184</b>
15. Corporate income tax - current	51	VI.6	314,110,867	557,938,589
16. Corporate income tax - deferred	52		-	-
<b>17. Net profit after corporate income tax</b> (60 = 50 - 51 - 52)	<b>60</b>		<b>1,296,728,829</b>	<b>1,616,553,595</b>
18. Earnings per share	70	VI.7	171	213
19. Diluted earnings per share	71	VI.8	171	213



Dang Thi Minh Thuy  
Prepared by

Ha Noi City, Vietnam  
March 31, 2025



Le Thi Khanh Hoa  
Chief Accountant



Phan Nam Giang  
General Director

**CASH FLOW STATEMENT**

(Under direct method)

For the fiscal year ended December 31, 2024

Unit: VND

ITEMS	Code	Notes	Year 2024	Year 2023
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Cash from sale of goods, service supply and other revenues	01		39,125,471,359	82,747,800,750
2. Cash paid to suppliers for goods and services	02		(42,110,644,655)	(89,906,379,056)
3. Cash paid to employees	03		(713,029,000)	(807,108,600)
4. Payment for interest on loan	04		(129,886,196)	(95,916,849)
5. Corporate income tax paid	05	V.10	(474,649,497)	(283,723,707)
6. Other receipts from operating activities	06		24,334,756,435	31,851,497,375
7. Other payments for operating activities	07		(12,190,888,828)	(33,366,212,627)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>7,841,129,618</b>	<b>(9,860,042,714)</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Purchase of fixed assets and other long-term assets	21		-	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans granted, purchases of debt instruments of other entities	23		(26,702,143,597)	(4,300,000,000)
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		31,499,664,136	3,000,000,000
5. Investments in other entities	25		-	(3,000,000,000)
6. Proceeds from divestment in other entities	26		-	3,000,000,000
7. Dividends and interest received	27		1,292,189,465	1,959,890,407
<b>Net cash inflows/(outflows) from investing activities</b>	<b>30</b>		<b>6,089,710,004</b>	<b>659,890,407</b>
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Proceeds from issue of shares and capital contribution	31		-	-
2. Payments for shares returns and repurchases	32		-	-
3. Proceeds from borrowings	33		4,006,108,200	13,001,758,524
4. Repayments of borrowings	34		(5,743,096,842)	(11,908,172,681)
5. Payments for finance lease liabilities	35		-	-
6. Dividends paid	36		-	-
<b>Net cash inflows/(outflows) from financing activities</b>	<b>40</b>		<b>(1,736,988,642)</b>	<b>1,093,585,843</b>

**CASH FLOW STATEMENT**

(Under direct method)

For the fiscal year ended December 31, 2024

Unit: VND

ITEMS	Code	Notes	Year 2024	Year 2023
Net cash inflows/(outflows) (50 = 20+ 30 + 40)	50		12,193,850,980	(8,106,566,464)
Cash and cash equivalents at the beginning of the year	60		192,337,031	8,298,903,495
Effect of foreign exchange differences	61		-	-
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	V.1	<u>12,386,188,011</u>	<u>192,337,031</u>

  
 .....  
**Dang Thi Minh Thuy**  
 Prepared by

Ha Noi City, Vietnam  
 March 31, 2025

  
 .....  
**Le Thi Khanh Hoa**  
 Chief Accountant

  
 .....  
**Phan Nam Giang**  
 General Director

**NOTES TO THE FINANCIAL STATEMENTS***For the fiscal year ended December 31, 2024**Unit: VND***I. BUSINESS HIGHLIGHTS****1. Structure of ownership:**

GCL Group Joint Stock Company (hereinafter referred to as the "Company") was formerly Long Thanh Company Limited. It was established and operated under Business Registration Certificate No. 0700324666, initially issued on June 1, 2009, by the Department of Planning and Investment of Ha Nam Province. On July 20, 2017, the Company was granted its 10th amended Business Registration Certificate by the Department of Planning and Investment of Hanoi City, changing its name to HP Vietnam Investment Joint Stock Company. On August 25, 2020, the Company changed its name to Le Gia Investment Group Joint Stock Company under its 17th amended Business Registration Certificate. On March 17, 2021, the Company changed its name to New Urban Residential Development Corporation Joint Stock Company under its 19th amended Business Registration Certificate. On July 13, 2022, the Company changed its name to GCL Group Joint Stock Company under its 22nd amended Business Registration Certificate. On October 24, 2023, the Company changed its registered head office address under its 26th amended Business Registration Certificate. On August 2, 2024, the Company changed its legal representative and adjusted its charter capital under its 28th amended Business Registration Certificate.

**Head office:** Floor 5, NO2 Building, Gold Season, No. 47 Nguyen Tuan Street, Thanh Xuan Trung Ward, Thanh Xuan District, Ha Noi City, Vietnam.

**2. Business sector**

Trade and construction business, real estate business.

**3. Principal activities**

- Real estate, land use rights of owners, users and leasing business;
- Consulting, brokerage, real estate auction, and land use rights auction;
- Wholesale of materials and other installation equipment in construction;
- Wholesale of raw agricultural and forestry products (except wood, bamboo, and rattan) and live animals.

**4. Normal operating cycle**

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from January 01 and ending on December 31.

**5. Operations in the fiscal year affecting the financial statements:** None.**6. Total employees to Dec. 31, 2024:** 7 people (Dec. 31, 2023: 10 people).**7. Disclosure on comparability of information in the Financial Statements**

The selection of figures and information need to be presented in the financial statements has been implemented on the principle of comparability among corresponding accounting periods.

**8. Applying the going concern basis in preparing financial statements**

The financial statements for the year ended December 31, 2024 have been prepared on a going concern basis, assuming that the Company will be able to realize its assets and discharge its liabilities in the normal course of business for the foreseeable future for at least the next 12 months from the date of these financial statements.

**II. ACCOUNTING PERIOD AND REPORTING CURRENCY****1. Fiscal year**

The fiscal year is begun on January 01 and ended December 31 annually.

**2. Reporting currency**

Vietnam Dong (VND) is used as a currency unit for accounting records.

**NOTES TO THE FINANCIAL STATEMENTS***For the fiscal year ended December 31, 2024**Unit: VND***III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES****1. Applicable Accounting System**

The Company applies the Vietnamese Accounting Standards and Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016 on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC and circulars guiding the implementation of Accounting Standards of the Ministry of Finance in preparing and presenting financial statements.

**2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System**

The Board of Management ensures that it has complied with the requirements of the Accounting Standards and the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016 on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC as well as circulars guiding the implementation of Accounting Standards of the Ministry of Finance in preparing and presenting financial statements.

**IV. APPLICABLE ACCOUNTING POLICIES****1. Principles for recording cash**

Cash includes cash on hand, demand deposit.

**2. Principles for accounting financial investments****Principles for accounting trading securities**

Trading securities include shares listed in securities market, securities and other financial instruments held for trading purpose (including securities with the maturity term within 12 months being purchased and sold for profit earning).

Trading securities are recorded at original cost which comprises of buying price (+) buying costs (of any) such as brokerage, transactions, information provision, taxes, bank's fees and charges. The original cost of trading securities shall be determined according to the fair value of payments at the time in which transaction takes place. The trading securities shall be recorded when the investors acquire ownership, in particular:

- Listed securities are recorded at the time of matching (T+0);
- Unlisted securities are recorded at the time in which the ownership is acquired as prescribed in regulations of law.

Provision for devaluation of trading securities is made for the possible loss portion when there are firm evidence showing the market value of the securities the Company is holding for trading purpose decreases in comparison to the book value. The provision is based on the trading securities' market value at the reporting date.

**Principles for accounting loans**

Loans are the amounts granted according to contracts and agreements signed between the two parties for the purpose of periodically collecting interests and recorded at the original cost less provision for doubtful debts. The provision for doubtful debts is made on the basis of the estimates on the loss due to overdue, undue debts that are unlikely to be recovered because of the insolvency.

**Principles for recording equity investments in other entities**

Equity investment in other entities represents the Company's investment in other entities' equity instruments. However, the Company does not hold any control or joint control right and exercise significant influences over the investees either.

The investments are stated at original cost including purchase price and costs directly attributable to the investment. In case of non-monetary assets investment, the investment cost should be recorded at the fair value of the non-monetary assets at the date of occurrence.

**NOTES TO THE FINANCIAL STATEMENTS***For the fiscal year ended December 31, 2024**Unit: VND***2. Principles for accounting financial investments (cont.)**

Regarding the investments the Company holds in a long time (not trading securities) and no significant influences are exercised on the investees, provision for loss will be made as follows:

+ If an investment in listed shares or the fair value of the investment is determined reliably, the allowance shall be made according to the market values of the shares.

+ If it is impossible to determine the investments' fair value at the reporting date, the provision will be made on the basis the loss that investee suffers. Basis for making provision for loss of investments is consolidated financial statements of the investee (if it is parent company), the investee's financial statements (if it is an independent enterprise without subsidiary).

**3. Principles for recording trade receivables and other receivables**

**Receivables are recorded** at original cost less provision for doubtful debts.

The classifying of the receivables as trade receivables, inter-company receivables and other receivables depends on the nature of the transaction or relationship between the company and debtor.

**Method of making provision for doubtful debts:** Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away...

**4. Principles for recording inventories**

Inventories are stated at original cost less (-) the provision for the decline in value of obsolete and deteriorated inventories.

**Original costs are determined as follows:**

- The original cost of materials, merchandises consists of costs of purchase, costs of transportation and other costs incurred in bringing the inventories to their present location and condition.

**Method of calculating inventories' value:** Weighted average method.

**Method of accounting for the inventories:** Perpetual method.

**Method of making provision for decline in value of inventories:** Provision for decline in value of inventories is made when the net realisable value of inventories is lower than their original cost. Net realisable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for decline in value of inventories is the difference between the cost of inventories greater than their net realisable value. Provision for decline in value of inventories is made for each inventory with the cost greater than the net realisable value.

**5. Accounting for business cooperation contract (BCC)**

The Company initially records amounts contributed to BCC at original cost and reflects as other liabilities.

BCC in the form of jointly controlled operations is a joint-venture which does not require establishment of new business entity. Ventures shall fulfill obligations and exercise rights according to the BCC. The joint-venture activities may be carried out alongside other ordinary activities of each venture.

Equities (monetary or non-monetary assets) contributed in BCC and recorded in the financial statements are contributed assets in joint ventures based on the contract. The differences between the fair value of the received assets and the value of contributed capital (if any) are relected as other income or other expenses.

In case where BCC regulates that other parties joining in BCC will receive profit only when BCC earns profit and aslo has to suffer from loss, the Company will record to the revenue, expenses in correspondence with receiving portion earned under BCC.



**NOTES TO THE FINANCIAL STATEMENTS***For the fiscal year ended December 31, 2024**Unit: VND***6. Principles for recording prepaid expenses**

Prepaid expenses are all expenses that actually incurred but relate to the operating result of several accounting periods. The Company's prepaid expenses include: tools and supplies, prepaid expense for office rental.

Method of allocating prepaid expenses: The determining and allocating of prepaid expenses into costs of production and doing business of each period is on a straight-line basis. Based on the nature and level of each expense, the term of allocation is defined as follows: short-term prepaid expenses should be allocated within one year; Long-term expenses should be allocated in the term from over 12 months to 36 months.

**7. Principles for recording liabilities**

Liabilities are recorded at original cost and not lower than the payment obligation.

Liabilities shall be classified into trade payables, inter-company payables and other payables depending on the nature of transactions and relationship between the Company and debtors.

Liabilities must be kept records in detail according to payment schedule, creditor, type of original currency (including revaluation of liabilities payable which satisfying the definition of monetary assets denominated in foreign currencies) and other factors according to requirements of the Company.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable shall be recorded according to cautious rules.

**8. Principles for recording borrowings and finance lease liabilities**

Borrowings are total amounts the Company owes to banks, institutions, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Financial lease liabilities are recorded as total payable amount calculated by present value of minimum lease payment amounts or fair value of leased assets.

Borrowings and financial lease liabilities are monitored in detail according to creditor, agreement and borrowed asset.

**9. Compulsory insurance and salary policies**

Salary is calculated and recorded in the expenses in accordance with labor contract and the Company's regulation on salary. Accordingly, the Company makes provision for social insurance, health insurance and unemployment insurance in accordance with the regulations (circulars) issued by the Ministry of Labor, War Invalids and Social Affairs and changes at different times in 2024.

The salary paid to employees is specified in the employment contract.

**10. Principles for recording borrowing costs**

**Principles for recording borrowing costs:** Borrowing costs are loan interest and other costs incurred in direct relation to borrowings of an enterprise; Borrowing costs are recognised as an expense in the year in which they are incurred, except where the borrowing costs related to borrowings in respect of the construction or production of uncompleted assets, in which case the borrowing costs incurred during the period of construction are computed in those assets' value (capitalised) as part of the cost of the assets concerned when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

**NOTES TO THE FINANCIAL STATEMENTS***For the fiscal year ended December 31, 2024**Unit: VND***11. Principles for recording owner's Equity****Owner's capital**

The owner's capital is the amount that is contributed by members and supplemented from the profit after tax. The owners' capital will be recorded at the actual contributed capital by cash or assets in the early establishment period or additional mobilization to expand operation.

**Undistributed earnings**

The undistributed earnings is recorded at the profit (loss) from the Company's result of operation after deducting the current year corporate income tax and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous year.

The distributing of profit is based on the charter of the Company and approved by the annual shareholder meeting.

**12. Principles for recording revenues****Revenue from sale of goods and rendering of services**

Revenue from sale of goods and rendering of services should be recognised when all the five (5) following conditions have been satisfied: 1) The enterprise has transferred to buyer the significant risks and rewards of ownership of the goods; 2) The enterprise retains neither continuing managerial involvement as an owner nor effective control over the goods sold; 3) The amount of revenue can be measured reliably; When the contract specifies that buyers are entitled to return products, goods they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have right to return products, goods (except for changing to other goods, services) 4) The economic benefits associated with the transaction has flown or will flow to the enterprise; 5) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

**Financial income**

Financial incomes include interests, loans, distributed dividends and profits and income from trading securities investment.

Income arising from interests of the enterprises shall be recognized if they simultaneously satisfy the two (2) conditions below 1. It is possible to obtain economic benefits from the concerned transactions; 2. Income is determined with relative certainty.

- Interests recognized on the basis of the actual time and interest rates in each period;

When an amount which has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be accounted as expense incurred in the period, but not recorded as income decrease.

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

Cost of goods sold are the cost of products, goods, services, investment properties; cost of construction products (as to construction enterprise) sold in the period; expenses related to trading the investment properties and other expenses recorded in the cost of goods sold or recorded a decrease in the cost of goods sold in reporting period. The cost of goods sold is recorded at the date the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on conformity principles.

**14. Principles and methods of recording taxes**

Corporate income tax includes current corporate income tax and deferred corporate income tax incurred in the year and set basis for determining operating result after tax in current fiscal year.

Current tax: is the tax payable on the taxable income and tax rate enacted in current year in accordance with the law on corporate income tax.

**NOTES TO THE FINANCIAL STATEMENTS***For the fiscal year ended December 31, 2024**Unit: VND***14. Principles and methods of recording taxes (cont.)**

Deferred income tax liabilities are the amounts of income tax payable in the future periods arising from the recording of the deferred income tax payable in the year and reversing the deferred income tax being recorded from prior years. The Company does not record in this account the deferred income tax assets or deferred income tax liabilities arising from the transactions being recorded directly in the owners' equity.

The tax amounts payable to the State budget will be finalized with the tax office. Differences between the tax amounts payable specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

The Company's current corporate income tax rate is 20%.

The company has settled corporate income tax up to 2022.

**15. Principles for recording earnings per share**

Basic earnings per share is calculated by dividing net income available to common shareholders after appropriating to Bonus and Welfare Fund by the weighted-average number of common shares outstanding during the period.

Diluted EPS is calculated by dividing net income available to common shareholders (after adjusting dividends of preferred convertible shares) by the weighted-average number of common share outstanding and the weighted-average number to be issued in case where all dilutive potential common are converted into common shares.

**16. Financial instruments****Initial recognition****Financial assets**

According to Circular No. 210/2009/TT-BTC dated November 06, 2009 of the Ministry of Finance (Circular No. 210), financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial assets which are stated at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these assets at the date of initial recognition.

At the date of initial recognition, the financial assets are recognized at cost plus transaction cost that are directly attributable to the acquisition of the financial assets.

Financial assets of the Company comprise cash, deposits, trade receivables, receivables from loans and other receivables.

**Financial liabilities**

According to Circular 210, financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial liabilities which are stated at fair value through the Income Statement, financial liabilities determined on amortised cost basis. The Company decides to classify these liabilities at the date of initial recognition.

At the date of initial recognition, the financial liabilities are recognized at cost plus transaction cost that are directly attributable to the acquisition of the financial liabilities.

Financial liabilities of the Company comprise trade payables, other payables, borrowings and liabilities.

**Re-measurements after initial recognition**

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

**16. Financial instruments (cont.)****Offsetting**

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versa and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

**17. Related parties**

Related parties include: Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel, including directors and officers of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

**18. Principles for presenting assets, revenue and operating results by segment**

A reportable segment includes business segment or a geographical segment.

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

**V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET**

<b>1. Cash</b>	<b>Dec. 31, 2024</b>	<b>Jan. 31, 2024</b>
Cash on hand	319,557,623	175,894,623
Cash in bank	12,066,630,388	16,442,408
<b>Total</b>	<b>12,386,188,011</b>	<b>192,337,031</b>

**2. Long-term financial investments: See Notes 31.**

<b>3. Short-term trade receivables</b>	<b>Dec. 31, 2024</b>		<b>Jan. 31, 2024</b>	
	<b>Value</b>	<b>Provision</b>	<b>Value</b>	<b>Provision</b>
Khang An SL Co., Ltd.	3,366,065,870	-	-	-
Phu Dat Son La JSC	2,885,796,590	-	-	-
Tuan Minh Construction Investment and Consulting Co., Ltd.	3,362,468,002	-	540,409,457	-
Quoc Viet 298 Mechanical Construction Co., Ltd.	160,455,705	(80,227,852)	1,350,672,705	-
Other customers	2,440,887,985	-	9,597,440,553	-
<b>Total</b>	<b>12,215,674,152</b>	<b>(80,227,852)</b>	<b>11,488,522,715</b>	<b>-</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

4. Short-term prepayments to suppliers	Dec. 31, 2024		Jan. 31, 2024	
	Value	Provision	Value	Provision
Truong Phat Development and Trading Investment Company Limited (1)	5,690,000,000	-	-	-
Phuc Son Manufacturing Trading and Import Export Joint Stock Company (2)	4,340,000,000	-	-	-
Other suppliers	48,000,000	(48,000,000)	5,999,000,000	-
<b>Total</b>	<b>10,078,000,000</b>	<b>(48,000,000)</b>	<b>5,999,000,000</b>	<b>-</b>

(1) This is a prepayment to Truong Phat Development and Trading Investment Company Limited (Truong Phat) under contract No. 0211/2024/HDNT/GCL-TP dated November 2, 2024, and its appendices regarding the supply of construction materials (steel) to the Company.

(2) This is a prepayment to Phuc Son Manufacturing Trading and Import Export Joint Stock Company (Phuc Son) under contract No. 0111/2024/HDNT/GCL-PS dated November 1, 2024, and its annex regarding the supply of construction materials (steel) to the Company.

5. Other receivables	Dec. 31, 2024		Jan. 31, 2024	
	Value	Provision	Value	Provision
<b>a. Short-term</b>	<b>14,889,758,279</b>	<b>-</b>	<b>32,407,499,581</b>	<b>-</b>
Interest from loans receivables (Individuals)	88,219,178	-	-	-
Advances	2,801,539,101	-	3,584,159,581	-
Other receivables	12,000,000,000	-	20,055,500,000	-
<i>MCC Investment Group Joint Stock Company (Related parties - Notes IX.3)</i>	-	-	20,055,500,000	-
<i>Phu Hai Investment Joint Stock Company (1)</i>	12,000,000,000	-	-	-
Deposits (Related parties - Notes IX.3)	-	-	8,767,840,000	-
<b>b. Long-term</b>	<b>5,001,600,000</b>	<b>-</b>	<b>5,035,000,000</b>	<b>-</b>
Deposits	5,001,600,000	-	5,035,000,000	-
<i>Deposits (Related parties - Notes IX.3) (2)</i>	<i>5,000,000,000</i>	<i>-</i>	<i>5,000,000,000</i>	<i>-</i>
<i>Anh Linh Enterprise Development Joint Stock Company</i>	<i>1,600,000</i>	<i>-</i>	<i>35,000,000</i>	<i>-</i>
<b>Total</b>	<b>19,891,358,279</b>	<b>-</b>	<b>37,442,499,581</b>	<b>-</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

## 5. Other receivables (cont.)

(1) The joint business venture for sand and fill materials between the Company and Phu Hai Investment Joint Stock Company under Contract No. 03/HDHTKD/GCL-PH dated December 23, 2024. The business cooperation term is 1 year. The collateral includes the land use rights of third parties (Mrs. Nguyen Thi Nghien, Mrs. Ho Thi Thu Thuy, and Mr. Bui Quang Huy).

(2) GCL Group Joint Stock Company has deposited for warehouse rental with Chu Van Tu One Member Company Limited under warehouse rental agreement No. 01/2022/HDMK/GCL-CVT dated October 10, 2022, with a total deposit value of VND 5,000,000,000. The warehouse rental term is from October 10, 2022, to October 10, 2027.

	Dec. 31, 2024	Jan. 31, 2024
<b>6. Loan receivable</b>		
<b>a. Short-term</b>	<b>3,500,000,000</b>	<b>16,100,000,000</b>
Loan receivable (related parties - Notes IX.3) (1)	3,500,000,000	6,300,000,000
Mr. Do Hoang Thong	-	4,800,000,000
Mr. Pham Van Quan	-	5,000,000,000
<b>b. Long-term</b>	<b>10,000,000,000</b>	<b>-</b>
Phu Hai Investment Joint Stock Company (2)	10,000,000,000	-
<b>Total</b>	<b>13,500,000,000</b>	<b>16,100,000,000</b>

(1) The loan to Mr. Phan Thanh Hung under loan agreement No. 03/2022/HDVV-KDM dated June 16, 2022, and its appendices extending the loan term to June 30, 2025, with an interest rate of 10% per year. The collateral is Mr. Phan Thanh Hung's land use rights at Ha Dong District, Hanoi City. The loan amount as at December 31, 2024, is VND 3,500,000,000.

(2) The loan to Phu Hai Investment Joint Stock Company under loan agreement No. 05/HDVV/GCL-PH dated December 24, 2024, with a loan term of 2 years, an interest rate of 3% per year. The collateral is the land use rights of a third party (Mr. Ha Khac Thanh). The loan amount as at December 31, 2024, is VND 10,000,000,000. The Company's Board of Management evaluates that the recoverability of the loans receivable is not impaired and commits to full recovery upon maturity.

7. Inventories	Dec. 31, 2024		Jan. 31, 2024	
	Cost	Provision	Cost	Provision
Inventories	3,982,995,183	-	4,489,186,114	-
<b>Total</b>	<b>3,982,995,183</b>	<b>-</b>	<b>4,489,186,114</b>	<b>-</b>

- Value of inactive, deteriorated inventories which are not possibly consumed at the year end: Not applicable.

- Value of inventories pledged/mortgaged as loan security: Not applicable.

	Dec. 31, 2024	Jan. 31, 2024
<b>8. Prepaid expenses</b>		
<b>a. Short-term</b>		
Office rental expense	-	91,000,000
<b>Total</b>	<b>-</b>	<b>91,000,000</b>
<b>b. Long-term</b>		
Tools and supplies	28,189,813	70,402,085
<b>Total</b>	<b>28,189,813</b>	<b>70,402,085</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

9. Short-term trade payables	Dec. 31, 2024		Jan. 31, 2024	
	Value	Amount be able to pay	Value	Amount be able to pay
Truong Hai Son La Trading Company Limited	-	-	363,400,789	363,400,789
<b>Total</b>	<b>-</b>	<b>-</b>	<b>363,400,789</b>	<b>363,400,789</b>

10. Taxes and payables to the State Budget	Jan. 31, 2024		Paid/deducted amount	
	Jan. 31, 2024	Payable amount	Jan. 31, 2024	Dec. 31, 2024
<b>Payables</b>				
VAT	-	6,985,618	-	6,985,618
Corporate income tax	474,649,497	314,110,867	474,649,497	314,110,867
Personal income tax	-	11,134,000	11,134,000	-
Other taxes	-	3,000,000	3,000,000	-
<b>Total</b>	<b>474,649,497</b>	<b>335,230,485</b>	<b>488,783,497</b>	<b>321,096,485</b>

11. Borrowings and financial lease liabilities	Dec. 31, 2024		Jan. 31, 2024	
	Value	Amount be able to pay	Value	Amount be able to pay
<b>Short-term</b>				
Saigon - Hanoi Securities Joint Stock Company	-	-	1,736,988,642	1,736,988,642
<b>Total</b>	<b>-</b>	<b>-</b>	<b>1,736,988,642</b>	<b>1,736,988,642</b>

## 12. Owners' equity

## a. Comparison schedule for changes in Owner's Equity

Items	Owners' Capital	Undistributed earnings	Total
Prior year opening balance	71,000,000,000	3,383,673,677	74,383,673,677
Profit	-	1,616,553,595	1,616,553,595
<b>Prior year closing balance</b>	<b>71,000,000,000</b>	<b>5,000,227,272</b>	<b>76,000,227,272</b>
<b>Current year opening balance</b>	<b>71,000,000,000</b>	<b>5,000,227,272</b>	<b>76,000,227,272</b>
Increase capital and distribute dividends in the form of shares (*)	4,969,810,000	(4,969,810,000)	-
Profit	-	1,296,728,829	1,296,728,829
<b>Current year closing balance</b>	<b>75,969,810,000</b>	<b>1,327,146,101</b>	<b>77,296,956,101</b>

(\*) On July 16, 2024, the Company announced the information of the Report on the results of the share issuance for dividend payment, Report No. 21/BC-KDM, increasing the number of outstanding common shares from 7,100,000 shares to 7,596,981 shares.

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

## 12. Owners' equity (cont.)

## b. Details of owners' shareholding

	% of shareholding	Dec. 31, 2024	Jan. 31, 2024
DKL Capital Investment Consulting Joint Stock Company	4.08%	3,098,270,000	3,369,000,000
Mr. Dang Hai Ninh	4.34%	3,296,300,000	3,255,000,000
Mr. Dang Van Hiep	4.64%	3,522,440,000	3,292,000,000
Mr. Nguyen Hoang Tung	4.68%	3,554,540,000	3,322,000,000
Mr. Ngo The Nam	4.81%	3,652,980,000	3,414,000,000
Mrs. Tran Thi Thien Trang	4.84%	3,674,670,000	3,481,000,000
Mr. Nguyen Viet Cuong	4.85%	3,686,150,000	1,155,000,000
Mr. Quan Van Duc	4.88%	3,709,690,000	3,467,000,000
Mr. Duong Manh Phong	4.93%	3,746,070,000	-
Others	57.96%	44,028,700,000	46,245,000,000
<b>Total</b>	<b>100.00%</b>	<b>75,969,810,000</b>	<b>71,000,000,000</b>

\* Number of treasury shares: None.

\* The value of bonds converted into shares during the year: No occurrence.

## c. Capital transactions with owners and distribution of dividends, profits

	Year 2024	Year 2023
Owners' capital	75,969,810,000	71,000,000,000
At the beginning of the year	71,000,000,000	71,000,000,000
Increase in the year	4,969,810,000	-
At the end of the year	75,969,810,000	71,000,000,000

## d. Shares

	Dec. 31, 2024	Jan. 31, 2024
Number of shares registered to be issued	7,596,981	7,100,000
Ordinary share	7,596,981	7,100,000
Number of circulating shares	7,596,981	7,100,000
Ordinary share	7,596,981	7,100,000
Par value: VND/share.	10,000	10,000

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

## 1. Revenue from sale of goods and rendering of services

	Year 2024	Year 2023
Revenue from sale of goods and rendering of services	35,660,063,272	74,681,632,847
<b>Total</b>	<b>35,660,063,272</b>	<b>74,681,632,847</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

	Year 2024	Year 2023
<b>2. Cost of goods sold</b>		
Cost of goods sold	34,326,184,249	72,644,299,197
<b>Total</b>	<b>34,326,184,249</b>	<b>72,644,299,197</b>
<b>3. Financial income</b>		
Interest on deposits and loans	1,240,458,850	1,587,841,592
Dividend received	140,452,480	-
Business cooperation profits	499,876,000	-
Interest from the sale of securities	151,360,737	242,512,224
<b>Total</b>	<b>2,032,148,067</b>	<b>1,830,353,816</b>
<b>4. Financial expenses</b>		
Interest expense	129,886,196	95,916,849
Securities sale transaction costs	10,931,053	15,045,566
Loss from securities trading investment activities	432,859,569	234,360,881
Provision for devaluation of trading securities loss	(477,946,046)	45,040,152
<b>Total</b>	<b>95,730,772</b>	<b>390,363,448</b>
<b>5. Selling expenses and General and administration expenses</b>		
<b>a. Selling expenses</b>		
Services bought from outsiders	-	17,834,350
<b>Total</b>	<b>-</b>	<b>17,834,350</b>
<b>b. General and administration expenses</b>		
Salaries	833,413,000	807,108,600
Office supplies	256,279,545	16,123,146
Taxes, fees and duties	3,000,000	3,000,000
Provision for doubtful debts	128,227,852	-
Services bought from outsiders	239,791,204	401,951,395
Other expenses paid by cash	146,641,748	103,853,777
<b>Total</b>	<b>1,607,353,349</b>	<b>1,332,036,918</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

6. Current corporate income tax	Year 2024	Year 2023
<b>1. Total accounting profit before tax</b>	<b>1,610,839,696</b>	<b>2,174,492,184</b>
<b>2. Adjustments to increase, decrease accounting profit for determining taxable income:</b>	<b>(40,285,360)</b>	<b>198,755,299</b>
Adjustment to increase	100,167,120	198,755,299
+ <i>Undeductible expenses</i>	100,167,120	198,755,299
Adjustment to decrease	140,452,480	-
+ <i>Dividend received</i>	140,452,480	-
<b>3. Taxable income (1+2)</b>	<b>1,570,554,336</b>	<b>2,373,247,483</b>
<b>4. Current corporate income tax liabilities</b>	<b>314,110,867</b>	<b>557,938,589</b>
+ <i>Current corporate income tax liabilities</i>	314,110,867	474,649,497
+ <i>Tax arrears for corporate income tax from previous years</i>	-	83,289,092
<b>5. Corporate income tax liabilities in the year (*)</b>	<b>314,110,867</b>	<b>557,938,589</b>

(\*) The Company's obligations regarding taxes and other payments to the State are subject to examination by the tax authorities. Since the application of laws, sub-law documents and tax regulations to various types of transactions can be interpreted in different ways, the tax amounts presented in the financial statements may be changed according to specific decisions of the tax authorities.

7. Earnings per share	Year 2024	Year 2023
<b>Accounting profit after corporate income tax</b>	<b>1,296,728,829</b>	<b>1,616,553,595</b>
<b>Profit or loss attributable to ordinary equity holders</b>	<b>1,296,728,829</b>	<b>1,616,553,595</b>
Average ordinary shares outstanding during the year (*)	7,596,981	7,596,981
<b>Earnings per share</b>	<b>171</b>	<b>213</b>

(\*) The average number of outstanding shares during the current reporting year and the financial year of the comparative report on the restated financial statements is based on the new number of shares following the share issuance for dividend payment.

8. Diluted earnings per share	Year 2024	Year 2023
Profit or loss allocated to shareholders owning ordinary shares	1,296,728,829	1,616,553,595
<b>Profit or loss allocated to shareholders owning ordinary shares after adjusting dilution factors</b>	<b>1,296,728,829</b>	<b>1,616,553,595</b>
Average outstanding ordinary shares in the year	7,596,981	7,596,981
<b>Average outstanding ordinary shares in the period after adjusting dilution factors</b>	<b>7,596,981</b>	<b>7,596,981</b>
<b>Diluted earnings per share</b>	<b>171</b>	<b>213</b>

## VII. Objectives and financial risks management policies

Major risks of financial instruments include market risk, credit risk and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

**1. Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to the changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example risk of stock price. Financial instruments affected by the market risks include: Cash, trade receivables, other receivables, trade payables and other liabilities.

The following sensibility analysis relates to the financial position of the Company as at December 31, 2024 and December 31, 2023.

The sensitivity analysis has been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt and the proportion of financial instruments in foreign currencies are all constant.

When calculating the sensibility analysis, the Board of Management assumes that the sensibility of available-for-sale liability in the balance sheet and related items in the income statement is affected by changes in the assumption of corresponding market risks. This analysis is based on the financial assets and liabilities that the Company held as at December 31, 2024 and December 31, 2023.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to the changes in market prices. Market risks due to change in interest rate of the Company mainly relate to: borrowings and liabilities, cash, loans and short-term term deposits.

The Company manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Company and still in the limit of its risk management.

**Sensibility to interest rate**

The sensibility of borrowings and liabilities, cash and short-term deposits of the Company to changes that may occur at reasonable level in the interest rate is illustrated as follows:

Assuming that other variables remain constant, the fluctuation in the interest rate of borrowings with floating interest rate makes impact on the Company's profit before tax as follows:

	<i>Increase/Decrease of basic points</i>	<i>Influences on profit before tax (VND)</i>
<b>As at December 31, 2024</b>		
VND	+100	255,666,304
VND	-100	(255,666,304)
<b>As at December 31, 2023</b>		
VND	+100	161,164,424
VND	-100	(161,164,424)

Increase/decrease of basic points being used to analyze the sensibility to the interest rate is assumed on the basis of observable conditions of current market.

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

**1. Market risk (cont.)****Stock price risk**

Listed and unlisted stocks held by the Company are affected by market risks resulted from the uncertainty of future value of investment stock. The Company manages risks of stock price by setting up investment limit. The Company's Board of Management considers and approves decisions on stock investment.

**2. Credit risk**

Credit risk is the risk due to the customers' failure to perform its obligations causing the financial loss for the company. The Company bears credit risks from production and doing business activities (mainly trade receivables) and from its financial activities including cash in bank, foreign exchange activities, and other financial instruments.

**Loan receivables**

The Company minimizes credit risk by only transacting with entities and individuals who are related parties with strong financial capabilities, with lending limits, loan terms, and purposes defined in each specific agreement. The Company perceives the credit risk associated with loans receivable as low.

**Business cooperation contract receivables**

The Company minimizes credit risk by only transacting with entities and individuals with strong financial capabilities, and the Company regularly monitors accounts receivable closely to ensure timely collection. Additionally, receivables from investment mandate contracts and business cooperation agreements involve controlling part of the project's operations, so the risk is manageable.

**Term deposits**

The Company primarily maintains deposits with large, reputable banks in Vietnam. The Company perceives the credit risk concentration for bank deposits as low.

**3. Liquidity risk**

Liquidity risk is the risk that arises from the Company's difficulty in fulfilling financial obligations due to lack of capital. The liquidity risk of the Company mainly arises from difference of maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers as sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with contract which are not discounted:

**At at Dec. 31, 2024**

None.

<b>At at Dec. 31, 2023</b>	<i>Under 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<b>Total</b>
Borrowings and liabilities	1,736,988,642	-	-	1,736,988,642
Trade payables	363,400,789	-	-	363,400,789
<b>Total</b>	<b>2,100,389,431</b>	<b>-</b>	<b>-</b>	<b>2,100,389,431</b>

The Company is able to access capital sources and with regards to due borrowings within 12 months, the Company may continue to be lent by its current creditors.

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

**3. Liquidity risk (cont.)****Secured assets**

As at December 31, 2024, the Company is holding collateral from third parties (Mr. Phan Thanh Hung - a related party, Mr. Ha Khac Thanh, Mrs. Nguyen Thi Nghien, Mrs. Ho Thi Thu Thuy, and Mr. Bui Quang Huy) in the form of land use rights to secure short-term loans to individuals (Note V.6 - Short-term loans receivable) and business cooperation receivables (Note V.5 - Other short-term receivables).

**VIII. FINANCIAL ASSETS AND LIABILITIES:** See page 32.

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, trade payables, receivables from loans and other short-term liabilities is equivalent to the book value of these items because these instruments are in short-term.

The fair value of securities and listed financial liabilities is determined at market value.

Except for the above-mentioned items, the fair value of financial assets and financial liabilities has not been valued and determined officially as at December 31, 2024 and December 31, 2023. However, the Board of Management has assessed that the fair value of financial assets and liabilities is not significantly different from the book value at the fiscal year end.

**IX. OTHER INFORMATION****1. Contingent liabilities, commitments and other information**

There are no contingent liabilities, commitments and financial information arising since the balance sheet date that require adjustments or disclosures in the financial statements.

**2. Subsequent events**

There are no significant events since the year end that need to be adjusted or noted in the financial statements.

**3. Related party transactions**

List of related parties	Relationship
GCL Investment Joint Stock Company	With same key management member
MCC Investment Group Joint Stock Company	With same key management member
998 Steel Joint Stock Company	With same key management member
Chu Van Tu One Member Company Limited	With same key management member
Mr. Dang Trung Hieu	Chairman (appointed on 25/3/2024)
Mr. Chu Van Dung	Member and Vice General Director
Mr. Phan Nam Giang	Member and General Director
Mr. Phan Thanh Hung	Brother of Mr. Phan Thanh Dung (Independent member)
Mr. Dang Cong Thuc	Former chairman (Dismissed on 25/3/2024)

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

## 3. Related party transactions (cont.)

Key transactions with related parties in the year as follow:

Related parties	Content	Year 2024	Year 2023
MCC Investment Group Joint Stock Company	Retrive business cooperation	20,000,000,000	-
	Retrive office rental deposit	75,000,000	-
	Collect business cooperation profits	499,876,000	-
	Office rental expense	19,500,000	45,000,000
Mr. Chu Van Dung	Deposit for share transfer acquisition	-	8,767,840,000
	Share transfer acquisition	5,900,000,000	-
	Collect deposit for share transfer acquisition	2,867,840,000	-
998 Steel Joint Stock Company	Sales	-	11,574,483,011
Chu Van Tu One Member Company Limited	Sales	-	665,893,800
Mr. Phan Thanh Hung	Collect loan principle	1,500,000,000	-
	Loan interest	424,109,588	499,999,999
	Collect loan interest	335,890,410	626,030,000
Mr. Dang Trung Hieu	Collect loan principle	1,300,000,000	-
	Loan interest	15,600,000	-
	Collect loan interest	15,600,000	-

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

## 3. Related party transactions (cont.)

As at December 31, 2024, the Company has balances with related parties as follow:

Other receivables	Content	Dec. 31, 2024	Jan. 31, 2024
MCC Investment Group Joint Stock Company	Investment cooperation receivables	-	20,000,000,000
	Office rental deposit receivables	-	55,500,000
Mr. Phan Thanh Hung	Loan interest receivables	88,219,178	-
Mr. Chu Van Dung	Deposit for share transfer acquisition	-	8,767,840,000
Chu Van Tu One Member Company Limited	Warehouse rental deposit	5,000,000,000	5,000,000,000
<b>Total</b>		<b>5,088,219,178</b>	<b>33,823,340,000</b>
<b>Loan receivables</b>		<b>Dec. 31, 2024</b>	<b>Jan. 31, 2024</b>
Mr. Phan Thanh Hung	Loan receivables	3,500,000,000	5,000,000,000
Mr. Dang Trung Hieu	Loan receivables	-	1,300,000,000
<b>Total</b>		<b>3,500,000,000</b>	<b>6,300,000,000</b>
<b>Income and remuneration of the Board of Directors and the Board of Management</b>		<b>Year 2024</b>	<b>Year 2023</b>
Mr. Le Tung	General Director (dismissed on 08/5/2023)	-	60,680,000
Mr. Dang Trung Hieu	Chairman (appointed on 25/3/2024)	123,960,000	-
Mr. Phan Nam Giang	General Director	160,760,000	50,920,000
<b>Total</b>		<b>284,720,000</b>	<b>111,600,000</b>

## 4. Presentation of segment asset, revenue and operating result

During the year, the Company primarily generated revenue from the sale of commercial goods in Son La province. Therefore, the Board of Management of the Company believes there is no difference in risk and economic benefits between business segments and geographic areas. As a result, the Company does not present segment reporting.

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

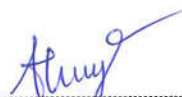
## 5. Comparative information

Some comparative indicators on the financial statements for the fiscal year ending December 31, 2024, have been restated as the Company issued shares to pay dividends, and the figures per share for the current and comparative reporting periods in the financial statements have been recalculated based on the new number of shares.

Items	Code	Year 2023		Difference
		Presented amount	Represented amount	
<b>On the Income Statements</b>				
Earnings per share	70	228	213	15
Diluted earnings per share	71	228	213	15

## 6. Information on going-concern operation

The Company will continue its operation in the future.



**Dang Thi Minh Thuy**  
Prepared by

Ha Noi City, Vietnam  
March 31, 2025



**Le Thi Khanh Hoa**  
Chief Accountant



**Phan Nam Giang**  
General Director



## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

## V.2. Financial investments

## a. Trading securities

Stock code	Amount	31/12/2024			01/01/2024		
		Cost	Provision	Fair value	Cost	Provision	Fair value
HHS	-	-	-	-	434,062	-	434,062
SCI	-	-	-	-	3,047,589,054	(505,049,054)	2,542,540,000
ABS	84,900	417,643,008	(27,103,008)	390,540,000	-	-	-
<b>Total</b>		<b>417,643,008</b>	<b>(27,103,008)</b>	<b>390,540,000</b>	<b>3,048,023,116</b>	<b>(505,049,054)</b>	<b>2,542,974,062</b>

## b. Investment in other entities

Name of Company	Principle activity	Status	31/12/2024			01/01/2024		
			Percentage of shareholding (%)	Percentage of voting right (%)	Cost (VND)	Percentage of shareholding (%)	Percentage of voting right (%)	Cost (VND)
998 Steel Joint Stock Company (1)	Steel business	Operating	19.67%	19.67%	5,900,000,000	-	-	-
<b>Total</b>					<b>5,900,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

(1) In 2024, the Company completed the transfer of 998 Steel Joint Stock Company (equivalent to a charter capital of VND 5,900,000,000) from Mr. Chu Van Dung, with the transfer value being VND 5,900,000,000. 998 Steel Joint Stock Company was established in Vietnam under the business registration certificate No. 5500432550 issued by the Department of Planning and Investment of Son La Province, first issued on September 14, 2011, and 6th amended on October 10, 2023, with a charter capital of VND 30,000,000,000. The Company's ownership and voting rights in 998 Steel Joint Stock Company are 19.67%.

(\*) As at December 31, 2024, there are no specific and consistent guidelines for determining the fair value of investments in non-public companies. Therefore, the Company presents the fair value of other investments based on the financial statements of the investee companies using the cost method, less any impairment provisions.

## NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

## VIII. FINANCIAL ASSETS AND LIABILITIES

The following table specifies book value and fair value of the financial instruments presented in the financial statements.

	Book value		Fair value	
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2024	Dec. 31, 2023
	Amount	Provision	Amount	Provision
<b>Financial assets</b>				
Trading securities	417,643,008	(27,103,008)	3,048,023,116	(505,049,054)
Trade receivables	12,215,674,152	(80,227,852)	11,488,522,715	-
Loan receivables	3,500,000,000	-	16,100,000,000	-
Other receivables	17,001,600,000	-	33,858,340,000	-
Cash and cash equivalents	12,386,188,011	-	192,337,031	-
<b>TOTAL</b>	<b>45,521,105,171</b>	<b>(107,330,860)</b>	<b>64,687,222,862</b>	<b>(505,049,054)</b>
<b>Financial liabilities</b>				
Borrowings and financial lease liabilities	-	-	1,736,988,642	-
Trade payables	-	-	363,400,789	-
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>2,100,389,431</b>	<b>-</b>