

HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower Building, No. 89 Phung Hung
Street, Phuc La Ward, Ha Dong District, Hanoi

BALANCE SHEET

As of March 31, 2025

Unit: VND

| Target | Index code | Explanation | Final number | inning of year num |
|---------------------------------------------------------|------------|-------------|------------------------|------------------------|
| ASSET | | | | |
| A- SHORT-TERM ASSETS | 100 | | 12,735,572,662 | 12,909,751,549 |
| I. Cash and cash equivalents | 110 | | 314,279,287 | 128,941,963 |
| 1. Money | 111 | | 314,279,287 | 128,941,963 |
| 2. Cash equivalents | 112 | | - | - |
| II. Short-term financial investments | 120 | | - | - |
| 1. Trading securities | 121 | | - | - |
| 2. Provision for decline in value of trading securities | 122 | | - | - |
| 3. Held-to-maturity investment | 123 | | - | - |
| III. Short-term receivables | 130 | | 11,530,391,464 | 12,220,400,067 |
| 1. Short-term receivables from customers | 131 | | 6,647,193,976 | 6,636,713,559 |
| 2. Short-term prepayment to seller | 132 | | 17,903,572,113 | 17,693,659,036 |
| 3. Short-term internal receivables | 133 | | - | - |
| 4. Receivable according to construction contract prog | 134 | | - | - |
| 5. Short-term loan receivable | 135 | | - | - |
| 6. Other short-term receivables | 136 | | 7,834,655,849 | 8,745,057,946 |
| 7. Provision for short-term doubtful receivables | 137 | | (20,855,030,474) | (20,855,030,474) |
| 8. Assets Pending Resolution | 139 | | - | - |
| IV. Inventory | 140 | | - | - |
| 1. Inventory | 141 | | 5,703,503,913 | 5,703,503,913 |
| 2. Provision for inventory price reduction | 149 | | (5,703,503,913) | (5,703,503,913) |
| V. Other short-term assets | 150 | | 890,901,911 | 560,409,519 |
| 1. Short-term prepaid expenses | 151 | | - | - |
| 2. Deductible VAT | 152 | | 890,901,911 | 560,409,519 |
| 3. Taxes and other amounts receivable from the State | 153 | | - | - |
| 4. Government bond repurchase transactions | 154 | | - | - |
| 5. Other current assets | 155 | | - | - |
| B. LONG-TERM ASSETS | 200 | | 184,464,151,613 | 184,986,531,598 |
| I. Long-term receivables | 210 | | 39,847,490,000 | 39,847,490,000 |
| 1. Long-term receivables from customers | 211 | | - | - |
| 2. Long-term prepayment to seller | 212 | | - | - |
| 3. Business capital in affiliated units | 213 | | - | - |
| 4. Long-term internal receivables | 214 | | - | - |
| 5. Long-term loan receivable | 215 | | - | - |
| 6. Other long-term receivables | 216 | | 40,022,014,000 | 40,022,014,000 |
| 7. Provision for long-term doubtful receivables | 219 | | (174,524,000) | (174,524,000) |
| II. Fixed assets | 220 | | 1,031,707,643 | 1,137,570,628 |
| 1. Tangible fixed assets | 221 | | 997,301,545 | 1,098,978,030 |
| - Original price | 222 | | 6,054,553,818 | 6,054,553,818 |
| - Accumulated depreciation value | 223 | | (5,057,252,273) | (4,955,575,788) |
| 2. Financial leased fixed assets | 224 | | - | - |
| - Original price | 225 | | - | - |
| - Accumulated depreciation value | 226 | | - | - |
| 3. Intangible fixed assets | 227 | | 34,406,098 | 38,592,598 |

| | | | | |
|--------------------------------------------------------|------------|--|------------------------|------------------------|
| - Original price | 228 | | 167,460,000 | 167,460,000 |
| - Accumulated depreciation value | 229 | | (133,053,902) | (128,867,402) |
| III. Investment real estate | 230 | | 53,642,282,003 | 54,054,569,421 |
| - Original price | 231 | | 65,965,987,380 | 65,965,987,380 |
| - Accumulated depreciation value | 232 | | (12,323,705,377) | (11,911,417,959) |
| IV. Long-term unfinished assets | 240 | | 89,942,061,027 | 89,942,061,027 |
| 1. Long-term unfinished production and business cost | 241 | | 79,453,592,845 | 79,453,592,845 |
| 2. Cost of unfinished basic construction | 242 | | 10,488,468,182 | 10,488,468,182 |
| V. Long-term financial investment | 250 | | - | - |
| 1. Investment in subsidiaries | 251 | | - | - |
| 2. Investment in associates and joint ventures | 252 | | - | - |
| 3. Investing capital in other units | 253 | | - | - |
| 4. Long-term financial investment reserve | 254 | | - | - |
| 5. Held-to-maturity investment | 255 | | - | - |
| VI. Other long-term assets | 260 | | 610,940 | 4,840,522 |
| 1. Long-term prepaid expenses | 261 | | 610,940 | 4,840,522 |
| 2. Deferred income tax assets | 262 | | - | - |
| 3. Long-term equipment, supplies and spare parts | 263 | | - | - |
| 4. Other long-term assets | 268 | | - | - |
| 5. Commercial advantage | 269 | | - | - |
| TOTAL ASSETS | 270 | | 197,199,724,275 | 197,896,283,147 |
| CAPITAL SOURCE | . | | | |
| C. LIABILITIES | 300 | | 84,439,646,576 | 83,593,488,180 |
| I. Short-term debt | 310 | | 72,214,757,914 | 71,368,599,518 |
| 1. Short-term payables to suppliers | 311 | | 1,327,778,301 | 1,399,347,408 |
| 2. Short-term prepayment by buyer | 312 | | 2,833,782,307 | 2,827,064,674 |
| 3. Taxes and other payments to the state | 313 | | 14,443,069,322 | 14,074,231,109 |
| 4. Must pay employees | 314 | | - | - |
| 5. Short-term payable expenses | 315 | | 20,577,029,962 | 19,846,148,962 |
| 6. Short-term internal payables | 316 | | - | - |
| 7. Payable according to construction contract progress | 317 | | - | - |
| 8. Short-term unrealized revenue | 318 | | - | 33,106,061 |
| 9. Other short-term payables | 319 | | 10,446,796,593 | 10,602,399,875 |
| 10. Short-term loans and financial leases | 320 | | 22,585,816,429 | 22,585,816,429 |
| 11. Short-term payables provision | 321 | | - | - |
| 12. Welfare reward fund | 322 | | 485,000 | 485,000 |
| 13. Price stabilization fund | 323 | | - | - |
| 14. Government bond repurchase transactions | 324 | | - | - |
| II. Long-term debt | 330 | | 12,224,888,662 | 12,224,888,662 |
| 1. Long-term payables to suppliers | 331 | | - | - |
| 2. Long-term prepayment by buyer | 332 | | - | - |
| 3. Long-term payable expenses | 333 | | - | - |
| 4. Internal payables on working capital | 334 | | - | - |
| 5. Long-term internal payables | 335 | | - | - |
| 6. Long-term unrealized revenue | 336 | | - | - |
| 7. Other long-term payables | 337 | | - | - |
| 8. Long-term loans and financial leases | 338 | | 12,224,888,662 | 12,224,888,662 |
| 9. Convertible bonds | 339 | | - | - |
| 10. Preferred stock | 340 | | - | - |
| 11. Deferred income tax payable | 341 | | - | - |
| 12. Long-term payables provision | 342 | | - | - |
| 13. Science and Technology Development Fund | 343 | | - | - |
| D. OWNER'S EQUITY | 400 | | 112,760,077,699 | 114,302,794,967 |
| I. Equity | 410 | | 112,760,077,699 | 114,302,794,967 |

| | | | | |
|---------------------------------------------------------|-------------|--|------------------------|------------------------|
| 1. Owner's equity | 411 | | 200,000,000,000 | 200,000,000,000 |
| - Common shares with voting rights | 411a | | 200,000,000,000 | 200,000,000,000 |
| - Preferred stock | 411b | | - | - |
| 2. Share capital surplus | 412 | | 89,952,229 | 89,952,229 |
| 3. Bond conversion option | 413 | | - | - |
| 4. Other owners' capital | 414 | | - | - |
| 5. Treasury stock | 415 | | - | - |
| 6. Asset revaluation difference | 416 | | - | - |
| 7. Exchange rate difference | 417 | | - | - |
| 8. Development investment fund | 418 | | 21,265,468 | 21,265,468 |
| 9. Business arrangement support fund | 419 | | - | - |
| 10. Other equity funds | 420 | | - | - |
| 11. Undistributed profit after tax | 421 | | (87,351,139,998) | (85,808,422,730) |
| - Undistributed profit after tax accumulated to the end | 421a | | (85,808,422,727) | (76,224,083,689) |
| - Undistributed profit after tax this period | 421b | | (1,542,717,271) | (9,584,339,041) |
| 12. Investment capital for construction and development | 422 | | - | - |
| 13. Non-controlling interests | 429 | | - | - |
| II. Other funding sources and funds | 430 | | - | - |
| 1. Funding sources | 431 | | - | - |
| 2. Funding sources for forming fixed assets | 432 | | - | - |
| TOTAL CAPITAL | 440 | | 197,199,724,275 | 197,896,283,147 |

The chartist
(Signature, full name)


Nguyen Thi Phuong

Chief Accountant
(Signature, full name)


Nguyen Ngoc Hai

April 16, 2025
Manager
(Signature, full name)




Đào Văn Chiến

HA TAY TRADING JOINT STOCK COMPANY

Address: 2nd Floor, HTT Tower Building, No. 89 Phung Hung

Street, Phuc La Ward, Ha Dong District, Hanoi

INTERIM BUSINESS RESULTS REPORT

From 01/01/2025 to 31/03/2025

Unit: VND

| Target | Index code | Explanation | This quarter this year | This quarter last year | Cumulative number from the beginning of the year to the end of | Cumulative number from the beginning of the year to the end of |
|-------------------------------------------------------------------------------|------------|-------------|------------------------|------------------------|----------------------------------------------------------------|----------------------------------------------------------------|
| 1. Sales and service revenue | 01 | | 1,447,401,247 | 1,284,525,607 | 1,447,401,247 | 1,284,525,607 |
| 2. Revenue deductions | 02 | | - | | - | - |
| 3. Net revenue from sales and service provision (10 = 01 - 02) | 10 | | 1,447,401,247 | 1,284,525,607 | 1,447,401,247 | 1,284,525,607 |
| 4. Cost of goods sold | 11 | | 763,632,624 | 645,744,072 | 763,632,624 | 645,744,072 |
| 5. Gross profit from sales and service provision (20=10-11) | 20 | | 683,768,623 | 638,781,535 | 683,768,623 | 638,781,535 |
| 6. Financial operating revenue | 21 | | 11,145 | 22,377 | 11,145 | 22,377 |
| 7. Financial costs | 22 | | 730,881,000 | 1,104,712,296 | 730,881,000 | 1,104,712,296 |
| Including: Interest expense | 23 | | 730,881,000 | 1,104,712,296 | 730,881,000 | 1,104,712,296 |
| 8. Profit and loss in joint ventures and associates | 24 | | | | - | - |
| 9. Selling expenses | 25 | | | | - | - |
| 10. Business management costs | 26 | | 1,239,267,649 | 1,411,893,488 | 1,239,267,649 | 1,411,893,488 |
| 11. Net profit from business activities {30=20+(21-22) + 24 - (25+26)} | 30 | | (1,286,368,881) | (1,877,801,872) | (1,286,368,881) | (1,877,801,872) |
| 12. Other income | 31 | | | | - | - |
| 13. Other costs | 32 | | 256,348,390 | 201,915,758 | 256,348,390 | 201,915,758 |
| 14. Other profits (40=31-32) | 40 | | (256,348,390) | (201,915,758) | (256,348,390) | (201,915,758) |
| 15. Total accounting profit before tax (50=30+40) | 50 | | (1,542,717,271) | (2,079,717,630) | (1,542,717,271) | (2,079,717,630) |
| 16. Current corporate income tax expense | 51 | | | | - | - |
| 17. Deferred corporate income tax expense | 52 | | | | - | - |
| 18. Profit after corporate income tax (60=50-51-52) | 60 | | (1,542,717,271) | (2,079,717,630) | (1,542,717,271) | (2,079,717,630) |

The chartist
(Signature, full name)



Nguyen Thi Phuong

Chief Accountant
(Signature, full name)



Nguyen Ngoc Hai



CASH FLOW STATEMENT

(By indirect method) From January 1, 2025 to March 31, 2025

Unit: VND

| Target | Index code | Explanation | Accumulated from the beginning of the year to the end of this quarter (This | Accumulated from the beginning of the year to the end of this quarter |
|---------------------------------------------------------------------------------------------|------------|-------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| I. Cash flow from operating activities | | | | |
| 1. Profit before tax | 01 | | (1,542,717,271) | (2,079,717,630) |
| 2. Adjustments for items | | | | |
| - Depreciation of fixed assets and investment real estate | 02 | | 518,150,406 | 597,730,160 |
| - Provisions | 03 | | - | - |
| - Exchange rate difference gains and losses due to revaluation of foreign currency items | 04 | | - | - |
| - Profit and loss from investment activities | 05 | | (11,145) | (22,377) |
| - Interest expense | 06 | | 730,881,000 | 1,104,712,296 |
| Other adjustments | 07 | | | |
| 3. Operating profit before changes in working capital | 08 | | (293,697,010) | (377,297,551) |
| - Increase, decrease receivables | 09 | | 359,516,211 | 1,157,622,323 |
| - Increase, decrease inventory | 10 | | - | - |
| - Increase, decrease in payables (excluding interest payable, corporate income tax payable) | 11 | | 115,277,396 | (522,290,837) |
| - Increase, decrease prepaid expenses | 12 | | 4,229,582 | 5,997,082 |
| - Increase, decrease trading securities | 13 | | - | - |
| - Interest paid | 14 | | - | - |
| - Corporate income tax paid | 15 | | | - |
| - Other income from business activities | 16 | | | - |
| - Other expenses for business activities | 17 | | | - |
| Net cash flow from operating activities | 20 | | 185,326,179 | 264,031,017 |
| II. Cash flow from investing activities | | | | |
| 1. Money spent on purchasing and constructing fixed assets and other long-term assets | 21 | | - | - |
| 2. Proceeds from liquidation, sale of fixed assets and other long-term assets | 22 | | - | - |
| 3. Cash spent on lending and purchasing debt instruments of other entities | 23 | | | - |
| 4. Money recovered from lending and reselling debt instruments of other entities | 24 | | | - |
| 5. Money spent on investment in other entities | 25 | | | - |
| 6. Recovery of capital investment in other entities | 26 | | - | - |
| 7. Interest income, dividends and profits distributed | 27 | | 11,145 | 22,377 |
| Net cash flow from investing activities | 30 | | 11,145 | 22,377 |
| III. Cash flow from financial activities | | | | |
| 1. Proceeds from issuing shares and receiving capital contributions from owners | 31 | | | |
| 2. Money to return capital to owners, buy back shares issued by the enterprise | 32 | | | |
| 3. Proceeds from borrowing | 33 | | - | - |
| 4. Loan principal repayment | 34 | | - | - |
| 5. Payment of principal of financial lease | 35 | | | - |
| 6. Dividends and profits paid to owners | 36 | | - | - |
| 7. Proceeds from capital contributions of non-controlling shareholders | 037 | | | - |

| | | | | |
|---------------------------------------------------------------------------|-----------|--|-------------|-------------|
| Net cash flow from financing activities | 40 | | | - |
| Net cash flow during the period (50 = 20+30+40) | 50 | | 185,337,324 | 264,053,394 |
| Cash and cash equivalents at the beginning of the period | 60 | | 128,941,963 | 401,000,899 |
| Impact of foreign exchange rate changes on foreign currency conversion | 61 | | | |
| Cash and cash equivalents at the end of the period (70 = 50+60+61) | 70 | | 314,279,287 | 665,054,293 |

The chartist
(Signature, full name)



Nguyen Thi Phuong

Chief Accountant
(Signature, full name)



Nguyen Ngoc Hai



HA TAY TRADING JOINT STOCK COMPANY

Address: 2nd Floor, HTT Tower Building, No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, 0500443384

NOTES TO FINANCIAL STATEMENTS

Quarter 1, 2025 (January 1, 2025 - March 31, 2025)

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. CHARACTERISTICS OF BUSINESS ACTIVITIES

1.1. Form of capital ownership

Ha Tay Trading Joint Stock Company ("the Company"), formerly known as Ha Tay Electrical Materials and Fuel Company, was established in October 1991. In October 2003, Ha Tay Electrical Materials and Fuel Company was equitized and renamed Ha Tay Trading Joint Stock Company, established and operating under the first Business Registration Certificate No. 0303000111 dated October 23, 2003 and changed to No. 0500443384 dated December 16, 2009 issued by the Department of Planning and Investment of Hanoi City. The Company operates under the 15th amended Business Registration Certificate dated July 17, 2018.

The Company's legal capital according to the Business Registration Certificate is: 6,000,000,000 Vietnamese Dong (In words: Six billion Dong).

Charter capital according to the Business Registration Certificate is: 200,000,000,000 VND (Two hundred billion VND) equivalent to 20,000,000 shares, par value 10,000 VND/share.

Total number of company employees: 30 people.

The Company's head office is located at: 2nd Floor, HTT Tower Building, No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi City.

1.2. Going concern assumption:

The financial statements have been prepared on a going concern basis.

1.3. Business areas

The Company's business areas are: Construction materials trading, Real estate, commercial business and other activities.

1.4. Business lines

The Company's main business lines are:

- Real estate business, land use rights owned, used or rented (Details: Real estate business, housing, house and office rental);
- Real estate consulting, brokerage, auction, land use rights auction (Details: Real estate trading floor);
- Manufacture of cement, lime and plaster;
- Production of building materials from clay;
- Quarrying of stone, sand, gravel, clay;
- Other remaining business support service activities not classified elsewhere (Details: Import and export of goods traded by the company);
- Construction completion;
- Construction of all kinds of houses;
- Construction of railway and road works;

- Restaurants and mobile food services;
- Wholesale of solid, liquid, gaseous fuels and related products;
- Wholesale of other construction materials and installation equipment;
- Wholesale rice;
- Food wholesale;
- Wholesale beverages;
- Retail sale of food in specialized stores;

-.....

2. ACCOUNTING POLICIES AND REGIMES APPLIED AT THE COMPANY

2.1. Accounting period, currency used in accounting

The Company's annual accounting period according to the calendar year begins on January 1 and ends on December 31 of each year.

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

2.2. Applicable Accounting Standards and Regimes

Applicable accounting regime

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Statement on Compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of Accounting Standards and the current Enterprise Accounting Regime being applied.

2.3. Financial instruments

Initial notes

Financial assets

The Company's financial assets include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are determined at purchase price/issuance costs plus other costs incurred directly related to the purchase and issuance of such financial assets.

Financial liabilities

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price plus costs incurred directly related to the issuance of such financial liabilities.

Value after initial recognition

There are currently no specific regulations on revaluation of financial instruments after initial recognition.

2.4. Foreign currency transactions

Transactions in foreign currencies are translated at the exchange rate on the date of the transaction. Balances of foreign currency items at the end of the accounting period are translated at the exchange rate on that date. Exchange rate differences are recognized in the Income Statement.

2.5. Cash and cash equivalents

Cash includes cash on hand, demand deposits, monetary gold used for value storage purposes, excluding gold classified as inventories used as raw materials for the production of products or goods for sale.

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

2.6. Financial investments

Held-to-maturity investments include: Term bank deposits held to maturity with the aim of earning periodic interest.

Investments in subsidiaries, joint ventures and associates are initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at cost less provision for investment impairment.

Equity investments in other entities include: investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less provision for investment value reduction.

Provision for investment impairment is made when the investee incurs a loss, except in cases where such loss was anticipated by the parent company when deciding to invest. Provision for investment impairment is reversed when the investee subsequently generates profits to offset the losses for which the provision was previously made. The provision is reversed only to the extent that it does not exceed its carrying amount if no provision had been recorded. Provision for long-term financial investments is made in accordance with the provisions in Circular No. 48/2019/TT-BTC dated August 8, 2019, guiding the provision and handling of provisions for inventory impairment, investment losses, bad debts and warranties for products, goods, services and construction works at enterprises.

2.7. Accounts receivable

Accounts receivable are amounts that are recoverable from customers or other entities. Accounts receivable are presented at book value less allowances for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or for receivables that are unlikely to be paid by the debtor due to liquidation, bankruptcy or similar difficulties.

2.8. Inventory

Inventories are initially recorded at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recording. After initial recording, at the time of preparing the Financial Statements, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at net realizable value.

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

2.9. Fixed assets

Tangible fixed assets Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditures for acquisitions, improvements and renewals are capitalised and expenditures for maintenance and repairs are charged to the income statement as incurred. When tangible fixed assets are sold or retired, their cost and accumulated depreciation are eliminated from the balance sheet and any gain or loss resulting from their disposal is recognised in the income statement.

Intangible fixed assets Intangible fixed assets are stated at cost less accumulated depreciation. The cost of an intangible fixed asset comprises its purchase price and any costs directly attributable to bringing the asset to its intended use. Expenditures for improvements and renewals are added to the cost of the asset and other costs are charged to the income statement as incurred. When intangible fixed assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is charged to the income statement. Land use rights Prepaid land rent for land lease contracts in effect before 2003 and for which a Land Use Right Certificate is issued is recorded as an intangible fixed asset in accordance with Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 guiding the management, use and depreciation of fixed assets. The cost of land use rights includes all costs directly attributable to bringing the land to a state ready for use. Computer software Computer software that is not an integral part of hardware is recorded as an intangible fixed asset and amortized over its estimated useful life.

Investment properties Investment properties are carried at cost, including related transaction costs, less accumulated depreciation. Expenditures relating to the acquisition of an investment property after initial recognition are included in the carrying amount of the investment property when it is probable that the future economic benefits will flow to the Company in excess of the originally assessed level of performance of the investment property. Depreciation on investment properties is provided on a straight-line basis over the estimated useful lives of the properties. Investment properties are derecognized from the balance sheet when they are sold or when they are no longer used and it is considered that no future economic benefits from their disposal will be obtained. The difference between the net proceeds from disposal and the carrying amount of the investment property is recognised in the income statement when it arises. Transfers from owner-occupied property or inventories to investment property are made only when there is a change in use, such as when the owner ceases to use the property and begins to lease it to another party or at the end of the construction phase. Transfers from investment property to owner-occupied property or inventories are made only when there is a change in use, such as when investment property is transferred to owner-occupied property or inventories, without changing the cost or residual value of the property at the date of transfer.

Construction in progress Construction in progress includes accumulated costs directly related to the construction of factory and office buildings, and real estate projects in which the Company is the investor and these projects have not been completed at the end of the accounting period. Pursuant to Circular 45/2013/TT-BTC dated April 25, 2013 and Circular 147/2016/TT-BTC dated October 13, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular 45/2013/TT-BTC, guiding the management, use and depreciation of fixed assets. Tangible fixed assets, intangible fixed assets and investment real estate are recorded at original cost. During use, tangible fixed assets, intangible fixed assets and investment real estate are recorded at original cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

The depreciation period is estimated as follows:

| | |
|----------------------------|---------------|
| - Houses, buildings | 05 - 50 years |
| - Machinery and equipment | 04 - 10 years |
| - Vehicles, transportation | 05 - 10 years |
| - Office equipment | 03 - 05 years |
| - Other intangible assets | 03- 10 years |

2.10. Prepaid expenses

Expenses incurred in relation to the results of production and business activities of many accounting periods are recorded as prepaid expenses to be gradually allocated to the results of production and business activities in the following accounting periods. The calculation and allocation of long-term prepaid expenses into production and business expenses in each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method

The calculation and allocation of long-term prepaid expenses into production and business expenses for each acco

2.11. Liabilities

Payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs.

2.12. Loan

Loans are tracked by each lending entity, each loan agreement and repayment term. In case of loans and debts in foreign currency, detailed tracking is performed by original currency.

2.13. Borrowing costs

Borrowing costs are recorded as production and business expenses in the year when incurred, except for borrowing costs directly related to the investment, construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs".

2.14. Expenses payable

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables such as: vacation wages, costs during seasonal production shutdown, interest expenses payable on loans... are recorded in production and business expenses of the reporting period.

The recording of payable expenses into production and business expenses during the year is carried out according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and the actual expenses will be reversed.

2.15. Revenue

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

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to
- Revenue is measured with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- Identify the costs associated with a sales transaction.
- Revenue from providing services is recognized when all of the following conditions are
- Revenue is measured with relative certainty;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed on the date of the Balance Sheet;
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

2.16. Tax

Corporate income tax represents the sum of current and deferred tax liabilities.

The tax currently payable is based on taxable income for the year. Taxable income differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and it further excludes items that are not taxable or deductible.

The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority. Other taxes are applied in accordance with current tax laws in Vietnam.

2.17. Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of the Company (after adjusting for the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding during the year.

2.18. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence

- Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are under common control with the Company, including parent companies, subsidiaries and associates;

- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each possible related party relationship for the preparation and presentation of the financial statements, the Company pays attention to the substance of the relationship rather than the legal form.

V. Additional information for items presented in the Balance Sheet

3. CASH AND CASH EQUIVALENTS

Final number Beginning of year number

| | VND | VND |
|------------------------|--------------------|--------------------|
| Cash on hand | 236,002,364 | 94,183,334 |
| Non-term bank deposits | 78,276,923 | 34,758,629 |
| Add | 314,279,287 | 128,941,963 |

4. CUSTOMER RECEIVABLES

Final number Beginning of year number

| | VND | VND |
|-----------------------------------------------------------------|----------------------|----------------------|
| a. Short term | | |
| Nguyen Tuan Anh (ABen) | 600,000,000 | 600,000,000 |
| 89 PH Management Board | 281,156,541 | 284,673,078 |
| Customers buying houses at HTT Tran Phu (2003 and Tran Van Cong | 1,372,000,100 | 1,372,000,100 |
| Other customers | 940,737,335 | 926,740,381 |
| Add | 6,647,193,976 | 6,636,713,559 |

5. PAYMENT IN ADVANCE TO THE SELLER

Final number Beginning of year number

| | VND | VND |
|----------------------------------------------------------------|-----------------------|-----------------------|
| Short term | 17,903,572,113 | 17,693,659,036 |
| Hanoi South Construction Joint Stock Company | 1,215,803,761 | 1,215,803,761 |
| Dung Hang Construction and Trading Service Joint Stock Company | 5,697,685,000 | 5,697,685,000 |
| Nhat Minh Investment, Trade and Tourism Joint Stock Company | 6,672,904,366 | 6,672,904,366 |
| Other customers | 4,317,178,986 | 4,107,265,905 |
| Add | 17,903,572,113 | 17,693,659,036 |

6. OTHER RECEIVABLES

| | Final number | | Beginning of year number | |
|----------------------------------|-----------------------|----------------------|--------------------------|----------------------|
| | Value VND | Preventive VND | Value VND | Preventive VND |
| a. Short term | 7,834,655,849 | (582,619,330) | 8,745,057,946 | (582,619,330) |
| Advance | 1,663,587,724 | (456,240,774) | 1,463,587,724 | (456,240,774) |
| Other short-term receivables (*) | 6,171,068,125 | (126,378,556) | 7,281,470,222 | (126,378,556) |
| b. Long term | 40,022,014,000 | (174,524,000) | 40,022,014,000 | (174,524,000) |
| Other long-term receivables (*) | 40,022,014,000 | (174,524,000) | 40,022,014,000 | (174,524,000) |
| | 47,856,669,849 | (757,143,330) | 48,767,071,946 | (757,143,330) |

(*) Details of other receivable balance

Final number Beginning of year number

| | VND | VND |
|-----------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| a. Short term | 6,171,068,125 | 7,281,470,222 |
| Mr. Dao Van Chien (1) | 6,044,689,569 | 7,155,091,666 |
| Nguyen Van Anh | 126,378,556 | 126,378,556 |
| | 40,022,014,000 | 40,022,014,000 |
| b. Long term | | |
| Phong Minh Construction Company Limited (Renamed from Chien Thang Forest Development Company Limited) (2) | 39,847,490,000 | 39,847,490,000 |
| Nguyen Quoc Hao | 174,524,000 | 174,524,000 |
| | 46,193,082,125 | 54,754,856,541 |

Balance with related parties

| | | Final number | ng of year number |
|-------------------|------------------------------------------------------------------------------------|---------------|-------------------|
| | | VND | VND |
| Mr. Dao Van Chien | Chairman of the Board of Directors/General Director and legal representative | 6,044,689,569 | 7,155,091,666 |

(1): Mr. Dao Van Chien acknowledged the debt for the receivables from the sale of shares of Phuc Hung Construction Investment Joint Stock Company. As of April 27, 2022, according to the judgment of the People's Court of Hung Yen province: Phuc Hung Construction Investment Joint Stock Company must pay Mr. Dao Van Chien the principal and late interest of the Share Transfer Contract that Phuc Hung Joint Stock Company owes to Ha Tay Trading Joint Stock Company (Mr. Dao Van Chien is authorized to transact for Ha Tay Trading Joint Stock Company).

(2): Chien Thang Forest Development Company Limited was renamed Phong Minh Construction Company Limited from June 23, 2020. According to the Business Cooperation Contract between Ha Tay Trading Joint Stock Company and Chien Thang Forest Development Company Limited (now renamed Phong Minh Construction Company Limited): Ha Tay Trading Joint Stock Company agreed to contribute to Chien Thang Forest Development Company Limited, the amount of: 65 billion VND to coordinate forestry tree planting.

Phong Minh Construction Company Limited is headquartered in Nam Danh village, Nam So commune, Tar Uyen district, Lai Chau province.

7. BAD DEBT

| | Final number | | Beginning of year number | |
|-------------------------------------------------------------------|----------------|-------------------|--------------------------|-------------------|
| | VND | | VND | |
| | Original price | Recoverable value | Original price | Recoverable value |
| | VND | VND | VND | VND |
| Van Phi Construction Materials Store | 740,230,000 | - | 740,230,000 | - |
| Vietnam Investment Construction and Tourism Joint Stock | 843,324,430 | - | 843,324,430 | - |
| Nhat Minh Investment, Trade and Tourism Joint Stock Company | 6,672,904,366 | - | 6,672,904,366 | - |

| | | | | | |
|---------------------------------------------------------------------------|--|---------------|---|---------------|---|
| South Hanoi Construction Joint Stock | | 1,215,803,761 | - | 1,215,803,761 | - |
| Customers buying houses (apartments 2003 and 2006 at building 7 Tran Phu) | | 1,372,000,100 | - | 1,372,000,100 | - |

8. INVENTORY

| | Final number | | Beginning of year number | |
|-------|----------------------|------------------------|--------------------------|------------------------|
| | Original price | Preventive | Original price | Preventive |
| | VND | VND | VND | VND |
| Goods | 5,703,503,913 | (5,703,503,913) | 5,703,503,913 | (5,703,503,913) |
| | <u>5,703,503,913</u> | <u>(5,703,503,913)</u> | <u>5,703,503,913</u> | <u>(5,703,503,913)</u> |

- Value of stagnant, poor, degraded inventory that cannot be sold at the end of the year: VND 5,703,503,913.

- Value of inventory used as collateral to secure payable debts at the end of the year: 0 VND.

9. TANGIBLE FIXED ASSETS

Unit: VND

| Item | Machinery and | Management | Other fixed assets | Add |
|------------------------------|----------------------|-------------------|--------------------|----------------------|
| Original price of | | | | |
| Beginning balance | 5,965,617,818 | 50,000,000 | 38,936,000 | 6,054,553,818 |
| End of year | 5,965,617,818 | 50,000,000 | 38,936,000 | 6,054,553,818 |
| Depreciation of | | | | |
| Beginning balance | 4,905,575,788 | 50,000,000 | - | 4,955,575,788 |
| Number increased | 101,676,485 | - | - | 101,676,485 |
| Depreciation during the year | 101,676,485 | - | - | 101,676,485 |
| - Reclassify | - | - | - | - |
| Decrease during | - | - | - | - |
| - Reclassify | - | - | - | - |
| End of year | <u>5,007,252,273</u> | <u>50,000,000</u> | <u>-</u> | <u>5,057,252,273</u> |
| Residual value | | | | |
| Beginning of year | 1,060,042,030 | - | - | 1,098,978,030 |
| Year-end number | 958,365,545 | - | - | 997,301,545 |

- Remaining value at the end of the year of tangible fixed assets being mortgaged for loans: 0 VND

10. INTANGIBLE FIXED ASSETS

Unit: VND

| Item | Management software | Add |
|-------------------------|---------------------|-------------|
| ORIGINAL PRICE | | |
| Beginning of year numb | 167,460,000 | 167,460,000 |
| Number increased during | - | - |
| Number decreased during | - | - |

| | | | |
|---------------------------------|---|--------------------|--------------------|
| Year-end number | - | 167,460,000 | 167,460,000 |
| Accumulated Depreciation | | | |
| Beginning of year numb | | 128,867,402 | 128,867,402 |
| Number increased during | | 4,186,500 | 4,186,500 |
| - Depreciation during the | | 4,186,500 | 4,186,500 |
| Number decreased during | | - | - |
| Year-end number | - | 133,053,902 | 133,053,902 |
| Residual value | | | |
| On New Year's Day | | 38,592,598 | 38,592,598 |
| At the end of the year | | 34,406,098 | 34,406,098 |

- Remaining value of intangible fixed assets on September 30, 2024 is: 0 VND.

- The original cost of intangible fixed assets at the end of the period that have been fully depreciated but are still in use as of March 31, 2025 is: 0 VND.

11. INVESTMENT REAL ESTATE

(Details Appendix 01)

12. LONG-TERM ASSETS IN PROGRESS

| | Final number | Beginning of year number |
|--------------------------------------------------------------|-----------------------|---------------------------------|
| | VND | VND |
| a. Long-term unfinished production and business costs | 79,453,592,845 | 79,453,592,845 |
| - Trung Van new urban area expansion project (*) | 79,453,592,845 | 79,453,592,845 |
| b. Unfinished basic construction | 10,488,468,182 | 10,488,468,182 |
| Fixed asset repair costs (**) | 10,488,468,182 | 10,488,468,182 |
| | 89,942,061,027 | 89,942,061,027 |

(*) The Trung Van New Urban Area Expansion Project in Trung Van Ward, Nam Tu Liem District, Hanoi City is implemented by a joint venture of Investment - Construction Joint Stock Company, Ha Tay Trading Joint Stock Company and Phuc Hung Construction Investment Joint Stock Company in cooperation under Business Cooperation Contract No. 69/2015/HDHTDT dated July 20, 2015.

The total investment of the project is 2,174,505,000,000 VND, of which Ha Tay Trading Joint Stock Company contributes 126 billion VND.

The cost of unfinished production and business of the completed project is the cost of compensation and site. As of December 31, 2021, the project has temporarily suspended operations. However, the unit has not yet had a working record with the investor to determine the level of compensation that the company is entitled to, and the unit has not yet determined the loss reserve for the project.

(**) These are the costs for repairing and re-constructing the 1st and 3rd floors of the commercial floors of towers A and B, No. 7 Tran Phu, Hanoi.

13. PREPAID EXPENSES

| | Final number | Beginning of year number |
|----------------------------------------------|---------------------|---------------------------------|
| | VND | VND |
| Long term | 610,940 | 4,840,522 |
| - Tools and equipment waiting for allocation | 610,940 | 4,840,522 |
| Add | 610,940 | 4,840,522 |

14. PAYABLE TO SELLER

| | Final number | | Beginning of year number | |
|----------------------|---------------------|--------------------------|---------------------------------|--------------------------|
| | Value | Number of debtors | Value | Number of debtors |
| | VND | VND | VND | VND |
| a. Short term | | | | |

| | | | | |
|-----------------------------------------------------|----------------------|------------|----------------------|------------|
| Hoang Gia Ngoc Security Services Co., Ltd. | 352,400,000 | (*) | 352,400,000 | (*) |
| HUYNDAI Thanh Cong Vietnam Elevator Company Limited | 835,497,000 | (*) | 835,497,000 | (*) |
| Payable to other vendors | 139,881,301 | (*) | 211,450,408 | (*) |
| Add | 1,327,778,301 | (*) | 1,399,347,408 | (*) |

(*): The unit cannot provide an estimate of the payable balance that is likely to be paid because the company is in the process of restructuring its business organization and financial management.

15. BUYER PAYING IN ADVANCE

| | Final number | ending of year number |
|----------------------------------------------------|----------------------|-----------------------|
| | VND | VND |
| Management Board No. 7 Tran Phu | 1,523,766,952 | 1,534,589,611 |
| Nguyen Van Nha | 186,000,000 | 186,000,000 |
| Sunrise Investment Development Joint Stock Company | 500,000,000 | 500,000,000 |
| Other prepaid buyers | 624,015,355 | 606,475,063 |
| Add | 2,833,782,307 | 2,827,064,674 |

16. TAXES AND OTHER PAYABLES TO THE STATE

(Details Appendix 02)

17. EXPENSES PAYABLE

| | Final number | ending of year number |
|----------------------------|-----------------------|-----------------------|
| | VND | VND |
| Interest expense provision | | |
| Add | 20,577,029,962 | 19,846,148,962 |

18. OTHER PAYABLES

| | Final number | ending of year number |
|--------------------------|-----------------------|-----------------------|
| | VND | VND |
| a. Short term | 10,446,796,593 | 10,602,399,875 |
| b. Long term | - | - |
| Other long-term payables | - | - |
| Add | 10,446,796,593 | 10,602,399,875 |

19. LOANS AND FINANCIAL LEASE DEBT

Landscape

Details of some loans:

(1) Orient Commercial Joint Stock Bank - Hanoi branch

Credit contract No. 0001/2018/HDDTHM dated January 8, 2018

- Credit limit: 15,000,000,000 VND

- Loan term: 12 months

- Loan interest rate: Base interest rate + Interest rate margin

Loan purpose: Additional capital to implement the mixed-use building project of Commercial Service Center and Housing at 89 Phung Hung, Phuc La Ward, Ha Dong District, Hanoi City

- Loan security measures: The mortgaged assets are real estate at plot 682, map sheet number 07 at An Thè village, An Khanh commune, Hoai Duc district, Hanoi and attached assets; real estate at plot 86-3, map sheet number 4 at group 4, Long Bien ward, Long Bien district, Hanoi city and attached assets; 4 commercial floors and transaction office at 7 Tran Phu, Ha Dong, Hanoi; 5 commercial floors of the project at 89 Phung Hung.
- Loan balance as of March 31, 2024 is: VND 8,881,950,807.

As of December 31, 2023, this loan is past due.

(2) Vietnam Joint Stock Commercial Bank for Agriculture and Rural Development - My Dinh Branch

Credit contract No. 1410-LAV201800162 dated April 13, 2018

- Credit limit: 30,000,000,000 VND
- Loan term: 12 months (from April 13, 2018)
- Loan interest rate: Base interest rate + Interest rate margin. Applicable interest rate is: 8.5%
- Loan purpose: Supplement working capital to serve the company's production and business activities in 2018
- Loan security measure: Mortgage real estate legally owned and used by Ha Tay Trading Joint Stock Company at the address: 201- 2nd Floor - services, offices, kindergarten - mixed-use building of commercial service center and housing - No. 89 Phung Hung, Phuc La Ward, Ha Dong District, Hanoi City.
- Loan balance as of December 31, 2023: VND 13,872,286,000

As of March 31, 2024, this loan is overdue.

(3) Borrowed from Ms. Nguyen Thi Nhu Hong according to Loan Contract No. 01/01/2023/HDVV dated January 1, 2023: loan amount 12,224,888,662 VND; loan term: 2 years; interest rate 10%/year. Collateral: project 3B-01 commercial center and transaction office 624.7m2 belonging to the multi-purpose building of Commercial services and housing on land plot No. 370, map sheet No. 51-57, at address No. 7 Tran Phu Street. Van Quan Ward. Ha Dong. Hanoi.

- Loan balance as of March 31, 2024: VND 12,224,888,662

20. OWNER'S EQUITY

a. Equity fluctuation comparison table

landscape

c. Capital transactions with owners and dividend and profit distribution

| | <u>This time</u> VND | <u>Previous period</u> VND |
|--------------------------------------------------|-------------------------------|-------------------------------|
| Owner's equity | | |
| - Beginning capital contribution | 200,000,000,000 | 200,000,000,000 |
| - Capital increase during the year | - | - |
| - Capital contribution decreased during the year | - | - |
| - Year-end capital contribution | <u>200,000,000,000</u> | <u>200,000,000,000</u> |

d. Stocks

| | <u>Final number</u> | <u>Beginning of year number</u> |
|------------------------------------------------|---------------------|---------------------------------|
| Number of shares registered for issuance | 20,000,000 | 20,000,000 |
| Number of shares sold to the public | 20,000,000 | 20,000,000 |
| - <i>Common stock</i> | 20,000,000 | 20,000,000 |
| Number of shares repurchased (treasury shares) | - | - |
| Number of shares outstanding | 20,000,000 | 20,000,000 |
| - <i>Common stock</i> | 20,000,000 | 20,000,000 |

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

| | | |
|-------------------------------|---------------------|------------------------------|
| f. Corporate funds | Final number | ending of year number |
| | VND | VND |
| - Development investment fund | 21,265,468 | 21,265,468 |

21. TOTAL SALES AND SERVICE REVENUE

| | This time | Previous period |
|---------------------------------------------------------|----------------------|------------------------|
| | VND | VND |
| - Revenue from sales of goods and provision of services | 1,447,401,247 | 1,284,525,607 |
| - Real estate transfer revenue | - | - |
| Add | 1,447,401,247 | 1,284,525,607 |

22. NET REVENUE FROM SALES AND SERVICES

| | This time | Previous period |
|---------------------------------------------------------|----------------------|------------------------|
| | VND | VND |
| - Revenue from sales of goods and provision of services | 1,447,401,247 | 1,284,525,607 |
| - Real estate transfer revenue | - | - |
| Add | 1,447,401,247 | 1,284,525,607 |

23. COST OF GOODS SOLD

| | This time | Previous period |
|--------------------------------------------|--------------------|------------------------|
| | VND | VND |
| - Cost of goods sold and services provided | 763,632,624 | 645,744,072 |
| - Cost of Real Estate Sold | - | - |
| Add | 763,632,624 | 645,744,072 |

24. FINANCIAL ACTIVITIES REVENUE

| | This time | Previous period |
|-----------------------------------|------------------|------------------------|
| | VND | VND |
| - Deposit interest, loan interest | 11,145 | 22,377 |
| Add | 11,145 | 22,377 |

25. FINANCIAL COSTS

| | This time | Previous period |
|-------------------------|--------------------|------------------------|
| | VND | VND |
| - Loan interest | 730,881,000 | 1,104,712,296 |
| - Other financial costs | - | - |
| | 730,881,000 | 1,104,712,296 |

26. BUSINESS MANAGEMENT COSTS

| | This time | Previous period |
|--|----------------------|------------------------|
| | VND | VND |
| | 1,239,267,649 | 1,411,893,488 |

27. OTHER EXPENSES

| | This time | Previous period |
|--|--------------------|------------------------|
| | VND | VND |
| | 256,348,390 | 201,915,758 |

28. CURRENT CORPORATE INCOME TAX EXPENSES

| Content | This time | Previous period |
|-----------------------------------------------------------|-----------------|-----------------|
| | VND | VND |
| <i>Corporate income tax from main business activities</i> | | |
| Total accounting profit before corporate income tax | (1,542,717,271) | (2,079,717,630) |
| Adjustments to increase | 256,348,390 | 201,915,758 |
| - <i>Invalid cost</i> | 256,348,390 | 201,915,758 |

29. BASIC EARNINGS PER SHARE

| | This time | Previous period |
|-----------------------------------------------------|-----------------|-----------------|
| | VND | VND |
| Net profit after tax | (1,542,717,271) | (2,079,717,630) |
| Adjustments | - | - |
| Earnings attributable to common stock | (1,542,717,271) | (2,079,717,630) |
| Average common shares outstanding during the period | 20,000,000 | 20,000,000 |
| Basic earnings per share | (77.14) | (103.99) |

30. FINANCIAL INSTRUMENTS

The Company's financial instruments include:

| Financial assets | Final number | | Beginning of year number | |
|--------------------------------------|-----------------------|-----------------------|--------------------------|-----------------------|
| | Original price | Preventive | Original price | Preventive |
| | VND | VND | VND | VND |
| Cash and cash equivalents | 314,279,287 | | 128,941,963 | |
| Trade receivables, other receivables | 54,503,863,825 | 21,029,554,474 | 55,403,785,505 | 21,029,554,474 |
| Loans | - | | - | |
| Short term investment | - | - | - | - |
| | 54,818,143,112 | 21,029,554,474 | 55,532,727,468 | 21,029,554,474 |

| Financial liabilities | Final number | | Beginning of year number | |
|--------------------------------|----------------|------------|--------------------------|-----------------------|
| | Original price | Preventive | Original price | Preventive |
| | VND | VND | VND | VND |
| Loans and Debts | | | 34,810,705,091 | 34,810,705,091 |
| Trade Payables, Other Payables | | | 11,774,574,894 | 12,001,747,283 |
| Cost to Pay | | | 20,577,029,962 | 19,846,148,962 |
| | | | 67,162,309,947 | 66,658,601,336 |

Financial Risk Management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has established a system of controls to ensure an appropriate balance between the cost of risks incurred and the cost of managing risks. The Company's Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

The Company's business operations will be primarily exposed to risks from changes in prices, exchange rates and interest rates.

Exchange rate risk

The Company is exposed to exchange rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument following changes in foreign exchange rates when the Company's borrowings, revenues and expenses are denominated in currencies other than Vietnamese Dong.

Interest rate risk

The Company bears interest rate risk due to the fluctuation in fair value of future cash flows of a financial instrument due to changes in market interest rates when the Company has time or non-term deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable to the Company's purposes.

Segment reporting by geographical area (Domestic and foreign operations classification)

The company only operates within the geographical area of Vietnam.

Segment reporting by business area

The Company's main business segments are as follows:

| Target | Sales of goods and provision of services | Other | Unit: VND Total |
|------------------------------------|------------------------------------------|-------|--------------------|
| Net revenue to outside | 1,447,401,247 | - | 1,447,401,247 |
| Component cost | 763,632,624 | - | 763,632,624 |
| Divisional business results | 683,768,623 | - | 683,768,623 |

Hanoi, April 16, 2025

The chartist



Nguyen Thi Phuong

Chief Accountant

Nguyen Ngoc Hai

General Director



Dao Van Chien