CÔNG TY CỔ PHẦN ĐẦU TƯ THƯƠNG MẠI XUẤT NHẬP KHẨU VIỆT PHÁT VIET PHAT IMPORT EXPORT COMMERCIAL INVESTMENT JSC

Số/No: 56/2025/CBTT-VP

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập - Tự do - Hạnh phúc THE SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom - Happiness

Hải Phòng, ngày 20 tháng 04 năm 2025 Hai Phong, 20 April 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ PERIODIC INFORMATION DISCLOSURE

Kính gửi/To:

- Ủy ban Chứng khoán Nhà nước/ The State Securities Commission
- Sở Giao dịch chứng khoán Thành phố Hồ Chí Minh/Ho Chi

Minh City Stock Exchange

- 1. Tên tổ chức/ *Name of Company*: Công ty Cổ phần Đầu tư Thương mại Xuất nhập khẩu Việt Phát /*Viet Phat Import Export Commercial Investment JSC*.
- Mã chứng khoán/ Stock symbol: VPG
- Địa chỉ trụ sở chính/ Address of Head office: Số 123 BT 02-97 Bạch Đằng, Phường Thượng Lý, Quận Hồng Bàng, Thành phố Hải Phòng/ No. 123BT02 97 Bach Dang, Thuong Ly ward, Hong Bang District, Hai Phong City.
- Điện thoại/*Telephone*: 02253.569699 Fax: 02253.569689
- Email: info@vietphatgroup.com.vn
- 2. Nội dung thông tin công bố/ Announcement content:

Công ty Cổ Phần Đầu tư Thương mại Xuất nhập khẩu Việt Phát công bố thông tin **Báo** cáo thường niên năm 2024 /Viet phat Import Export Commercial Investment Jsc announces Annual Report 2024.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 20 /04 /2025 tại đường link/ *This information was published on the company's website on* 20 *April 2025, at the link:* https://vietphatgroup.com.vn/bao-cao-thuong-nien

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ We hereby commit that the information disclosed above is accurate and take full responsibility before the law for the content of the disclosed information.

Người đại diện theo pháp luật

Legal representative

Nguyễn Văn Bình



ANNUAL REPORT

2024



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PREAMBLE







Mission, vision and core value





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Message from the Chairman of the Board of Directors



Dear Valued Shareholders, Customers, and Investors,

The year 2024 was a challenging one as both the global and Vietnamese economies continued to face unpredictable fluctuations — from high inflation, exchange rate volatility to the downturn in the real estate and steel sectors. In that context, Viet Phat Import Export Trading Investment Joint Stock Company (VPG) has continuously strived to overcome difficulties, optimize production and business operations, and achieved commendable results.

In the past year, Viet Phat exceeded its revenue targets, however, profit before tax did not meet expectations due to impact of the unpredictable fluctuations of the global economy in general and the Vietnamese economy in particular. Net revenue in 2024 reached VND 16,257.2 billion, marking a 156.5% increase compared to 2023 and fulfilling 154.83% of the annual plan. Profit afetr tax reached VND 108.82 billion, up 461.46% from 2023 but only achieving 72.54% of the planned target. This strong revenue growth reflects the effectiveness of Viet Phat's market expansion strategy, particularly in the supply of thermal coal, minerals, and construction materials.

In addition to positive business results, 2024 also marked several remarkable achievements for Viet Phat. The Company increased its charter capital to VND 884 billion, enhancing its financial capacity and laying a solid foundation for investment expansion. At the same time, the 80 Ha Ly project in Hai Phong was successfully launched, representing a strategic step into the real estate market. In the energy sector, Viet Phat continued to affirm its position by signing thermal coal supply contracts with EVN and PVN, ensuring a stable supply for key thermal power plants. Beyond business operations, the Company also demonstrated its social responsibility by donating VND 500 million to support areas affected by storms and floods, contributing to disaster recovery efforts for the local population.

Entering 2025, Viet Phat will continue to focus on sustainable growth with three key priorities. First, the Company will expand its market share in thermal coal and minerals, ensuring a stable supply for power plants and heavy industries. Concurrently, the promotion of real estate development will be emphasized through strategic projects and the expansion of new land reserves to broaden the Company's operational scale. Finally, the Company will optimize financial and operational costs, enhance corporate governance efficiency, and improve profit margins.

With the foundations laid in 2024 and a solid development strategy, Viet Phat remains committed to continuous efforts to create greater value for shareholders, customers, and partners. We firmly believe that, with the support of our valued Shareholders and the solidarity of our entire team, the Company will continue to achieve new successes in 2025.

Best regards!

Chairman of the Board of Directors

NGUYEN VAN BINH

"We aspire to create our own future, and we believe that our mission, vision, and core values will better guide Viet Phat toward that future"



VISION

We aim to be the top choice for all Customers and Partners, becoming the leading manufacturer and supplier of raw materials nationwide, catering to the diverse needs of customers through value-added services.



MISSION

To offer customers the highest quality products and services with utmost speed.

To establish a working environment based on trust and mutual respect, creating opportunities for the development of all Viet Phat members.

To be a cooperative and reliable brand for our Customers and Partners.



CORE VALUES

Respect for customers

Customer orientation is the foundation of all activities.

Respect for the team

Building the Viet Phat culture with the aim of creating a united, supportive, civilized collective that continuously learns to improve; always exchanging information for mutual progress.

Respect for interests

Harmoniously combining the interests of customers, shareholders, employees, and the community is the thread running through all activities.

Personal responsibility

Our staff is always transparent and responsible, displaying professionalism and creativity as the foundation for the company's success.

Daily improvement

Advanced technology and scientific information management are the basis for acceleration and maintaining strength.



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GENERAL INFORMATION





Overview



Industry and business domains



Information on governance model, business organization and management structure



Development orientation



Risk management





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OVERVIEW

Trading name VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT

STOCK COMPANY

Business registration

certificate number

No. 0200826844, first issued by Hai Phong City Department of Planning and Investment on 23/07/2008, amended for

the 18th time on 06/02/2025

Address No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang

District, Hai Phong City, Vietnam

Telephone number +84 (255) 3569.699

Fax +84 (255) 3569.699

Website http://vietphatgroup.com.vn/

Email info@vietphatgroup.com.vn

Logo

INFORMATION FOR INVESTORS AND SHAREHOLDERS

Stock ticker

Number of listed shares

VPG

88,415,751 shares

Number of outstanding shares

Charter capital

88.415.751 shares

884,157,510,000 VND

Owner's equity

1,601,805,909,161 vnd



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FORMATION AND DEVELOPMENT PROCESS



2008

In 2008, Viet Phat Import Export Trading Investment Joint Stock Company was founded with 03 founding shareholders, starting with about 20 employees and primarily engaging in domestic transportation. By 2009, just after one year of operation, the company swiftly established its position in the northern region and deployed a nationwide goods transportation system.

2010

In 2010, a series of significant changes marked a major turning point for Viet Phat. To align better with the company's new direction, which was not only service-oriented but also expanding into other areas such as trade, investment, and production, the company undertook research on several construction projects, notably: The fabrication of shaped steel, sorting and trading of iron ore at Quynh Phuc Industrial Cluster, Kim Xuyen commune, Kim Thanh district, Hai Duong province; construction of warehouses and ports in Kim Luong commune, Kim Thanh district, Hai Duong province. As a result, the company's market was expanded nationwide, with products such as coke coal, iron ore, steel billets, and transportation services present in many provinces across the country.

2014

By 2014, Viet Phat Import Export Trading Investment Joint Stock Company had become one of the reputable companies in the field of mineral supply such as iron ore, coke, and titanium... to companies like Dong Bu Vietnam Steel Co., Ltd., Thai Nguyen Iron and Steel Joint Stock Corporation, Hoa Phat Steel Joint Stock Company, Cao Bang Iron and Steel Joint Stock Company,... in Vietnam.

2016

According to the FAST500 ranking in 2016, Viet Phat was ranked 13th. The FAST500 ranking in 2016 recognized the management efforts and endeavors of all Viet Phat employees over the past years. Viet Phat's evaluation and ranking in the list with national and international prestige and becoming a member of the Fast500 club has helped enhance Viet Phat's image. As part of the capital mobilization plan to expand the market and increase revenue, by October 2016, Viet Phat Import Export Trading Investment Joint Stock Company had implemented a plan to increase its charter capital from VND 100 billion to VND 200 billion, aiming to supplement working capital.

2018

On January 18, 2018, the company's shares were listed and traded on the Ho Chi Minh City Stock Exchange (HOSE) with the stock code VPG. Also, in 2018, the company received the Top 100 Vietnam Gold Star Award and was among the Top 10 Trusted Brands and Labels of the year.

2019

The company ranked 471st in the VNR500 - Vietnam's Top 500 Largest Enterprises, and 370th in the Vietnam Profit 500 - the Top 500 Most Profitable Private Enterprises in Vietnam.

2020

The year 2020 marked the fourth consecutive year that the company entered the VNR500 - Vietnam's Top 500 Largest Private Enterprises. Additionally, in 2020, the company completed two rounds of charter capital increase, raising the company's charter capital from about VND 264 billion to approximately VND 391 billion.

2022

The company completed a public offering and private placement of shares, and issued shares for dividend payments, increasing the total charter capital to about VND 801 billion. The year also marked a breakthrough in the business strategy when the Viet Phat - Danka - Suek AG consortium won a project to supply thermal coal to the Song Hau 1 Thermal Power Plant, laying the groundwork for Viet Phat to boost its thermal coal supply segment for coal-fired power companies in Vietnam. For the sixth consecutive year, Viet Phat Import Export Trading Investment Joint Stock Company was in the VNR500, ranking 181st among the largest private enterprises in Vietnam and 321st among the largest enterprises in Vietnam.

2023

The company completed another share issuance for dividend payments, raising the total charter capital to about VND 842 billion. The company expanded its thermal coal business sector by winning bids at the Song Hau 1 and Vung Ang 1 Thermal Power Plants. For the seventh consecutive year, Viet Phat Import Export Trading Investment Joint Stock Company was in the VNR500, ranking 140th among the largest private enterprises in Vietnam and 255th among the largest enterprises in Vietnam.

2024

The year 2024 marked a significant development for Viet Phat Import Export Trading Investment Joint Stock Company (VPG), with business expansion and a stronger commitment to social responsibility. The Company completed a stock issuance to pay dividends, increasing its charter capital from VND 842 billion to VND 884 billion, thereby reinforcing its financial capacity for business expansion. Notably, VPG officially entered the real estate sector by signing a purchase agreement for the Royal River City project in Hai Phong, opening up opportunities for sustainable growth in the future.

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BUSINESS DOMAINS

INDUSTRY AND BUSINESS DOMAINS

BUSINESS INDUSTRY

Depar	• • • •	uly 23	n Certificate No. 0200826844 by the Hai Phong 3, 2008, with the 18th change on February 06, lows:	
No.	Industry	No.	Industry	
1	Wholesale of metals and metal ores	13	Real estate business, land use rights ownership, usage, or leasing	Hanoi
2	Mining and gathering of lignite	14	Production of building materials from clay, cement, lime, and plaster	
3	Iron ore extraction	15	Production of iron, steel, pig iron	
4	Mining of other non-ferrous metal ores (bauxite)	16	Casting of iron, steel, and other non-ferrous metals	Real estate
5	Mining and gathering of hard coal	17	Collection of hazardous waste	Focus is on the city of
6	Manufacture of metal structures	18	Construction of utilities and civil engineering works	HAI PHONG and OTHER PROVINCES AND CITIES IN THE NORTHERN REGION OF VIETNAM
7	Shipbuilding and floating structures	19	Wholesale of automobiles and other motor vehicles	NORTHERN REGION OF VIETNAM
8	Repair of machinery and equipment	20	Agency, brokerage, and auctioning services	Other sectors
9	Road freight transport	21	Wholesale of solid, liquid, and gaseous fuels and related products	The company operates
10	Coastal and overseas freight transport	22	Wholesale of other construction installation materials and equipment	NATIONWIDE
11	Mining of precious metal ores	23	Passenger road transport in urban and suburban areas	
12	Extraction of stones, sand, gravel, and clay	24	Warehousing and storage of goods	

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INFORMATION ON GOVERNANCE MODEL, BUSINESS ORGANIZATION AND **MANAGEMENT STRUCTURE**

GOVERNANCE MODEL

Currently, VPG is adopting a governance model in accordance with point b, clause 1, article 137 of the Enterprise Law No. 59/2020/ QH14 enacted on June 17, 2020, by the National Assembly of the Socialist Republic of Vietnam.

This model includes the General Meeting of Shareholders, the Board of Directors, and the CEO. In this case, at least 20% of the Board members must be independent, and there is an Audit Committee under the Board of Directors.

COMPANY ORGANIZATIONAL STRUCTURE

Subsidiary

Branch

Transaction office

HEAD OFFICE

VIET PHAT IMPORT **EXPORT TRADING INVESTMENT JOINT** STOCK COMPANY

Address: No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang

District, Hai Phong City, Vietnam Phone: +84 (225) 356.9699 Fax: +84 (225) 356.9689

Website: http://vietphatgroup.com.vn Email: info@vietphatgroup.com.vn

BRANCH AND TRANSACTION OFFICE

TRANSACTION OFFICE

Address: Rooms 121-128, Thanh Dat 1 Building, No. 3 Le Thanh Tong, May To Ward, Ngo Quyen District, Hai Phong City

Phone: +84 (225) 356.9699 Fax: +84 (225) 356.9699

Address: Huy Van Port, Co Phuc Bac Hamlet, Kim Lien Commune,

Kim Thanh District, Hai Duong Phone: +84 (220) 3726.999 Fax: +84 (220) 3726.998

HAI DUONG BRANCH

SUBSIDIARY

NEWLAND INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

Address: No. 11/lot 32, Vinhomes resettlement area, So Dau Ward,

Hong Bang District, Hai Phong City, Vietnam

Main business sectors: real estate business, land use rights; construction; commerce; transportation; etc.

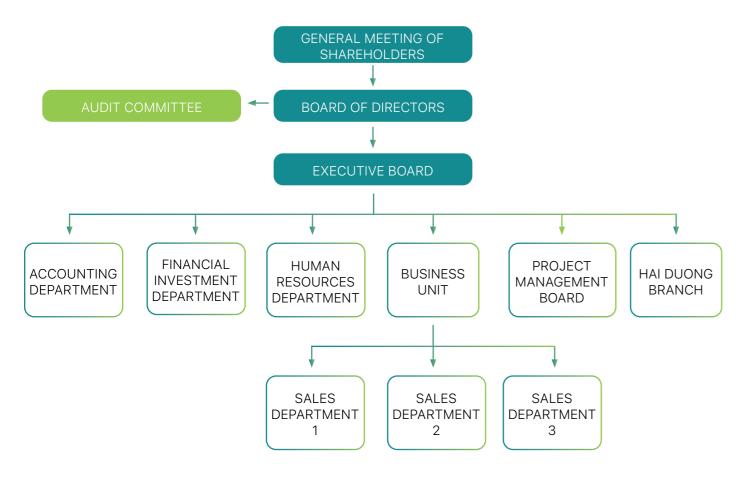
Charter capital: VND 300 billion



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MANAGEMENT STRUCTURE

FIGURE: COMPANY'S MANAGEMENT STRUCTURE



GENERAL MEETING OF SHAREHOLDERS

The Shareholders' General Meeting comprises all voting shareholders and is the highest decision-making body of the Company as per the Business Law and the Company's Organizational Charter. The Annual Shareholders'

General Meeting is convened once every year. This assembly holds the authority to elect, exempt, and dismiss members of the Board of Directors according to specific regulations outlined in the Company's Charter.

BOARD OF DIRECTORS

The Board of Directors is the governing body of the company, vested with the complete authority to decide on behalf of the Company and to execute the rights and obligations of the

company, except for those rights and obligations that are under the competence of the Shareholders' General Meeting. The Company's Board of Directors is composed of five members.

EXECUTIVE BOARD

The Company's Executive Board consists of one General Director and one Deputy General Director. The General Director decides on issues related to the company's production and business operations and is accountable to the Board of Directors for exercising the rights

and obligations assigned. The Deputy General Director assists the General Director in the internal affairs domain and is responsible to the General Director for the tasks assigned, proactively resolving matters authorized by the General Director in accordance with the law and the Company's Charter.

AUDIT COMMITTEE

The rights and duties of the Audit Committee include:

- Monitoring the integrity of the Company's Financial Statements and the official disclosures related to the company's financial outcomes;
- Reviewing the internal control systems and risk management;
- Examining transactions with related parties that fall within the purview of the Board of Directors or the Shareholders' General Meeting's approval and making recommendations for transactions that require the Board of Directors or the Shareholders' General Meeting's approval;
- Overseeing the company's internal audit function.
- Recommend to the company the appointment of an independent auditor, the remuneration level, and the related terms in the contract with the audit firm for the Board of Directors to approve before presenting it to the Annual Shareholders' Meeting for ratification;
- Monitor and evaluate the independence and objectivity of the audit firm and the effectiveness of the audit process, particularly in instances where the Company uses non-audit services from the auditor;
- Supervise to ensure the Company complies with legal regulations, requirements of regulatory bodies, and other internal regulations of the Company;
- Have the right to access documents related to the Company's operations, communicate with other members of

the Board of Directors, the General Director, the Chief Accountant, and other management officers to gather information for the activities of the Audit Committee;

- Have the authority to request the representative of the approved audit organization to attend and respond to issues related to the audited financial statements at meetings of the Audit Committee;
- Use external legal, accounting, or other consulting services when necessary;
- Develop and submit to the Board of Directors policies for detecting and managing risks, and propose solutions to the Board of Directors for handling risks that arise in the Company's operations;
- Prepare written reports to the Board of Directors when detecting that members of the Board of Directors, the General Director, and other managers do not fully perform their responsibilities as stipulated by the Business Law and the Company's Charter;
- Develop the operating regulations of the Audit Committee and submit them to the Board of Directors for approval. The Audit Committee currently has three members, of which the Chairman of the Audit Committee is an independent member of the Board of Directors, another member of the Audit Committee is an independent member of the Board of Directors, and one member specializes in accounting.



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DEPARTMENTS

HUMAN RESOURCES DEPARTMENT

- Develop plans for the deployment of human resources, training, and recruitment of company staff to meet the appropriate job requirements
- Advise the leadership on the application of legal regulations and policies regarding labor, wages, bonuses, allowances, insurance, and welfare for employees within the company
- · Coordinate with other functional departments,
- especially with the Business Department, to have a human resources plan that fits the situation and nature of the business activities
- Manage office equipment and advise the Executive Board on the procurement of new office devices
- Implement advertising activities, celebrations, conferences, and organize events...
- · Control the company's administrative costs.

ACCOUNTING DEPARTMENT

- Organize the activities of the Accounting Department in accordance with Accounting Law and Tax Management Law. Monitor receivables and payables, record operational costs, update documents, and prepare settlement procedures with partners.
- Consolidate the results of the company's business operations, control revenues and expenses, prepare Financial Statements and Management Reports as required by the company's regulations and current laws
- Report directly and promptly to the Chairman of the Board of Directors and the Executive Board on the results of business operations,

BUSINESS UNIT

The Business Unit plays a very important role in the company, with a critical function of advising the company's management on the implementation of business in the import and export of products such as Coke, Metal Ore, Thermal Coal, Iron and Steel...; execute commercial contracts, international transport and delivery, and fulfill the company's import-export business tasks. The Business Unit includes 03 business departments, each specializing in specific commodities as follows:

- Business Department 1: Trades in Coke
- Business Department 2: Trades in Ore, steel billets, steel
- Business Department 3: Trades in Thermal Coal

The Business Departments have the following functions and tasks:

- Manage and operate the company's service business affairs in accordance with current legal regulations
- Proactively research and propose highefficiency business organization plans.
 Organize management work, sign import and export contracts for Coal, Ore, Minerals...

- financial status, and monthly, quarterly, and annual accounting work of the company;
- Advise the management team on capital management and utilization (assets, materials, goods, business capital, production and business costs, etc.)
- Control economic and technical norms according to the company's production processes. Comply with the financial management regulations and other rules of the company
- Coordinate with the Business Department and Financial Investment Department to plan finances for the company's activities.
- Carry out work on brand promotion, brand building, and implement e-commerce in the company's business - service activities.
- Study the supply and demand situation, as well as the prices of minerals, metals, and metal ores in the domestic and export markets to develop long-term import and export business development strategies
- Execute and supervise the customs declaration process to receive and dispatch goods within the required deadlines
- Prepare and implement international import and export reports as required by Customs Law
- Contract with commodity inspection agencies
- Handle tasks related to goods insurance: contracts, insurance paperwork procedures in the event of goods loss; propose options for hiring transportation means for goods
- Monitor the transportation process, receiving, and loading of goods from the loading port to the unloading port
- Prepare and verify customers' initial documents for opening LCs; confirm LC payment documents for foreign partners.



FINANCIAL INVESTMENT DEPARTMENT

- Responsible before the General Director for managing the company's financial activities, managing and controlling financial risks, and developing short-term and long-term financial strategies and plans for the Company.
- Analyze the overall financial situation of the enterprise and report periodically or unexpectedly to the Board of Directors to adjust financial policies appropriately to the actual situation of the Company.
- Cash flow management: Advise the Board of Directors on the harmonious, rational, and efficient transfer of the company's cash inflows and outflows, ensuring no overdue debts.
- Manage the finances of projects: manage the cash flow of projects as well as have suitable financial solutions for each project;
- Monitor and manage the documentation related to the securities field.
 Carry out information disclosure as regulated for listed companies.

PROJECT MANAGEMENT BOARD

- Appraise projects, plan, complete investment procedures, manage and develop projects.
- Manage and develop projects: research and hire consulting services for bidding and approve bidding packages; diplomatically engage with local authorities to timely resolve any issues that arise.
- Supervise the construction process, organize the execution, accept completion, and settle contracts.

HAI DUONG BRANCH

Functions of the branch:

- Select, sift, process coal, ore with a capacity of about 600,000 tons/ vear
- Manage warehouses, storage of goods, finished products
- Manage production equipment and advise the General Director and the Board of Directors on leasing, purchasing new machinery, and equipment.

SUBSIDIARIES, ASSOCIATED COMPANIES

NewLand Investment and Construction Joint Stock Company As of December 31, 2024, the company has only one subsidiary with the following information:

Address: No. 11/lot 32, Vinhomes resettlement area, So Dau Ward, Hong Bang District, Hai Phong City, Vietnam.

Business sector: Real estate business, land use rights

Charter capital: 300 billion VND

Ownership ratio of VPG: 90% of the charter capital

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DEVELOPMENT ORIENTATION

THE MAIN OBJECTIVES OF THE COMPANY

Based on the development orientation of the Company's management and the achievements of the past years, the Company's goals for the following year are:

Strengthening raw material supply for the steel industry: VPG continues to play a key role as a leading raw material supplier for steel manufacturing enterprises in Vietnam. The Company aims to maintain and expand its market share in supplying iron ore, coking coal, and steel billets with the following projected volumes:

- + Supplying iron ore raw materials to steel mills such as Hoa Phat Hai Duong Steel Joint Stock Company, Tuyen Quang Iron Steel Company Limited, with an expected annual supply volume of approximately 1 million tons per year;
- + Providing coking coal to Thai Nguyen Ferroalloy Joint Stock Company, Cao Bang Cast Iron And Steel Joint Stock Company ranging from 200,000 to 300,000 tons.
- + Supplying steel billets to various steel rolling mills and finished steel for large projects and constructions with an annual expected volume of 10,000 to 20,000 tons.

Deeper Penetration into the Energy Sector: Increasing the consumption of thermal coal to the thermal power plants of the Electricity of Vietnam Group (EVN), Vietnam Oil and Gas Group (PVN), the Company targets

- + Supplying 4–5 million tons of thermal coal per year, ensuring stable input for plants such as Song Hau, Vung Ang 1, Hai Phong, Duyen Hai, and Vinh Tan.
- + Expanding partnerships with international players such as Glencore, BHP Billiton, and Pine Energy to secure high-quality imported coal and reduce supply chain risks.

Boosting transportation and logistics services in both breadth and depth to proactively prepare for expansion and accelerated development, leveraging the competitive advantage of commodity trading activities.

Developing the project investment sector, especially industrial park and commercial center projects with prestigious brand partners not only domestically but also around the world.











- 1. Leading the Market in Thermal Coal and Heavy Industrial Raw Material Supply
- Maintain the No.1 position among non-state enterprises supplying thermal coal to cement and thermal power plants.
- Increase thermal coal output to 5 million tons/year, expanding supply to major cement producers in addition to existing clients like EVN and PVN.
- Collaborate with global corporations (Glencore, BHP, Pine Energy) to optimize supply sources and mitigate input price risks.
- 2. Expanding the Industrial and Commercial Real Estate
- Develop industrial parks in key provinces to capitalize on the global supply chain shift.
- Expand investment in commercial real estate, focusing on projects such as 80 Ha Ly (Hai Phong) and large-scale commercial centers in industrial urban areas.
- Partner with reputable real estate corporations to minimize financial risks during project implementation.

- 3. In the next ten years, the company will invest in constructing a pelletizing plant a main raw material source for the steel manufacturing industry. Additionally, the company has also set long-term goals
- To become the leading raw material manufacturer and supplier in the country, meeting the diverse needs of customers with value-added services;
- To provide customers with the highest quality and fastest products and services;
- To establish a work environment of trust and mutual respect, creating opportunities for the development of all company members;
- To ensure the best interest for shareholders and to be attractive enough to draw new investors;
- To contribute capital to potential enterprises, increasing the operational efficiency of the Company.
- Intensify research, investment, and development in the energy sector, with a particular focus on green and clean energy sources such as thermal power, wind power, solar power, and waste-to-energy.

SUSTAINABLE DEVELOPMENT OBJECTIVES AND THE COMPANY'S RELATED SHORT-TERM AND MEDIUM-TERM PROGRAMS

The company always links the growth and development of the business with environmental protection and social responsibility. Among these, the goal of enterprise development is the most important. Achieving this goal is a necessary condition for the fulfillment of social and environmental objectives.

The combination of business development with social responsibility and environmental protection ensures a balance between the interests of stakeholders in both the present and future, guaranteeing the implementation of the company's long-term and sustainable development strategy.

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RISK MANAGEMENT

RISK MANAGEMENT PRINCIPLES



Risk management is an essential component of all operational processes within the Company, fully integrated into its business strategy and decision-making framework. Every activity from production, business operations, finance, and investment to management must undergo comprehensive risk assessment to ensure sustainable growth. Risk management not only enables the Company to anticipate and minimize potential losses, but also creates opportunities to optimize operational performance and enhance market competitiveness.



The risk management system is closely integrated into the Company's organizational structure and operations. A dedicated risk control unit is established under the Board of Directors and the Executive Board, with strong coordination required among departments in the risk assessment and control process. A periodic risk reporting system ensures transparency and continuous updates, allowing the Company to respond promptly to unexpected changes. This mechanism is designed to align with the Company's scale and scope of operations, ensuring flexibility and efficiency in risk management



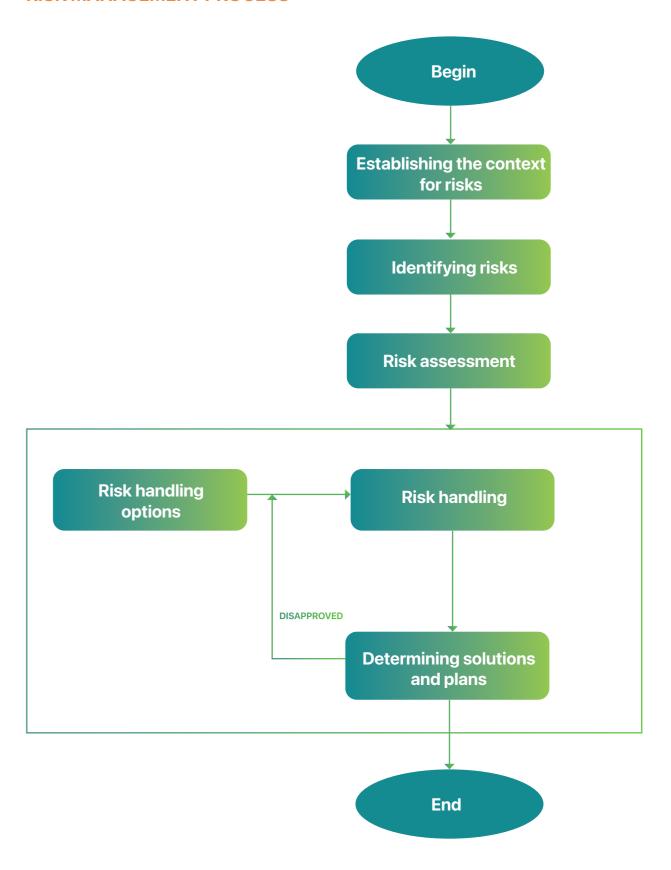
Risk management must be based on reliable existing information, multi-dimensional analysis, and an honest reflection of the Company's business activitie. Viet Phat collects information from a variety of sources, including internal data, market trends, changes in legal and regulatory policies, and feedback from stakeholders



Policies and risk management procedures are implemented continuously, with regular updates, adjustments, and supplements appropriate to the scope, scale of operations, conditions of the Group, and market context.



RISK MANAGEMENT PROCESS



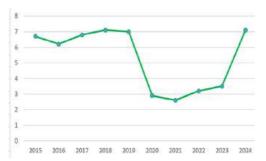
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As a company primarily engaged in mining and real estate business, the company's performance is highly dependent on the growth rate and trends of the overall economy.

In 2024, Vietnam's economy showed a strong recovery despite being affected by geopolitical conflicts, global trade fluctuations, and the lingering impacts of the Covid-19. Annual GDP grew by 7.09%, surpassing the set target. Notably, the industry and construction sector grew by 8.32%, with the manufacturing and processing industry alone rising by 9.83%, making a significant contribution to overall growth. The mining sector also experienced

GDP growth from 2015 to 2024



a rebound after a period of decline, driven by rising domestic demand for raw materials.

Looking ahead to 2025, the economy continues to face various risks stemming from the prolonged effects of the pandemic, natural disasters, and the slowdown of the global economy. However, the National Assembly has set a GDP growth target of 6.5% to 7.0%, which serves as a driving force for domestic enterprises. VPG will continue to closely monitor economic developments to formulate appropriate business strategies, minimize risks, and seize market opportunities



Inflation is a key macroeconomic factor that significantly impacts the business operations of Viet Phat Import Export Trading Investment Joint Stock Company (VPG). When inflation rises, the cost of input materials and general operating expenses also increase, directly affecting the Company's profit margins.

In 2024, Vietnam successfully managed inflation, with the average Consumer Price Index (CPI) rising by 3.63% year-over-year, meeting the target set by the National Assembly. However, inflationary pressure in 2025 is expected to remain high due to elevated



global prices of input materials. As Vietnam is a major importer of raw materials for production, this will affect both costs and product pricing, putting pressure on business operations. Additionally, the strengthening of the US dollar further increases the cost of importing raw materials and fuels, pushing up domestic commodity prices.

To cope with this situation, VPG must proactively develop effective cost management strategies, secure stable supply sources, and diversify its markets to mitigate the impact of inflation on its business activities



Exchange rate risk remains a concern in the context of persistently high U.S. Treasury yields, driven by increased bond supply to offset the federal budget deficit and the U.S. Federal Reserve's tightening of its quantitative easing (QE) program. However, the State Bank of Vietnam (SBV) has adopted flexible measures to stabilize the exchange rate and meet foreign currency demands from both individuals and businesses, including Viet Phat Import Export Trading Investment Joint Stock Company (VPG).

In 2024, the SBV implemented a flexible monetary policy that helped keep inflation below 4%, stabilize interest rates and exchange rates, and actively support economic growth.

The interest rate gap between the USD and VND for key tenors in the interbank market reached new highs, with the overnight rate difference peaking at 4.67%. To ease pressure on the exchange rate, the SBV conducted a net withdrawal of over 57,000 billion VND to regulate the interest rate differential between the USD and VND.

In 2025, the SBV continues to face challenges in managing the exchange rate due to differences in interest rates between the USD and VND in the interbank market, and between domestic and international USD deposit rates. However, the SBV has issued Directive No. 01/

CT-NHNN dated January 20, 2025, outlining the key tasks for the banking sector in 2025, with the goal of maintaining exchange rate stability and ensuring sufficient foreign currency supply for the economy. The central exchange rate between the Vietnamese dong and the U.S. dollar, as announced by the SBV on March 3, 2025, was 24,758 VND/USD.

With the State Bank of Vietnam's flexible management, VPG can be more assured in its import and export activities. However, the Company still needs to closely monitor exchange rate and interest rate fluctuations to develop appropriate business strategies.

04 LEGAL RISK The stability of a nation's political, legal, and policy systems greatly affects the stability and development potential of its economic sectors in general, and the mining and real estate business of the Company in particular. The Company's operations are regulated by the Vietnamese legal system including the Enterprise Law, Investment Law, tax policies, customs, and other relevant legislations. As a publicly listed enterprise, Viet Phat Import Export Trading Investment Companyis

also subject to the legal framework of the Vietnamese stock market. Therefore, any adverse changes in this legal framework could negatively impact the company's operations. Moreover, as part of the integration process, enterprises face increasing trade barriers from major import markets such as the U.S. and the EU, with stringent requirements on rules of origin, social responsibility, eco-labeling, environmental protection, etc., posing numerous challenges for businesses.

05

ENVIRONMENTAL RISK

The mining and business operations of Viet Phat Import Export Trading Investment Company are facing numerous challenges related to environmental issues as it is an industry that consumes a lot of energy, water, and has many polluting emissions. The pressure from climate change is increasing worldwide and has left irreversible consequences in some places, including Vietnam. Environmental

concerns require the Company, which operates in environmentally related fields, to strive to propose green and clean solutions to address the current environmental situation in Vietnam, alongside aiming for a long-term vision, and sustainable projects that contribute significantly to the community and help reduce pollution caused by industrial discharges.



Other risks, such as natural disasters and epidemics caused by nature, are unforeseeable and, if they occur, can cause significant damage to assets, human lives, and the general operations of the Company. To minimize potential damages, the Company has implemented measures to mitigate

losses, such as insuring assets and goods, installing fire alarm systems, training employees in fire prevention and firefighting, and other security and safety measures.

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OPERATING SITUATION IN THE YEAR





Business operation status



Organization and personnel



Investment situations, project implementation status

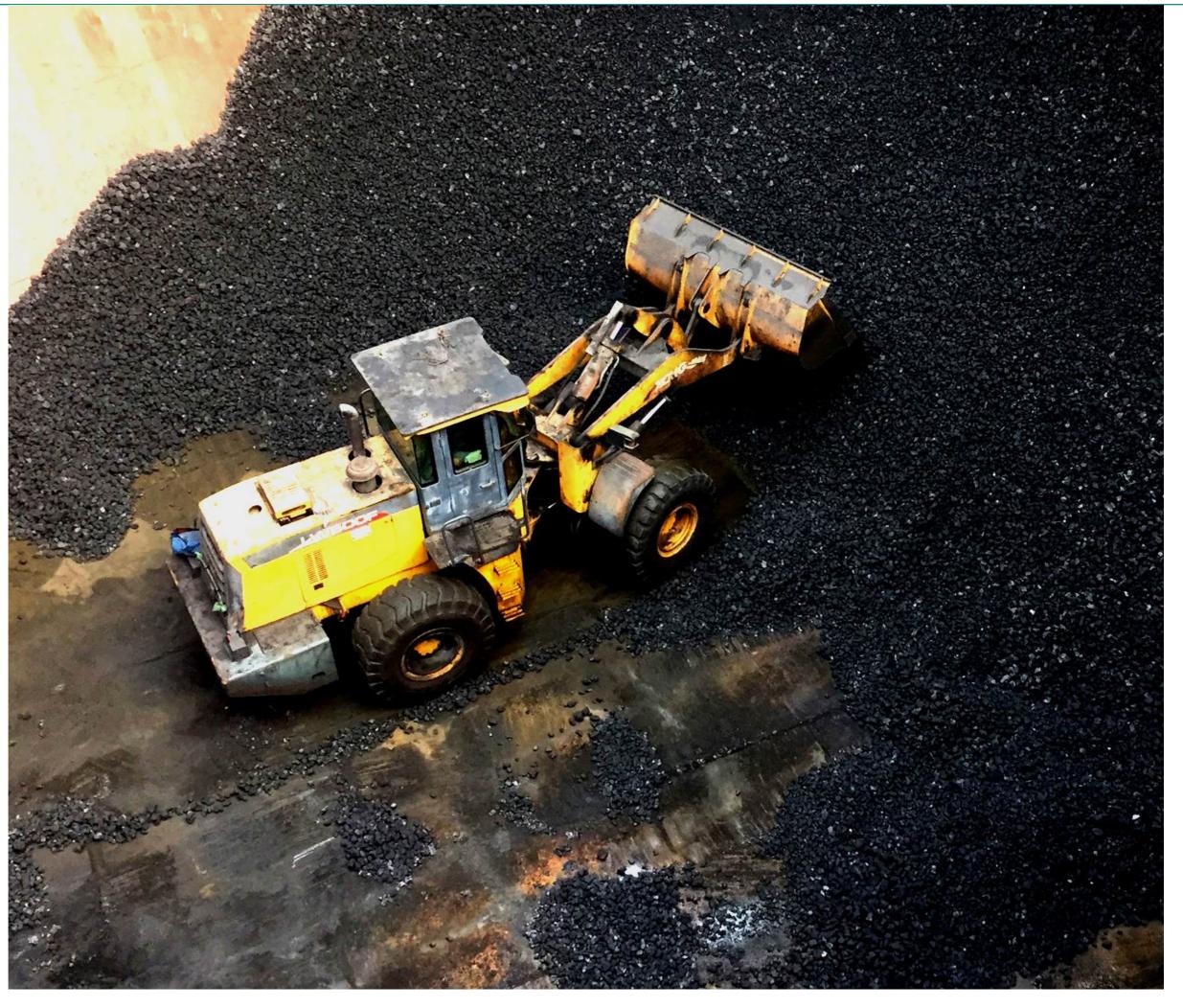


Financial situation



Shareholder structure, changes in owners' investment





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BUSINESS OPERATION STATUS

RESULTS OF BUSINESS ACTIVITIES FOR THE YEAR

The year 2024 was marked by significant global and domestic economic turbulence, as economies faced high inflation, rising interest rates, increasing financial costs, and major adjustments in global supply chains — lingering effects of the post-pandemic period and geopolitical instability. Amid this context, Viet Phat Import Export Trading Investment Joint Stock Company (VPG) made strong efforts to maintain stable business operations, proactively adapt to changes, and achieved positive results

Revenue

16,257.2 billion VND

After-tax profit

108.82 billion VND Net revenue in 2024 reached VND 16,257.2 billion, an increase of VND 9,920 billion (equivalent to 156.5%) compared to 2023. This is the highest revenue ever recorded by the Company. The strong growth was mainly driven by the expansion in supply scale of core products, particularly thermal coal and iron ore, to major thermal power plants (EVN, PVN) and steel manufacturers (Hoa Phat, Tuyen

Profit after tax in 2024 reached VND 108.82 billion, an increase of VND 89.43 billion (equivalent to a growth rate of 461.45%) compared to 2023. Notably, gross profit from the real estate segment amounted to VND 187.9 billion, indicating a positive contribution from this sector and reflecting encouraging signs

Quang). Notably, thermal coal alone contributed approximately VND 11,524 billion in revenue, reflecting a growth of over 313% compared to 2023. Large commercial contracts signed at the end of 2023 were efficiently executed from early 2024, helping boost sales volume significantly despite the downward trend in raw material prices.

in the management of financial expenses. However, the net profit margin for the year remained low, at approximately 0.67%, primarily due to unpredictable fluctuations in raw material prices and a significant rise in operating costs as the Company expanded its scale of operations.





With this result, the Company exceeded its 2024 revenue target, achieving approximately 154.8% of the planned figure, while also marking a significant advancement in its commercial execution and investment capacity. Although profit after tax did not meet the expected target, 2024 was still a transformative year, clearly demonstrating the Company's internal growth potential. In the coming period, the Company will continue to focus on enhancing operational efficiency, optimizing its product portfolio, expanding high-margin business segments, and rigorously controlling costs to sustainably improve profitability.

Unit: billion VND

to disease.	2022 2024		Difference		
Indicator	2023	2024	Value	%	
Net revenue	6,337.724	16,257.201	9,919.477	156.51	
Operating profit	30.198	145.963	115.765	383.35	
Other profit	-3.013	-3.430	-0.417	13.84	
Before-tax profit	27.185	142.532	115.347	424.3	
After-tax profit	19.381	112.226	92.845	479.05	
Corporate income tax	7.9568	30.143	22.187	276.79	

IMPLEMENTATION COMPARED TO PLAN

In 2024, Viet Phat Import Export Trading Investment JSC achieved a significant breakthrough in revenue growth but did not fully meet the profit targets approved by the 2023 Annual General Meeting of Shareholders.

Specifically, net revenue for 2024 reached VND 16,257.2 billion, marking an increase of 156.5% compared to 2023 (equivalent to an increase of VND 9,919.5 billion). Profit after tax reached VND 108.82 billion, rising by 461.4% year-on-year, or VND 89.43 billion. However, this figure accounted for only 72.54% of the 2024 profit target (VND 150 billion). Corporate income tax payable for the year was VND 42.905 billion, nearly 439.3% higher than the previous year.

Indicator

The shortfall in achieving the profit target was mainly due to the low net profit margin ($\sim 0.67\%$). The key contributing factors include:

- Significant fluctuations in input material prices (coal, iron ore), leading to increased cost of goods sold and a narrower gross profit margin;
- A substantial rise in operating costs compared to the same period last year;
- High financial expenses (mainly interest payments) throughout most of the year, despite a decline in the final quarter;
- Large investments in real estate and inventories, resulting in increased working capital requirements and heightened financial pressure.

Value

Unit: billion VND

%

Difference

Net revenue	10,500	16,257	5,757	54.83
After-tax profit	150	108	-41	-27.46
Corporate income tax		42,905		
•			•	
				1080
	•			
		•		

2023

2024

IMPLEMENTATION COMPARED TO THE 2024 PLAN

In 2024, Viet Phat Import Export Trading Investment JSC (VPG) achieved a remarkable breakthrough in revenue growth, though it did not fully meet the profit targets approved by the 2023 Annual General Meeting of Shareholders.

The exceptional growth in revenue was primarily driven by the Company's strong expansion of its product portfolio and market reach during the year. VPG focused on supplying thermal coal (2–3 million tons/year) and iron ore (1 million tons/year) to major domestic thermal power plants and steel manufacturers. Simultaneously, the Company officially entered the real estate sector through its subsidiary – Newland Construction Investment JSC – with a project in Hai Phong. These initiatives contributed significantly to the Company's revenue, enabling it to surpass its revenue targets by a substantial margin.

Furthermore, despite strong domestic demand for coal and iron ore due to industrial recovery and energy shortages, certain sectors such as construction steel and real estate exhibited signs of stagnation. This limited the ability to optimize the revenue structure for higher profitability.

Overall, 2024 marked a significant milestone for VPG in terms of business expansion and revenue growth. However, to improve financial performance in the coming period, the Company must continue optimizing cost structures, enhancing cash flow management, restructuring its product portfolio, and prioritizing the development of higher-margin business segments.

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> ORGANIZATION AND PERSONNEL

BOARD OF DIRECTORS



Mr. NGUYEN VAN BINH

Chairman of the Board of Directors

Year of birth: 1973

Qualification: Business Administration

Number of shares owned: 22,800,880 shares

Proportion 25.79%



Mr. NGUYEN VAN DUC

Member of the Board/ General Director

Year of birth: 1985

Qualification: Engineer

Number of shares owned:

2,977,157 shares

Proportion:

3.37%

Working process			
06/2001 - 02/2006	Director of Hai Nam Co., Ltd.		
03/2006 -05/2013	Au Viet Trading and Transport Co., Ltd.		
From 07/2008 to Chairman of the BoD of Viet Phat Import Export Trading Investment Joint Stock present Company			
Other current position			
Chairman of the Board of Directors Viet Phat Construction Real Estate Joint Stock Company			
Chairman of the Board of Directors Viet Phat Group Joint Stock Company			
Chairman of the Board of Directors Tien Thanh Investment Industrial Zone Joint Stock Company			

Working process		
08/2011-05/2013 Employee at Viet Phat Import Export Trading Investment Joint Stock Company		
06/2013-11/2014 Deputy Director of Viet Phat Import Export Trading Investment Joint Stock Company		
12/2014 - 02/2020 Vice General Director of Viet Phat Import Export Trading Investment Joint S Company		
O3/2020 to present General Director of Viet Phat Import Export Trading Investment Joint Stoc Company		
Other current positions		
Board member of Viet Phat Real Estate Construction Joint Stock Company		
Member of the Board of Directors of Viet Phat Group Joint Stock Company		



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Mr. NGUYEN KHOI

Independent Member of the Board of Directors/ Chairman of the Audit Committee

Year of birht: 1978

Qualification: Civil Engineer

Number of shares owned:

O share

Proportion

0%

Working process		
06/2006 - 12/2010	Deputy Manager of Dung Quat Shipyard Project Management Unit	
01/2011 - 06/2011	Supervisory Officer at Hai Phong Transport Construction Company	
06/2011 - 04/2016	Deputy Manager of the Project Management Unit at the Shipbuilding Science and Technology Institute	
11/2013 - 04/2014	Concurrently served as Assistant to the Chairman of the Members' Council at Dinh Cong Company Limited	
04/2014 - 04/2016	Additionally took on the role of General Director at Dinh Cong Company Limited	
04/2016 - 01/2017	Director of the Coastal and Shipbuilding Facility Center under the Shipbuilding Science and Technology Institute	
01/2017 - 11/2017	Director of the Vietnam Shipbuilding Technology Joint Stock Company	
11/2017 - 06/2021	Project Development Specialist at Viet Phat Real Estate Construction Joint Stock Company	
07/2021 to present	Head of Project Development Department at Viet Phat Real Estate Construction Joint Stock Company	
04/2019 to present	Independent Board Member of Viet Phat Import Export Trading Investment Joint Stock Company	
05/2021 to present	Chairman of the Audit Committee of Viet Phat Import Export Trading Investment Joint Stock Company	
Other current positions		
Director of Tien Thanh Industrial Park Investment Joint Stock Company		



Mrs. LE THI THANH LE

Board Member/ Deputy General Director

Year of birth: 1980

Qualification: Business Administration

Number of shares owned: **4,002,075** shares

Proportion 4.53%

Working process	
2009 - 2013	Treasurer at Au Viet Trading and Transport Co., Ltd.
2013 - 2015	Director of Au Viet Trading and Transport Co., Ltd.
From 2017 to present	Board member and Deputy General Director of Viet Phat Import Export Trading Investment Joint Stock Company

Other current positions

Board member of Viet Phat Real Estate Construction Joint Stock Company

Chairman of the Board of NewLand Construction Investment Joint Stock Company



Mr. LE DINH DIEU

Independent Member of the Board of Directors/ Member of the Audit Committee

Year of birth: 1958

Qualification: Bachelor of Law

Number of shares owned:

110,811 shares

Proportion 0,13%

Working process		
1978 - 1981	Student at Hai Phong Police School	
1982 - 1999	Officer at Hong Bang Police Department	
1999 - 2013	Deputy Chief of Minh Khai Ward Police in Hong Bang District	
From 2014 to present Retired		
Other current positions		
None		

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AUDIT COMMITTEE

Mr. NGUYEN KHOI

Chairman of the Audit Committee

(information previously introduced in the Board of Directors section)



Mr. LE DINH DIEU

Member of the Audit Committee

(information previously introduced in the Board of Directors section)

Mrs. NGO THI MINH LUA

Member of the Audit Committee

Year of birth: 1990

Qualification: Bachelor of Accounting

Number of shares owned **256,443** shares

Proportion 0.29%

Working process		
2012 - 2013	Accountant at Hoa Linh Pharmaceutical Limited Liability Company	
2013 - 2015	Accountant at Software Automation Control Joint Stock Company	
2016 - 2018	Business Employee at Vinh Thang Joint Stock Company	
2018 - present	Accountant at Viet Phat Real Estate Construction Joint Stock Company	
Other current positions		



EXECUTIVE BOARD

Mr. NGUYEN VAN DUC

General Director
(information previously introduced in the Board of Directors section)



Mrs. LE THI THANH LE

Phó Tổng Giám đốc

(information previously introduced in the Board of Directors section)

Mrs. NGUYEN THI MAI HOA

Chief Accountant

Year of birth: 1977

Qualification: Bachelor of Finance and Accounting

Management

Number of shares owned:

2,961 shares

Proportion

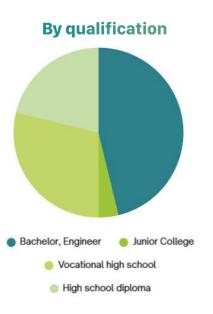
0.003%

Working process	
2000 - 2005	General Accountant at Daso Joint Stock Company Hai Phong
2005 - 2010	General Accountant and Deputy Head of Accounting Department at Daso Joint Stock Company Hai Phong
2010 - 2013	Chief Accountant at Duyen Hai Multimodal Transport Joint Stock Company
2013 - 2015	Chief Accountant at Duc Anh Limited Liability Company
2015 - 2016	Internal Controller at Viet Phat Import Export Trading Investment Joint Stock Company
2016 - 2019	Head of the Control Committee at Viet Phat Import Export Trading Investment Joint Stock Company
2019 - present	Chief Accountant at Viet Phat Import Export Trading Investment Joint Stock Company
Other current positions	
None	

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NUMBER OF STAFF AND EMPLOYEES

Classification	Quantity (employees)	Proportion (%)
I. According to labor qualification		
- Bachelor, Engineer	124	71.68%
- Junior College	7	4.05%
- Vocational high school	25	14.45%
- High school diploma	17	9.83%
II. By gender		
- Female labor	119	68.79%
- Male labor	54	31.21%
Total	173	100%





POLICIES FOR EMPLOYEES

Working regime

Working hours: The company organizes an 8-hour workday, 5.5 days a week, with a 1.5-hour lunch break. The company observes rest time on Saturday afternoons and Sundays. When business progress demands it, employees are responsible for working overtime, and the company has regulations to ensure the rights of employees in accordance with state policies

and provides fair remuneration for their work. The indirect staff work regular office hours, while the direct staff are arranged in shifts.

Working conditions: The office space is designed to be spacious and airy. The direct labor force is fully equipped with the necessary means and tools for work, maintaining occupational hygiene.

Regarding income

The average income of the company's employees in 2024 is VND 13.5 million per month.

Recruitment policy

The recruitment process is carried out according to the company's development strategy and is implemented according to an annual plan. The company sets out criteria for employee recruitment, prioritizing university and postgraduate graduates from

both domestic and international institutions, skilled professionals with experience and the capability to meet the company's requirements, and newly graduated students from home and abroad to create a long-term development source for the company.

Regarding training

The company pays great attention to training policies for employees. Aiming to improve the professional quality and skills of the workforce, Viet Phat Import Export Trading Investment Joint Stock Company has developed a Training Process to ensure that training is conducted scientifically, systematically, and effectively.

Salary and bonus policies

The company has issued a salary and bonus regulation based on the contribution of each employee to the company's development. In addition to rewards during national holidays and festivals, the company also has policies for special bonuses for individuals and groups who make outstanding contributions or have creative ideas and solutions that are effective in the production process. Wages and salary allowances are based on the salary scale registered with the District Labor, War Invalids and Social Affairs Office and agreed upon with employees. Regarding bonuses: The company implements a bonus system for employees according to the company's salary and bonus regulations, depending on the results of the company's business operations quarterly, annually, and the profit distribution outcome decided by the General Meeting of Shareholders. Annually, the company organizes trips, vacations, and educational support for the children of employees; gives gifts to employees on holidays, birthdays; and provides timely assistance and support in times of difficulty. The company carries out charitable social policies and organizes cultural, artistic, and sports activities to improve the spiritual life of employees, while also contributing to social welfare.

Allowance policy

The company consistently adheres to and fulfills all obligations regarding allowances for workers according to current regulations. Depending on their field of work, company employees may also

receive additional hazardous work allowances and long-distance family allowances (if they are assigned to work far from their place of residence for an extended period).

Overall, the policies for workers implemented by Viet Phat Import Export Trading Investment Joint Stock Company in recent years have indeed been effective. They have created a competitive and motivating atmosphere at work and have maintained the trust of employees, encouraging them to continue their commitment and dedication to the company.

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> INVESTMENT SITUATION, PROJECT IMPLEMENTATION STATUS

MAJOR INVESTMENTS

Bac Song Cam project: Ground leveling package 3.23		
Regarding the area	According to the contract and its annex, the area is 56.44 hectares.	
Regarding the value	Contract package value according to the contract appendix: VND 213,634,718,000.	
Location	Bac Song Cam New Urban Area, located in Lam Dong, Hoa Dong, Tan Duong, and Duong Quan Communes, Thuy Nguyen District, Hai Phong City.	
Implementation progress	The entire volume of work under the contract and its annex has been completed, and the final settlement procedures have been finalized.	
Purpose	Expand the city northward and gradually complete the new city center system in accordance with the defined urban spatial development orientation set out in the adjusted Master Plan for the construction of Hai Phong City.	
Implementation status of the project	* The plots located outside the dyke have been fully constructed in accordance with the land area handed over by the Investor under the Contract. * The plots located within the dyke have been completely leveled and handed over for specific purposes as follows: - Plot 17: designated for residential housing - Plot 16: designated for high-rise buildings - Plot 15: designated for a public square - Plot 14: designated for a high-rise complex (75 floors) - Plot 13: designated for social housing	

Commercial housing project in Vinh Niem Ward, Le Chan District, Hai Phong City

Land area	24,370 m²
Project deliverables	174 adjacent townhouse units and 01 commercial service office building
Implementation status of the project	Low-rise commercial housing: 174 units have been handed over to customers, reaching 100% completion. Commercial service office building: The project is currently undergoing the approval process for a revised planning application to include a basement level, intended to meet the parking demand of the office building. Relevant departments and agencies have completed their consultation responses. The plan is expected to be submitted to the People's Committee of Hai Phong City in the second quarter of 2024. The design and adjustment process for the additional basement level is anticipated to be completed in the third quarter of 2024.

Renovation project of	building No.2 Tran Hung Dao, Hoan Kiem District, Hanoi City
Project name	Office of Viet Phat Import Export Trading Investment Joint Stock Company
Project scale	The building comprises 13 floors and 1 basement, with a total floor area of $5,460\text{m}^2$
Total investment capital	Total investment: VND 68 billion
Location	No. 2 Tran Hung Dao Street, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi City
Implementation progress	All renovation and upgrade works have been completed.
Purpose	The building has been renovated and upgraded to serve both as a rental office space and as the headquarters for companies within the corporate group.
Implementation status of the project	All renovation works have been finalized, and the building was leased and put into operation in the first quarter of 2024.
Urban Housing develo Hong Bang district	pment and urban redevelopment project at No. 80 Ha Ly, Ha Ly Ward,
Implementing unit	Newland Construction Investment Joint Stock Company (a company in which Viet Phat Import Export Trading Investment Joint Stock Company holds 90% of the charter capital)
Land area	18,003 m²
Implementation progress	36 months (beginning from December 2022)
Total investment capital	VND 800 billion
Project deliverables	124 adjacent townhouse units, each consisting of 5 floors with individual floor areas ranging from 67 to 100 m ²
Implementation status of the project	I. Technical infrastructure works: Basic construction has been completed and meets the conditions for technical infrastructure acceptance. II. Low-rise residential buildings: * Reinforced concrete piles, foundations, and structural works: completed * Finishing works + Plots LK1, LK2, LK3: completed + Plots LK3A, LK5, LK6: 95% completed; stone cladding and aluminum- glass works are expected to be completed in the first quarter of 2025 III. Housing handover progress + Number of units handed over to customers: 66 out of 124. + Number of units currently undergoing interior finishing by customers: 8 units + Number of units currently occupied: 3 units IV. Issuance of land use rights and property ownership certificates: + Phase 1: Completed the confirmation of eligibility for 63 units and submitted the application for certificate issuance

SUBSIDIARIES AND ASSOCIATED COMPANIES

Subsidiaries

Newland Construction Investment Joint Stock Company was established on October 18, 2022, according to Business Registration Certificate No. 0200826844 issued by the Hai Phong City Department of Planning and Investment, with a charter capital of VND 300 billion of which Viet Phat Import Export Trading Investment Joint Stock Company owns 90%.

Newland Construction Investment Joint Stock Company is currently investing in the Urban Housing Development and Urban Redevelopment Project at No. 80 Ha Ly, Ha Ly Ward, Hong Bang District, Hai Phong City.

Associated companies

None

The financial indicators of Newland Construction Investment Joint Stock Company

Indicator	2023	2024	Proportion
Total assets	591,574	612,498	103.5%
Net revenue	14,420	566,461	3,928.3%
Gain/ loss from business operations	(940)	126,293	
Gain/ loss after corporate income tax	(797)	100,479	



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FINANCIAL SITUATION

			Difference	
Indicator	2023	2024	Value	%
Total assets	7,155	8,446	1,301	18.18
Net revenue	6,338	16,257	9,919	156.5
Profit from business operations	30	145	115	383.33
Other profits	(3)	(3)	0	0
Profit before tax	27	139	112	414.81
Profit after tax	19	108	89	468.42
Dividend payout ratio	217%			

MAIN FINANCIAL INDICATORS

2024
1.17
0.67
0.81
4.28
4.92
2.08
0.67
7.03
1.39
0.9
1061

Liquidity ratios

As of December 31, 2024, the company's current ratio reached 1.17 times, a slight decrease from 1.22 times on December 31, 2023. Although this represents a decrease, the ratio remains above the minimum safe threshold of 1.0, indicating that the company is still able to meet its short-term liabilities with its short-term assets.

The quick ratio stood at 0.67 times, a slight increase from 0.66 times in the previous year. This indicator continues to remain within the safe range (0.5-1), reflecting the company's ability to pay off short-term debts without relying on inventory, which remains stable.

Capital structure ratios

As of December 31, 2024, the Debt-to-Total Capital ratio was 0.81 times, a slight increase from 0.79 times at the end of 2023. This indicates that the proportion of debt in total capital is trending upward, reflecting a growing reliance on borrowed capital.

Notably, the Debt-to-Equity ratio increased significantly from 3.79 times to 4.28 times, indicating that the company's use of financial leverage remains high. The rapid growth of debt relative to equity poses potential financial risks, particularly in the context of potential interest rate fluctuations.

Operating capability ratios

In 2024, the company's inventory turnover ratio significantly increased from 2.62 times to 4.92 times, indicating a marked improvement in the speed of inventory turnover. This growth reflects enhanced efficiency in inventory optimization and accelerated sales, particularly in the thermal coal sector.

The total asset turnover ratio increased from 0.99 times to 2.00 times, indicating more efficient use of assets in generating revenue. This is a positive signal, showing that the company has improved the productivity of its financial resources, particularly existing assets.

Profitability ratios

The profitability indicators of the company in 2024 all showed an increase compared to 2023:

ROA (Net Profit/ Average Total Assets) increased from 0.30% to 1.39%, indicating a significant improvement in profitability relative to assets.

ROE (Net Profit/ Average Equity) rose from 1.32% to 7.03%, reflecting a positive change in the return on equity for shareholders.

ROS (Net Profit/ Net Revenue) reached 0.67%, nearly doubling from 0.31% in 2023, indicating that the company is

gradually improving its net profit margin.

The profit from business activities/Net revenue increased from 0.48% to 0.90%, demonstrating that the efficiency of core operations is improving, although there is still room for improvement compared to the industry average.

The growth in these indicators shows a clear improvement in the company's business performance in 2024, driven by positive contributions from coal trading and real estate activities, as well as improvements in cost control and asset utilization.



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SHAREHOLDER STRUCTURE, CHANGES IN OWNER'S INVESTMENT

SHARES



SHAREHOLDER STRUCTURE (AS OF 24/03/2025)

Category	Number of shareholders	Number of shares owned	Proportion (%)
I. Domestic shareholders	6150	88,144,795	99.69
Individual shareholders	6134	87,754,393	99.25
Institutional shareholders	16	390,402	0.44
II. Foreign shareholders	41	270,956	0.31
Individual shareholders	33	120,002	0.14
Institutional shareholders	8	150,954	0.17
III. Treasury shares	-	-	
Total	6191	88,415,751	100

LIST OF SHAREHOLDERS HOLDING 5% OR MORE (AS OF 24/03/2025)

No.	Shareholder name	Address	ID number	Number of shares owned	Proportion (%)
1	Nguyen Van Binh	Rooms 121–128, Thanh Dat 1 Building, No. 3 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City	030073000067	22,800,880	25.79%

CHANGES IN THE OWNER; S INVESTMENT CAPITAL

No.	Date	Increases/decreas- es in values of cap- ital	Charter Capital after increasing/decreasing	Issuance method	Approving authority
1	23/07/2008	25,000,000,000	25,000,000,000	Contribution of founding shareholders	Hai Phong Department of Planning and Investment
2	21/05/2014	75,000,000,000	100,000,000,000	Issue of shares to existing shareholders and interested investors	SSC, Hai Phong Department of Planning and Investment
3	01/10/2016	100,000,000,000	200,000,000,000	Issue of shares to existing shareholders and interested investors	SSC, Hai Phong Department of Planning and Investment
4	07/08/2018	29,999,930,000	229,999,930,000	Issue of dividend shares	SSC, Hai Phong Department of Planning and Investment
5	27/06/2019	34,498,820,000	264,498,750,000	Issue of dividend shares	SSC, Hai Phong Department of Planning and Investment
6	10/07/2020	85,501,250,000	350,000,000,000	Public offering	SSC, Hai Phong Department of Planning and Investment
7	18/09/2020	41,998,140,000	391,998,140,000	Issue of dividend shares	SSC, Hai Phong Department of Planning and Investment
8	06/07/2021	39,198,740,000	431,196,880,000	Issue of dividend shares	SSC, Hai Phong Department of Planning and Investment
9	20/01/2022	297,882,400,000	729,079,280,000	Public offering and private placement	SSC, Hai Phong Department of Planning and Investment
10	13/06/2022	72,904,080,000	801,983,360,000	Issue of dividend shares	SSC, Hai Phong Department of Planning and Investment
11	31/07/2023	40,087,350,000	842,070,710,000	Issue of dividend shares	SSC, Hai Phong Department of Planning and Investment
12	01/07/2024	42,103,530,000	884,157,510,000	Issue of dividend shares	SSC, Hai Phong Department of Planning and Investment
TREA	SUARY ST	OCK TRANSACTIO	N	OTHER SECURITIES	

TREASUARY STOCK TRANSACTION

None None



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BOARD OF DIRECTORS' REPORT AND ASSESSMENT





Assessment on business performance



Organizational structure, policy and management improvements



Financial situation



Future development plans







ASSESSMENT ON BUSINESS PERFORMANCE

Completion of 2024 business targets

In 2024, Viet Phat Import Export Trading Investment Joint Stock Company (VPG) achieved outstanding business results compared to the set targets. Specifically, the key indicators for revenue and profit are as follows:

Consolidated revenue: The company achieved VND 16,257 billion, an increase of approximately 155% compared to 2023 (VND 6.338 billion), exceeding the annual target by around 155%. This result means that VPG's revenue significantly surpassed its set target for 2024.

Consolidated net profit: The company recorded a net profit of VND 98.8 billion (attributable to the parent company's shareholders), which is approximately 66% of the annual target (VND 150 billion). Although the profit target was not fully met, this profit represents more than a four-fold increase compared to 2023 (net profit in 2023 was VND 19.46 billion). In other words, the net profit in 2024 grew by approximately 408% compared to the previous year—a significant increase, even though it did not reach the absolute expectations set in the plan.

Thus, Viet Phat surpassed its revenue target but did not meet the net profit target. Specifically, the company's net revenue for 2024 exceeded the plan by 54.83% (equivalent to 154.83% of the annual target), while net profit only reached 72.54% of the planned target. This exceptional revenue result partly reflects the growth in the company's operational scale, while the shortfall in profit highlights the challenges the company faced during the past year.

Factors impacting profit performance

 $The business \, environment \, in \, 2024 \, posed \, numerous \, challenges \, as \, the \, economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, inflation, exchange \, rate \, volatility, and the economy \, faced \, high \, rate \, rate \, volatility, and the economy \, faced \, high \, rate \, rate \, rate \, volatility, and the economy \, faced \, high \, rate \, r$ and rising interest costs, along with a decline in the real estate and steel sectors. These unfavorable factors directly impacted the Company's profit margins, resulting in actual profits falling short of expectations. The main contributing factors include:

Raw material price fluctuations: The sharp decline in input material prices, particularly iron ore prices, in 2024 negatively impacted the profit margins of the company's mining business segment. When the selling price of ore decreased, the profit margin per unit of product also declined, leading to a lower-than-expected profit.

Decline in demand from the consumption market: Domestic steel demand weakened in 2024, reducing the consumption volume and revenue in related business segments (minerals, construction materials). The stagnant real estate market also indirectly affected the company's operations in the construction materials sector. The decline in key end-market demand made it difficult to achieve the expected profit growth.

Currency exchange rate fluctuations: The significant

volatility of the USD/VND exchange rate in 2024 increased the costs of importing materials such as coal and ore. A depreciation of the VND against the USD meant the company had to spend more VND to purchase the same amount of imported goods, raising the cost of goods sold and narrowing profit margins. At the same time, exchange rate fluctuations also created risks in the revaluation of foreign currency-denominated monetary items, affecting net profit.

These factors explain why, despite strong revenue growth, Viet Phat's net profit did not meet expectations. In other words, the profit margin in 2024 was squeezed due to falling commodity prices, a challenging consumption market, and increased financial costs. These are objective challenges the company faced in implementing its business plan during the past year.

Progress toward 2024 strategic objectives

Despite facing numerous challenges, in 2024, Viet Phat Import Export Trading Investment Joint Stock Company (VPG) achieved significant progress in line with its planned direction and the guidance of the Executive Board, particularly in the areas of market expansion, cost management, and real estate investment. Key achievements include:

Market expansion: To achieve breakthrough growth in 2024, the company effectively implemented a market expansion strategy in the thermal coal business and intensified its exploitation of real estate projects. Specifically, revenue from thermal coal reached VND 11,524 billion, a 313% increase compared to the same period in 2023, due to increased imports and supply to large customers. The successful signing of long-term

contracts with the Vietnam Electricity Group (EVN) and the Vietnam Oil and Gas Group (PVN) helped the company rapidly expand its market share in the energy sector and strengthen its position in the domestic market.

In addition, the real estate investment segment also made a positive contribution, as the company began receiving payments for products from its low-rise housing project in Ha Ly Ward, Hong Bang District, Hai Phong City. This activity not only created a new revenue stream but also helped diversify the company's revenue structure, reducing reliance on pure trading activities. The combination of the two core business areas—thermal coal trading and real estate—has provided a solid foundation for revenue and profit growth in 2024, while also paving the way for sustainable development in the years to come.



Cost management: The company placed strong emphasis on cost management measures to enhance operational efficiency. In parallel, it continued to review and optimize operating expenses across various stages to achieve cost savings. Overall, in 2024, the company successfully maintained administrative, selling, and financial expenses within controllable levels, while proactively strengthening its financial capacity in preparation for the next phase of growth.

Real estate investment: In line with its strategic plan, Viet Phat made significant strides into the real estate sector in 2024. The company successfully launched the 80 Ha Ly project in Hai Phong—a key low-rise urban development project—marking its expansion into the real estate market and establishing a new, stable source of long-term revenue. The realization of real estate projects not only contributed to the company's revenue and profit in 2024 but also helped

diversify its business portfolio in accordance with its strategic direction. This outcome reflects the alignment with the guidance and planning of the Executive Board, laying the groundwork for further development of the company's real estate segment in the coming years.

In summary, Viet Phat's operational results in 2024 demonstrate the company's effort and agility in executing its strategic plan. Revenue surged due to market expansion and product portfolio diversification, exceeding planned targets. Although profit did not meet expectations, it showed a significant improvement over the previous year. The company actively adapted to market fluctuations by developing new markets, controlling internal costs, and accelerating investment in new sectors—fully aligned with its strategic orientation. The progress made in 2024 provides a solid foundation for sustainable growth and the achievement of business objectives in 2025 and beyond.



team,

business.

ORGANIZATIONAL STRUCTURE, POLICY AND MANAGEMENT **IMPROVEMENTS**



activities, and practice saving in production and

Enhance the financial Provide customers with the best quality and fastest and human resource management skills of the products and services. company's leadership Arrange labor and machinery reasonably, produce efficiently, thoroughly implement the application and ensure progress to timely of science, technology, and deliver products that meet management software in the company's requirements and customer needs. production and business



Establish a professional working environment, emplovees encourage to learn additional skills, creating opportunities for the development of every company member.



Build a quota mechanism: Set revenue, profit, expense, and salary fund targets for each department and unit within the company.

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FINANCIAL SITUATION

ASSETS SITUATION

Assets	31/12/2023	31/12/2024	Difference		
Assets	31/12/2023	31/12/2024	Value	%	
Cash and cash equivalents	1,532.12	1,628.11	95.99	6.26%	
Short-term receivables	1,874.16	2,796.24	922.08	49.20%	
Inventories	2,994.46	3,357.26	362.80	12.12%	
Other short-term assets	60.43	41.37	(19.06)	(31.54%)	
Long-term receivables	0.61	0.62	0.01	1.87%	
Fixed assets	51.58	357.94	306.35	593.88%	
Long-term construction in progress	482.47	75.93	(406.55)	(84.26%	
Long-term financial investments	157.50	37.48	(120.02)	(76.2%)	
Other long-term assets	1.84	20.06	18.21	987.35%	
Investment property	-	141.6	141.6	-	

As of December 31, 2024, the Company's total assets reached VND 8,456.88 billion, an increase of VND 1,943.50 billion, equivalent to 29.84% growth compared to the beginning of the year. In which:

- Current assets amounted to VND 7,823.24 billion, rising by VND 1,362.06 billion (equivalent to 21.08% growth), accounting for 92.51% of total assets. This was mainly driven by notable increases in the following indicators:
- + Inventories increased by VND 362.08 billion, equivalent to 12.12%.
- + Short-term receivables increased by VND 922.08 billion, equivalent to 49.2%.
- Non-current assets accounted for 7.49% of total assets, rising by VND 581.44 billion, a significant 1,113.91% increase compared to the beginning of the year, primarily due to a 593.88% increase in fixed assets.

LIABILITIES SITUATION

Liabilities	04/40/0000	21/12/2024	Difference	
Liabilities	31/12/2023	31/12/2024	Value	%
Short-term payables to suppliers	346.52	1,946.62	1,600.1	461.75
Short-term prepayments from customers	823.64	158.51	(665.14)	(80.75)
Taxes and other state obligations	5.02	480.18	43.15	857.99
Payables to employees	3.30	4.22	0.92	27.86
Short-term accrued expenses	2.23	19.30	17.07	763.65
Other short-term payables	2,351.24	35.05	(2,316.19)	(98.51)
Short-term loans and financial leases	1,720.25	4,431.67	2,711.42	157.62
Rewards and welfare fund	24.20	17.00	(7.20)	(29.74)
Long-term loans and financial leases	386.00	176.32	(386)	(100)

As of December 31, 2024, the company's short-term trade payables reached VND 1,946.62 billion, a sharp increase of VND 1,600.1 billion compared to the beginning of the year (up 461.75%). This reflects a substantial demand for working capital to support thermal coal import activities and the implementation of real estate projects.

Short-term borrowings and finance leases also recorded a significant surge, rising from VND 1,720.25 billion to VND 4,431.67 billion—an increase of VND 2,711.42 billion (up 157.62%). The main reason for this increase stems from changes in accounting policies under new regulations. Specifically, trade finance arrangements using the LC UPAS method—previously reported under "Other short-term payables"—are now classified as short-term borrowings to better reflect their true nature as bank loans with defined repayment terms.

Consequently, during the same period, the "Other short-term payables" item declined significantly from VND 2,351.24 billion to VND 35.05 billion (down 98.51%), primarily due to the reclassification of balances into the short-term borrowings category, as mentioned above.

In addition, the item "Taxes and amounts payable to the State" also rose markedly, from VND 5.02 billion to VND 48.18 billion (up 857.99%), likely reflecting tax obligations arising from the company's business and real estate activities in 2024.



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FUTURE DEVELOPMENT PLAN

KEY FINANCIAL TARGETS FOR 2025

Indicator	Implementation	Plan 2025		
Indicator	2024	Value	% growth	
Consolidated revenue	16,257	16,500	1.5%	
Consolidated after-tax profit	108.82	170	56.22%	



SPECIFIC BUSINESS PLAN

- Invest in research and the application of new technologies and digital transformation solutions to optimize costs and increase profitability in production and business operations.
- Maximize capital mobilization and develop flexible, proactive, and efficient capital utilization plans.
- •
- Continuously monitor and stay updated on market fluctuations in both Vietnam and the global economy to avoid falling behind and to gain a competitive advantage over other enterprises.
- Build a professional sales team and strengthen real estate marketing and brokerage activities to support the Company's future project development.
- *
- Enhance efforts to identify and develop new projects, while initially exploring and researching potential expansion into other sectors (such as electricity, clean water, operations management, etc.).
- Boost communication and branding efforts to establish Viet Phat Group as a leading brand in the fields of real estate investment, trade, and import-export in the eyes of customers.
- _____•
- **7** Strive to complete the plan for each product category.

IMPLEMENTATION SOLUTIONS

Business strategy

The research and development policy includes guiding principles, rules, methods, and procedures established in connection with research and development activities to support and promote the achievement of goals. It plays a crucial role in directing the company's business activities. Investment in research and development, being at the forefront of technology, and continually improving business production are seen as elements creating a sustainable competitive advantage for the enterprise. Therefore, the company always allocates the best resources and is ready for research and development work and production improvements. The company continues to invest in and expand business activities. The company has been implementing research and development in the following

area

- Research on steel industry policies of global markets, especially the Chinese market, to stay updated and react promptly to market fluctuations.
- Study the international maritime transport market to proactively manage the transportation of imported and exported goods.
- Research on diversifying other raw materials supplied to steel refining plants.
- Investigate energy sectors with potential future growth, such as thermal power, wind power, solar power, etc.

Management strategy

- Improve the financial and human resource management skills of the company's leadership team, implement science and technology and management software in business operations, and practice cost-saving measures in production and business.
- Develop a quality management system and human resource management according to ISO standards.
- Build a corporate culture that creates a conducive work environment, fostering initiative and creativity among the company's employees.
- Establish a work environment based on trust and mutual respect, providing opportunities for the development of all company members.
- Arrange and rotate labor effectively to ensure production

efficiency and timely delivery of the highest quality products and services to meet customer needs.

- Send members of the Board of Directors, General Management, and other key positions to participate in corporate management training courses.
- The company always links enterprise growth and development with environmental protection and social responsibility. Here, the enterprise development goal is considered the most important, and achieving this goal is necessary to fulfill social and environmental objectives. Combining enterprise development with social responsibility and environmental protection ensures a balance of interests among stakeholders presently and in the future, guaranteeing the implementation of the company's long-term and sustainable development strategy.

Capital and resources for implementation

- Maximize the mobilization of bank loans and shareholder contributions; use these funds flexibly and effectively for business operations and investment.
- Develop proactive financial plans, calculate accurate capital turnover, and promote the improvement of capital utilization and financial leverage ratios.
- Construct a scientific human resource system with sharp thinking and good adaptability to volatile market conditions, anticipate potential risks to be fully proactive, and have strategic human resource plans and directions.



MANAGEMENT'S EXPLANATION REGARDING THE AUDITOR'S OPINION

None

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HUGNO

05

ASSESSMENTS
OF THE BOARD
OF DIRECTORS
ON THE
COMPANY'S
OPERATION





Assessments of the Board of Directors on the Company's operation



Assessment of the Board of Directors on the Executive Board's Performance



Plans and orientations of the Board of Directors





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1. ASSESSMENTS OF THE BOARD OF DIRECTORS ON THE COMPANY'S OPERATION, INCLUDING THE ASSESSMENT RELATED TO ENVIRON-MENTAL AND SOCIAL RESPONSIBILITIES

ASSESSMENT OF OPERATING RESULTS

In 2024, the Company successfully fulfilled the business targets set by the 2024 Annual General Meeting of Shareholders.

Net revenue in 2024 reached VND 16,257.2 billion, an increase of 156.51% compared to 2023 performance, achieving 154.83% of the 2024 revenue target.

After-tax profit reached VND 108.81 billion, up 461.45% compared to 2023, and fulfilling 74.82% of the 2024 profit target.

ASSESSMENT OF HUMAN RESOURCES MANAGEMENT The average income of employees was VND 13.5 million/month, an increase of VND 1 million (equivalent to 8%) compared to 2023.

ASSESSMENT OF ENVIRONMENTAL AND SOCIAL RESPONSIBILITY

Assessment concerning the environmental indicators: The Company strictly complies with environmental protection laws. In 2024, there were no violations or penalties imposed for non-compliance with environmental regulations.

Assessment concerning the labor issues: In 2024, the Company continued to prioritize employee well-being, fully implementing bonus policies on public holidays, birthdays, and team-building activities. These efforts aimed to strengthen employee engagement and create collective strength to achieve the Company's business objectives comprehensively.



2. ASSESSMENT OF THE BOARD OF DIRECTORS ON THE EXECUTIVE BOARD'S PERFORMANCE

ACHIEVEMENTS

- Effectively implemented and strictly complied with the Resolutions of the General Meeting of Shareholders and the Board of Directors, in alignment with the approved development directions and strategies. At the same time, proactively proposed appropriate solutions tailored to each specific phase and condition;
- Demonstrated a high level of responsibility, maintained close oversight of operations, and promptly addressed difficulties and obstacles in production and

business activities;

- Despite the rapid and complex economic and social fluctuations in 2024, the Executive Board made significant efforts to fulfill the assigned tasks and targets, while strictly complying with the law, the Company's Charter, and internal regulations. The Executive Board successfully managed business operations, ensured stable employment, and safeguarded the health and safety of all staff members.

LIMITATIONS TO BE ADDRESSED

- The Executive Board should closely monitor market developments and make timely, effective business decisions to meet the assigned production and business plans;

- The Executive Board needs to improve training and development efforts for the management team and potential future leaders.



3. PLANS AND ORIENTATIONS OF THE BOARD OF DIRECTORS

BUSINESS AND INVESTMENT ORIENTATION

With the advantages and challenges faced by the Company in 2024, the Board of Directors has provided guidance to strive toward achieving the 2025 business and production plan, with key directions as follows:

1

Continue investing in the construction of an inland port, logistics warehouses, and coal and ore processing facilities in Kim Lien Commune, Kim Thanh District, Hai Duong Province.

2

Completion of the handover of the 80 Ha Ly Project to homebuyers.

3

Seek and develop new clients using thermal coal, such as chemical plants, cement factories, and more.

4

Maintain and enhance customer care for key clients, including: Hoa Phat Steel JSC, PC1 Group Joint Stock Company, Tuyen Quang Iron and Steel JSC, Vinh Thinh Tuyen Quang Co., Ltd., Toan Thang Steel JSC, Thai Nguyen Iron and Steel Corporation (TISCO), Thai Nguyen Black Metallurgy JSC, Duc Giang Chemicals Group JSC, and others.

5

Continue to maintain and strengthen relationships with thermal power plants under the Vietnam Electricity Group (EVN), Petrovietnam (PVN), Vietnam National Coal – Mineral Industries Holding Corporation Limited (TKV), and others.

6

Proactively maintain strong relationships with traditional domestic and international partners to import coal and ore from countries such as Japan, Indonesia, South Africa, Australia, China, Laos, and Cambodia.

HUMAN RESOURCES DEVELOPMENT ORIENTATION

- Enhance financial management and human resource management skills among the Company's leadership team; comprehensively apply science, technology, and management software to business operations; and promote cost-saving practices in production and business activities.
- Develop quality management

and human resource systems in accordance with ISO standards.

- Establish a professional working environment that encourages employees to pursue further professional training, creating opportunities for the growth and development of every member of the Company.

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06 CORPORATE GOVERNANCE





Board of Directors

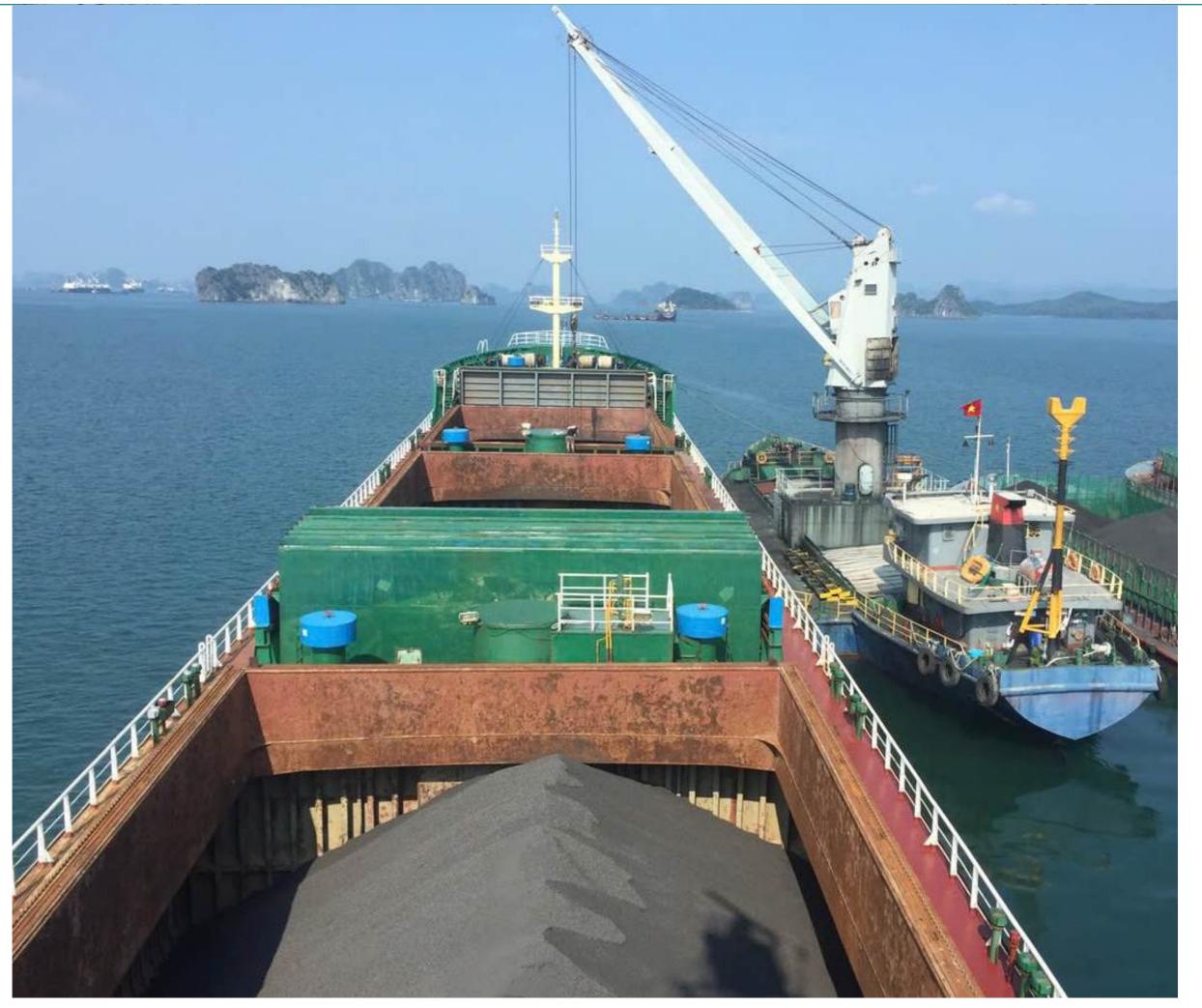


Audit Committee



Transactions, remuneration, and benefits of the Board of Directors, Executive Management, and Audit Committee





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MEMBERS AND STRUCTURE OF THE BOARD OF DIRECTORS

The Company's Board of Directors consists of 05 members, each serving a five-year term as approved by the General Meeting of Shareholders. The Chairperson of the Board of Directors is elected by the Board. The list of Board members is as follows:

No.	Full Name	Position	Date of Commencement as a Board Member	Number of VPG shares held (shares)	Ownership Percentage (%)
1	Mr. Nguyen Van Binh	Chairman of the Board	19/04/2022	22,800,880	25.79
2	Mr. Nguyen Van Duc	Board Member and CEO	19/04/2022	2,977,157	3.37
3	Ms. Le Thi Thanh Le	Board Member and Deputy CEO	19/04/2022	4,002,075	4.53
4	Mr. Nguyen Khoi	Independent Board Member	19/04/2022	-	-
5	Mr. Le Dinh Dieu	Independent Board Member	19/04/2022	110,811	0.13

THE COMMITTEES OF THE BOARD OF DIRECTORS

None.

ACTIVITIES OF THE BOARD OF DIRECTORS

During the year 2024, the Board of Directors held regular and ad hoc meetings to address issues related to the company's business operations. The decisions of the Board of Directors ensured compliance with the procedures prescribed by the Company's Charter and Governance Regulations. After each meeting, the Board of Directors issued Resolutions which were disclosed in accordance with the regulations of Circular 96/2020/TT-BTC dated 16/11/2020, guiding the disclosure of information on the securities market.

Attendance situation at meetings of the Board of Directors members in 2024

No.	Board Members	Position	Number of Board Meetings Attended	Attendance Rate	Reason for Absence
1	Mr. Nguyen Van Binh	Chairman of the Board	20	100%	
2	Mr. Nguyen Van Duc	Board Member and CEO	20	100%	
3	Ms. Le Thi Thanh Le	Board Member and Deputy CEO	20	100%	
4	Mr. Nguyen Khoi	Independent Board Member	20	100%	
5	Mr. Le Dinh Dieu	Independent Board Member	20	100%	

THE BOARD OF DIRECTORS' DECISIONS AND RESOLUTIONS FOR THE YEAR 2024

No.	No. of Decisions/ Resolutions	Date	Contents	Approving rate
1	01/2024/NQ-HĐQT	20/02/2024	Approving the date of organization and closing the list of shareholders exercising rights to attend the 2024 Annual General meeting of Shareholders, detailed as follow: - The date for closing the list of shareholders exercising rights to attend the 2024 Annual General meeting of Shareholders: 25th March 2024. - The date of meeting: 24th April 2024 The meeting location: Specific location will be announced to shareholders in the Invitation to the AGM.	100%
2	02/2024/NQ- HĐQT	/8/113//11///		100%
3	03/2024/NQ- HĐQT	70/05/7074		100%
4	04/2024/NQ- HĐQT	29/05/2024	Approving the receiving a credit line at Vietnam Joint stock commercial bank for industry and trade- Le Chan Branch, detailed as follow: - Approving the receiving credit line (including one or more of the following forms of credit, either individually or simultaneously: loan, guarantee, L/C, discounting, factoring,) at Vietnam Joint stock commercial bank for industry and trade-Le Chan Branch with a maximum amount of 2.890.000.000.000 VND (Two trillion eight hundred and ninety billion VND). - Approving the use of the company's assets, or third-party assets (if any) that have been mortgaged/pledged or will be mortgaged/pledged in the future to secure the company's payment obligations to Vietnam Joint stock commercial bank for industry and trade- Le Chan branch which arrise from the above credit transactions and other transactions between the company and Vietnam Joint stock commercial bank for industry and trade- Le Chan branch.	100%
5	04/2024/NQ- HĐQT	29/05/2024	Approving the signing of coal purchasing contract between the consortium Viet Phat Import Export commercial investment JSC, Pine Energy Pte and Power Generation Corporation 1. Expected contract value: 206,535,000,000 VND and 123,885,000 USD. Contract period: 18 months from the date of signing the contract.	100%

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6	06/2024/NQ- НÐQТ	13/06/2024	* Approved the closing of the last registration date to exercise the right to receive dividends in 2023 according to the Resolution of the 2024 Annual General Meeting of Shareholders, specifically: - Last registration date: 01/07/2024 - Dividend payment in 2023 in shares: + Right exercise ratio: 5% equivalent to 100:5 (On the closing date of the list of shareholders to exercise rights, shareholders owning 01 share will be entitled to 01 right, shareholders owning 100 rights will receive 5 new shares). + Principle of rounding and plan for handling odd shares: The number of shares received by each shareholder upon issuance of dividend-paying shares will be rounded to the row of units according to the principle of rounding down. The number of odd shares (decimal) (if any) will be canceled, not issued. * Select Deloitte Vietnam Auditing Co., Ltd. as the audit firm to review and audit the 2024 financial statements.	100%	9	9	10/2024/NQ-HĐQT	08/07/2024	Through the loan, guarantee and opening of L/C of Viet Phat Import-Export Trade Investment Joint Stock Company (the Company) at the Joint Stock Commercial Bank for Investment and Development of Vietnam — Hanoi Branch (hereinafter referred to as "the Bank" or "BIDV Hanoi") to serve production and business activities, Specifically, as follows: + The total short-term credit limit (including loans, guarantees, L/C) is VND 1,200,000,000,000 (In words: One thousand two hundred billion VND) including Vietnam dong and foreign currency convertibles, of which the maximum limit for short-term loans and issuance of payment guarantees is VND 800,000,000,000 (In words: Eight hundred billion VND). + Purpose of use: Supplementing short-term working capital, issuing guarantees, L/C for production and business activities. + Credit extension period: 12 months from the date of signing the credit contract between the Company and BIDV Hanoi. + Loan interest rates, fees and loan conditions: According to the Bank's regulations and the agreement in the Credit Contract signed between the Company and BIDV Hanoi.	100%
7	07/2024/NQ-HĐQT	HĐQT 18/06/2024	Approval to receive credit from VPBank/Credit line contract with VPBank according to the following details: + Forms of credit: Loan, Guarantee, L/C issuance + Credit amount: Maximum 1,500,000,000 VND (One thousand five hundred billion VND). + Credit term: 18 months from the date of signing the credit contract. Purpose of receiving credit: Supplementing working capital, issuing guarantees, issuing L/C to implement the Coal Supply Agreement with Power Generation Corporation 1 (EVNGENCO 1) according to the bidding package: No. 01TH-DH3&DH3MR-2024: Procurement of coal for the commercial operation of Duyen Hai 3 Thermal Power Plant and Duyen Hai 3 Expansion Power Plant. Approval to receive credit from VPBank/Credit line contract with VPBank according to the following details: + Forms of credit: Loan, Guarantee, L/C issuance + Credit amount: Maximum 1,500,000,000,000 VND (One thousand five hundred billion VND). + Credit term: 18 months from the date of signing the credit contract. Purpose of receiving credit: Supplementing working capital, issuing guarantees, issuing L/C to implement the Coal Supply Agreement with Power Generation Corporation 1 (EVNGENCO 1) according to the bidding package: No. 01TH-DH3&DH3MR-2024: Procurement of coal for the commercial operation of Duyen Hai 3 Thermal Power Plant and Duyen Hai 3 Expansion Power Plant.	100%	10	0	11/2024/NQ-HĐQT	08/07/2024	Approve the adjustment of the production and business plan in 2024 and report to the General Meeting of Shareholders in the latest meeting: - Consolidated net revenue: VND 12,998 billion. - Consolidated profit after CIT: 150 billion.	100%
					1	1	12/2024/NQ-HĐQT	15/07/2024	Through borrowing, opening L/C, opening guarantee of Viet Phat Import-Export Trading Investment Joint Stock Company at Agribank Bac Hai Phong branch (hereinafter referred to as "Bank" or "Agribank Bac Hai Phong") to serve production and business activities, specifically as follows: - Total credit limit (including lending, L/C issuance, guarantee): VND 1,400,000,000,000 (One thousand four hundred billion VND). In which: + Loan limit: VND 600,000,000,000 (Six hundred billion VND). - Purpose of use: Supplementing working capital for commercial business activities. - Term: 12 months from the date of signing the credit contract. - Loan interest rates, fees and loan conditions: according to the Bank's regulations and the agreement in the Credit Contract signed between the Company and Agribank Bac Hai Phong.	100%
									Through borrowing, guaranteeing, opening L/C of Viet Phat Import-Export Trading Investment Joint Stock Company (the Company) at Vietnam International Commercial Joint Stock Bank – Hai Phong Branch (hereinafter referred to as "Bank" or	
8	08/2024/NQ- HĐQT	21/06/2024	Through the collection of shareholders' opinions in writing to approve a number of issues under the decision-making competence of the General Meeting of Shareholders, specifically: - The last date of registration to exercise the right to collect shareholders' opinions in writing: 12/07/2024. - Time to collect shareholders' opinions: Expected from 22/07/2024 to the end of 05/08/2024. - Location of receiving written shareholders' opinions: Transaction office: Room 121-128, 1st floor, Thanh Dat 1 Building, No. 3 Le Thanh Tong, May To Ward, Ngo Quyen District, Hai Phong City. - Contents of shareholder consultation: change of the address of the Company's head office and amendment of the Charter.	100%	1:	2	13/2024/NQ-HĐQT	16/07/2024	"VIB Hai Phong") to serve production and business activities, Specifically, as follows: + The total short-term credit limit is VND 300,000,000,000 (Three hundred billion VND) (of which: the loan limit is VND 300,000,000,000; the guarantee limit is VND 300,000,000,000,000 and the LC limit is VND 300,000,000,000). + Purpose of use: Supplementing working capital, issuing guarantees and LCs for trading in coke, thermal coal and metal ores of all kinds in accordance with the Company's business registration. + Credit extension period: 12 months from the date of signing the credit contract between the Company and VIB Hai Phong. + Loan interest rates, fees and loan conditions: According to the Bank's regulations and the agreement in the Credit Contract signed between the Company and VIB Hai Phong.	100%

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13 14/2			Approve the following documents to be submitted to the General Meeting of Shareholders for shareholders' opinions in writing, specifically: Notice of collection of shareholders' opinions in writing; A written shareholder opinion poll; Report No. 07/2024/TTr-HDQT dated 22/07/2024 on the approval of the Regulation on organization, implementation and counting of votes to collect shareholders' opinions in writing; Report No. 08/2024/TTr-HDQT dated 22/07/2024 on the change of the address of the Company's head office and amendment of the Charter; Draft Minutes of vote counting, Resolution of the General Meeting of Shareholders approved in the form of collecting shareholders' opinions in writing; And other forms and documents. Approve the list of shareholders to collect shareholders' opinions in writing as follows: Pursuant to the List of shareholders of Viet Phat Import-Export Trading Investment Joint Stock Company as of the last registration date 12/07/2024 provided by the Vietnam Securities Depository and Clearing Corporation. Total number of outstanding voting shares: 84,207,071 shares. Total number of shareholders: 6,675 shareholders (including 6,646 individual shareholders and 29 institutional shareholders).		16	17/2024/NQ-HĐQT	05/09/2024	Through the signing of a thermal coal purchase and sale contract between Viet Phat Import-Export Trading Investment Joint Stock Company, Pine Energy Pte. Ltd and PetroVietnam Power Generation Branch. Provisional contract value: 6,600 billion VND. Contract duration: 365 days from the effective date of the contract.	100%
	14/2024/NQ-HĐQT	22/07/2024		100%	17	18/2024/NQ-HĐQT	16/09/2024	Through the signing of thermal coal purchase contracts between Viet Phat Import-Export Trading Investment Joint Stock Company and Pine Energy Pte. Ltd. Total provisional value of contracts: 4,600,000,000,000,000 VND (In words: Four thousand six hundred billion VND). Expected implementation period of the contracts: from the date of signing the contract to 08/2025.	100%
								Through the loan, guarantee and opening of L/C of Viet Phat Import-Export Trading Investment Joint Stock Company at Joint Stock Commercial Bank for Investment and Development of Vietnam — Hanoi Branch (hereinafter referred to as "the Bank" or "BIDV Hanoi") to serve production and business activities, Specifically, as follows: - The maximum total credit limit is VND 4,250,000,000,000,000 (In words: Four thousand two hundred and fifty billion even VND) including Vietnam dong and foreign currency converted,	
14	15/2024/NQ-HĐQT	23/07/2024	Through the registration of changes in charter capital, specifically: Registered charter capital: 842,070,710,000 VND (In words: Eight hundred and forty-two billion zero hundred and seventy million seven hundred and ten thousand VND). Total issued shares: 84,207,071 shares Charter capital after change: VND 884,157,510,000 (In words: Eight hundred and eighty-four billion one hundred and fifty-seven million five hundred and ten thousand VND). Total number of shares after change: 88,415,751 shares Number of shares distributed: 4,208,680 shares have been approved by the State Securities Commission according to Official Letter No. 4385/UBCK-QLCB dated July 15, 2024. Form of capital increase: Pay dividends in 2023 in shares Stock type: common stock Par value: 10,000 VND/share Approved the amendment of Clause 1, Article 6 of the Charter of Viet Phat Import-Export Trading Investment Joint Stock Company.	100%	18	19/2024/NQ-HĐQT	17/09/2024	of which the limit for short-term loans and opening L/C is VND 3,230,000,000,000 (In words: Three thousand two hundred and thirty billion even VND); the guarantee limit (excluding payment guarantee) is VND 1,020,000,000,000 (In words: One thousand, not one hundred and twenty billion VND). - Purpose: to supplement working capital, open L/C, issue guarantees for the supply of coal for commercial operation of Song Hau 1 Thermal Power Plant in 2024 – 2025 according to Contract 1556/2024/PVPGB/SHITPP-VPG-PINE dated 06/09/2024 signed between PetroVietnam Power Generation Branch - PetroVietnam Group and Joint Venture Viet Phat Import-Export Trading Investment Joint Stock Company - Pine Energy Pte. Ltd. - Deadline: according to the term of Contract No. 1556/2024/PVPGB/SHITPP-VPG-PINE dated 06/09/2024 signed between PetroVietnam Power Generation Branch - PetroVietnam Group and Viet Phat Import-Export Trade Investment Joint Stock Company - Pine Energy Pte. Ltd. but not later than 31/12/2025 Loan interest rates, fees and loan conditions: according to the	100%
15	16/2024/NQ-HĐQT	26/08/2024	Approval to receive credit from VPBank/Credit line contract with VPBank according to the following details: Forms of credit: Loan, Guarantee, L/C issuance Amount of credit granted: VND 600,000,000 (In words: Six hundred billion VND) or foreign currency equivalent. Term of receiving credit extension: 15 months from the date of signing the credit contract. Purpose of borrowing/receiving credit: Working capital financing (including loans, issuance of guarantees, L/C) for the production and trading of coal of all kinds, iron ore, ore pellets and iron and steel products, transportation services. Approve the use of assets owned by the Company and/or a third party to mortgage/pledge to secure the Company's debt repayment obligations at VPBank.	100%	19	20/2024/NQ- HĐQT	25/10/2024	Bank's regulations and the agreement in the Credit Contract signed between the Company and BIDV Hanoi. Approve the recovery of the contributed capital at Viet Phat Real Estate Construction Joint Stock Company due to the change of Charter Capital by Viet Phat Real Estate Construction Joint Stock Company. - Number of shares before recovery of contributed capital: 14,775,000 shares, value: 147,750,000,000 VND, ownership rate: 7.44% - Number of shares after recovery of contributed capital: 3,348,000 shares, value: 33,480,000,000 VND, ownership rate: 7.44% - Amount of contributed capital recovered: 114,270,000,000 VND (In words: One hundred and fourteen billion two hundred and seventy million VND)	100%
								- Expected time to recover contributed capital: the fourth quarter of 2024	

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ACTIVITIES OF THE INDEPENDENT BOARD MEMBERS. ACTIVITIES OF THE SUBCOMMITTEES WITHIN THE BOARD OF DIRECTORS

Independent members of the Board of Directors (BOD) are assigned to handle tasks related to risk management, compensation, human resources, and internal audit. They have fully participated in all BOD meetings, critiqued strategic direction proposals, and business plans. They monitor activities and prepare monthly reports on the BOD's operations and the supervision results of the General Management Board, which are sent to all BOD members according to the Company's charter. The independent BOD members have assessed the BOD's activities in 2024 to be transparent and in compliance with the regulations of the Business Law, Securities Law, company charter, and internal corporate governance regulations. The Board of Directors has not established any subcommittees but has delegated responsibilities for each area of work to its members, such as human resources, compensation, investment, legal affairs, etc. BOD members directly participate in some of the company's councils, such as the Salary Council, the Council for Commendation and Discipline, etc. BOD members regularly provide directions to the council to set standards and select suitable candidates for key management positions in the Company.

LIST OF BOARD OF DIRECTORS MEMBERS WHO HAVE RECEIVED TRAINING CERTIFICATIONS IN CORPORATE GOVERNANCE.

None.

LIST OF BOARD MEMBERS WHO PARTICIPATED IN CORPORATE GOVERNANCE PROGRAMS DURING THE YEAR

None.





MEMBERS AND STRUCTURE OF THE AUDIT COMMITTEE

No.	Audit Committee Mem- bers	Position	Number of VPG shares held (shares)	Percentage	Tỷ lệ (%)
1	Mr. Nguyen Khoi	Chairman of the Audit Committee	0	0	0
2	Mr. Le Dinh Dieu	Audit Committee Member	110,811	0.13%	0,13%
3	Ms. Ngo Thi Minh Lua	Audit Committee Member	256,443	0.29%	0,29%

ACTIVITIES OF THE AUDIT COMMITTEE

No.	Audit Committee Members	Position	Number of meetings attended	Attendance rate	Voting rate	Reason for absence
1	Mr. Nguyen Khoi	Chairman of the Audit Committee	02	100%	100%	
2	Mr. Le Dinh Dieu	Audit Committee Member	02	100%	100%	
3	Ms. Ngo Thi Minh Lua	Audit Committee Member	02	100%	100%	

THE AUDIT COMMITTEE'S SUPERVISORY ACTIVITIES OVER THE BOARD OF DIRECTORS, THE EXECUTIVE MANAGEMENT BOARD, AND SHAREHOLDERS

The Audit Committee performs its supervisory functions through:

- + Directly monitoring the activities of the Board of Directors through meetings, discussions, and the manner in which resolutions are made.
- + Overseeing the activities of the General Management Board by ensuring compliance with the resolutions of the Board of Directors as well as the delegation of authority between the Board and the General Director.
- + Engaging with the General Director and Business Director to understand the company's production and business situation.
- + Supervision through reports from the Chief Accountant, Head of Finance, and Head of Business.
- + Supervision of business operations through reports from internal audits.
- + The Audit Committee has reviewed the financial statements for each quarter of 2024, the financial statements were reviewed mid-year and audited annually, and checked the accounting books system for the year 2024 of the Company, ensuring that the reports accurately reflect the business operations and financial position of the company at the time of reporting. The Committee also controls the disclosure of the Company's information in accordance with the regulations of Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance.

COORDINATION OF ACTIVITIES BETWEEN THE AUDIT COMMITTEE AND THE OPERATIONS OF THE BOARD OF DIRECTORS, THE EXECUTIVE BOARD, AND OTHER MANAGEMENT OFFICERS

The Audit Committee always coordinates well with members of the Board of Directors, the Executive Board, and related management officers within the scope of performing the Committee's supervisory function. The Executive Board always facilitates and meets the information requirements promptly to serve the supervisory needs of the Audit Committee. The Audit Committee periodically reports the results of its supervision to the Board of Directors.

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TRANSACTIONS, REMUNERATION, AND BENEFITS OF THE BOARD OF DIRECTORS, EXECUTIVE MANAGEMENT, AND AUDIT COMMITTEE

SALARIES, BONUSES, REMUNERATION, AND OTHER BENEFITS

No.	Full Name	Position	Remuneration in 2024	Salary + Bonus in 2024	Total Income in 2024
1	Mr. Nguyen Van Binh	Chairman of the Board of Directors	360,000,000	677,500,000	1,037,500,000
2	Mr. Nguyen Van Duc	Mr. Nguyen Van Duc Board Member and CEO		790,954,428	910,954,428
3	Board Member and Deputy CEO		120,000,000	457,360,000	577,360,000
4	Mr. Nguyen Khoi	Independent Board Member	180,000,000	-	180,000,000
5	Mr. Le Dinh Dieu	Independent Board Member	180,000,000	-	180,000,000
6	Ms. Ngo Thi Minh Lua	Audit Committee Member			
7	Ms. Nguyen Thi Mai Hoa	Chief Accountant			

INSIDER STOCK TRANSACTIONS

No.	Transaction	Transaction Relationship Executor with Insider		Number of shares held at the beginning of the period		shares end of od	Reason for Increase/ Decrease in	
	- /10001101	Withinside	Number of shares	Rate (%)	Number of shares	Rate (%)	Shares	
1	Nguyen Van Binh	Chairman of the Board	21,715,125	25.79	22,800,880	25.79	2023 Dividends Paid in Shares	
2	Nguyen Van Duc	Board Member - CEO	2,835,388	3.37	2,977,157	3.37	2023 Dividends Paid in Shares	
3	Le Thi Thanh Le	Board Member, Deputy CEO, In Charge of Legal Affairs	3,811,500	4.53	4,002,075	4.53	2023 Dividends Paid in Shares	

No.	Transaction	Transaction Relationship Executor with Insider		Number of shares held at the beginning of the period		f shares e end of riod	Reason for Increase/Decrease
	Executor	Withinside	Number of shares	Rate (%)	Number of shares	Rate (%)	in Shares
4	Nguyen Thi Cuc	Sister of the Chairman	751	0.001	788	0.001	2023 Dividends Paid in Shares
5	Nguyen Van Bao	Brother of Board Member	939	0.001	985	0.001	2023 Dividends Paid in Shares
6	Bui Thi Chien	Sister-in-law of Board Member	373	0.0004	391	0.0004	2023 Dividends Paid in Shares
7	Le Dinh Dieu	Board Member	105,535	0.13	110,811	0.13	2023 Dividends Paid in Shares
8	Le Danh Phuong	Son of Board Member	1,732	0.002	1,818	0.002	2023 Dividends Paid in Shares
9	Nguyen Thi Mai Hoa	Chief Accountant	2,820	0.003	2,961	0.003	2023 Dividends Paid in Shares
10	Ngo Thi Minh Lua	Audit Committee Member	244,232	0.29	256,443	0.29	2023 Dividends Paid in Shares
11	Ngo The Quang	Brother of Audit Committee Member	2	0.00	2	0.00	
12	Bach Anh Cuong	Husband of Audit Committee Member	96	0.00	100	0.0001	2023 Dividends Paid in Shares

CONTRACTS OR TRANSACTIONS WITH INSIDERS

None occurred.

ASSESSMENT OF COMPLIANCE WITH CORPORATE GOVERNANCE REGULATIONS

During the year, all departments effectively implemented corporate governance in accordance with Decree 155/2020/ND-CP dated December 31, 2020, which provides detailed regulations for the implementation of certain provisions of the Securities Law.

- The current governance model and management structure have met the needs of management, governance, and operation, ensuring the effectiveness of the Board of Directors' oversight over the executive apparatus. The number of independent members on the Board of Directors is 2 out of a total of 5 members, in accordance with regulations. The Chairman of the Board does not concurrently hold the position of General Director.
- The provision and disclosure of information regarding shareholder meeting documents, resolutions, and minutes, as well as Board resolutions and periodic reports, are timely. There have been no reminders or notices from the Securities Commission or the Stock Exchange regarding information disclosure.

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SUSTAINABLE DEVELOPMENT REPORT





Environmental responsibility



Report on environmental and social impact







INTRODUCTION TO THE REPORT

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The 2024 Sustainable Development Report of Viet Phat Import Export Trading Investment Joint Stock Company is included in the 2024 Annual Report to avoid duplication of information, providing quality and concise content for shareholders and related parties. The purpose of the Sustainable Development Report is to provide information on the company's development orientation and policies, as well as policies related to the environment, society, community, employees, and other stakeholders.

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RESPONSIBILITY TO THE ENVIRONMENT

Recognizing the role of the environment in production activities and aiming for sustainable development, VPG is committed to implementing solutions for the efficient use of resources, complying with environmental protection regulations, exploring the potential of renewable energy sources for investment, and minimizing negative environmental impacts. The company strictly adheres to and regularly updates environmental regulations. Thus, the company has never been penalized for environmental issues.

Toward the common goal of global environmental protection, VPG continuously introduces policies to maintain the assessment of water sources used, the impact of wastewater and waste on the environment through the control of inputs (water) and outputs (emissions from the operations of the office block and especially the industrial production block). Waste and refuse that could harm the environment are actively managed by VPG.

- Reusing water for other company activities, such as in factories.
- Not using toilet water for other purposes.
- Utilization of water-saving toilet systems (automatic shut-off faucets, automatic flush toilets, etc.)
- Regular inspection activities for water leaks and timely remediation measures.



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COMPANY'S ENVIRONMENTAL AND SOCIAL IMPACT REPORT

ENVIRONMENTAL IMPACTS

- The total direct and indirect greenhouse gas (GHG) emissions are at safe levels for the environment.
- Initiatives and measures to reduce greenhouse gas emissions: planting greenery coverage.

ENERGY CONSUMPTION



Oil consumption data:

As a company in the mineral processing and storage transportation industry, oil is the main energy consumed during production and business operations, consisting primarily of two types:

- Diesel oil: Used to run transport vehicles, machinery, and equipment at the Hai Duong plant.
- Lubricating oil: Used for machinery engines at the plant's storage facilities

In 2024, the specific oil consumption of the Company is as follows:

Туре	Volume (Liters)	Cost (VND)	Supplier
DO 0.05S-1-II	22,200	386,280,000	Hai Ha Petroleum Materials One Member Limited Liability Company
Xăng Ron 95	40,800	791,520,000	Truong Thinh Trading Company Limited

Oil treatment: For the lubricating oil, the Company has signed contracts with units to purchase it after use.



Electricity consumption data:

The Company primarily uses electricity for operating machinery at the plant, lighting at the plant's storage facilities, and for the administrative office functions in Hai Phong.

Volume (kWh)	Cost (VND)	Supplier
30,307	257,877,371	Hai Phong Port Services Development Investment JSC
221,200	812,600,000	Hoan Kiem Power Company



The Company has implemented an electricity saving program: raising employees' awareness of electricity use and replacing some bulbs with energy-saving lights.

In the coming period, the Company will intensify efforts to reduce electricity consumption by reviewing the electrical machines and equipment and replacing them if necessary.

WATER CONSUMPTION

Water consumption data:

- Purpose of use: Due to the business's nature, the Company only uses clean water for domestic purposes. The Company
 uses river water to wash ore.
- Water source: The water used is tap water supplied by the clean water unit in Hai Duong province.
- The Company's water consumption for the year 2024 is as follows:

Volume (m3)	Cost – (VND)	Supplier
1,200	40,020,000	Hanoi Water Manufacturing JSC No. 3

Recycling and wastewater treatment: The Company does not directly carry out recycling and wastewater treatment processes. However, the Company ensures that the water used is collected and discharged according to regulations, without adversely affecting the surrounding environment.

COMPLIANCE WITH ENVIRONMENTAL PROTECTION LAWS

- The Company always strictly adheres to and regularly updates itself on environmental regulations. Therefore, throughout its operation, the Company has never been warned or fined for environmental issues.
- The Company prepares an environmental impact assessment report that has been approved.
- The Company annually hires the Hai Duong Provincial Environmental Monitoring Center to report and monitor regularly every three months.
- The entire area around the plant has a drainage system for collecting surface water and connecting to the general drainage system of the industrial cluster.
- The plant has a wastewater storage pond and a mechanical wastewater treatment sedimentation system.
- Greenery is planted around the plant to create scenery and reduce dust.
- Regularly watering internal transport roads and spraying water for dust control during production.
- Regularly disseminating and popularizing environmental protection laws to the Company's employees, especially the production department.



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ASSESSMENT OF ACTIVITIES RELATED TO EMPLOYEES

EMPLOYEES TRAINING

Regular training for the direct production workforce on the enterprise's internal regulations, labor safety regulations, basic product quality knowledge, and production standards through on-site training, mentoring during production, advanced examples, etc., or at technical worker schools. Establishing mechanisms to hire external technical experts and design specialists to address difficulties in the shortage of highly skilled labor with technical and technological expertise, market understanding, and foreign market preferences or in managing new projects. Notably, in 2024, the Company introduced additional policies aimed at encouraging, motivating, and strengthening employee engagement and loyalty to the Company.





VOCATIONAL TRAINING SUPPORT

For staff and workers, the Company supports 100% of wages and tuition fees for training for staff sent to improve their professional skills. Training human resources to improve the professional level for the labor force, which includes management staff and direct production workers, is a very important task for every enterprise. In addition, the enterprise's management team also needs to be updated with knowledge of international economic integration through training courses.

CARING FOR EMPLOYEES' WELL-BEING

In 2024, the Company consistently prioritized the well-being of its employees by fully implementing benefits for holidays, birthdays, and team-building activities. These initiatives aim to strengthen employee engagement and foster unity, contributing significantly to the successful achievement of the Company's business objectives.



PHOTOS HIGHLIGHTING EMPLOYEE-RELATED POLICIES









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REPORT ON RESPONSIBILITIES TO THE LOCAL COMMUNITY



In addition to strictly complying with environmental protection laws and standards in pursuit of sustainable development goals, Viet Phat Import Export Trading Investment Joint Stock Company always emphasizes the role of the enterprise in accompanying and contributing to the community. The Company continuously promotes humanitarian and charitable programs as well as initiatives honoring national gratitude, demonstrating its deep sense of social responsibility to the community and the country, with the aspiration to help bring about a safer, better, and happier life for the people.

In 2024, the Company actively participated in many meaningful community-oriented activities, notably:

- Donated VND 500 million through the Central Committee of the Vietnam Fatherland Front to support provinces and citizens in northern regions affected by floods and storms.
- Participated in various local charitable programs, including support for underprivileged students, assistance to policy beneficiary families, Tet gifts for the poor, and collaboration with local authorities and mass organizations.

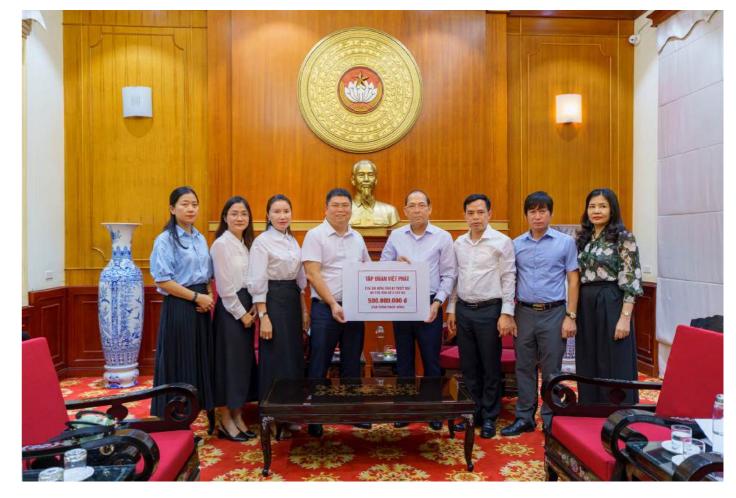
Key charitable activities conducted by Viet Phat Import Export Trading Investment JSC in 2024 include:

- Donated VND 500 million to the Central Vietnam Fatherland Front
- Donated VND 500 million to the Hai Phong Chapter of the Vietnam Fatherland Front in response to Tropical Storm Yagi (Storm No. 3)
- Presented VND 122 million in gifts to policy beneficiary families in Tam Ky Commune, Kim Thanh District, Hai Duong Province on the occasion of July 27 and Tet Lunar New Year.
- Constructed a classroom at Trung Bac sub-school Huy Giap Primary School, Bao Lac District, Cao Bang Province, valued at VND 328 million. Additionally, donated 10 computer sets worth VND 85 million













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CHAPTER
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2024 AUDITED FINANCIAL STATEMENTS





Statement Of The Board Of Management



Independent Auditors' Report



Consolidated Balance Sheet



Consolidated Income Statement



Consolidated Cash Flow Statement



Notes To The Consolidated Financial Statements





Deloitte.

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

AUDITED CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District Hai Phong City, Vietnam

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VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, Hai Phong City, Vietnam

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Viet Phat Import Export Trading Investment Joint Stock Company (the "Company") presents this report together with the Company's consolidated financial statements for the year ended 31 December 2024.

THE BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of Boards of Directors and Management of the Company during the year and to the date of this report are as follows:

Board of Directors

Mr. Nguyen Van Binh
Mr. Nguyen Van Duc
Ms. Le Thi Thanh Le
Mr. Nguyen Khoi
Mr. Le Dinh Dieu

Chairman
Member
Member
Member
Member

Board of Management

Mr. Nguyen Van Duc Chief Executive Officer
Ms. Le Thi Thanh Le Executive Officer

THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the consolidated financial statements which give a true and fair view of the consolidated financial position of the Company as at 31 December 2024 and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. In preparing these consolidated financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and
 presenting the consolidated financial statements so as to minimize errors and frauds.

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, Hai Phong City, Vietnam

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

For and on behalf of the Board of Management,

CÔNG TY
CỐ PHẨN
ĐẦU TỰ THƯỢNG MẠY

XUẤT NHẬP KHẨU
CO VIỆT PHÁT

15/00 E

Nguyen Van Duc

Chief Executive Officer

According to Authorization letter No. 05/2025/GUQ-VPJSC dated 02 January 2025

30 March 2025

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Deloitte.



Deloitte Vietnam Audit Co., Ltd 15th Floor, Vinaconex Tower, 34 Lang Ha Street, Lang Ha Ward, Dong Da District, Hanoi, Vietnam Tel: +84 24 7105 0000 Fax: +84 24 6288 5678 www.deloitte.com/vn

No.: 0968 /VN1A-HN-BC

INDEPENDENT AUDITORS' REPORT

To

- The Shareholders
- The Board of Directors
- The Board of Management

Viet Phat Import Export Trading Investment Joint Stock Company

We have audited the accompanying consolidated financial statements of Viet Phat Import Export Trading Investment Joint Stock Company (the "Company"), prepared on 30 March 2025 as set out from page 05 to page 41, which comprise the consolidated balance sheet as at 31 December 2024, the consolidated income statement and consolidated cash flow statement for the financial year then ended, and a summary of significant accounting policies and other explanatory information.

Board of Management's Responsibility for the Consolidated Financial Statements

Board of Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

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

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

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INDEPENDENT AUDITORS' REPORT (Continued)

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.



Hoang Lan Huong
Deputy General Director
Audit Practising Registration Certificate
No. 0898-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

30 March 2025 Hanoi, S.R. Vietnam



Nguyen Tra Giang
Auditor
Audit Practising Registration Certificate
No. 3816-2021-001-1

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FORM B 01-DN/HN

No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, Issued under Circular No.202/2014/TT-BTC Hai Phong City, Vietnam dated 22 December 2014 of the Ministry of Finance

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance
A.	CURRENT ASSETS	100		7,823,243,767,471	6,461,181,812,393
1.	Cash and cash equivalents	110	4	1,628,109,095,706	1,532,123,314,213
1.	Cash	111		1,470,024,573,912	528,869,365,954
2.	Cash equivalents	112		158,084,521,794	1,003,253,948,259
II	Held-to-maturity investments	120	5	260,000,000	
1.	Held-to-maturity investments	123		260,000,000	12
III.	Short-term receivables	130		2,796,243,273,963	1,874,163,480,857
1.	Short-term trade receivables	131	6	1,784,762,702,894	360,645,842,513
2.	Short-term advances to suppliers	132	7	857,360,315,771	1,353,103,083,751
3.	Other short-term receivables	136	8	206,002,656,675	201,769,627,534
4.	Provision for short-term doubtful debts	137	9	(51,882,401,377)	(41,355,072,941)
IV.	Inventories	140	10	3,357,257,906,998	2,994,462,737,846
1.	Inventories	141		3,357,257,906,998	2,994,462,737,846
٧.	Other short-term assets	150		41,373,490,804	60,432,279,477
1.	Short-term prepayments	151	11	15,636,614,159	5,425,463,561
2.	Value added tax deductibles	152		24,316,630,074	52,727,949,067
3.	Taxes and other receivables from the State budget	153	12	1,420,246,571	2,278,866,849
В.	NON-CURRENT ASSETS	200		633,632,585,512	694,266,663,125
l.	Long-term receivables	210		623,946,481	612,500,000
1.	Other long-term receivables	216	8	623,946,481	612,500,000
11.	Fixed assets	220		357,936,667,817	51,584,984,008
1.	Tangible fixed assets	221	13	24,899,587,802	15,755,484,008
	- Cost	222		70,398,227,185	57,735,949,773
	 Accumulated depreciation 	223		(45,498,639,383)	(41,980,465,765)
2.	Intangible assets	227	14	333,037,080,015	35,829,500,000
	- Cost	228		333,037,080,015	35,829,500,000
	 Accumulated amortisation 	229			-
III.	Investment properties	230	15	141,607,075,994	
	- Cost	231		142,860,938,136	2
	- Accumulated depreciation	232		(1,253,862,142)	<u>=</u>
IV.	Long-term assets in progress	240		75,927,957,797	482,474,613,491
1.	Construction in progress	242	16	75,927,957,797	482,474,613,491
٧.	Long-term financial investments	250		37,480,000,000	157,750,000,000
1.	Equity investments in other entities	253		33,480,000,000	147,750,000,000
2.	Held-to-maturity investments	255		4,000,000,000	10,000,000,000
VI.	Other long-term assets	260		20,056,937,423	1,844,565,626
1.	Long-term prepayments	261	11	7,312,368,949	1,681,829,005
2.	Deferred tax assets	262	17	12,744,568,474	162,736,621
	TOTAL ASSETS (270=100+200)	270	=	8,456,876,352,983	7,155,448,475,518

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

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

FORM B 01-DN/HN

No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, lssued under Circular No.202/2014/TT-BTC Hai Phong City, Vietnam dated 22 December 2014 of the Ministry of Finance

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2024

Unit: VND

	RESOURCES	Codes	Notes_	Closing balance	Opening balance
c.	LIABILITIES	300		6,855,070,443,822	5,662,459,058,852
I.	Current liabilities	310		6,668,516,443,822	5,276,454,773,807
1.	Short-term trade payables	311	18	1,946,627,726,592	346,527,881,767
2.	Short-term advances from customers	312	19	158,513,427,650	823,649,649,903
3.	Taxes and amounts payable to the State budget	313	12	48,180,572,931	5,029,331,844
4.	Payables to employees	314		4,228,852,247	3,307,353,724
5.	Short-term accrued expenses	315	20	19,308,868,227	2,235,732,325
6.	Short-term unearned revenue	318		7,920,000,000	-
7.	Other current payables	319	21	35,058,989,502	2,351,244,573,125
8.	Short-term loans and obligations under finance leases	320	22	4,431,670,936,929	1,720,253,561,945
9.	Bonus and welfare funds	322	23	17,007,069,744	24,206,689,174
II.	Long-term liabilities	330		186,554,000,000	386,004,285,045
1.	Long-term unearned revenue	336		10,230,000,000	*
2.	Long-term loans and obligations under finance leases	338	24	176,324,000,000	386,004,285,045
D.	EQUITY	400		1,601,805,909,161	1,492,989,416,666
ı.	Owners' equity	410	25	1,601,805,909,161	1,492,989,416,666
1.	Owners' contributed capital	411		884,157,510,000	842,070,710,000
	- Ordinary shares carrying voting rights	411a		884,157,510,000	842,070,710,000
2.	Share premium	412		237,848,870,000	237,848,870,000
3.	Investment and development fund	418		27,318,145,144	27,318,145,144
4.	Retained earnings	421		412,517,446,090	355,835,692,943
	- Retained earnings accumulated to the prior year end	421a		313,748,892,943	336,374,668,426
	- Retained earnings of the current year	421b		98,768,553,147	19,461,024,517
5.	Non-controlling interests	429		39,963,937,927	29,915,998,579
	TOTAL RESOURCES (440=300+400)	440	-	8,456,876,352,983	7,155,448,475,518
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Hoang Thi Hung Preparer Nguyen Thi Mai Hoa Chief Accountant

Nguyen Van Duc Chief Executive Officer

30 March 2025

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2024

Unit: VND

	ITEMS	Codes	Notes	Current year	Prior year
1.	Gross revenue from goods sold and services rendered	01	28	16,257,201,869,354	6,337,724,617,506
2.	Net revenue from goods sold and services rendered (10=01)	10		16,257,201,869,354	6,337,724,617,506
3.	Cost of sales	11	29	15,620,042,505,397	5,951,401,135,210
4.	Gross profit from goods sold and services rendered (20=10-11)	20		637,159,363,957	386,323,482,296
5.	Financial income	21	31	166,312,112,087	72,662,579,433
6.	Financial expenses	22	32	313,484,310,618	251,167,428,662
	- In which: Interest expense	23		206,860,992,907	114,386,005,190
7.	Selling expenses	25	33	238,279,394,933	105,977,737,611
8.	General and administration expenses	26	33	105,871,520,318	71,642,481,492
9.	Operating profit (30=20+(21-22)-(25+26))	30		145,836,250,175	30,198,413,964
10.	Other income	31	34	10,827,373,476	10,502,275,102
11.	Other expenses	32	35	17,523,536,837	13,515,356,528
12.	Losses from other activities (40=31-32)	40		(6,696,163,361)	(3,013,081,426)
13.	Accounting profit before tax (50=30+40)	50		139,140,086,814	27,185,332,538
14.	Current corporate income tax expense	51	36	42,905,426,172	7,956,042,354
15.	Deferred corporate tax income	52		(12,581,831,853)	(152,019,686)
16.	Net profit after corporate income tax (60=50-51-52)	60		108,816,492,495	19,381,309,870
16.1.	The parent company's net profit after tax	61		98,768,553,147	19,461,024,517
	Profit/(losses) after tax attributable to non- controlling shareholders	62		10,047,939,348	(79,714,647)
17.	Basic earnings per share	70	37	1,061	220

Hoang Thi Hung Preparer

Nguyen Thi Mai Hoa **Chief Accountant**

lguyen Van Duc **Chief Executive Officer**

30 March 2025

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

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

FORM B 03-DN/HN

Issued under Circular No.202/2014/TT-BTC No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, dated 22 December 2014 of the Ministry of Finance Hai Phong City, Vietnam

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2024

Unit: VND

	ITEMS	Codes	Current year	Prior year
ı.	CASH FLOWS FROM OPERATING ACTIVITIES			
1.	Profit before tax	01	139,140,086,814	27,185,332,538
2.	Adjustments for:			
	Depreciation and amortisation of fixed assets	02	6,499,935,760	5,669,792,470
	Provisions	03	10,527,328,436	6,230,208,549
	Foreign exchange loss arising from translating foreign currency monetary items	04	582,604,554	3,255,084,171
	Gain from investing activities	05	(10,074,511,024)	(37,402,997,325)
	Interest expense	06	206,860,992,907	114,386,005,190
3.	Operating profit before movements in working capital	08	353,536,437,447	119,323,425,593
	(Increases) in receivables	09	(927,312,865,369)	(42,788,028,546)
	(Increases) in inventories	10	(380,669,405,302)	(1,106,113,077,472)
	Increases in payables (excluding accrued loan interest and corporate income tax payable)	11	980,872,353,181	769,455,208,644
	(Increase)/Decrease in prepaid expenses	12	8,865,404,174	(5,684,433,736)
	Interest paid	14	(222,175,808,702)	(122,308,879,878)
	Corporate income tax paid	15	(13,469,989,593)	(14,186,487,974)
	Other cash outflows	17	(7,199,619,430)	(5,088,135,007)
	Net cash used in operating activities	20	(207,553,493,594)	(407,390,408,376)
II.	CASH FLOWS FROM INVESTING ACTIVITIES			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(34,448,328,678)	(25,557,377,507)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22	663,636,362	202,727,272
3.	Cash recovered from lending, selling debt instruments of other entities	23	(260,000,000)	-
4.	Equity investments in other entities	24	6,000,000,000	170
5.	Cash recovered from investments in other entities	26	114,270,000,000	-
6.	Interest earned, dividends and profits received	27	15,326,121,058	39,015,698,094
	Net cash generated by investing activities	30	101,551,428,742	13,661,047,859

FORM B 03-DN/HN

No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District,

Issued under Circular No.202/2014/TT-BTC

Hai Phong City, Vietnam

dated 22 December 2014 of the Ministry of Finance

CONSOLDIATED CASH FLOW STATEMENT (Continued)

For the year ended 31 December 2024

Unit: VND

	ITEMS	Codes	Current year	Prior year
III.	CASH FLOWS FROM FINANCING ACTIVITIES			
1.	Proceeds from borrowings	33	14,871,230,792,100	3,319,486,243,909
2.	Repayment of borrowings	34	(14,673,924,666,171)	(2,919,298,792,578)
3.	Dividends and profits paid	36	3 = 3	(3,316,086,800)
	Net cash generated by financing activities	40	197,306,125,929	396,871,364,531
	Net increases in cash (50=20+30+40)	50	91,304,061,077	3,142,004,014
	Cash and cash equivalents at the	60	1,532,123,314,213	1,529,298,838,140
	beginning of the year			
	Effects of changes in foreign exchange rates	61	4,681,720,416	(317,527,941)
	Cash and cash equivalents at the end of the year (70=50+60+61)	70	1,628,109,095,706	1,532,123,314,213

Hoang Thi Hung Preparer

Nguyen Thi Mai Hoa **Chief Accountant**

Nguyen Van Duc **Chief Executive Officer** NG NH

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30 March 2025

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

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

FORM B 09-DN/HN

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Issued under Circular No.202/2014/TT-BTC No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, dated 22 December 2014 of the Ministry of Finance Hai Phong City, Vietnam

NOTES TO THE CONSOLDIATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial

GENERAL INFORMATION 1.

Structure of ownership

Viet Phat Import Export Trading Investment Joint Stock Company (the "Company") was incorporated under the first Enterprise Registration Certificate No. 0200826844 dated 23 July 2008 issued by Hai Phong Department of Planning and Investment with the latest (the 18th) amendment dated 06 February 2025.

The Company's shares are listed and traded on the Ho Chi Minh City Stock Exchange (HOSE) from 18 January 2018 with the stock symbol VPG.

The head office of the Company is located at 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, Hai Phong City, Vietnam.

The number of employees of the Company as at 31 December 2024 was 145 (as at 31 December 2023:

Principal activities

The principal activities of the Company are processing and trading minerals, real estate business and construction.

Normal production and business cycle

The business cycle of real estate and construction activities is usually based on the duration of the projects. Other business activities have their normal production and business cycle carried out for a time period of 12 months or less.

The Company's structure

Details of the Company's subsidiary as at 31 December 2024 are as follows:

Subsidiary	Location	Proportion of ownership interest (%)	Proportion of voting power held (%)	Main business
New Land Investment Construction Joint Stock Company	Hai Phong	90	90	Real estates

Disclosure of information comparability in the interim consolidated financial statements

The comparative figures are the figures of the Company's audited consolidated financial statements for the year ended 31 December 2023.

FORM B 09-DN/HN

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying consolidated financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. The consolidated financial statements are prepared on basis of consolidation of the Company's separate financial statements and its subsidiary's financial statements.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these consolidated financial statements, are as follows:

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of these consolidated financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition.

Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill.

Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank demand deposits and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity. Held-to-maturity investments include term deposits and bonds.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for impairment of held-to-maturity investments.

Provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

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Equity investments in other entities are carried at cost less provision for impairment. Provision for impairment of investment is made when there is reliable evidence for declining in value of these investments as of the end of the year.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties according to the assessment of the Board of Management.

Inventories

Inventories are accounted for using the perpetual inventory method. Inventories are stated at the lower of cost and net realisable value.

The cost of inventories is determined as follows::

- For the produced inventories and merchandises: cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost of merchandises comprises cost of purchases and other directly attributable expenses. Cost is calculated using the weighted average method.
- For the real estate inventories: The real estate under the housing development and urban renovation project at No. 80 Ha Ly, Ha Ly Ward, Hong Bang District, Hai Phong City (the 'Royal River City Project') which is constructed for sale during the normal course of the Company's operations, not for lease or for capital appreciation, and is recognized as real estate inventory. The cost of real estate inventory includes direct costs forming the real estate and general costs allocated based on the corresponding area of the real estate, mainly including land use fees and land rental fees, construction costs, interest expense, directly attributable expenses and those general costs during the project construction process.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations, which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

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

	Years
Buildings and structures	05 - 25
Machinery and equipment	04 - 10
Motor vehicles	04 - 10
Office equipment	03 - 08

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between net proceeds from sales or disposals of assets and their carrying amount and is recognized in the consolidated income statement.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The company as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the income statement when incurred.

The company as lessee

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Intangible assets and amortization

Intangible fixed assets represent the value of the Company's indefinite-term land use rights at land lot 123BT 02-97 Bach Dang, Ha Ly Ward, Hong Bang District, Hai Phong City and at land plot Building No. 2 Tran Hung Dao, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi, which are used for the Company's office location. Indefinite land use rights are not amortized.

Investment properties

Investment properties include indefinite land use rights, buildings and structures held by the Company to earn rental income. Investment property held to earn rentals is stated at cost less accumulated depreciation. The cost of purchased investment properties comprises the purchase price and directly attributable costs such as legal fees, registration fees, and other transaction costs. The cost of self-constructed investment property is the completion value or directly attributable costs of the investment property.

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

Investment properties are depreciated using the straight-line method over their estimated useful lives as follows:

Years

Buildings and structures

05 - 40

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Indefinite land use rights are not amortized.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost, including any costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods, including prepaid real selling expenses, costs of tools, supplies issued for consumption and other prepayments.

Prepaid selling expenses of real estate include brokerage commissions, business development service fees, advertising deployment costs, and other prepaid expenses. Prepaid selling costs of goods are transportation costs. These expenses are recognized in the income statement in accordance with the corresponding sales revenue.

Tools, supplies issued for consumption and other prepaid expenses which are expected to bring future economic benefits to the Company have been capitalized as prepayments and are allocated to the consolidated income statement using the straight-line method in accordance with the prevailing accounting regulations.

Unearned revenue

Unearned revenue refers to the revenue received in advance for one or more accounting periods related to the rental of assets that have not yet been provided. The Company recognizes unearned revenue corresponding to the portion of the obligation that the Company will have to fulfill in the future. When the revenue recognition criteria are met, unearned revenue will be recognized in the interim income statement for the period corresponding to the portion that meets the revenue recognition criteria.

Revenue recognition

Revenue from the sales of goods

Revenue from the sale of goods is recognized when all five (5) following conditions are satisfied:

- (a) the Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- (b) the Company retains neither continuing managerial involvement to the degree usually associated with neither ownership nor effective control over the goods sold;
- (c) the amount of revenue can be measured reliably;

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

(d) it is probable that the economic benefits associated with the transaction will flow to the Company;

(e) the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from rendering of services

Revenue of a transaction involving the rendering of services is recognized when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognized in each year by reference to the percentage of completion of the transaction at the balance sheet date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) the amount of revenue can be measured reliably;

(b) it is probable that the economic benefits associated with the transaction will flow to the Company;

(c) the percentage of completion of the transaction at the balance sheet date can be measured reliably;
 and

(d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from construction contracts of the Company is recognized in accordance with the Company's accounting policy on construction contracts (see details below).

Interest on deposits and interest on investments

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividend income from investments is recognized when the Company's right to receive payment has been established.

Construction contract

Where the outcome of a construction contract can be estimated reliably and is accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity accepted by the customers in the year.

Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable of recovery.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated at the exchange rates on the same date. Exchange differences arising from the translation of these accounts are recognised in the consolidated income statement.

Borrowing costs

Borrowing costs are recognized in the income statement in the year when incurred unless they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalized even when the construction period is under 12 months.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit 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 period and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on significant differences between carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled, or the asset realized. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

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

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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4. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
	VND	VND
Cash on hand	306,637,486	474,699,380
Bank demand deposits	1,469,717,936,426	528,394,666,574
Cash equivalents (i)	158,084,521,794	1,003,253,948,259
	1,628,109,095,706	1,532,123,314,213

(i) Represents short-term deposits at commercial banks with original term not exceeding three months and interest rate from 1.6% per annum to 4% per annum (as at 31 December 2023: from 2.3% per annum to 3.75% per annum).

As at 31 December 2024, cash equivalents and bank demand deposits with book value of VND 158,384,521,794 and USD 2,222,423 have been frozen in use or pledged to secure the UPAS LC, short-term bank loans and other credit obligations of the Company (details in Notes 22).

5. FINANCIAL INVESTMENTS

Held-to-maturity investments

	Closin	ng balance	Openir	ng balance
	VND	VND	VND	VND
	Cost	Provision	Cost	Provision
Current investments	260,000,000	-	-	-
Term deposits (i)	260,000,000	-	-	-
Non-current investments	4,000,000,000	: 12	10,000,000,000	116
Bonds (ii)	4,000,000,000		10,000,000,000	1

(i) Represents the 6-month term deposit at Vietnam International Commercial Joint Stock Bank, Phong Branch with an interest rate of 5% per annum.

As at 31 December 2024, the entire balance of the demand deposits is pledged to secure bank loans of the Company (details in Note 22).

(ii) Represents 4,000 bonds of the Vietnam Bank for Agriculture and Rural Development with a face value of VND 1,000,000 per bond with the term of 10 years, maturing on 25 December 2028, with annual interest payment on 25 December at a rate of reference interest rate plus 1.1% per annum.

As at 31 December 2023 and 31 December 2024, all these bonds are pledged to secure the bank loans of the Company (details in Note 22).

b. Equity investments in other entities

	Closing balance		Ope	ning balance
	VND	VND	VND	VND
	Cost	Provision	Cost	Provision
Viet Phat Real Estate Construction Joint Stock	33,480,000,000	-	147,750,000,000	-
Company (i)				

(i) According to the Minute of the General Meeting of Shareholders No. 01.06/BB-DHDCD dated 01 June 2024 of Viet Phat Real Estate Construction Joint Stock Company, Viet Phat Real Estate Construction Joint Stock Company reduced its charter capital and refunded the contributed capital to shareholders according to their ownership percentage. Accordingly, the value of the Company's investment in Viet Phat Real Estate Construction Joint Stock Company decreased respectively, but the ownership ratio and voting rights remained at 7.44%.

The Company has not determined fair value of its financial investments as at the balance sheet date since there is no comprehensive guidance of relevant prevailing regulations on determination of fair value of these financial investments.

6. SHORT-TERM TRADE RECEIVABLES

	Closing balance	Opening balance
_	VND	VND
Duyen Hai Thermal Power Company - Branch of Power	536,665,268,725	
Generation Corporation 1	521,507,991,356	83,890,106,737
Sai Gon Mia Investment Joint Stock Company Hung Thinh Mineral Investment Joint Stock Company	328,539,391,400	112,958,873,266
PetroVietnam Power Generation Branch - Vietnam Oil & Gas Group	113,286,462,351	-
Ha Khau Trading Transportation Company Limited	70,927,139,906	43,274,143,785
Viet Trung Mining and Metallurgy Company Limited	69,672,099,853	69,672,099,853
Hoa Phat Hai Duong Steel Joint Stock Company	49,201,709,229	38,130,077,205
Hung Cuong Corporation Joint Stock Company	25,336,351,178	
Urban Development Project Management and Civil Construction Investment Board	20,168,090,000	56,374,000
Hoanh Son Corporation Joint Stock Company	12,270,413,712	-
Thai Nguyen Ferrous Metallurgy Joint Stock Company	7,757,100,000	10,354,875,531
Trade receivables from customers of Royal River City project	27,147,999,631	7
Others	2,282,685,553	2,309,292,136
	1,784,762,702,894	360,645,842,513

As at 31 December 2024, some trade receivables from Duyen Hai Thermal Power Company – Branch of Power Generation Corporation 1 are pledged to secure the Company's short-term loan from Vietnam Prosperity Joint Stock Commercial Bank (details in Note 22).

7. SHORT-TERM ADVANCES TO SUPPLIERS

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

	Closing balance	Opening balance
	VND	VND
Tat Thanh Trading and Services Company Limited (i)	326,216,127,010	222,227,200,000
Au Viet Transport Trading Company Limited (i)	325,357,935,660	259,717,158,314
LS Ly sok Company Limited (i)	191,785,119,240	195,120,000,000
Rhinelux Architecture and Interior Joint Stock Company	7,604,845,622	20,029,256,796
Weland Real Estate Development and Trading Joint	1,542,480,394	16,694,367,666
Stock Company Bac Hai Construction Joint Stock Company	2	381,381,000,000
Viet Phat Real Estate Construction Joint Stock Company	-	96,629,465,640
Coecco Minerals Iron Sole Company Limited	~	92,833,626,285
Hung Thinh 168 Thai Nguyen Transport Trading Company Limited	*	1,000,000,000
Others	4,853,807,845	67,471,009,050
-	857,360,315,771	1,353,103,083,751
In which: Short-term advances to suppliers to related parties (Detail stated in Note 38)		96,629,465,640

(i) Represents advances to suppliers according to business plans approved by the Chief Executive Officer and contracts for the purchase and transportation of coke, thermal coal, and iron ore to serve the Company's production and business activities. The planned delivery time is in 2025.

8. OTHER RECEIVABLES

	Closing balance	Opening balance
	VND	VND
a. Short-term		
Output value added tax of billed amounts not qualified	191,911,643,509	118,551,374,871
to revenue recognition		
Advances to employees	10,171,421,886	79,478,046,209
Deposits	502,000,000	1,849,607,902
Accrued interest income	289,108,822	1,557,142,456
Others	3,128,482,458	333,456,096
_	206,002,656,675	201,769,627,534
b. Long-term		
Deposits	623,946,481	612,500,000
-	623,946,481	612,500,000

9. BAD DEBTS

		Closing balance	(Opening balance
	Cost	VND Recoverable amount	Cost	VND Recoverable amount
Viet Trung Mining and Metallurgy Company Limited	69,672,099,853	17,789,698,476	69,672,099,853	28,585,619,412
An Khanh Trade Development Joint Stock Company	-		268,592,500	
**************************************	69,672,099,853	17,789,698,476	69,940,692,353	28,585,619,412
Total value of provision made	51,882,401,377		41,355,072,941	

10. INVENTORY

	Clos	ing balance	Open	ing balance
		VND		VND
	Cost	Provision	Cost	Provision
Goods in transit	9,332,020,219	-	77,265,394,935	
Raw materials	3,459,028	-	4,747,405	=
Work in progress	389,664,720,789	-	423,247,373,816	-
- Royal River City Project	389,514,720,789	-	415,382,528,667	
- Construction 3.23 - Leveling the outside of the Cam River left bank dike and leveling from the Cam River left bank dike to the East-West main road		Ž	7,714,845,149	3
- Others	150,000,000	2	150,000,000	
Finished goods	35,591,727,720	-	92,574,424,611	
Goods on consignment	1,560,713,642,486	-	1,413,774,528,637	
Merchandise	1,361,952,336,756	-	987,596,268,442	-
	3,357,257,906,998	-	2,994,462,737,846	-

As at 31 December 2024:

- Certain amount of merchandise balance is pledged to secure the Company's short-term loans at the
 Vietnam Bank for Agriculture and Rural Development Bac Hai Phong Branch (details in Note 22);
- Total land use rights and other rights and interest attached to the housing development and urban renovation project at 80 Ha Ly, Ha Ly Ward, Hong Bang District, Hai Phong City are pledged to secure the long-term loan of Newland Investment Construction Joint Stock Company, the Company's subsidiary, from Vietnam Joint Stock Commercial Bank for Industry and Trade - Le Chan Branch (details in Note 24).

Total interest expenses for the year is capitalized into work in progress of Royal River City project with amount of VND 22,398,996,389 (2023: VND 33,501,633,887).

11. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a. Short-term		
Prepaid real estate selling expenses	12,490,531,182	-
Prepaid goods selling expenses	2,685,550,730	5,049,901,250
Others	460,532,247	375,562,311
	15,636,614,159	5,425,463,561
b. Long-term		
Tools, supplies issued for consumption	6,429,706,416	347,319,491
Others	882,662,533	1,334,509,514
	7,312,368,949	1,681,829,005

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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12. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO STATE BUDGET

	Opening balance	Payable during the year	Paid/Offset during the year	Closing balance
.,	VND	VND	VND	VND
Receivables Value added tax on imported goods	2,278,866,849	858,620,278	~	1,420,246,571
goods	2,278,866,849	858,620,278		1,420,246,571
Payables				
Value added tax	-	2,799,758,178,136	2,789,930,914,857	9,827,263,279
- Output value added tax		1,647,288,748,279	1,637,461,485,000	9,827,263,279
- Value added tax on imported goods	đ	1,152,469,429,857	1,152,469,429,857	
Corporate income tax	4,956,042,354	42,905,426,172	13,469,989,593	34,391,478,933
Personal income tax	73,289,490	911,869,503	834,734,114	150,424,879
Others	-	78,764,858,946	74,953,453,106	3,811,405,840
	5,029,331,844	2,922,340,332,757	2,879,189,091,670	48,180,572,931

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

13.	INCREASES, DECREASES IN TANGIBLE FIXED ASSETS	S				
		Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
		NN	QNA	AND	ONV	VND
	COST					
	Opening balance	5,853,031,454	23,705,705,642	26,848,381,768	1,328,830,909	57,735,949,773
	Additions	1,179,570,000	907,500,000	11,862,518,523	440,588,889	14,390,177,412
	Disposal	,	1	(1,727,900,000)		(1,727,900,000)
	Closing balance	7,032,601,454	24,613,205,642	36,983,000,291	1,769,419,798	70,398,227,185
	ACCUMULATED DEPRECIATION					
	Opening balance	1,138,834,441	23,327,752,609	16,321,208,127	1,192,670,588	41,980,465,765
	Charge for the year	799,779,472	434,023,420	3,961,594,970	50,675,756	5,246,073,618
	Disposal	•	•	(1,727,900,000)	1	(1,727,900,000)
	Closing balance	1,938,613,913	23,761,776,029	18,554,903,097	1,243,346,344	45,498,639,383
	NET BOOK VALUE					
	Opening balance	4,714,197,013	377,953,033	10,527,173,641	136,160,321	15,755,484,008
	Closing balance	5,093,987,541	851,429,613	18,428,097,194	526,073,454	24,899,587,802

of the Company's fixed assets includes VND 35,088,900,277 (as at 31 December 2023: VND 26,590,667,459) of assets which have

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VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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INCREASES, DECREASES IN INTANGIBLE FIXED ASSETS

Intangible fixed assets represent:

- The indefinite land use right of the Company at plot No. 123BT 02-97 Bach Dang, Thuong Ly Ward, Hong Bang District, Hai Phong City, Vietnam with the net book value as at 31 December 2024 of VND 35,829,500,000 (as at 31 December 2023: VND 35,829,500,000). As at 31 December 2024, the value of these land use right is pledged to secure the Company's loan at Vietnam Joint Stock Commercial Bank for Industry and Trade - Le Chan Branch (details in Note 22).
- The indefinite land use right of the Company at Building No. 2 Tran Hung Dao, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi with the net book value as at 31 December 2024 of VND 297,207,580,015. As at 31 December 2024, the value of these land use rights has been mortgaged to secure the Company's loan at Vietnam Bank for Agriculture and Rural Development - Bac Hai Phong Branch (details in Note 22).

INVESTMENT PROPERTIES 15.

	Land use rights	Buildings and structures	Total
	VND	VND	VND
COST			
Opening balance		-	(<u>"</u>
Transfer from construction in progress	119,507,693,955	23,353,244,181	142,860,938,136
Closing balance	119,507,693,955	23,353,244,181	142,860,938,136
ACCUMULATED DEPRECIATION			
Opening balance		(5)	2
Charge for the year		1,253,862,142	1,253,862,142
Closing balance	•	1,253,862,142	1,253,862,142
NET BOOK VALUE			3
Opening balance	-		

Investment properties reflect the value of indefinite land use right, buildings and structures of Building No. 2 Tran Hung Dao, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi City, leased by the Company as office space.

The Company pledged the investment property with the net book value as at 31 December 2024 of VND 141,607,075,994 to secure the long-term bank loans of the Company (details in Note 24).

The Company earned VND 27,336,760,000 (VAT included) from leasing the investment property (all investment property is leased under operating leases), of which: revenue recognized during the year is 6,701,600,000 VND and unearned revenue is VND 18,150,000,000 (previous year: not yet generated). Direct costs for business activities arising from the investment property (including depreciation expenses) during the year are VND 3,388,014,547 (previous year: not yet incurred).

According to VAS No. 05 - Investment Properties, fair value of investment property as at 31 December 2024 is required to be disclosed. However, the Company could not determine the fair value as at 31 December 2024 as at present, the Company has not found a suitable consultancy company yet.

16. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance
	VND	VND
Building at No.2 Tran Hung Dao Street, Ha Noi (i)	69,411,006,521	470,860,335,324
Construction of office in Vinh Niem Ward, Le Chan	6,469,251,276	6,467,043,190
District, Hai Phong City		
Acquisitions of fixed assets	-	5,147,234,977
Others	47,700,000	-
_	75,927,957,797	482,474,613,491

(i) Represents ownership of house and other property on land, renovation, and repair costs at Building No. 2 Tran Hung Dao, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi. As at 31 December 2024, ownership of house and other property on land under the transfer contract for the building at No. 2 Tran Hung Dao, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi dated 15 June 2022 have been mortgaged to secure the Company's long-term loan at the Vietnam Bank for Agriculture and Rural Development – Bac Hai Phong Branch (details in Note 24).

17. DEFERRED TAX ASSETS

	Closing balance	Opening balance
_	VND	VND
Corporate income tax rates used for determination of value of deferred tax assets	20%	20%
Deferred tax assets related to deductible temporary differences	12,744,568,474	162,736,621
Deferred tax assets	12,744,568,474	162,736,621

18. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
	VND	VND
	Amount/ Amount able	Amount/ Amount able
	to be paid off	to be paid off
Pine Energy PTE Ltd.	1,453,144,305,706	
Viet Thuan Transportation Company Limited	206,643,308,134	7,427,238,300
Trafigura Asia Trading PTE Ltd.	131,335,319,566	
Hung Cuong Steel Trading Joint Stock Company	50,849,997,443	×
Van Ha General Trading and Services Company Limited	30,008,817,173	*
Viet Phat Real Estate Construction Joint Stock	16,127,511,568	
Company		
Vu Quang Joint Stock Company	15,200,584,917	251,789,917
Nam Tien Company Limited	8,257,623,138	*
Chien Cong Trading and Transportation Company Limited	6,878,456,625	5,984,207,424
PT Sumber Global Energy Tbk	6,179,437,785	195,343,485,772
Summit Crm, Ltd.	*	110,602,046,816
Vilaconic Joint Stock Company	-	7,672,614,360
Other suppliers	22,002,364,537	19,246,499,178
	1,946,627,726,592	346,527,881,767
In which: Trade payables to related parties (Details stated in Note 38)	16,127,511,568	

19. SHORT-TERM ADVANCES FROM CUSTOMERS

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

	Closing balance	Opening balance
_	VND	VND
PetroVietnam Power Generation Branch	80,294,112,095	823,117,329,731
Customers purchasing apartments at the Royal River City Project make advance payments according to the contract schedule	65,879,580,883	e -
Others	12,339,734,672	532,320,172
	158,513,427,650	823,649,649,903

20. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
_	VND	VND
Weland Real Estate Development and Trading Joint Stock Company	6,429,706,416	-
Interest expense support for customers purchasing apartments at the Royal River City Project	5,897,301,033	-
Accrued interest	2,674,122,445	2,190,932,325
Accrued expenses of UPAS fees	3,374,299,043	-
Others	933,439,290	44,800,000
CALTEROPHYSION.	19,308,868,227	2,235,732,325
-		

21. OTHER SHORT-TERM PAYABLES

	Closing balance	Opening balance
	VND	VND
Received deposit to be returned to Tan Long Group Joint Stock Company (i)	13,000,000,000	13,000,000,000
Dividends payable	10,521,814,877	10,521,814,877
Deposits received for purchasing of apartments	8,453,652,532	-
Ownership registration fee	1,822,984,116	
Trade union fees	224,676,000	38,417,520
Payables relating to L/C for imports	-	2,323,649,836,715
Others	1,035,861,977	4,034,504,013
=	35,058,989,502	2,351,244,573,125

(i) Represents the deposit received from Tan Long Group Joint Stock Company for the transfer of the project "Plant of manufacturing of pre-engineered steel frame, processing of shaped steel, sorting and trading of iron ore." The project was successfully transferred to another party in 2020. Accordingly, this advance payment will be refunded to Tan Long Group Joint Stock Company in the future.

VND Pund Amount Amount revaluation revaluation differences 9,982,251,754,500 7,254,186,865,043 2,964,193,804 4,338,774,502,684 4; 1,976,695,448,491 1,606,504,928,847 2,964,193,804 4,338,774,502,684 4; 4,457,582,463,456 3,465,805,957,577 - 1,513,847,874,079 1, 1,091,230,990,576 869,273,580,214 - 1,513,847,874,079 1, 4,430,615,314 9,572,641,654 - 599,485,275,727 - 1,025,158,077,189 858,151,768,681 - 167,006,308,508 22,826,000,000 22,826,000,000 - 259,206,000 22,826,000,000 22,826,000,000 - 25,896,434,245 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929 4,			Opening balance			In the year		Closing balance
Amount able to be Increases Decreases Foreign exchange Amount An paid off Paid off Increases Increases Foreign exchange Increases Incorp. 145,419,423 1,914,619,124 1,605,504,928,847 1,005,504,193,804 1,005,504,928,847 1,005,504,928,947			VND			VND		\$
revaluation differences differences 1,607,745,419,423 9,982,251,754,500 7,254,186,865,043 2,964,193,804 4,338,774,502,684 4,703,004,159,518 1,976,695,448,491 1,606,504,928,847 - 1,073,194,679,162 1,073,004,159,518 1,976,695,448,491 1,606,504,928,847 - 1,073,194,679,162 1,073,194,679,162 1,073,194,679,162 1,073,194,679,162 1,073,194,679,162 1,073,194,679,162 1,12508,202 2,2071,368,202 4,457,582,463,456 3,465,805,957,577 - 1,513,847,874,079 1,12508,142,525 1,091,230,990,576 869,273,580,214 - 167,006,308,508 1,12508,142,522 112,508,142,522 112,508,142,522 112,508,142,522 112,508,142,522 112,508,142,522 112,508,142,522 112,508,142,522 112,508,142,522 112,508,142,522 112,508,142,845 112,708,535,61,945 112,708,535,61,945 112,708,535,61,945 112,708,535,61,945 112,708,535,61,945 112,708,535,61,945 112,708,535,61,945 112,708,532,600,000 1- 1,0075,148,188,745 112,508,142,522 1,0075,148,188,745 112,508,142,525 112,508,142,525 112,508,142,525 112,508,142,545 112,508,142,525 112,508,142,525 112,508,142,525 112,508,142,545 112,508,142,148,141,141,141,141,141,141,141,141,141		Amount		Increases	Decreases	Foreign exchange	Amount	Amount able to
1,607,745,419,423			paid off			revaluation		paid
703,004,159,518 703,004,159,518 1,976,695,448,491 1,606,504,928,847 - 1,073,194,679,162 522,071,368,200 522,071,368,200 4,457,582,463,456 3,465,805,957,577 - 1,513,847,874,079 - 1,404,068,953,474 422,051,988,070 2,964,193,804 984,981,159,208 - 1,404,068,953,474 422,051,988,070 2,964,193,804 984,981,159,208 - 1,402,026,340 4,430,615,314 9,572,641,654 - 599,485,275,727 - 1,025,158,077,189 858,151,768,681 - 167,006,308,508 - 259,206,000 22,826,000,000 - 259,206,000 - 22,826,000,000 22,826,000,000 - 259,206,000 - 22,826,000,000 22,826,000,000 - 259,206,000 - 1,720,283,561,945 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929	Short-term loans	1,607,745,419,423	1,607,745,419,423	9,982,251,754,500	7,254,186,865,043	2,964,193,804	4,338,774,502,684	4,338,774,502,684
522,071,368,200 522,071,368,200 4,457,582,463,456 3,465,805,957,577 - 1,513,847,874,079 1, 1. 404,068,953,474 422,051,988,070 2,964,193,804 984,981,159,208 377,527,865,365 3,405,206,340 4,430,615,314 9,572,641,654 - 594,485,275,727 377,527,865,365 3,7527,865,365 1,091,230,990,576 869,273,580,214 - 599,485,275,727 112,508,142,522 112,508,142,522 92,896,434,245 112,508,142,522	Vietnam Joint Stock Commercial	703,004,159,518	703,004,159,518	1,976,695,448,491	1,606,504,928,847		1,073,194,679,162	1,073,194,679,162
522,071,368,200 522,071,368,200 4,457,582,463,456 3,465,805,957,577 - 1,513,847,874,079 1, 1 377,527,865,365 377,527,865,365 1,091,230,990,576 869,273,580,214 - 599,485,275,727 1 377,527,865,365 377,527,865,365 1,091,230,990,576 869,273,580,214 - 599,485,275,727 1 377,527,865,365 377,527,865,365 1,091,230,990,576 869,273,580,214 - 599,485,275,727 1 112,508,142,522 112,508,142,522 92,896,434,245 112,508,142,522 - 92,896,434,245 112,508,142,523 112,508,142,523 112,508,142,523 112,508,148,188,745 112,508,142,525 2,964,193,804 4,431,670,936,929 4,431,670,936,929 4,431,670,936,929 4,431,670,936,929 4,431,670,936,929 4,431,670,936,929 4,431,670,936,929	Bank for Industry and Trade - Le Chan Branch (i)							
- 1,404,068,953,474 422,051,988,070 2,964,193,804 984,981,159,208 d 377,527,865,365 1,091,230,990,576 869,273,580,214 - 599,485,275,727 ii 5,142,026,340 5,142,026,340 4,430,615,314 9,572,641,654 - 167,006,308,508 iii 5,142,026,340 5,142,026,340 4,430,615,314 9,572,641,654 - 167,006,308,508 - 22,826,000,000 22,826,000,000 - 259,206,000 - 259,206,000 - 22,826,000,000 - 22,826	Joint Stock Commercial Bank for	522,071,368,200	522,071,368,200	4,457,582,463,456	3,465,805,957,577	1	1,513,847,874,079	1,513,847,874,079
- 1,404,068,953,474 422,051,988,070 2,964,193,804 984,981,159,208 change in 5,142,026,346 5,142,026,346 5,142,026,346 5,142,026,346 change in 5,142,026 ch	Investment and Development of Vietnam - Hanoi Branch (ii)							
377,527,865,365 377,527,865,365 1,091,230,990,576 869,273,580,214 - 599,485,275,727 - 5,142,026,340 4,430,615,314 9,572,641,654 - 167,006,308,508	Joint Stock Commercial Bank for	,	*	1,404,068,953,474	422,051,988,070	2,964,193,804	984,981,159,208	984,981,159,2
377,527,865,365 377,527,865,365 1,091,230,990,576 869,273,580,214 - 599,485,275,727 5,142,026,340 5,142,026,340 4,430,615,314 9,572,641,654 - 167,006,308,508 - - 1,025,158,077,189 858,151,768,681 - 167,006,308,508 - 259,206,000 - 259,206,000 - 22,826,000,000 22,826,000,000 - 22,896,434,245 112,508,142,522 - 22,826,007,565 - - 22,836,142,522 - 22,826,000,000 - 22,836,142,522 - 22,836,142,522 - 22,836,142,522 - 92,896,434,245 - 92,896,434,245	Investment and Development of Vietnam (LC UPAS) - Hanoi Branch							
377,527,865,365 377,527,865,365 1,091,230,990,576 869,273,580,214 -<							100 100 100	L 110 104 001
5,142,026,340 5,142,026,340 4,430,615,314 9,572,641,654 - 167,006,308,508 - 1,025,158,077,189 858,151,768,681 - 167,006,308,508 - 157,006,308,508 - 112,508,142,522 112,508,142,508,142,522 112,508,14	Vietnam Bank for Agriculture and Rural Development - North Hai		377,527,865,365	1,091,230,990,576	869,273,580,214		599,485,275,727	7,57,785,757
5,142,026,340 5,142,026,340 4,430,515,314 9,572,641,654 - 1,025,158,077,189 858,151,768,681 - 167,006,308,508 - 259,206,000 - 25826,000,000 22,826,000,000 - 259,206,000 - 22,826,000,000 22,826,000,000 - 25,896,434,245 - 22,826,000,000 22,826,000,000 - 25,896,434,245 - 112,508,142,522 112,508,142,522 92,896,434,245 112,508,142,522 - 92,896,434,245 - 3,720,253,561,945 1,720,253,561,945 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929 44	FIIOUS BIAIICII (IV)				100			
cial - 1,025,158,077,189 858,151,768,681 - 167,006,308,508	HSBC Bank (Vietnam) Ltd Hanoi Branch		5,142,026,340	4,430,615,314	9,572,641,654	•		
cial - 259,206,000 - 25,826,000,000 22,826,000,000 - 25,826,000,000 - 25,826,000,000 - 25,826,000,000 - 92,896,434,245	Vietnam Prosperity Joint Stock	1	•	1,025,158,077,189	858,151,768,681	*	167,006,308,508	167,006,308,5
cial - 259,206,000 - 22,826,000,000 - 22,826,000,000 - 22,826,000,000 - 22,826,000,000 - 22,826,000,000 - 22,826,000,000 - 22,836,434,245	Commercial Bank (v)							
- 22,826,000,000 22,826,000,000 - 92,896,434,245 112,508,142,522 - 92,896,434,245 1720,253,561,945 1,720,253,561,945 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929 4,44	Vietnam International Commercia		ı	259,206,000		1	259,206,000	259,206,0
- 22,826,000,000 22,826,000,000 - 22,826,000,000 - 92,896,434,245 112,508,142,522 - 92,896,434,245 112,508,142,522 - 92,896,434,245 1,720,253,561,945 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929 4,44	Joint Stock Bank – Hai Phong Branch (vi)							
112,508,142,522 112,508,142,522 92,896,434,245 112,508,142,522 92,896,434,245 1,720,253,561,945 1,720,253,561,945 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929 4,4	Loans from individuals	L	ï	22,826,000,000	22,826,000,000		•	
1,720,253,561,945 1,720,253,561,945 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929	Current portion of long-term	112,508,142,522	112,508,142,522	92,896,434,245	112,508,142,522		92,896,434,245	92,896,434,2
1,720,253,561,945 1,720,253,561,945 10,075,148,188,745 7,366,695,007,565 2,964,193,804 4,431,670,936,929	loans (see Note 24)							
		1,720,253,561,945	1,720,253,561,945	10,075,148,188,745	7,366,695,007,565	2,964,193,804	4,431,670,936,929	- 11

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VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

Details of short-term loans are as follows:

Represents the loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Le Chan Branch ("Vietinbank Le Chan") according to the credit limit loan contract No. 01/2024-HDCVHM/NHCT164-VPG-1.500TY dated 30 May 2024 and the amendment and supplement document No. 01/2024/SĐ2/HĐCHVM/NHCT164-VPG-2.890TY dated 30 July 2024 with a total outstanding loan balance and issued L/C balance committed to be paid by loan funds at any time not exceeding VND 2,890,000,000,000. The loan is used to supplement working capital for the Company's iron ore and coal trading activities. The credit limit maintenance period is from 30 May 2024 to 30 May 2025. The loan term for each debt is recorded on the debt receipt but does not exceed 6 months. The loan interest rate is the rate recorded on each debt receipt and is adjusted monthly. The interest rate applied to the outstanding debt as of 31 December 2024 ranges from 3.80% per annum to 4.10% per annum.

Loans and other obligations are secured by:

- Some of Company's tangible fixed assets with the net book value of VND 5,506,785,519 as at 31 December 2024 (see details in Note 13);
- Land use right, ownership of house, and other properties on at Lot 123BT 02-97, Bach Dang Road, Thuong Ly Ward, Hong Bang district (details in Note 14); and
- · Land use rights and other properties on land of Mr. Nguyen Van Binh (shareholder of the Company) and other individuals.
- Representing the Ioan from the Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") - Hanoi Branch under the following contracts:
 - Credit Contract No. 01/2024/2576312/HDTD dated 15 July 2024 with the limit of VND 1,200 billion, in which, that for loan and issue guarantees is VND 800 billion. The credit facility includes loan to supplement working capital, issue of guarantees and L/C by the Bank to serve production and business activities. The loan limit maintenance period is until 15 July 2025. Interest rate for each withdrawal are stated on each debt receipt note until further adjustments. The outstanding debt receipts as of 31 December 2024 bear interest rate of 4.5% - 5.3% per annum.
 - Credit Contract No. 03/2023/2576312/HDTD dated 24 August 2023 with the limit of VND 3,450 billion, in which, that for short-term loan and issue of L/C is VND 2,270 billion, and that for issuance of guarantee is VND 1,180 billion. The credit facility includes loan to supplement working capital, issue of guarantees and L/C by Bank to supply coal for the commercial operations of Song Hau 1 thermal power plant in 2023-2024 under Contract No. 38/2023/HDKT/SH1PP-VPG-SGE-BMSR dated 14 August 2023. Credit term corresponds to the term of the above coal supply contract. The loan interest rate is stated on each debt receipt until further interest rate adjustment. The interest rate applicable to outstanding debts as of 31 December 2024 is from 4.2% per annum to 4.9% per annum.
 - Credit Contract No. 02/2024/25766312/HDTD dated 18 September 2024 with the limit of VND 4,250 billion, in which, that for short-term loan and issue of L/C is VND 3,230 billion, and that for issuance of guarantee is VND 1,020 billion. The credit limit is used to supplement working capital and open L/Cs to serve the coal supply package for the commercial operation of the Song Hau 1 thermal power plant in 2024-2025 according to contract No. 1556/2024/PVPGB/SH1TPP-VPG-PINE dated 6 September 2024. The credit granting period is according to the term of the above coal supply contract. The loan interest rate is the rate recorded on each debt receipt until further interest rate

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

adjustment. The interest rate applied to the outstanding debt as of 31 December 2024 is 4.9% per annum.

Loans and other obligations are secured by:

- The Company's demand deposits and less than 3-month deposits with book value as at 31 December 2024 of VND 46,300,000,000 (details in Note 04);
- Some tangible fixed assets with net book value as at 31 December 2024 of VND 3,799,899,273 (details in Note 13); and
- Land use rights and other properties on land owned by Mr. Nguyen Van Binh and Ms. Le
 Thi Thanh Le and other individuals.

In addition, term deposits and demand deposits with value as at 31 December 2024 of VND 96,000,000,000 and USD 2,222,423 is restricted in use to secure other credit obligations (as at 31 December 2023: VND 560,057,588,284) (details in Note 04).

Payables for import letters of credit related to purchase contracts from suppliers under the deferred payment letter of credit method (UPAS L/C - Usance payable at sight Letter of Credit) through the Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") - Hanoi Branch, with service fees agreed upon for each letter of credit. Under these contracts, suppliers are paid immediately by the bank, and the Company makes deferred payments to the bank within 4 months (in 2023: from 4 to 6 months).

The UPAS L/Cs with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch ('BIDV Hanoi'), along with short-term loans and other credit obligations, are secured by assets mortgaged to BIDV Hanoi as detailed in section (ii).

(iv) Represents the loans from Bank for Agriculture and Rural Development of Vietnam ("Agribank") - Bac Hai Phong Branch under credit contract No. 2111-LAV-202400443/HDTD dated 15 July 2024 with a credit limit including loan limit, guarantee, L/C opening limit, and other credit forms of VND 1,400,000,000,000, of which the maximum loan balance is VND 600,000,000,000. The loan is used to supplement working capital for the 2024-2025 business plan. The loan limit maintenance period is from the contract signing date until 15 July 2025. The loan term is specified in each debt receipt. The loan interest rate is adjusted according to the interest rate regulations of Agribank Bac Hai Phong Branch from time to time. The interest rate applied to the outstanding debt as of 31 December 2024 is 4% per annum.

The loan and other credit obligations (including those for L/Cs and guarantees) are secured by:

- Bonds issued by Vietnam Bank for Agriculture and Rural Development with a book value as at 31 December 2024, of VND 4,000,000,000 (as at 31 December 2023: VND 10,000,000,000) (details in Note 05);
- · Inventories of the Company (details in Note 10); and
- The right to use land and assets attached to land of other individuals.
- (v) Represents the loan from Vietnam Prosperity Joint Stock Commercial Bank according to credit contract No. BCLC-2915-01 dated 18 June 2024, with a limit of VND 1,500 billion to supplement working capital, issue guarantees, and issue L/Cs to implement the coal supply agreement with Duyen Hai Thermal Power Company - Branch of Power Generation Corporation 1 under package No. 01TH-DH3&DH3MR-2024: Procurement of coal for commercial operation of Duyen Hai 3 Thermal Power Plant and Duyen Hai 3 Extension Thermal Power Plant. The credit limit maintenance period is 18

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

FORM B 09-DN/HN

months from the contract signing date. The loan interest rate is the rate recorded on each debt receipt. The interest rate applied to the outstanding debt as of 31 December 2024 ranges from 6.2% to 6.5% per annum.

The loan is secured by:

- Term deposits with a book value as at 31 December 2024 of VND 16,084,521,794 (details in Note 04);
- Receivables from the output contract with Duyen Hai Thermal Power Company Branch of Power Generation Corporation 1 (details in Note 06);
- Land use rights and assets attached to the land owned by Mr. Nguyen Van Duc (a shareholder of the Company) and his wife, Mrs. Dao Thi Nhan.
- Represents the loan from Vietnam International Commercial Joint Stock Bank Hai Phong Branch according to credit contract No. 8731882.24 dated 18 July 2024, with a limit of VND 300 billion to supply additional working capital for the wholesale business of coke, thermal coal, and various metal ores in line with the Company's business registration. The credit term is 12 months from the contract signing date. The loan interest rate is determined at the time of disbursement. The interest rate applied to the outstanding debt as of 31 December 2024 is 4.5% per annum.

This loan is secured by term deposits with a value as at 31 December 2024 of VND 260,000,000 (details in Note 05).

23. BONUS AND WELFARE FUNDS

Current year	Prior year
VND	VND
24,206,689,174	26,168,191,109
-	3,126,633,072
(7,199,619,430)	(5,088,135,007)
17,007,069,744	24,206,689,174
	VND 24,206,689,174 (7,199,619,430)

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

24.

		Opening balance		In the year		Closing balance
	Amount	VND Amount able to be paid off	Increases	VND Decreases	Amount	VND Amount able to be paid off
Vietnam Bank for Agriculture and Rural	206,996,000,000	206,996,000,000	Ē	15,336,000,000	15,336,000,000 191,660,000,000 191,660,000,000	191,660,000,000
Development - North Hai Phong Branch (I) Vietnam Joint Stock Commercial Bank for	291,516,427,567	291,516,427,567 291,516,427,567 191,189,006,678 405,145,000,000	191,189,006,678	405,145,000,000	77,560,434,245	77,560,434,245
Industry and Trade - Le Chan Branch (II)	498,512,427,567 498,512,427,567 191,189,006,678 420,481,000,000 269,220,434,245 269,220,434,245	498,512,427,567	191,189,006,678	420,481,000,000	269,220,434,245	269,220,434,245
In which: - Amount due for settlement within 12 months - Amount due for settlement after 12 months	112,508,142,522 386,004,285,045	112,508,142,522 112,508,142,522 386,004,285,045 386,004,285,045			92,896,434,245 176,324,000,000	92,896,434,245 176,324,000,000

months (15 years) from the first disbursement date. The loan interest rate is floating, as regulated by Agribank and as notified by Agribank Bac Hai Phong Branch on the first day of each quarter of the fiscal year ending December 31. The interest rate applied as of 31 December 2024 is 7.7% per annum. Principal and interest are paid periodically on the 25th of each month. The loan is secured by land use rights, house ownership rights, and other properties on land at No. 2 Tran Hung Dao Street, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi (details in Notes 14, 15 and 16) with a loan amount of VND 230 billion to cover the costs of the Investment Trinh Ward, Hoan Kiem District, Hanoi City. The maximum Ioan term is 180 determined by the ceiling savings deposit interest rate listed in VND, payable

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VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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Represents the loans of Newland Construction Investment Joint Stock Company, a subsidiary of the Company, from Vietnam Joint Stock Commercial Bank for Industry and Trade - Le Chan Branch ("Vietinbank Le Chan") under the investment project loan contract No. 12/2022-HDCVDADT/NHCT164-NEWLAND-80HALY dated 22 December 2022, to pay the legitimate investment costs of the housing development and urban renovation project at No. 80 Ha Ly, Ha Ly Ward, Hong Bang District, Hai Phong City, with a total committed loan amount of VND 521,663,000,000. The disbursement period is 24 months, and the loan term is 36 months from the day following the first loan disbursement date. The loan interest rate is adjustable monthly and determined at the base interest rate (the highest VND savings rate with interest paid in arears + additional capital costs (if any)) + a margin of 4.5% per annum. In the year, the received loans bear an interest rate of 10% to 11.5% per annum. The repayment of loan principal is deferred until the first revenue from the Project is generated and up to 18 months from 22 December 2022 (the first disbursement date).

This loan is secured by land use rights and other rights and interests attached to the housing development and urban renovation project at 80 Ha Ly, Ha Ly Ward, Hong Bang District, Hai Phong City (River Royal City Project) (details in Note 10).

Long-term loans are repayable as follows:

	Closing balance	Opening balance
	VND	VND
On demand or within one year	92,896,434,245	112,508,142,522
In the second year	15,336,000,000	209,680,285,045
In the third to fifth year inclusive	46,008,000,000	46,008,000,000
After five years	114,980,000,000	130,316,000,000
Service Control Control April 1990 (Control Control Co	269,220,434,245	498,512,427,567
Less: Amount due for settlement within 12 months (shown under current liabilities)	(92,896,434,245)	(112,508,142,522)
Amount due for settlement after 12 months	176,324,000,000	386,004,285,045





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Opening balance

Opening balance

Opening balance

Opening balance

4,962,834,500

6,633,000,000

11,595,834,500

13,250,729.12

25.79

3.37

4.53

66.31

100.00

VND

217,151,250,000

28,353,880,000

38,115,000,000

558,450,580,000

842,070,710,000

84,207,071

84,207,071

84,207,071

84,207,071

Closing balance

88,415,751

88,415,751

88,415,751

88,415,751

Contributed capital

%

25.79

3.37

4.53

Closing balance

49,471,320.13

Closing balance

5,142,000,000

15,827,500,000

20,969,500,000

VND

66.31 100.00

Closing balance

The charter capital as at 31 December 2024 is VND 884,157,510,000 (as at 31 December 2023: VND

VND

228,024,221,829

29,796,108,087

40,052,335,203

586,284,844,881

884,157,510,000

842,070,710,000) which had been fully contributed by the shareholders as follows:

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VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Number of shares issued to the public

Number of outstanding shares in circulation

An ordinary share has par value of VND 10,000.

Shares

Ordinary shares

Ordinary shares

Charter capital

Mr. Nguyen Van Binh

Mr. Nguyen Van Duc

Ms. Le Thi Thanh Le

Other shareholders

Foreign currencies

United States Dollar

following terms:

Within one year

Operating lease assets

Minimum lease payment in the future under non-cancellable operating lease under the

agreements for lease period from 2020 to 2028.

In the second to fifth year inclusive

OFF BALANCE SHEET ITEMS

Total

26.

34

Operating leases represent the total rentals for the Company's offices and warehouses under the lease

	Owners' contributed capital	Share premium	Investment and development fund	Share premium Investment and Retained earnings Non-controlling development fund	Non-controlling interests	
	VND	VND	VND	VND	VND	
Prior year's opening balance	801,983,360,000	801,983,360,000 237,848,870,000 21,064,879,000	21,064,879,000	389,817,142,819	29,995,713,226	1,480,709,965
Profit for the year		E	r	19,461,024,517	(79,714,647)	19,381,309
Dividends by shares declared	40,087,350,000	1	1	(40,087,350,000)		
Cash dividends declared		•	1	(3,975,225,177)	Ē	(3,975,225,
Appropriation to bonus and welfare fund	•	*	•	(3,126,633,072)	Ē	(3,126,633,
Appropriation to Investment and development fund		1	6,253,266,144	(6,253,266,144)	i	
Current year's opening balance	842,070,710,000	237,848,870,000	27,318,145,144	842,070,710,000 237,848,870,000 27,318,145,144 355,835,692,943 29,915,998,579	29,915,998,579	1,492,989,416
Profit for the year		1	1	98,768,553,147	10,047,939,348	108,816,492
Dividends by shares declared (i)	42,086,800,000	1	t	- (42,086,800,000)	ı	
Current year's closing balance	884,157,510,000	237,848,870,000	27,318,145,144	884,157,510,000 237,848,870,000 27,318,145,144 412,517,446,090 39,963,937,927 1,601,805,909	39,963,937,927	1,601,805,90

According to Resolution No. 06/2024/NQ-HĐQT dated 13 June 2024, the Company's Board of Directors approved the distribution of the dividend by shares for 2023 at a rate of 5%, equivalent to VND 500 per share, with the final registration date as announced by the Ho Chi Minh City Stock Exchange being 01 July

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VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

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VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY THE CONSOLIDATED FINANCIAL STATEMENTS (Continued) NOTES TO

Report by business

real estate on its products and services: construction, organized into three following business divisions based

which its

Items	Construction	Real estates business	Minerals trading and others	Unallocated	Total
	QNA	QNA	VND	VND	ONV
Current year/Closing balance					
1. Net external sales	60,275,287,963	513,510,002,957	15,683,416,578,434	ť	16,257,201,869,354
2. Operating profit	(3,072,519,947)	105,573,047,559	6,315,964,883	1	108,816,492,495
3. Segment assets	150,000,000	455,008,138,876	7,559,273,176,295	442,445,037,812	8,456,876,352,983
4. Segment liabilities	•	212,858,826,479	6,465,887,617,343	176,324,000,000	6,855,070,443,822
Prior year/Opening balance					
1. Net external sales	16,836,557,273	ı	6,320,888,060,233	1	6,337,724,617,506
2. Operating profit	(1,527,910,060)	(845,558,717)	21,754,778,647	•	19,381,309,870
3. Segment assets	7,714,845,149	538,153,702,652	5,968,496,192,892	641,083,734,825	7,155,448,475,518
4 Segment liabilities	1	292.414.175.661	5.178.384.883.191	191,660,000,000	5.662.459.058,852

The Company has no business activities outside of Vietnam; therefore, the Company does not report business segments by geographical area.





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6,337,724,617,506

5,951,401,135,210

928,053,594,195

62,644,571,843

72,662,579,433

2,333,089,033,064

REVENUE FROM GOODS SOLD AND SERVICES RENDERED 28.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

	Current year	Prior year
	VND	VND
Sales of thermal coal	11,523,654,889,403	2,787,873,631,062
Sales of metallurgical coke	2,212,174,151,826	2,138,577,560,581
Sales of iron ore	1,617,606,011,335	1,148,341,736,706
Sales of real estate	506,808,402,957	12
Sales of other merchandises	325,144,669,136	242,663,860,364
Revenue from construction contracts	60,275,287,963	16,836,557,273
Revenue from office rental	6,701,600,000	
Others	4,836,856,734	3,431,271,520

16,257,201,869,354

15,620,042,505,397

2,052,163,114,111

4,159,582,187,447

140,766,548,949

166,312,112,087

COST OF SALES

	Current year	Prior year
	VND	VND
Cost of thermal coal sold	11,300,834,433,172	2,548,167,940,646
Cost of metallurgical coke sold	2,119,461,559,083	2,009,557,889,825
Cost of iron ore sold	1,487,287,764,077	1,131,478,837,768
Cost of real estate	318,899,510,765	
Cost of merchandise	323,190,544,604	240,430,776,767
Cost of construction contracts	63,347,807,910	18,364,467,333
Cost of office rentals	3,388,014,547	-
Cost of other activities	3,632,871,239	3,401,222,871

PRODUCTION COST BY NATURE

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	Current year	Prior year
	VND	KND
Raw materials and consumables	1,926,272,502,733	1,309,869,617,983
Labour	33,880,085,894	26,851,456,473
Depreciation and amortisation	6,499,935,760	5,669,792,470

Out-sourced services

Other monetary expenses

FINANCIAL INCOME		
	Current year	Prior year
	VND	VND
Interest income	14,058,087,424	38,103,946,750
Foreign exchange gain	152,254,024,663	34,558,632,683

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32. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Interest expense	116,182,667,774	114,386,005,190
UPAS LC service fees	90,678,325,133	112,581,331,991
Foreign exchange loss	106,623,317,711	24,200,091,481
	313,484,310,618	251,167,428,662

33. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
Selling expenses		
Delivery and transportation expense	179,899,206,016	105,385,547,991
Selling expenses of real estate business	58,343,138,917	-
Others	37,050,000	592,189,620
	238,279,394,933	105,977,737,611
General and administration expenses		
Labor expense	20,670,308,337	18,127,003,583
Taxes, charges and fees	49,313,438,400	27,127,215,420
Out-sourced services	15,727,185,965	12,639,351,259
Provision for short-term doubtful debts	10,527,328,436	6,230,208,549
Others	9,633,259,180	7,518,702,681
	105,871,520,318	71,642,481,492

34. OTHER INCOME

	Current year	Prior year
	VND	VND
Bonuses for fast unloading	7,373,758,512	3,523,176,684
Income from contract penalty	562,045,739	6,209,486,064
Compensation from insurance companies	782,892,634	132,201,035
Exempted interest expenses	531,214,261	-
Others	1,577,462,330	637,411,319
	10,827,373,476	10,502,275,102

35. OTHER EXPENSES

Current year	Prior year
VND	VND
2,739,349,504	147,718,423
3,944,290,041	700,949,425
3,299,528,140	3,816,378,414
2,306,222,223	-
1,408,562,378	1,621,099,908
966,349,000	-
2,444,561,472	7,042,084,920
414,674,079	187,125,438
17,523,536,837	13,515,356,528
	2,739,349,504 3,944,290,041 3,299,528,140 2,306,222,223 1,408,562,378 966,349,000 2,444,561,472 414,674,079

36. CURRENT CORPORATE INCOME TAX EXPENSE

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY

	Current year	Prior year
·	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit	31,257,581,814	7,956,042,354
in the current year		
Corporate income tax arrears (i)	11,647,844,358	-
Total current corporate income tax expense	42,905,426,172	7,956,042,354

(i) Reflecting the corporate income tax arrears under Administrative Penalty Decision No. 176/QĐXPHC dated 19 February 2025 issued by the Hong Bang – An Duong Tax Branch, Hai Phong Tax Department for the tax inspection period from 01 January 2018 to 31 December 2023.

The current corporate income tax expense for the year was computed as follows:

	Current year	Prior year
	VND	VND
Profit before tax	139,140,086,814	27,185,332,538
Adjustments for taxable profit		
Adjustments to add back to taxable profit	25,796,761,545	11,834,780,807
Adjustments to reduce from taxable profit	(7,835,256,185)	-
Loss carried forward	(813,683,104)	
Taxable profit	156,287,909,070	39,020,113,345
Taxable profit at normal tax rate of 20%	156,287,909,070	39,780,211,772
Taxable loss	-	(760,098,427)
Corporate income tax expense based on taxable	31,257,581,814	7,956,042,354
profit in the current year		
Arrear corporate income tax of prior years	11,647,844,358	-
Corporate income tax expense based on taxable profit in the current year	42,905,426,172	7,956,042,354

The Company is obliged to pay corporate income tax at the rate of 20% of its taxable income.

	Current year	Prior year
Taxable temporary differences	12,744,568,474	162,736,621
Deferred corporate income tax expense arising from	(162,736,621)	(10,716,935)
the reversal of deferred tax assets		
Deferred corporate tax income	12,581,831,853	152,019,686

37. BASIC EARNINGS PER SHARE

_	Current year	Prior year (Restated)
Accounting profit after corporate income tax attributable to Parent Company's ordinary shareholders (VND)	98,768,553,147	19,461,024,517
Appropriation to Bonus and welfare funds (VND) (i)	(4,938,427,657)	-
Profit attributable to ordinary shareholders (VND)	93,830,125,490	19,461,024,517
Average ordinary shares in circulation for the year (share)	88,415,751	88,415,751
Basic earnings per share (VND)	1,061	220

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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(i) According to the Resolution No 01/2024/BB-ĐHĐCĐ dated 24 April 2024 of the 2024 Annual General Meeting of Shareholders, the General Meeting of Shareholders approved the decision to appropriate from the after-tax profit of 2024 for bonuses and welfare fund with distribution rate of 5%. Accordingly, the profit attributable to ordinary shareholders is decreased by a corresponding amount.

In July 2024, the Company declared dividends by share, resulting in a retrospective adjustment of the average ordinary shares in circulation for year ended 31 December 2023. At the same time, the Company did not make any provision for bonuses and welfare from the 2023 after-tax profit. Accordingly, 2023 profit attributable to ordinary shareholders have been adjusted by the same amount. Details of adjustments are as follows:

	Reported amount	Restated amount
Accounting profit after corporate income tax attributable to Parent Company's ordinary shareholders (VND)	19,461,024,517	19,461,024,517
Appropriation to Bonus and welfare funds (VND)	(973,051,226)	-
Profit attributable to ordinary shareholders (VND)	18,487,973,291	19,461,024,517
Average ordinary shares in circulation for the year (share)	84,207,071	88,415,751
Basic earnings per share (VND)	220	220

38. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances in the year:

	Re	lated	parties
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Viet Phat Construction Real Estate Joint Stock Company Tien Thanh Investment Industrial Zone Joint Stock Company Mr. Nguyen Van Binh

Mr. Nguyen Van Duc Ms. Le Thi Thanh Le

Relationship

Same shareholders

Same key management personnel

Shareholder, Chairman Chief Executive Officer Executive Officer

Significant related party balances as at the balance sheet date were as follows:

	Closing balance	Opening balance
_	VND	VND
Equity investments in other entities	33,480,000,000	147,750,000,000
Viet Phat Construction Real Estate Joint Stock Company	33,480,000,000	147,750,000,000
Short-term advances to suppliers	-	96,629,465,640
Viet Phat Construction Real Estate Joint Stock Company	-	96,629,465,640
Short-term trade payables	16,127,511,568	-
Viet Phat Construction Real Estate Joint Stock Company	16,127,511,568	-

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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During the year, the Company entered into the following significant transactions with its related parties:

	Current year	Prior year
	VND	VND
Receive back contributed capital	114,270,000,000	*
Viet Phat Construction Real Estate Joint Stock Company	114,270,000,000	-
Purchase goods and services	267,381,929,811	33,590,625,832
Viet Phat Construction Real Estate Joint Stock Company	267,381,929,811	33,590,625,832

Remuneration paid to the Company's Board of Directors, Board of Management, Audit Committee and Chief Accountant during the year was as follows:

No	Name	Title	Current year	Prior year
			VND	VND
1	Mr. Nguyen Van Binh	Chairman	1,037,500,000	900,000,000
2	Mr. Nguyen Van Duc	Chief Executive Officer, Member of Board of Directors	791,074,428	613,387,991
3	Ms. Le Thi Thanh Le	Executive Officer, Member of Board of Directors	577,360,000	517,160,000
4	Mr. Nguyen Khoi	Member of Board of Directors, Chairman of the Audit Committee	180,000,000	180,000,000
5	Mr. Le Dinh Dieu	Member of Board of Directors, Member of the Audit Committee	180,000,000	180,000,000
6	Ms. Ngo Thi Minh Lua	Member of the Audit Committee	60,000,000	60,000,000
7	Ms. Nguyen Thi Mai Hoa	Chief Accountant	443,093,566	370,118,017
	192 35		3,269,027,994	2,820,666,008

39. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Supplemental non-cash disclosures

Interest paid during the year excludes an amount of VND 2,674,122,445 (2023: VND 2,190,932,325), representing the interest expense incurred during the year that has not been paid. Consequently, changes in accounts payable have been adjusted by the same amount.

Interest paid and proceeds from borrowings exclude an amount of VND 6,069,776,213, representing the amount of interest charges for the year that has been turned into loan principal.

Interest earned, dividends and profit received during the year exclude an amount of VND 289,108,822 (2023: VND 1,557,142,456), representing the uncollected interest income on term deposits arising during the year but not yet received. Consequently, changes in accounts receivable have been adjusted by the same amount.

Cash outflows for purchases of fixed assets and construction in progress during the year exclude an amount of VND 689,468,570, representing an addition in fixed assets and construction in progress during the year that has not yet been paid and include an amount of VND 24,254,313,949, representing payments to suppliers in this year for purchases of fixed assets in prior years. Consequently, changes in accounts payables have been adjusted by the same amounts.

VIET PHAT IMPORT EXPORT TRADING INVESTMENT JOINT STOCK COMPANY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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40. SUBSEQUENT EVENTS

On 15 January 2025, the Company's Board of Directors issued Decision No. 01/2025/QĐ-HĐQT on the establishment of Viet Phat Import-Export Company Limited - a subsidiary wholly owned by the Company, and appointment of Mr. Nguyen Van Duc (a shareholder of the Company) as the representative to manage the Company's capital contribution in the subsidiary from 15 January 2025 until there is a superseding decision.

Hoang Thi Hung Preparer Nguyen Thi Mai Hoa Chief Accountant Nguyen Van Duc Chief Executive Officer

30 March 2025





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