

**SEPARATE FINANCIAL STATEMENTS**

**RAILWAY CONSTRUCTION CORPORATION  
JOINT - STOCK COMPANY**

For the fiscal year ended 31 December 2024

(Audited)



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## **REPORT OF THE BOARD OF MANAGEMENT**

The Board of Management of Railway Construction Corporation Joint - Stock Company ("the Corporation") presents its report and the Corporation's Separate Financial Statements for the fiscal year ended 31 December 2024.

### **THE CORPORATION**

Railway Construction Corporation Joint - Stock Company was formerly known as Railway Construction Company and was equitized under Decision No. 3745/QĐ-BGTVT dated 07 December 2004, issued by the Ministry of Transport. The Corporation operates under Enterprise Registration Certificate No. 0103008002, first issued by the Hanoi Department of Planning and Investment on 25 May 2005, later changed to No. 3300101075 in its 16th amendment on 21 July 2015. The most recent amendment (24th) was made on 04 July 2024.

The Company's head office is located at No. 33 Lang Ha Street, Thanh Cong Ward, Ba Dinh District, Hanoi City, Viet Nam.

### **BOARD OF DIRECTORS**

Members of the Board of Directors during the fiscal year and to the reporting date are:

Mr Mai Thanh Phuong	Chairman	(Appointed as Chairman of the Board of Directors on 19 June 2024, previously served as Vice Chairman of the Board of Directors)
Mr Ta Huu Dien	Vice Chairman	(Appointed as Vice Chairman of the Board of Directors on 19 June 2024, previously served as Chairman of the Board of Directors)
Mr Vo Van Phuc	Member	
Mr Pham Hong Thang	Independent Member	
Mr Pham Ngoc Quoc Cuong	Member	

### **THE AUDIT COMMITTEE UNDER THE BOARD OF DIRECTORS**

Members of the Audit Committee during the fiscal year and to the reporting date are:

Mr Pham Hong Thang	Chairman of the Audit Committee
Mr Pham Ngoc Quoc Cuong	Member

### **BOARD OF MANAGEMENT**

Members of the Board of Management during the fiscal year and to the reporting date are:

Mr Vo Van Phuc	General Director
Mr Kieu Nghi	Deputy General Director
Ms Vu Thi Hai Yen	Deputy General Director

### **LEGAL REPRESENTATIVE**

The legal representatives of the Corporation during the year and until the preparation of this Report are:

Mr Vo Van Phuc	Director	
Mr Mai Thanh Phuong	Chairman	(From 04 July 2024)
Mr Ta Huu Dien	Vice Chairman	(Until 04 July 2024)

### **AUDITORS**

The auditors of AASC Auditing Firm Company Limited have taken the audit of Separate Financial Statements for the Corporation.



## **STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS**

The Board of Management is responsible for the Separate Financial Statements which give a true and fair view of the financial position of the Corporation, its operating results and its cash flows for the year. In preparing those Separate Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Directors and the Board of Management to ensure the preparation and presentation of Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Separate Financial Statements;
- Prepare and present the Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements;
- Prepare the Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Corporation, with reasonable accuracy at any time and to ensure that the Separate Financial Statements comply with the current State regulations. It is responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Separate Financial Statements give a true and fair view of the Separate Statement of financial position of the Corporation as at 31 December 2024, its operation results and cash flows for the fiscal year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements.

### **Other commitments**

The Board of Management pledges that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Corporation does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market and the Circular No. 68/2024/TT-BTC dated 18 September 2024 issued by the Ministry of Finance amending and supplementing some articles of the Circular No. 96/2020/TT-BTC.

**On behalf of the Board of Management**

**Vo Van Phuc**  
General Director  
Hanoi, 30 March 2025



**INDEPENDENT AUDITOR'S REPORT**

**To: Shareholders, Board of Directors and Board of Management  
Railway Construction Corporation Joint - Stock Company**

We have audited the accompanying Separate Financial Statements of Railway Construction Corporation Joint - Stock Company ("The Corporation") prepared on 30 March 2025, from page 06 to page 42, including: Separate Statement of Financial position as at 31 December 2024, Separate Statement of Income, Separate Statement of Cash flows and Notes to Separate Financial Statements for the fiscal year ended as at 31 December 2024.

**Board of Management's Responsibility**

The Board of Management is responsible for the preparation and presentation of Separate Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of Financial Statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

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

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

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

**Basis for Qualified Opinion**

As presented in Note 33 of the Separate Financial Statements, during the year, the Corporation engaged in advance payment transactions and subsequent recoveries with related parties for investment participation in the Muong Hoa Eco-Tourism Area (Hoa Binh Province) and the acquisition of a stone quarry at Go Truong Mountain (Thanh Hoa Province). These projects were discontinued pursuant to Resolution No. 67/NQ-CTĐS-HĐQT dated 30 December 2024, issued by the Board of Directors, and the Corporation has recovered the advanced amounts. We have been unable to obtain sufficient appropriate audit evidence regarding the nature of these transactions and their impact on the accompanying Separate Financial Statements for the financial year ended December 31, 2024.

As presented in Note 13 of the Separate Financial Statements, the Corporation acquired 11 million shares in Neo Floor Joint Stock Company pursuant to Resolution No. 67/NQ-CTĐS-HĐQT dated 30 December 2024, issued by the Board of Directors, with a total value of VND 214.5 billion. As of the issuance date of this Independent Audit Report, we have not been able to obtain complete documentation related to this share acquisition transaction. Therefore, we are unable to determine the necessary adjustments (if any) to the accompanying Separate Financial Statements concerning this long-term financial investment.

### Qualified Opinion

In our opinion, except for the effects of the matter described in the "Basis for Qualified Opinion" paragraph, the Separate Financial Statements give a true and fair view, in all material respects, of the Financial Position of Railway Construction Corporation Joint - Stock Company as at 31 December 2024, its operating results and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements.

**AASC Auditing Firm Company Limited**

**Pham Anh Tuan**

Deputy General Director

Registered Auditor No: 0777-2023-002-1

Hanoi, 30 March 2025

**Nguyen Truong Minh**

Auditor

Registered Auditor No: 2290-2023-002-1



**SEPARATE STATEMENT OF FINANCIAL POSITION**  
*As at 31 December 2024*

Code ASSETS	Note	31/12/2024	01/01/2024
		VND	(Adjusted) VND
<b>100 A. CURRENT ASSETS</b>		<b>664,470,837,158</b>	<b>1,004,995,683,877</b>
<b>110 I. Cash and cash equivalents</b>	<b>3</b>	<b>9,496,814,862</b>	<b>314,618,975,871</b>
111 1. Cash		9,496,814,862	302,518,975,871
112 2. Cash equivalents		-	12,100,000,000
<b>130 II. Short-term receivables</b>		<b>492,319,185,687</b>	<b>465,452,898,070</b>
131 1. Short-term trade receivables	4	296,587,515,084	378,557,053,884
132 2. Short-term prepayment to suppliers	5	196,841,980,368	78,555,608,625
136 3. Other short-term receivables	6	13,424,944,290	21,967,631,870
137 4. Provision for short-term doubtful debts		(14,535,254,055)	(13,627,396,309)
<b>140 III. Inventories</b>	<b>8</b>	<b>135,597,944,580</b>	<b>196,401,931,886</b>
141 1. Inventories		141,938,178,599	207,036,889,191
149 2. Provision for devaluation of inventories		(6,340,234,019)	(10,634,957,305)
<b>150 IV. Other short-term assets</b>		<b>27,056,892,029</b>	<b>28,521,878,050</b>
151 1. Short-term prepaid expenses	9	1,847,562,391	1,414,815,814
152 2. Deductible VAT		25,209,329,638	27,107,062,236
<b>200 B. NON-CURRENT ASSETS</b>		<b>353,305,868,455</b>	<b>143,398,818,488</b>
<b>220 I. Fixed assets</b>		<b>59,945,949,661</b>	<b>72,092,842,563</b>
221 1. Tangible fixed assets	10	56,249,663,983	68,259,952,045
222 - Historical cost		240,143,226,008	242,879,626,354
223 - Accumulated depreciation		(183,893,562,025)	(174,619,674,309)
227 2. Intangible fixed assets	11	3,696,285,678	3,832,890,518
228 - Historical cost		5,022,375,400	5,022,375,400
229 - Accumulated depreciation		(1,326,089,722)	(1,189,484,882)
<b>230 II. Investment properties</b>	<b>12</b>	<b>2,994,275,698</b>	<b>3,090,865,234</b>
231 - Historical cost		5,686,065,091	5,686,065,091
232 - Accumulated depreciation		(2,691,789,393)	(2,595,199,857)
<b>250 III. Long-term investments</b>	<b>13</b>	<b>283,882,141,230</b>	<b>57,031,625,208</b>
251 1. Investments in subsidiaries		66,354,500,000	50,271,500,000
253 2. Equity investments in other entities		253,389,860,000	38,889,860,000
254 3. Provision for devaluation of long-term investments		(35,862,218,770)	(32,129,734,792)
<b>260 IV. Other long-term assets</b>		<b>6,483,501,866</b>	<b>11,183,485,483</b>
261 1. Long-term prepaid expenses	9	6,483,501,866	11,183,485,483
<b>270 TOTAL ASSETS</b>		<b>1,017,776,705,613</b>	<b>1,148,394,502,365</b>




**SEPARATE STATEMENT OF FINANCIAL POSITION**  
**As at 31 December 2024**  
**(Continued)**

Code CAPITAL	Note	31/12/2024	01/01/2024 (Adjusted)
		VND	VND
<b>300 C. LIABILITIES</b>		<b>655,730,378,879</b>	<b>786,721,489,250</b>
<b>310 I. Current liabilities</b>		<b>654,961,360,867</b>	<b>784,431,067,106</b>
311 1. Short-term trade payables	14	204,512,704,213	152,643,369,936
312 2. Short-term prepayments from customers	15	60,483,809,693	299,217,973,135
313 3. Taxes and other payables to State budget	16	9,822,114,227	16,646,605,603
314 4. Payables to employees		2,004,779,061	1,802,166,601
315 5. Short-term accrued expenses	17	31,036,490,496	38,932,640,842
319 6. Other short-term payables	18	3,430,029,549	4,810,155,004
320 7. Short-term borrowings and finance lease liabilities	19	343,145,759,416	270,198,582,567
322 8. Bonus and welfare fund		525,674,212	179,573,418
<b>330 II. Non-current liabilities</b>		<b>769,018,012</b>	<b>2,290,422,144</b>
333 1. Long-term accrued expenses	17	371,018,012	800,866,644
337 2. Other long-term payables	18	78,000,000	84,000,000
338 3. Long-term borrowings and finance lease liabilities	19	320,000,000	1,405,555,500
<b>400 D. OWNER'S EQUITY</b>		<b>362,046,326,734</b>	<b>361,673,013,115</b>
<b>410 I. Owner's equity</b>	<b>20</b>	<b>362,046,326,734</b>	<b>361,673,013,115</b>
411 1. Contributed capital		320,647,490,000	320,647,490,000
411a - Ordinary shares with voting rights		320,647,490,000	320,647,490,000
412 2. Share Premium		(166,165,431)	(166,165,431)
421 3. Retained earnings		41,565,002,165	41,191,688,546
421a - Retained earnings accumulated to previous year		40,191,688,546	16,534,000,116
421b - Retained earnings of the current year		1,373,313,619	24,657,688,430
<b>440 TOTAL CAPITAL</b>		<b>1,017,776,705,613</b>	<b>1,148,394,502,365</b>

  
**Le Phu Minh Duc**  
Preparer

  
**Nguyen Thi Thanh Huyen**  
Chief Accountant

  
**Vu Van Phuc**  
General Director  
Hanoi, 30 March 2025




**SEPARATE STATEMENT OF INCOME**  
*Year 2024*

Code	ITEMS	Note	Year 2024	Year 2023
			VND	(Adjusted) VND
01	1. Revenue from sales of goods and rendering of services	22	746,324,275,802	792,511,696,991
10	2. Net revenue from sales of goods and rendering of services		746,324,275,802	792,511,696,991
11	3. Cost of goods sold and services	23	688,185,479,403	709,374,335,258
20	4. Gross profit from sales of goods and rendering of services		58,138,796,399	83,137,361,733
21	5. Financial income	24	4,244,279,560	14,891,919,487
22	6. Financial expense	25	30,428,055,115	26,867,084,816
23	<i>In which: Interest expense</i>		26,689,691,137	25,639,454,211
25	7. Selling expense		53,009,181	529,673,090
26	8. General and administrative expenses	26	27,004,612,255	38,147,223,762
30	9. Net profit from operating activities		4,897,399,408	32,485,299,552
31	10. Other income	27	1,012,755,943	785,573,639
32	11. Other expenses	28	1,132,180,234	775,001,910
40	12. Other profit		(119,424,291)	10,571,729
50	13. Total net profit before tax		4,777,975,117	32,495,871,281
51	14. Current corporate income tax expense	29	3,404,661,498	7,838,182,851
60	15. Profit after corporate income tax		<u>1,373,313,619</u>	<u>24,657,688,430</u>

  
**Le Phu Minh Duc**  
Preparer

  
**Nguyen Thi Thanh Huyen**  
Chief Accountant



  
**Vo Van Phuc**  
General Director  
Hanoi, 30 March 2025



**SEPARATE STATEMENT OF CASH FLOWS**  
**Year 2024**  
**(Indirect method)**

Code	ITEMS	Note	Year 2024	Year 2023
			VND	(Adjusted) VND
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	<b>1. Profit before tax</b>		<b>4,777,975,117</b>	<b>32,495,871,281</b>
	<b>2. Adjustment for:</b>			
02	- Depreciation and amortization of fixed assets and investment properties		13,218,920,482	12,386,335,784
03	- Provisions		345,618,438	1,084,197,605
05	- Gains, losses from investment activities		(4,475,320,601)	(14,368,116,679)
06	- Interest expense		26,689,691,137	25,639,454,211
08	<b>3. Operating profit before changes in working capital</b>		<b>40,556,884,573</b>	<b>57,237,742,202</b>
09	- Increase, decrease in receivables		(38,423,952,779)	22,375,026,714
10	- Increase, decrease in inventories		65,098,710,592	(62,537,600,457)
11	- Increase, decrease in payables		(196,388,311,326)	286,713,407,556
12	- Increase, decrease in prepaid expenses		4,267,237,040	(995,287,722)
14	- Interest paid		(24,489,450,962)	(26,444,645,583)
15	- Corporate income tax paid		(12,415,422,861)	(755,557,680)
17	- Other payments on operating activities		(653,899,206)	(820,426,582)
20	<b>Net cash flow from operating activities</b>		<b>(162,448,204,929)</b>	<b>274,772,658,448</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	1. Purchase or construction of fixed assets and other long-term assets		(1,676,942,458)	(13,086,224,369)
22	2. Proceeds from disposals of fixed assets and other long-term assets		932,545,455	972,222,222
25	3. Equity investments in other entities		(235,833,000,000)	-
26	4. Proceeds from equity investment in other entities		6,104,000,000	-
27	5. Interest and dividend received		15,937,819,574	15,310,344,623
30	<b>Net cash flow from investing activities</b>		<b>(214,535,577,429)</b>	<b>3,196,342,476</b>
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	1. Proceeds from issuance of shares and receipt of contributed capital		-	437,684,569
33	2. Proceeds from borrowings		475,110,482,231	466,907,599,024
34	3. Repayment of principal		(403,248,860,882)	(455,493,480,644)
40	<b>Net cash flow from financing activities</b>		<b>71,861,621,349</b>	<b>11,851,802,949</b>
50	<b>Net cash flows in the year</b>		<b>(305,122,161,009)</b>	<b>289,820,803,873</b>
60	<b>Cash and cash equivalents at the beginning of the year</b>		<b>314,618,975,871</b>	<b>24,798,171,998</b>
70	<b>Cash and cash equivalents at the end of the year</b>	3	<b>9,496,814,862</b>	<b>314,618,975,871</b>

  
**Le Phu Minh Duc**  
Preparer

  
**Nguyen Thi Thanh Huyen**  
Chief Accountant

  
**Vo Van Phuc**  
General Director  
Hanoi, 30 March 2025



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

**1 GENERAL INFORMATION**

**Form of ownership**

Railway Construction Corporation Joint - Stock Company was formerly known as the Railway Construction Company and was equitized under Decision No. 3745/QĐ-BGTVT dated 07 December 2004, issued by the Ministry of Transport. The Corporation operates under Enterprise Registration Certificate No. 0103008002, first issued by the Hanoi Department of Planning and Investment on 25 May 2005, later changed to No. 3300101075 in its 16th amendment on 21 July 2015. The most recent amendment (24th) was made on 04 July 2024.

The Corporation's head office is located at 33 Lang Ha Street, Thanh Cong Ward, Ba Dinh District, Hanoi City, Vietnam.

The Company's charter capital is VND 320,647,490,000, equivalent to 32,064,749 shares, with a par value of VND 10,000 per share.

The total number of employees of the Corporation as of 31 December 2024 was 105 (It was 85 employees as of 01 January 2024).

**Business Sectors:** Construction, trade, and services.

**Business Activities:** Main business activities of the Corporation include:

- Construction of other civil engineering works. Specifically: construction of transportation, industrial, civil, and irrigation projects;
- Construction of railway and road infrastructure;
- Specialized design activities;
- Wholesale of construction materials and installation equipment in construction, including the import and export of construction materials, trading of construction materials;
- Wholesale of machinery, equipment, and other spare parts, including import and export of materials, machinery, and equipment for the transportation sector; import and export of materials, machinery, equipment, spare parts, and specialized accessories for the railway sector;
- Real estate business, including ownership and leased land use rights;
- Short-term accommodation services, including hotel, guesthouse, and catering services;
- Restaurants and mobile catering services.

**The Corporation's operation in the year that affects the Separate Financial Statements**

During the year, in the construction activities: in addition to executing carryover contracts from the previous year, the Corporation signed several new contracts and carried out the construction and acceptance of high-value projects, such as Package XL11 Quy Nhon - Chi Thanh, Package XL-VNT2-03 for the renovation and upgrading of section Km1241+990 - Km1314+930,... resulting in a slight increase in recorded construction revenue compared to the previous year. However, for material supply, machinery rental, and construction tool leasing activities: in 2024, projects/works involving subcontracted construction had nearly completed the construction phase and were only awaiting final acceptance and settlement, resulting in a sharp decrease in revenue from these activities.

Additionally, as the Corporation no longer generated profit from its investment cooperation agreement with Hanoi Financial Technology Investment Joint Stock Company as it did in the previous year, financial income decreased significantly in 2024 compared to the prior year.

The main reasons mentioned above resulted in a significant decrease in the Corporation's pre-tax profit in 2024 compared to the previous year.



### **Corporate structure**

The Corporation's member entities are as follows:

<u>Name of the entity</u>	<u>Address</u>	<u>Main business activities</u>
Branch of Railway Construction Corporation Joint Stock Company - Railway Hotel	131 Thach Han Street, Thuan Hoa Ward, Hue City, Thua Thien Hue Province	Short-term accommodation services

For details regarding the Corporation's subsidiaries, refer to Note 13 of the financial statements.

## **2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY**

### **2.1 Accounting period and accounting currency**

Annual accounting period commences on 01 January and ends on 31 December.

The Company maintains its accounting records in Vietnamese Dong (VND).

### **2.2 Standards and Applicable Accounting Policies**

#### *Applicable Accounting Policies*

The Corporation applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

#### *Declaration of compliance with Accounting Standards and Accounting System*

The Corporation applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

### **2.3 Basis for preparation of the Separate Financial Statements**

The Separate Financial Statements are presented based on the historical cost principle.

The Separate Financial Statements of the Corporation are prepared based on summarization of the financial statements of the independent accounting entities and the head office of the Corporation.

In the Corporations's Separate Financial Statements, all internal transactions and balances related to assets, capital sources, and internal receivables and payables have been entirely eliminated.

The Users of these Separate Financial Statements should study the Separate Financial Statements combined with the Consolidated Financial Statements of the Corporation and its subsidiaries ("the Group") for the fiscal year ended as at 31 December 2024 in order to gain enough information regarding the financial position, operating results and cash flows of the Group.

### **2.4 Accounting estimates**

The preparation of Separate Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Separate Financial Statements and the reported amounts of revenues and expenses during the fiscal year.



The estimates and assumptions that have a material impact in the Separate Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Corporation and that are assessed by the Board of Management to be reasonable under the circumstances.

## **2.5 Cash and cash equivalents**

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of no more than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

## **2.6 Financial investments**

### *Investments in subsidiaries*

Investments in subsidiaries are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less provision for devaluation of investments.

Provision for impairment of investments shall be made based on the Financial Statements of subsidiaries, joint ventures or associates at the provision date.

### *Investments in other entities*

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for impairment of long-term investments that do not have a significant impact on the investee is based on the investee's financial statements at the provision date.

## **2.7 Receivables**

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Corporation. The receivables shall be classified into short-term receivables or long-term receivables in the Separate Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.



## **2.8 Inventories**

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the year.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

## **2.9 Fixed assets**

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

### *Subsequent measurement after initial recognition*

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Separate Statement of Income in the year in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful life as follows:

- Buildings, structures	10 - 25 years
- Other Machinery, equipment	03 - 20 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 08 years
- Land use rights	32 years
- Land use rights with an indefinite term	No depreciation
- Management software	10 years

## **2.10 Investment properties**

Investment properties are initially recognized at cost.

Investment properties held for operating lease are recorded at historical cost, accumulated depreciation and carrying amount and depreciated using the straight-line method with expected useful life as follows:

- Buildings, structures	25 years
-------------------------	----------



## **2.11 Construction in progress**

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognized at cost. This includes costs of construction, installation of equipment and other direct costs.

## **2.12 Operating lease**

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

## **2.13 Prepaid expenses**

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

*Types of prepaid expenses include:*

Prepaid land expenses include prepaid land rental, including those related to leased land for which the Corporation has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with the Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These expenses are recognized in the Separate Statement of Income on a straight-line basis according to the lease term of the contract.

Tools and supplies include assets which are possessed by the Corporation in an ordinary course of business, with historical cost of each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 01 to 03 years.

Asset repair costs are recognized at cost and allocated on a straight-line basis over a period of 01 to 3 years.

Other prepaid expenses are recorded at their historical costs and allocated on a straight-line basis over their useful life of 01 to 03 years.

## **2.14 Payables**

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Corporation. The payables shall be classified into short-term payables or long-term payables on the Separate Financial Statements according to their remaining terms at the reporting date.

## **2.15 Borrowings**

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

## **2.16 Borrowing costs**

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.



## **2.17 Accrued expenses**

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, accrued expenses to construction costs which are recorded as operating expenses of the reporting year.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

## **2.18 Owner's equity**

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

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Corporation's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Corporation.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

## **2.19 Revenue**

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns:

### *Revenue from sale of goods*

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Corporation no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

### *Revenue from rendering of services*

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

### *Revenue from construction contracts*

Construction contracts stipulate that the contractors are paid based on the value of work performed. When the outcome of the construction contract can be reliably measured and is confirmed by the client, the revenue and expenses related to the contract are recognized in accordance with the portion of work completed and are certified by the client during the year, as reflected in the issued invoices.

### *Financial income*

Financial income includes income from assets yielding interest, royalties, dividends and other financial gains by the Corporation shall be recognised when the two conditions are satisfied:



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

Dividend income shall be recognised when the Corporation's right to receive dividend is established.

## **2.20 Cost of goods sold and services rendered**

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year even when products and goods have not been determined as sold.

The Corporation applies the cost allocation method for construction contract cost of sales in accordance with Notification No. 1378/TB/CTĐS dated 04 December 2009, issued by the General Director of the Railway Construction Corporation Joint Stock Company. Accordingly, the cumulative cost of sales for construction projects is determined based on the ratio of cumulative net revenue (the value certified by the investor) to the total cumulative value of completed construction output from the commencement date of the project until the end of the financial year. This ratio is calculated by multiplying the actual verified volume of work performed by the contract price per unit. The resulting percentage is then applied to the total cumulative costs incurred for each project. The cost of sales for construction projects recognized in the year is determined as the cumulative cost of sales calculated using the above method, minus the total cost of sales recognized in prior financial years.

## **2.21 Financial expenses**

Items recorded into financial expenses comprise: borrowing costs; provision for impairment of investment in other entities,... are recorded by the total amount arising in the year without offsetting against financial income.

## **2.22 Selling expenses**

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. Selling expenses primarily include: costs of raw materials and supplies used for sales activities, costs of outsourced services, and other costs.

## **2.23 General and administrative expense**

General and administrative expenses reflect the Corporation's overall management costs, primarily including: salaries of administrative personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office material costs, work tools, depreciation of fixed assets used for corporate management, provisions for doubtful debts, outsourced services, and other expenses.

## **2.24 Corporate income tax**

### *Current corporate income tax expenses*

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

### *Current corporate income tax rate*

For the fiscal year ended 31 December 2024, the Corporation applies the corporate income tax rate of 20% for the operating activities which has taxable income.

## 2.25 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Corporation's related parties include:

- Enterprises, directly or indirectly through one or more intermediaries, having control over the Corporation or being under the control of the Corporation, or being under common control with the Corporation, including the Corporation's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Corporation that have a significant influence on the Corporation, key management personnel including directors and employees of the Corporation, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Corporation should consider the nature of the relationship rather than the legal form of the relationship.

## 2.26 Segment information

During the year, the Corporation primarily operated in the field of construction and the provision of materials for construction in Vietnam. Therefore, the Corporation does not prepare segment reports by business field or geographic area.

## 3 CASH AND CASH EQUIVALENTS

	31/12/2024	01/01/2024
	VND	VND
Cash on hand	184,671,528	211,775,190
Demand deposits	9,312,143,334	302,307,200,681
Cash equivalents	-	12,100,000,000
	<b><u>9,496,814,862</u></b>	<b><u>314,618,975,871</u></b>



**4 SHORT-TERM TRADE RECEIVABLES**

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>Related parties</b>	<b>54,635,153,664</b>	-	<b>163,619,334,694</b>	-
Construction JSC	-	-	11,137,706,407	-
NO.791				
792 Construction JSC	-	-	8,762,904,302	-
793 Construction JSC	-	-	11,483,551,562	-
796 Railway	14,778,896,014	-	27,617,929,561	-
Construction JSC				
798 Mechanical	-	-	27,728,818,900	-
Excution Construction				
Construction JSC	12,254,165,862	-	22,814,654,209	-
NO.875				
878 Mechanical and	26,876,177,488	-	32,192,122,258	-
Construction JSC				
879 Construction JSC	-	-	8,970,078,636	-
Da Nang Railway	-	-	12,346,881,219	-
Material One Member				
Co., Ltd				
Thanh Nam Land	725,914,300	-	564,687,640	-
Investment and				
Development JSC				
<b>Others</b>	<b>241,952,361,420</b>	<b>(9,247,983,055)</b>	<b>214,937,719,190</b>	<b>(9,215,125,309)</b>
Mien Trung	66,029,392,655	-	76,029,392,655	-
Construction Group				
JSC				
Railway Project	109,366,005,574	-	72,820,188,857	-
Management Board				
Civil Engineering	8,289,858,145	(8,289,858,145)	8,289,858,145	(8,289,858,145)
Construction				
Corporation NO1 - JSC				
Other customers	58,267,105,046	(958,124,910)	57,798,279,533	(925,267,164)
	<b>296,587,515,084</b>	<b>(9,247,983,055)</b>	<b>378,557,053,884</b>	<b>(9,215,125,309)</b>

**5 SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	31/12/2024		01/01/2024	
	Value VND	Provision VND	Value VND	Provision VND
<b>Related parties</b>	<b>183,802,798,932</b>	-	<b>58,747,029,976</b>	-
Construction JSC	17,018,159,696	-	7,010,234,246	-
NO.791				
792 Construction JSC	20,658,853,484	-	457,519,450	-
793 Construction JSC	35,668,836,020	-	22,759,294,449	-
796 Railway	24,641,788,888	-	8,370,405,266	-
Construction JSC				
798 Mechanical	28,176,494,147	-	740,221,489	-
Excution Construction				
Construction JSC	15,203,446,777	-	3,906,545,971	-
NO.875				
878 Mechanical and	12,347,484,882	-	-	-
Construction JSC				
879 Construction JSC	26,087,735,038	-	11,551,409,105	-
An Ngoc Investment	4,000,000,000	-	3,951,400,000	-
and Co., Ltd				
<b>Others</b>	<b>13,039,181,436</b>	<b>(1,712,271,000)</b>	<b>19,808,578,649</b>	<b>(1,712,271,000)</b>
Engineering Consultant	1,712,271,000	(1,712,271,000)	1,712,271,000	(1,712,271,000)
and Construction JSC				
Van Tin Investment	-	-	5,701,221,300	-
Construction JSC				
Other customers	11,326,910,436	-	12,395,086,349	-
	<b>196,841,980,368</b>	<b>(1,712,271,000)</b>	<b>78,555,608,625</b>	<b>(1,712,271,000)</b>



**6 OTHER SHORT-TERM RECEIVABLES**

	31/12/2024		01/01/2024	
	Value VND	Provision VND	Value VND	Provision VND
Advance receivable	8,370,728,441	-	4,369,691,867	-
Union fund receivable	527,243,108	-	658,645,488	-
Interest receivable from deposits	-	-	14,417,222	-
Dividends and profits receivable	875,000,000	(875,000,000)	13,408,122,792	-
Truong Son Volunteer Youth Group Co., Ltd	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)
Bac Ha Investment Trading and Construction JSC	1,700,000,000	(1,700,000,000)	1,700,000,000	(1,700,000,000)
Other receivables	951,972,741	-	816,754,501	-
	<b>13,424,944,290</b>	<b>(3,575,000,000)</b>	<b>21,967,631,870</b>	<b>(2,700,000,000)</b>
<b>In which: related parties</b>				
Da Nang Railway Material One Member Co., Ltd	-	-	12,533,122,792	-
879 Construction JSC	36,233,520	-	-	-
Mr Nguyen Hai Duy	4,219,904,110	-	354,400,000	-
	<b>4,256,137,630</b>	<b>-</b>	<b>12,887,522,792</b>	<b>-</b>

**7 DOUBTFUL DEBTS**

Total value of receivables and debts that are overdue or not due but difficult to be recovered:

	31/12/2024		01/01/2024	
	Original cost VND	Recoverable value VND	Original cost VND	Recoverable value VND
Civil Engineering Construction Corporation No.1 - JSC	8,289,858,145	-	8,289,858,145	-
Engineering Consultant and Construction JSC	1,712,271,000	-	1,712,271,000	-
Bac Ha Investment Trading and Construction JSC	1,700,000,000	-	1,700,000,000	-
Truong Son Volunteer Youth Group Co., Ltd	1,000,000,000	-	1,000,000,000	-
Other receivables	2,224,294,156	391,169,246	1,349,294,156	424,026,992
	<b>14,926,423,301</b>	<b>391,169,246</b>	<b>14,051,423,301</b>	<b>424,026,992</b>

The recoverable amount mentioned above is determined by the original cost minus the provision for doubtful debts established for these receivables. The Corporation's Board of Management continues to implement measures to fully recover all of these doubtful debts.

**8 INVENTORIES**

	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	31,784,402,619	-	41,751,218,982	-
Tools, supplies	351,631,250	-	67,282,724	-
Work in progress (*)	108,048,531,109	(6,340,234,019)	162,467,501,378	(10,634,957,305)
Goods	1,753,613,621	-	2,750,886,107	-
	<b>141,938,178,599</b>	<b>(6,340,234,019)</b>	<b>207,036,889,191</b>	<b>(10,634,957,305)</b>

(\*) Detailed on Work in progress:

	31/12/2024		01/01/2024	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Package No. 8: Renovation of Chi Linh - Mao Khe under the Lim - Pha Lai Railway Project (i)	42,073,671,789	-	48,126,842,929	-
Package XL02 Van Ninh - Cam Lo	16,991,321,599	-	21,661,641,100	-
Bidding package XL11 Quy Nhon - Chi Thanh	18,359,294,483	-	17,026,163,884	-
Rach Ong Bridge - Ba Ria Vung Tau	3,710,061,380	-	3,351,534,395	-
Bidding package XL- VNT2-03: Renovation and upgrade of the section from Km1241+990 to Km1314+930 in Khanh Hoa Province	2,307,045,124	-	13,400,228,070	-
Bidding package CP1C: Minh Le Bridge, Khe Net, and Ngan Son	5,051,816,606	(5,051,816,606)	5,051,816,606	(5,051,816,606)
Bidding package 14: Ong Tan Bridge, Yen Lap Bridge - Ha Long - Cai Lan Project	-	-	2,986,692,757	(2,986,692,757)
Other constructions	19,555,320,128	(1,288,417,413)	50,862,581,637	(2,596,447,942)
	<b>108,048,531,109</b>	<b>(6,340,234,019)</b>	<b>162,467,501,378</b>	<b>(10,634,957,305)</b>

(i) The construction value of Package No. 8: Renovation and upgrading of the railway section from Chi Linh to Mao Khe under the contract signed with the Railway Project Management Board in 2015. The project has been temporarily suspended since 2016 due to the Ministry of Transport's inability to allocate funding. On 20 July 2022, the Railway Project Management Board issued Official Letter No. 1738/BQLDAĐS-DA1 to the Ministry of Transport, reporting that Package No. 08 had been substantially completed and recommending approval for acceptance. The Corporation and the supervision consultant have compiled all necessary legal documents,



design records, acceptance and payment records, semi-finished product volumes, unapproved construction volumes, and other related costs, and submitted a report to the Railway Project Management Board at the time of technical suspension. This was done to facilitate the acceptance of completed work once funding is allocated by the relevant authorities. On 10 December 2024, the Corporation continued to issue Official Letter No. 877/CTDS-KT to the Railway Project Management Board regarding confirmation of the remaining construction volume. Subsequently, on 18 December 2024, the Railway Project Management Board responded with Official Letter No. 3533/BQLDAĐS-DA1, stating that they had conducted a review and submitted a report to the Ministry of Transport, requesting that higher authorities consider and allocate funds for the Yen Vien - Pha Lai - Ha Long - Cai Lan railway project to enable payment for completed works.

In February 2025, the Ministry of Transport submitted an investment proposal for the Yen Vien - Pha Lai - Ha Long - Cai Lan railway project. The Board of Management believes that the funding allocation plan will soon be approved, thereby providing the basis for the acceptance and settlement of completed works. The Corporation is continuing to work with the Railway Project Management Board to finalize the documentation in preparation for the acceptance and payment process.

## 9 PREPAID EXPENSES

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short-term</b>		
Maintenance and repair expenses	971,521,116	985,316,061
Dispatched tools and supplies	619,665,441	136,530,878
Insurance expenses	242,715,456	261,094,665
Others	13,660,378	31,874,210
	<b>1,847,562,391</b>	<b>1,414,815,814</b>
<b>b) Long-term</b>		
Unallocated tools and equipment expenses	3,572,954,111	6,252,102,051
Prepaid land lease expenses for Station 76	649,251,630	685,321,158
Machinery and equipment maintenance expenses	1,948,450,321	4,233,914,974
Others	312,845,804	12,147,300
	<b>6,483,501,866</b>	<b>11,183,485,483</b>

10 TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Instrument and tools for management	Total
	VND	VND	VND	VND	VND
<b>Historical cost</b>					
Beginning balance	43,769,366,865	174,773,887,446	22,866,408,472	1,469,963,571	242,879,626,354
Purchase in the year	-	375,935,185	1,301,007,273	-	1,676,942,458
Liquidation, disposal	-	(4,413,342,804)	-	-	(4,413,342,804)
<b>Ending balance of the year</b>	<b>43,769,366,865</b>	<b>170,736,479,827</b>	<b>24,167,415,745</b>	<b>1,469,963,571</b>	<b>240,143,226,008</b>
<b>Accumulated depreciation</b>					
Beginning balance	24,134,819,601	133,722,494,168	15,314,875,261	1,447,485,279	174,619,674,309
Depreciation in the year	1,167,912,684	10,028,869,127	1,677,675,471	111,268,824	12,985,726,106
Liquidation, disposal	-	(3,711,838,390)	-	-	(3,711,838,390)
Reclassification	-	171,874,999	-	(171,874,999)	-
<b>Ending balance of the year</b>	<b>25,302,732,285</b>	<b>140,211,399,904</b>	<b>16,992,550,732</b>	<b>1,386,879,104</b>	<b>183,893,562,025</b>
<b>Net carrying amount</b>					
Beginning balance	19,634,547,264	41,051,393,278	7,551,533,211	22,478,292	68,259,952,045
<b>Ending balance</b>	<b>18,466,634,580</b>	<b>30,525,079,923</b>	<b>7,174,865,013</b>	<b>83,084,467</b>	<b>56,249,663,983</b>

The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year is VND 44,037,168,805 (it was VND 51,613,056,633 as at 01 January 2024).

Cost of fully depreciated tangible fixed assets but still in use at the end of the year is VND 61,736,024,605 (it was VND 48,346,556,633 as at 01 January 2024).



## 11 INTANGIBLE FIXED ASSETS

	Land use rights (i)	Computer software	Total
	VND	VND	VND
<b>Historical cost</b>			
Beginning balance	4,862,375,400	160,000,000	5,022,375,400
<b>Ending balance of the year</b>	<b>4,862,375,400</b>	<b>160,000,000</b>	<b>5,022,375,400</b>
<b>Accumulated amortization</b>			
Beginning balance	1,099,506,376	89,978,506	1,189,484,882
Amortization in the year	111,916,668	24,688,172	136,604,840
<b>Ending balance of the year</b>	<b>1,211,423,044</b>	<b>114,666,678</b>	<b>1,326,089,722</b>
<b>Net carrying amount</b>			
Beginning balance	3,762,869,024	70,021,494	3,832,890,518
<b>Ending balance</b>	<b>3,650,952,356</b>	<b>45,333,322</b>	<b>3,696,285,678</b>

- (i) Land use rights are classified as intangible fixed assets including: The value of perpetual land use rights of the Corporation at Dong Tan Quarter, Di An Ward, Di An Town, Binh Duong Province, covering an area of 228 m<sup>2</sup> and the located in Hung Thinh Commune, Trang Bom District, Dong Nai Province, with an area of 19,306.7 m<sup>2</sup>, with a land use term expiring in March 2046.

## 12 INVESTMENT PROPERTIES

The Corporation's investment property is an office for lease located at No. 33 Lang Ha Street, Thanh Cong Ward, Ba Dinh District, Hanoi City, with an original cost of VND 5,686,065,091. As of 31 December 2024, the accumulated depreciation value of the investment property amounted to VND 2,691,789,393, the remaining value of VND 2,994,275,698, and the depreciation expense for the year was VND 96,589,536. The investment property has been pledged as collateral for a loan by the Corporation at the Bank for Investment and Development of Vietnam - Dong Do Branch (Note 19).

During the year, rental revenue generated from the investment property leasing activities amounted to VND 6,918,384,769 (compared to VND 6,929,941,099 in 2023).

The rental payments to be received periodically in the future is presented by the Corporation in Note 21.

As of December 31, 2024, the fair value of the investment property has not been officially appraised or determined. However, based on the leasing status and market prices of these assets, the Board of Management of the Corporation believes that fair value of the investment property exceeds its net book value as of the financial year-end.



**13 LONG-TERM INVESTMENTS**

**Equity investments in other entities**

	31/12/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
<b>Investments in subsidiaries</b>				
- Hoang Mai Stone Joint Stock Company (i)	66,354,500,000	-	50,271,500,000	-
- Da Nang Railway Material One Member Co., Ltd (ii)	28,250,000,000	-	33,500,000,000	-
	38,104,500,000	-	16,771,500,000	-
<b>Investments in other entities (iv)</b>				
- Construction JSC NO.791	253,389,860,000	(35,862,218,770)	38,889,860,000	(32,129,734,792)
- 792 Construction JSC	5,831,680,000	(5,708,951,648)	5,831,680,000	(5,590,875,529)
- 793 Construction JSC	6,300,000,000	(6,077,734,855)	6,300,000,000	(4,633,460,943)
- 796 Railway Construction JSC	4,549,930,000	(4,549,930,000)	4,549,930,000	(4,341,147,860)
- 798 Mechanical Excution Construction JSC	2,500,000,000	(2,500,000,000)	2,500,000,000	(2,500,000,000)
- Construction JSC NO.875	3,907,600,000	(3,907,600,000)	3,907,600,000	(2,403,530,280)
- 878 Mechanical and Construction JSC	4,499,700,000	(3,965,643,759)	4,499,700,000	(3,965,643,759)
- 879 Construction JSC	4,850,950,000	(4,850,950,000)	4,850,950,000	(4,850,950,000)
- Saigon Railway Material JSC	6,350,000,000	(4,301,408,508)	6,350,000,000	(3,844,126,421)
- Neo Floor JSC (iii)	100,000,000	-	100,000,000	-
	214,500,000,000	-	-	-
	<b>319,744,360,000</b>	<b>(35,862,218,770)</b>	<b>89,161,360,000</b>	<b>(32,129,734,792)</b>

The Corporation has not determined the fair value of these financial investments due to Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not provided any detailed guidance on the determination of the fair value.

(i) Hoang Mai Stone Joint Stock Company ("Hoang Mai Stone") operates under Enterprise Registration Certificate No. 2901437166, initially issued by the Department of Planning and Investment of Nghe An Province on 20 October 2011, and most recently amended for the sixth time on 26 November 2021. Hoang Mai Stone is headquartered in Quynh Thien Ward, Hoang Mai Town, Nghe An Province. Its core business activities include: the extraction of stone, sand, gravel, clay, and kaolin; construction of other civil engineering projects; iron and steel casting; machinery and equipment repair; railway and road construction; architectural and related technical consultancy services; installation of industrial machinery and equipment; and leasing of machinery, equipment, and other tangible goods. During the year, the Corporation transferred 525,000 shares of Hoang Mai Stone pursuant to Resolution No. 42/2024/NQ-CTDS-HDQT dated 26 August 2024, issued by the Board of Directors. As of 31 December 2024, the Corporation's equity interest and voting rights in Hoang Mai Stone were 50.33%.



- (ii) Da Nang Railway Materials Company Limited ("DRM") operates under Enterprise Registration Certificate No. 0400101813, initially issued by the Department of Planning and Investment of Da Nang City on 01 July 2005, and most recently amended for the tenth time on 10 April 2024. DRM is headquartered at 61 Nguyen Van Cu Street, Lien Chieu District, Da Nang City. Its core business activities include wholesale trading of materials, equipment, and machinery spare parts; road construction; railway construction; manufacturing of precast concrete slabs, pipes, poles, and reinforced concrete piles; and assembly and production of railway turnouts and accessories, etc. During the year, the Corporation made an additional capital contribution of VND 21,333,000,000 to DRM under Decision No. 06/QĐ-CTĐS-HĐQT dated 29 March 2024. As of 31 December 2024, the Corporation's equity interest and voting rights in DRM were 100%.
- (iii) Pursuant to Resolution No. 67/NQ-CTĐS-HĐQT dated 30 December 2024, issued by the Board of Directors, the Corporation acquired 11 million shares of Neo Floor Joint Stock Company ("Neo Floor") at a price of VND 19,500 per share from Mrs. Tran Thi Hong Lien under the share transfer agreement dated 30 December 2024. On 30 and 31 December 2024, the Corporation completed full payment for the share purchase and successfully acquired ownership of the transferred shares. Neo Floor operates as a joint-stock company under Enterprise Registration Certificate No. 0201576957, initially issued by the Department of Planning and Investment of Hai Phong City on October 16, 2014. Neo Floor's headquarters is located at Lot CN4.1, MP Industrial Zone, Dinh Vu Economic Zone - Cat Hai, Dong Hai 2 Ward, Hai An District, Hai Phong City. Its core business activities include wholesale trading of construction materials and installation equipment.
- (iv) Detailed information on investments in other entities as at 31 December 2024:

Name of Company	Head office	Rate of interest and voting rights	Main business activities
Construction JSC No.791	Nghe An	18.85%	Construction of Railways and Roads
792 Construction JSC	Quang Binh	18.00%	Construction of Railways and Roads
793 Construction JSC	Quang Tri	12.47%	Construction of Railways and Roads
796 Railway Construction JSC	Ho Chi Minh City	10.00%	Construction of Railways and Roads
798 Mechanical Excution Construction JSC	Ha Noi	10.28%	Construction of Railways and Roads
Construction JSC No.875	Da Nang	10.25%	Construction of Railways and Roads
878 Mechanical and Construction JSC	Thua Thien Hue	10.78%	Construction of Railways and Roads
879 Construction JSC	Thua Thien Hue	17.40%	Construction of Railways and Roads
Saigon Railway Material JSC	Ho Chi Minh City	8.00%	Construction of Railways and Roads
Neo Floor JSC	Hai Phong City	18.33%	Wholesale of Other Construction Materials and Installation Equipment

**14 SHORT-TERM TRADE PAYABLES**

	31/12/2024		01/01/2024	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<b>Related parties</b>	<b>12,337,932,829</b>	<b>12,337,932,829</b>	-	-
Hoang Mai Stone JSC	11,906,496,000	11,906,496,000	-	-
Da Nang Railway	334,236,829	334,236,829	-	-
Material One Member Co., Ltd				
An Ngoc Investment and Co., Ltd	97,200,000	97,200,000	-	-
<b>Others</b>	<b>192,174,771,384</b>	<b>192,174,771,384</b>	<b>152,643,369,936</b>	<b>152,643,369,936</b>
Vietnam Railways	43,963,047,788	43,963,047,788	61,379,330,833	61,379,330,833
Northern Nhanluat JSC	6,563,829,573	6,563,829,573	3,606,890,852	3,606,890,852
BKT JSC	63,038,367,005	63,038,367,005	15,008,442,166	15,008,442,166
Indochina Railway Investment and Construction Co., Ltd	20,529,313,400	20,529,313,400	40,334,195,200	40,334,195,200
Yen Lao Railway JSC	-	-	8,473,056,696	8,473,056,696
Viet Nam TH	7,698,797,922	7,698,797,922	7,834,446,852	7,834,446,852
Equipments & Material JSC				
Thai Cuong JSC	1,668,644,999	1,668,644,999	2,168,644,999	2,168,644,999
Other suppliers	48,712,770,697	48,712,770,697	13,838,362,338	13,838,362,338
	<b>204,512,704,213</b>	<b>204,512,704,213</b>	<b>152,643,369,936</b>	<b>152,643,369,936</b>

**15 SHORT-TERM PREPAYMENTS FROM CUSTOMERS**

	31/12/2024	01/01/2024
	VND	VND
<b>Others</b>	<b>25,981,721,302</b>	<b>26,806,199,834</b>
Hoang Mai Stone JSC	25,981,721,302	26,806,199,834
<b>Others</b>	<b>34,502,088,391</b>	<b>272,411,773,301</b>
Project Management Unit 85	19,358,767,600	142,563,293,339
Railway Project Management Unit	5,543,116,965	70,949,908,536
Ho Chi Minh Road Project Management Unit	8,345,285,000	58,357,703,000
Others	1,254,918,826	540,868,426
	<b>60,483,809,693</b>	<b>299,217,973,135</b>



**16 TAX AND OTHER PAYABLES TO THE STATE BUDGET**

	Opening payables (adjusted)	Payables in the year	Actual payment in the year	Tax payable at the end of the year
	VND	VND	VND	VND
Value-added tax	35,450,324	5,097,214,095	5,097,573,093	35,091,326
Corporate income tax	15,122,373,024	3,404,661,498	12,415,422,861	6,111,611,661
Personal income tax	1,182,177,103	340,862,495	691,435,914	831,603,684
Land tax and land	21,768,747	3,096,721,696	1,604,054,676	1,514,435,767
Fees, charges and other payables	284,836,405	1,046,359,779	1,824,395	1,329,371,789
	<b>16,646,605,603</b>	<b>12,985,819,563</b>	<b>19,810,310,939</b>	<b>9,822,114,227</b>

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

**17 ACCRUED EXPENSES**

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short-term</b>		
Interest expense	380,749,256	197,995,985
Accrued construction expenses	30,655,741,240	38,734,644,857
- Tam Giang Bridge - Nui Thanh District - Quang Nam	3,030,062,811	5,560,393,924
- Bidding package XL02 Van Ninh - Cam Lo Expressway - Ho Chi Minh Road Project Management Board	-	7,573,927,538
- Bidding package XL-NTSG2-02 Nha Trang Saigon	-	5,590,716,546
- Bidding package 04: Hoa Xuan bridge	9,038,758,753	3,845,610,082
- Bidding package XL-VNT2-01A	5,611,294,436	-
- Other accrued construction expenses	12,975,625,240	16,163,996,767
	<b>31,036,490,496</b>	<b>38,932,640,842</b>
<b>b) Long-term</b>		
Accrued expenses for asset leasing	371,018,012	800,866,644
	<b>371,018,012</b>	<b>800,866,644</b>

**18 OTHER PAYABLES**

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short-term</b>		
Dividends or profits payable (i)	87,400,787	87,400,787
Interest payable	2,017,486,904	-
Remuneration for the Board of Directors and the Board of Supervisors	26,000,000	26,000,000
Import Export & General Trading One Member Co., Ltd	-	3,403,758,342
Other payables	1,299,141,858	1,292,995,875
	<b>3,430,029,549</b>	<b>4,810,155,004</b>
<b>b) Long-term</b>		
Training expenses for officers and employees	78,000,000	84,000,000
	<b>78,000,000</b>	<b>84,000,000</b>
<b>c) In which: Related parties</b>		
Mr. Nguyen Hai Duy	1,585,289,644	-
Da Nang Railway Material One Member Co., Ltd	6,000,000	-
793 Construction JSC	39,458,185	41,321,455
Construction JSC NO.875	9,279,360	9,279,360
878 Mechanical and Construction JSC	26,895,980	26,895,980
796 Railway Construction Joint Stock Company	10,182,560	10,182,560
Construction Joint Stock Company NO.791	3,598,080	3,598,080
Sai Gon - Ha Noi Securities JSC	60,000,000	60,000,000
	<b>1,740,703,809</b>	<b>151,277,435</b>

(i) The remaining dividends from 2009 to 2016 that individual shareholders have not claimed from the Corporation are still uncollected.



**19 BORROWINGS**

	01/01/2024		During the year		31/12/2024	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
<b>a) Short-term borrowings</b>						
Short-term debts (i)	268,957,391,567	268,957,391,567	475,110,482,231	401,801,419,882	342,266,453,916	342,266,453,916
Current portion of long-term debts	1,241,191,000	1,241,191,000	1,085,555,500	1,447,441,000	879,305,500	879,305,500
	<b>270,198,582,567</b>	<b>270,198,582,567</b>	<b>476,196,037,731</b>	<b>403,248,860,882</b>	<b>343,145,759,416</b>	<b>343,145,759,416</b>
<b>b) Long-term borrowings</b>						
Long-term debts (ii)	2,646,746,500	2,646,746,500	-	1,447,441,000	1,199,305,500	1,199,305,500
	<b>2,646,746,500</b>	<b>2,646,746,500</b>	<b>-</b>	<b>1,447,441,000</b>	<b>1,199,305,500</b>	<b>1,199,305,500</b>
Amount due for settlement within 12 months	(1,241,191,000)	(1,241,191,000)			(879,305,500)	(879,305,500)
Amount due for settlement after 12 months	1,405,555,500	1,405,555,500			320,000,000	320,000,000

## Separate Financial Statements

For the fiscal year ended 31 December 2024

(i) Detailed information on Short-term borrowings are as follows:

	Currency	Interest Rate	Date due	Loan Purpose	Guarantee	31/12/2024	01/01/2024
						VND	VND
<b>Related parties</b>							
Da Nang Railway Material One Member Co., Ltd	VND	6.00%	03 months	Business Operations	Unsecured	29,733,000,000	-
Mr. Nguyen Hai Duy	VND	12-14%	03 months	Business Operations	Unsecured	26,733,000,000	-
<b>Others</b>							
Joint Stock Commercial bank for Investment and Development of Vietnam - Dong Do Branch	VND	Floating	According to each debt acknowledgment contract	Supplement working capital	Mortgaged (*)	312,533,453,916	268,957,391,567
Sai Gon - Ha Noi Commercial Joint Stock Bank - Hanoi Branch	VND	Floating	According to each debt acknowledgment contract	Supplement working capital	Mortgaged (*)	299,894,483,771	268,957,391,567
Mr. Nguyen Huu Duc	VND	12.00%	To 31/01/2025	Business Operations	Unsecured	6,619,000,000	-
						<b>342,266,453,916</b>	<b>268,957,391,567</b>



(ii) Detailed information on Long-term borrowings are as follows:

Long-term borrowings								
Joint Stock Commercial bank for Investment and Development of Vietnam - Dong Do Branch								
- Contract	VND	Floating	60 months	2026	Investment of fixed assets	Mortgaged (*)	752,000,000	1,184,002,000
02/2021/580058/HĐTD dated 14/09/2021								
- Contract	VND	Floating	36 months	2025	Investment of fixed assets	Mortgaged (*)	155,637,500	466,912,500
01/2022/580058/HĐTD dated 20/04/2022								
- Contract	VND	Floating	24 months	2024	Investment of fixed assets	Mortgaged (*)	-	412,500,000
01/2022/580058/HĐTD dated 19/09/2022								
- Contract	VND	Floating	36 months	2026	Investment of fixed assets	Mortgaged (*)	291,668,000	583,332,000
01/2023/580058/HĐTD dated 19/01/2023								
							<u>1,199,305,500</u>	<u>2,646,746,500</u>
Amount due for settlement within 12 months							(879,305,500)	(1,241,191,000)
Amount due for settlement after 12 months							<u>320,000,000</u>	<u>1,405,555,500</u>

(\*) Loans from banks and other credit institutions are secured by collateral agreements with the lenders and have been fully registered as secured transactions.

**20 OWNER'S EQUITY**

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

	Contributed capital VND	Share premium VND	Retained earnings VND	Total VND
Beginning balance of previous year (adjusted)	320,043,640,000	-	17,534,000,116	337,577,640,116
Increase in capital in previous year	603,850,000	(166,165,431)	-	437,684,569
Profit for previous year (adjusted)	-	-	24,657,688,430	24,657,688,430
Bonus and welfare fund	-	-	(1,000,000,000)	(1,000,000,000)
Ending balance of previous year (adjusted)	320,647,490,000	(166,165,431)	41,191,688,546	361,673,013,115
Profit for this year	-	-	1,373,313,619	1,373,313,619
Bonus and welfare fund	-	-	(1,000,000,000)	(1,000,000,000)
Ending balance of this year	320,647,490,000	(166,165,431)	41,565,002,165	362,046,326,734

According to Resolution No. 01/2024/NQ-CTĐS-DHĐCĐ dated 26 April 2024 of the 2024 Annual General Meeting of Shareholders, the Corporation allocated the 2023 profits as follows:

	Amount VND
Business results after tax on consolidated financial statements	26,815,183,551
Bonus and welfare fund	1,000,000,000
Remaining retained earnings	25,815,183,551

**b) Details of Contributed capital**

	31/12/2024 VND	Rate %	01/01/2024 VND	Rate %
Mr. Ta Huu Dien	62,410,750,000	19.46	62,410,750,000	19.46
Sai Gon - Ha Noi Commercial Joint Stock Bank	31,057,500,000	9.69	31,057,500,000	9.69
Mr. Nguyen Xuan Cuong	27,704,300,000	8.64	20,704,300,000	6.46
Mr. Nguyen Hai Duy	27,387,600,000	8.54	27,387,600,000	8.54
Mr. Dau Hoang Viet	20,662,400,000	6.44	20,662,400,000	6.44
Others	151,424,940,000	47.23	158,424,940,000	49.41
	320,647,490,000	100	320,647,490,000	100



**c) Capital transactions with owners and distribution of dividends and profits**

	Year 2024 VND	Year 2023 VND
<b>Owner's contributed capital</b>		
- At the beginning of the year	320,647,490,000	320,043,640,000
- Increase in the year	-	603,850,000
- At the end of the year	320,647,490,000	320,647,490,000
<b>Distributed dividends and profit</b>		
- Dividend payable at the beginning of the year	87,400,787	87,400,787
- Dividend payable at the end of the year	87,400,787	87,400,787

**d) Share**

	31/12/2024	01/01/2024
Quantity of Authorized issuing shares	32,064,749	32,064,749
Quantity of issued shares	32,064,749	32,064,749
- Common shares	32,064,749	32,064,749
Quantity of outstanding shares in circulation	32,064,749	32,064,749
- Common shares	32,064,749	32,064,749
Par value per share: VND 10,000/share		

**21 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**

**a) Operating Lease Commitments**

The Corporation has signed a lease agreement for a 120.8 m<sup>2</sup> plot located at No. 22, Alley 371, Kim Ma Street, Ngoc Khanh Ward, Ba Dinh District, Hanoi City, to be used as an office. The lease term is from 15 October 1993 to 15 October 2043. Under this agreement, the Corporation made a one-time lump-sum payment for the entire lease period.

In addition to the above contract, the Corporation has also signed land lease agreements at the following locations:

No	Location	Area (m <sup>2</sup> )	Purpose	Lease Type	Lease Term
1	No. 33 Lang Ha Street, Thanh Cong Ward, Ba Dinh District, Hanoi	2,005.2	Office for work and business services	Lease with annual rental payments	30 years (from 26/12/2001 to 26/12/2031)
2	Tan Thoi Hiep Ward, Ho Chi Minh City	1,220.5	Business and production facility	Lease with annual rental payments	50 years (from 25/05/2005 to 25/05/2055)
3	No. 187 Hung Vuong Street, Thua Thien Hue City	2,120.0	Material warehouse	Lease with annual rental payments	30 years (from 11/04/2001 to 11/04/2031)
4	No. 131 Thach Han Street, Thuan Hoa Ward, Thua Thien Hue City	5,976.0	Construction land	Lease with annual rental payments	30 years (from 21/03/2001 to 21/03/2031)

**b) Operating asset for leasing**

The company is currently leasing assets under operating leases contracts. As at 31 December 2024, total future minimum lease income under perating lease contracts are presented as follows:

	31/12/2024	01/01/2024
	VND	VND
Under 1 year	3,857,327,222	4,082,634,866
From 1 year to 5 years	793,939,388	2,157,618,182

**c) Doubtful debts written-off**

	31/12/2024	01/01/2024
	VND	VND
Doubtful debts written-off	4,988,584,704	4,988,584,704

**22 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES**

	Year 2024	Year 2023
	VND	VND
Revenue from construction activities	712,228,129,040	705,682,229,774
Revenue from material supply	12,958,280,888	55,974,479,447
Revenue from fixed asset and tool rental	9,719,908,356	20,237,197,910
Revenue from office leasing	6,718,384,769	6,929,941,099
Other revenue	4,699,572,749	3,687,848,761
	<b>746,324,275,802</b>	<b>792,511,696,991</b>
In which: Revenue from related parties (Detailed in Note 33)	21,039,700,930	51,505,737,520

**23 COST OF GOODS SOLD**

	Year 2024	Year 2023
	VND	VND
Cost of goods sold for construction activities	653,856,795,697	634,051,142,553
Cost of goods sold for material supply	13,307,434,546	49,336,609,892
Cost of goods sold for fixed asset and tool rental	16,906,817,843	19,394,251,829
Cost of goods sold for office leasing	5,840,899,886	4,392,102,590
Cost of goods sold for other services	2,568,254,717	2,200,228,394
Reversal of provision for devaluation of inventories	(4,294,723,286)	-
	<b>688,185,479,403</b>	<b>709,374,335,258</b>
In which: Purchase from related parties Total purchase value: (Detailed in Note 33)	162,961,974,975	221,155,573,384



**24 FINANCIAL INCOME**

	Year 2024	Year 2023
	VND	VND
Interest income	147,479,560	169,794,349
Gain on disposal of financial investments	854,000,000	-
Dividends or profit sharing received	3,242,800,000	5,660,481,302
Gains from business cooperation agreements	-	9,061,643,836
	<b>4,244,279,560</b>	<b>14,891,919,487</b>

In which: Financial income received from related parties (Detailed in Note 33)	3,242,800,000	5,660,481,302
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**25 FINANCIAL EXPENSES**

	Year 2024	Year 2023
	VND	VND
Interest expenses	26,689,691,137	25,639,454,211
Provision for impairment of long-term investments	3,732,483,978	1,227,630,605
Other financial expenses	5,880,000	-
	<b>30,428,055,115</b>	<b>26,867,084,816</b>

In which: Financial expenses paid to related parties (Detailed in Note 33)	1,591,289,644	-
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**26 GENERAL AND ADMINISTRATIVE EXPENSES**

	Year 2024	Year 2023
	VND	VND
Raw materials	361,131,848	203,093,900
Labour expenses	12,867,797,389	11,816,308,325
Depreciation expenses	2,625,973,596	2,746,183,623
Tax, Charge, Fee	364,643,282	353,568,480
Provision expenses/ (Reversal) of provision expenses	907,857,746	(143,433,000)
Expenses of outsourcing services	7,753,187,320	19,000,064,047
Other expenses in cash	2,124,021,074	4,171,438,387
	<b>27,004,612,255</b>	<b>38,147,223,762</b>

In which: General and administrative expenses purchased from related parties (Detailed in Note 33)	558,555,044	624,003,844
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**27 OTHER INCOME**

	Year 2024	Year 2023
	VND	VND
Proceeds from liquidation, disposal of fixed assets	231,041,041	-
Collected fines	18,305,969	42,013,929
Reduction in land lease fees	762,966,444	729,019,065
Others	442,489	14,540,645
	<b>1,012,755,943</b>	<b>785,573,639</b>

In which: Other income from related parties (Detailed in Note 33)	178,602,144	-
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**28 OTHER EXPENSES**

	Year 2024	Year 2023
	VND	VND
Expenses from liquidation, disposal of fixed assets	-	523,802,808
Fines	1,102,180,234	251,190,101
Others	30,000,000	9,001
	<b>1,132,180,234</b>	<b>775,001,910</b>

**29 CURRENT CORPORATE INCOME TAX EXPENSES**

	Year 2024	Year 2023 (Adjusted)
	VND	VND
Total profit before tax	4,777,975,117	32,683,301,333
Increase	15,488,132,371	9,443,176,263
- Tax fines expense	1,102,180,234	63,760,049
- Non-deductible interest expenses under Decree 132/2020/NĐ-CP	13,144,652,137	4,378,092,161
- Non-deductible expenses from invalid invoices	-	2,111,749,464
- Provision expense for financial investments	-	2,501,574,589
- Other non-deductible expenses	1,241,300,000	388,000,000
Decrease	(3,242,800,000)	(5,660,481,302)
- Dividends or profits received	(3,242,800,000)	(5,660,481,302)
Taxable income	17,023,307,488	36,465,996,294
Corporate income tax increased due to tax imposition	-	544,983,592
<b>Current corporate income tax expense (tax rate 20%)</b>	<b>3,404,661,498</b>	<b>7,838,182,851</b>
Tax payable at the beginning of the year	15,122,373,024	8,039,747,853
Tax paid in the year	(12,415,422,861)	(755,557,680)
<b>Total corporate income tax payable at the end of the year</b>	<b>6,111,611,661</b>	<b>15,122,373,024</b>

*Regarding interest expenses exceeding the regulatory threshold*

Interest expenses that are non-deductible under Decree No. 132/2020/NĐ-CP dated 05 November 2020 issued by the Ministry of Finance, may be carried forward to the subsequent tax periods. This



carryforward applies when the total deductible interest expenses incurred in the following tax period fall below the prescribed limit. The carryforward period is continuous and shall not exceed five years from the year following the one in which the non-deductible interest expenses incurred.

The actual amount of interest expenses carried forward for tax purposes is subject to review and approval by the tax authorities and may differ from the figures presented in the separate financial statements. As of December 31, 2024, the Corporation has outstanding non-deductible interest expenses that may be utilized to offset the total deductible interest expenses in future years as follows:

Year incurred	Deductible loan interest carry-forward period	Tax authority review status	Loan interest costs exceeding the threshold which non-deductible in the following years	Non-deductible loan interest utilized and expired as of 31/12/2024	Non-deductible loan interest carry-forward to subsequent tax years as of 31/12/2024
			VND	VND	VND
2020	2025	Inspected	4,886,696,996	-	4,886,696,996
2021	2026	Inspected	3,608,699,589	-	3,608,699,589
2022	2027	Inspected	3,482,597,980	-	3,482,597,980
2023	2028	Inspected	4,378,092,161	-	4,378,092,161
2024	2029	Not yet inspected	13,144,652,137	-	13,144,652,137
			<b>29,500,738,863</b>	<b>-</b>	<b>29,500,738,863</b>

The Board of Management assesses that the Corporation's ability to carry forward these non-deductible interest expenses to future years is uncertain. Therefore, no deferred tax assets related to these amounts have been recognized in this year's Statement of Financial position.

### 30 BUSINESS AND PRODUCTIONS COST BY ITEMS

	Year 2024 VND	Year 2023 VND
Raw materials	272,595,841,911	266,645,348,820
Labour expenses	20,992,253,326	18,134,725,661
Depreciation expenses	13,182,727,198	12,350,266,256
Tax, Charge, Fee	3,521,143,190	2,583,858,260
Provision expenses	907,857,746	(143,433,000)
Expenses of outsourcing services	332,498,547,356	432,900,451,275
Other expenses in cash	8,113,048,583	15,650,877,169
	<b>651,811,419,310</b>	<b>748,122,094,441</b>

### 31 ADDITIONAL INFORMATION FOR THE ITEMS OF THE SEPARATE STATEMENT OF CASH FLOWS

	Year 2024 VND	Year 2023 VND
<b>Proceeds from borrowings during the year</b>		
Proceeds from ordinary contracts	475,110,482,231	466,907,599,024
<b>Actual repayments on principal during the year</b>		
Repayment on principal from ordinary contracts	403,248,860,882	455,493,480,644

### 32 EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Separate Financial Statements.

### 33 TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	Relation
Construction JSC No. 791	The Corporation is a major shareholder
792 Construction JSC	The Corporation is a major shareholder
793 Construction JSC	The Corporation is a major shareholder
796 Railway Construction JSC	The Corporation is a major shareholder
798 Mechanical Excution Construction JSC	The Corporation is a major shareholder
Construction JSC No. 875	The Corporation is a major shareholder
878 Mechanical and Construction JSC	The Corporation is a major shareholder
879 Construction JSC	The Corporation is a major shareholder
Hoang Mai Stone JSC	Subsidiary
Da Nang Railway Material One Member Co., Ltd	Subsidiary
Thanhnam Land Investment and Development JSC	Related party with a Member of the Board of Directors
Sai Gon - Ha Noi Securities JSC	Major shareholder of the Corporation
Mr. Nguyen Hai Duy	Major shareholder of the Corporation
An Ngoc Investment and Co., Ltd	The legal representative of this Company is a related party with a Member to the Board of Directors
Neo Floor JSC	The Chairman of the Board of Directors is the legal representative of this company
The members of the Board of Directors, the Board of Management, and other managers of the Company	Key management personnel of the Company

In addition to the information with related parties presented in the above Notes, during the year, the Company has transactions with related parties as follows:

	Year 2024 VND	Year 2023 VND
<b>Sales of Goods and Rendering of Services</b>	<b>21,039,700,930</b>	<b>51,505,737,520</b>
Construction JSC NO. 791	471,337,600	83,049,643
792 Construction JSC	4,043,985,255	1,646,180,592
793 Construction JSC	2,120,746,091	2,842,935,413
796 Railway Construction JSC	3,212,895,849	3,034,082,969
798 Mechanical Excution Construction JSC	988,367,540	16,906,292,219
Construction JSC NO. 875	1,447,555,081	8,106,154,214
878 Mechanical and Construction JSC	1,504,926,414	1,242,463,546
879 Construction JSC	200,831,757	1,997,056,751
Hoang Mai Stone JSC	6,264,832,016	8,722,562,540
Da Nang Railway Material One Member Co., Ltd	277,850,000	6,438,176,460
Thanhnam Land Investment and Development JSC	146,569,691	216,930,446
Sai Gon - Ha Noi Securities JSC	359,803,636	269,852,727



	Year 2024 VND	Year 2023 VND
<b>Purchases of Goods and Services</b>	<b>162,961,974,975</b>	<b>221,155,573,384</b>
Construction JSC NO. 791	9,282,060,708	8,811,958,812
792 Construction JSC	20,930,946,297	33,334,356,935
793 Construction JSC	18,936,560,164	16,021,912,393
796 Railway Construction JSC	29,537,664,867	25,090,536,075
798 Mechanical Excution Construction JSC	18,040,620,283	50,394,488,493
Construction JSC NO. 875	16,352,006,963	36,249,476,809
878 Mechanical and Construction JSC	10,491,195,487	13,315,063,957
879 Construction JSC	9,598,591,668	10,307,625,411
Hoang Mai Stone JSC	28,364,683,538	27,350,400,455
Da Nang Railway Material One Member Co., Ltd	1,427,645,000	279,754,044
<b>Gain from liquidation, disposal of fixed assets</b>	<b>178,602,144</b>	-
Construction JSC NO. 875	178,602,144	-
<b>General and Administrative Expenses</b>	<b>558,555,044</b>	<b>624,003,844</b>
878 Mechanical and Construction JSC	168,000,000	168,000,000
Sai Gon - Ha Noi Securities JSC	100,000,000	165,000,000
Da Nang Railway Material One Member Co., Ltd	110,555,044	111,003,844
An Ngoc Investment and Co., Ltd	180,000,000	180,000,000
<b>Purchases of Fixed assets</b>	<b>277,777,778</b>	-
Construction JSC NO. 791	277,777,778	-
<b>Dividends or profits received</b>	<b>3,242,800,000</b>	<b>5,660,481,302</b>
Hoang Mai Stone JSC	3,242,800,000	3,819,000,000
Da Nang Railway Material One Member Co., Ltd	-	1,841,481,302
<b>Interest expenses</b>	<b>1,591,289,644</b>	-
Mr. Nguyen Hai Duy	1,585,289,644	-
Da Nang Railway Material One Member Co., Ltd	6,000,000	-

*Terms and conditions of transactions with related-parties*

The Corporation primarily engages in sales and service transactions with construction and infrastructure companies that are related parties operating in the railway construction sector. These related parties act as subcontractors for the Corporation, receiving materials, leasing machinery, and tools from the Corporation to execute projects. Additionally, related parties such as Hoang Mai Stone JSC and Da Nang Railway Materials One-Member LLC supply materials, including railway sleepers, to the Corporation. Under these arrangements, the Corporation assigns work to related parties through economic contracts for each project. The unit price and execution volume are mutually agreed upon and specified in the contracts. Upon completion of the project or specific work items, the accepted value is determined based on the acceptance report of the completed work volume and the final valuation document confirmed by both parties. The Corporation also supplies materials such as steel and railway tracks and leases various types of machinery and tools tailored to each project. Prices are applied based on the market rates at the time of delivery and are mutually agreed upon. Payment is made via bank transfer or debt offsetting. Additionally, Hoang Mai Stone JSC and Da Nang Railway Materials One-Member LLC supply concrete railway sleepers to the Corporation. Contracts for sleeper supply are signed based on the Corporation's procurement needs, specifying delivery location, quantity, and unit price. Once the agreed quantity has been delivered as per the contract, both parties conduct acceptance verification and confirm the payment amount. The selling price is based on the prevailing market rate at the time of contract signing.

For other transactions with related parties, pricing and contractual terms are applied similarly to those with non-related parties.



Transactions with internal personnel and key management members:

	Year 2024 VND	Year 2023 VND
<b>Advances payment (i)</b>	<b>373,893,402,672</b>	<b>432,727,043,672</b>
Mr. Ta Huu Dien	239,148,822,836	318,297,645,672
Mrs. Vu Thi Hai Yen	134,744,579,836	114,429,398,000
<b>Reimbursement of advance payment (i)</b>	<b>373,893,402,672</b>	<b>489,764,043,672</b>
Mr. Ta Huu Dien	239,148,822,836	318,297,645,672
Mrs. Vu Thi Hai Yen	134,744,579,836	171,466,398,000

- (i) In 2024, the Board of Directors of the Corporation issued resolutions approving advance payments to Mr. Ta Huu Dien and Ms. Vu Thi Hai Yen for their participation in the Muong Hoa Ecotourism Project (Hoa Binh Province) and the purchase of a stone mine at Go Truong Mountain (Thanh Haa Province). These approvals were Resolution 01A/2024/NQ-CTĐS-HĐQT, dated 02 January 2024. However, on December 30, 2024, the Board of Directors issued Resolution 67/NQ-CTĐS-HĐQT, revising the investment plan. Instead of proceeding with the Go Truong stone mine acquisition and the Muong Hoa Ecotourism Project, the Corporation decided to acquire 11 million shares of Neo Floor Company at a price of VND 19,500 per share. Consequently, both individuals fully reimbursed the advance payments they had received.

Remuneration, salaries, and other income of the Board of Directors, General Director, and other management personnel are as follows:

	Position	Year 2024 VND	Year 2023 VND
Mr. Mai Thanh Phuong	Chairman	111,000,000	111,000,000
Mr. Ta Huu Dien	Vice Chairman	734,660,000	811,000,000
Mr. Vo Van Phuc	Member of the Board of Directors and General Director	566,862,600	583,180,000
Mr. Pham Hong Thang	Independent Member of the Board of Directors	33,300,000	55,000,000
Mr. Pham Ngoc Quoc Cuong	Member of the Board of Directors	111,000,000	111,000,000
Mr. Kieu Nghi	Deputy General Director	254,581,640	277,764,000
Mrs. Vu Thi Hai Yen	Deputy General Director	463,914,010	491,742,000
Mr. Le Phuoc Quy Chau	Deputy General Director (Resigned on 01/02/2023)	-	12,400,000
Mrs. Nguyen Thi Thanh	Chief Accountant	317,929,010	354,394,000

In addition to the above-related parties' transactions, other related parties did not have any transactions during the year and have no balance at the end of the fiscal year with the Corporation.



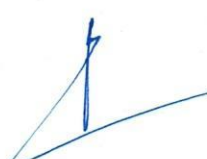
### 34 COMPARATIVE FIGURES

The comparative figures are figures in the Separate Financial Statements for the fiscal year ended 31 December 2023, which was audited by AASC Auditing Firm Limited Company.

The Board of Management of the Corporation has decided to retrospectively adjust some items in the Separate Financial Statements for the fiscal year ended 31 December 2023 based on the results of the tax audit for the period of 2022-2023 conducted by the Hanoi Tax Department. Accordingly, the Corporation has made the following specific adjustments:

	Code	Figures on previous year's Separate Financial Statements	Adjusted figures	Difference	Note
		VND	VND	VND	
<b>a) Separate Statement of Financial Position</b>					
- Deductible VAT	152	27,394,891,756	27,107,062,236	(287,829,520)	(i)
- Taxes and other payables to State budget	313	13,939,655,440	16,646,605,603	2,706,950,163	(ii)
- Retained earnings accumulated to previous	421a	17,796,101,344	16,534,000,116	(1,262,101,228)	(ii)
- Retained earnings of the current year	421b	26,390,366,885	24,657,688,430	(1,732,678,455)	(ii)
<b>b) Separate Statement of Income</b>					
- Other expenses	32	587,571,858	775,001,910	187,430,052	(i)
- Current corporate income tax expense	51	6,292,934,448	7,838,182,851	1,545,248,403	(ii)
<b>c) Separate Statement of Cash Flows</b>					
- Total profit before tax	01	32,683,301,333	32,495,871,281	(187,430,052)	(i)
- Increase, decrease in receivables	09	22,187,596,662	22,375,026,714	187,430,052	(i)

- (i) Adjustments related to input value-added tax (VAT) on invalid invoices.  
(ii) Adjustments related to an increase in corporate income tax (CIT) obligations.

  
**Le Phu Minh Duc**  
Preparer

  
**Nguyen Thi Thanh Huyen**  
Chief Accountant

  
**Vo Van Phuc**  
General Director  
Hanoi, 30 March 2025