

**CONSOLIDATED FINANCIAL STATEMENTS**

**URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION**

For the fiscal year ended as at 31 December 2024

(Audited)



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## REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Urban Development and Construction Corporation ("the Company") presents its report and the Corporation's Consolidated Financial Statements for the fiscal year ended as at 31 December 2024.

### THE COMPANY

Urban Development and Construction Corporation was converted from Ba Ria - Vung Tau Urban Development and Construction Company under Decision No. 3461/QĐ-UBND dated 06 October 2008, issued by the People's Committee of Ba Ria - Vung Tau Province.

The Company operates under the Business Registration Certificate and Tax Registration for a joint-stock company No. 3500101308 dated 17 August 2009, and the 9th change on 15 July 2024, issued by Department of Planning and Investment of Ba Ria - Vung Tau Province.

The Company's head office is located at 37, 3/2 Street, Vung Tau City, Ba Ria - Vung Tau Province.

### BOARD OF DIRECTORS

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

Mr. Tran Thai Hoa	Chairman	
Mr. Ho Thanh Con	Member	
Mr. Vo Thanh Tai	Member	
Mr. Tong Thanh Hai	Member	
Mr. Ho Kien Cuong	Member	(Resigned on 01 July 2024)

### BOARD OF MANAGEMENT

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

Mr. Mai Ngoc Dinh	General Director	(Appointed on 02 July 2024, Formerly Deputy General Director)
Mr. Ho Thanh Con	Deputy General Director	(Appointed on 02 July 2024, Formerly General Director)
Mr. Vo Thanh Tai	Deputy General Director	

### LEGAL REPRESENTATIVE

The legal representative of the Company during the year and until the preparation of these Consolidated Financial Statements are:

Mr. Ho Thanh Con	General Director	(Resigned on 15 July 2024)
Mr. Mai Ngoc Dinh	General Director	(Appointed on 15 July 2024)

### BOARD OF SUPERVISION

Members of the Board of Supervision are:

Mr. Le Thanh Nghi	Head of the Board
Ms. Nguyen Thi Mai Huong	Member
Ms. Tran Thi Kim Anh	Member

### AUDITORS

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



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

The Board of Management is responsible for the Consolidated Financial Statements, which give a true and fair view of the financial position of the Company, its operating results, and its cash flows for the year. In preparing those Consolidated 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 Board of Management to ensure the preparation and presentation of Consolidated 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 Consolidated Financial Statements;
- Prepare the Consolidated 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 Consolidated 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 Company, with reasonable accuracy at any time and to ensure that the Consolidated Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

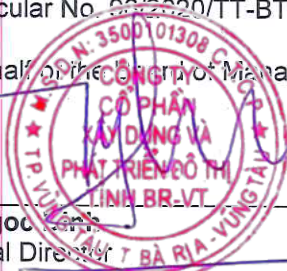
The Board of Management confirms that the Consolidated Financial Statements give a true and fair view of the financial position at 31 December 2024, its operation results and cash flows in the year 2024 of the Corporation in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting 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 Company 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 Ministry of Finance amending and supplementing some articles of the Circular No. 96/2020/TT-BTC.

On behalf of the Board of Management

  
**Mai Ngoc Lan**  
General Director  
Vung Tau, 30 March 2025





**INDEPENDENT AUDITOR'S REPORT**

**To: Shareholders, Board of Directors and Board of Management  
Urban Development and Construction Corporation**

We have audited the accompanying Consolidated financial statements of Urban Development and Construction Corporation (the "Company"), prepared on 30 March 2025, as set out on pages 06 to page 41 including: Consolidated Statement of Financial position as at 31 December 2024, Consolidated Statement of Income, Consolidated Statement of Cash flows and Notes to Consolidated Financial Statements for the fiscal year ended as at 31 December 2024.

**Board of Management's Responsibility**

The Board of Management of Urban Development and Construction Corporation is responsible for the preparation and presentation of Consolidated 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 directors determines is necessary to enable the preparation and presentation of Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

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

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

**Basis for Qualified Opinion**

As at 01 January 2024 and 31 December 2024, the value of outstanding work-in-progress production and business costs pending finalization or temporarily suspended amounted to VND 66.72 billion and VND 28.65 billion, respectively. The outstanding receivables amounted to VND 14.40 billion and VND 1.93 billion, respectively, which the Corporation has not assessed for recoverability. We have not obtained the necessary documentation to assess the realizable net value of these items.

The Company is recording a payable to the Enterprise Arrangement and Development Support Fund of VND 39.5 billion and dividends payable corresponding to the state investment capital of VND 25.7 billion (note 19 and 36). The overdue interest related to the above payables has not been recorded because the Company is waiting for guidance and direction from the competent authority.



In Note 31 of the Notes to the Consolidated Financial Statements, the corporate income tax expense of the Parent Company is presented as VND 3.34 billion. However, we were unable to obtain the necessary documents to substantiate the separation of taxable income from the Parent Company's real estate business activities and other operations.

Through the audit procedures performed, we were unable to collect sufficient information necessary to assess the impact of the above issues on the accompanying Consolidated Financial Statements.

### **Auditors' Opinion**

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the Consolidated Financial Statements give a true and fair view, in all material respects, of the financial position of Urban Development and Construction Corporation 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 Consolidated Financial Statements.

### **Emphasis of Matter**

As of 31 December 2024, the Corporation has accumulated losses (Code 421) of VND 188.49 billion, short-term liabilities (Code 310) of VND 542.98 billion, exceeding short-term assets (Code 100) of VND 95.06 billion; outstanding debts and overdue loans amounting to VND 246.93 billion. These events indicate the existence of material uncertainties that cast significant doubt on the Company's ability to continue as a going concern. However, the Company's consolidated financial statements for the fiscal year ending 31 December 2024 are still presented based on the assumption of continuous operations for the reasons stated in Note 1.

Our opinion is not modified in respect of this matter.

**AASC Auditing Firm Company Limited**



**Phạm Anh Tuấn**  
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

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

Code	ASSETS	Note	31/12/2024	01/01/2024
			VND	(adjusted) VND
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>447,924,382,557</b>	<b>429,590,988,360</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>3</b>	<b>30,453,699,673</b>	<b>10,174,138,301</b>
111	1. Cash		18,413,699,673	8,497,078,301
112	2. Cash equivalents		12,040,000,000	1,677,060,000
<b>120</b>	<b>II. Short-term investments</b>	<b>4</b>	<b>-</b>	<b>400,000,000</b>
123	1. Held-to-maturity investments		-	400,000,000
<b>130</b>	<b>III. Short-term receivables</b>		<b>162,607,048,154</b>	<b>104,451,014,005</b>
131	1. Short-term trade receivables	5	124,562,386,208	73,324,850,475
132	2. Short-term prepayments to suppliers	6	41,679,258,744	15,208,748,931
136	3. Other short-term receivables	7	49,976,385,521	49,386,703,585
137	4. Provision for short-term doubtful debts		(53,613,142,703)	(33,469,288,986)
139	5. Shortage of assets awaiting resolution		2,160,384	-
<b>140</b>	<b>IV. Inventories</b>	<b>9</b>	<b>242,216,689,591</b>	<b>291,635,666,387</b>
141	1. Inventories		280,282,939,617	291,635,666,387
149	2. Provision for devaluation of inventories		(38,066,250,026)	-
<b>150</b>	<b>V. Other short-term assets</b>		<b>12,646,945,139</b>	<b>22,930,169,667</b>
151	1. Short-term prepaid expenses	10	219,099,678	40,710,263
152	2. Deductible VAT		1,855,926,275	1,890,607,517
153	3. Taxes and other receivables from State budget	17	10,571,919,186	20,998,851,887



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


<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>406,658,958,570</b>	<b>439,776,002,017</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>7,738,102,649</b>	<b>7,716,127,649</b>
216	1. Long-term loan receivable	7	7,738,102,649	7,716,127,649
<b>220</b>	<b>II. Fixed assets</b>		<b>73,212,907,085</b>	<b>379,146,326,777</b>
221	1. Tangible fixed assets	11	57,625,079,370	363,106,317,950
222	- Historical cost		184,562,950,590	533,764,832,765
223	- Accumulated depreciation		(126,937,871,220)	(170,658,514,815)
227	2. Intangible fixed assets	12	15,587,827,715	16,040,008,827
228	- Historical cost		21,936,411,764	21,936,411,764
229	- Accumulated amortization		(6,348,584,049)	(5,896,402,937)
<b>230</b>	<b>III. Investment properties</b>	<b>13</b>	<b>312,650,997,911</b>	<b>36,085,577,733</b>
231	- Historical cost		451,709,045,270	116,544,873,117
232	- Accumulated amortization		(139,058,047,359)	(80,459,295,384)
<b>240</b>	<b>IV. Long-term assets in progress</b>	<b>14</b>	<b>11,348,891,958</b>	<b>12,159,806,020</b>
241	1. Long-term work in progress		5,747,044,531	6,557,958,593
242	2. Construction in progress		5,601,847,427	5,601,847,427
<b>250</b>	<b>V. Long-term investments</b>	<b>4</b>	<b>17,699</b>	<b>17,699</b>
253	1. Equity investments in other entities		17,699	17,699
<b>260</b>	<b>VI. Other long-term assets</b>		<b>1,708,041,268</b>	<b>4,668,146,139</b>
261	1. Long-term prepaid expenses	10	1,708,041,268	4,668,146,139
<b>270</b>	<b>TOTAL ASSETS</b>		<b><u>854,583,341,127</u></b>	<b><u>869,366,990,377</u></b>

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

Code	CAPITAL	Note	31/12/2024	01/01/2024 (adjusted)
			VND	VND
<b>300</b>	<b>C. LIABILITIES</b>		<b>655,915,306,728</b>	<b>624,005,616,217</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>542,981,804,604</b>	<b>487,921,787,315</b>
311	1. Short-term trade payables	15	89,779,015,395	88,540,728,421
312	2. Short-term prepayments from customers	16	16,992,500,938	14,885,787,854
313	3. Taxes and other payables to State budget	17	14,816,844,780	10,889,625,992
314	4. Payables to employees		6,673,066,004	7,259,343,457
315	5. Short-term accrued expenses	18	8,664,032,205	14,807,210,646
319	6. Other short-term payables	19	233,942,695,623	176,741,012,974
320	7. Short-term borrowings and finance lease liabilities	20	172,113,649,659	174,798,077,971
<b>330</b>	<b>II. Non-current liabilities</b>		<b>112,933,502,124</b>	<b>136,083,828,902</b>
337	1. Other long-term payables	19	55,132,993,153	58,448,710,684
338	2. Long-term borrowings and finance lease liabilities	20	43,800,508,971	63,800,508,971
341	3. Deferred income tax liabilities	32	14,000,000,000	13,834,609,247
<b>400</b>	<b>D. OWNER'S EQUITY</b>		<b>198,668,034,399</b>	<b>245,361,374,160</b>
<b>410</b>	<b>I. Owner's equity</b>	<b>21</b>	<b>198,668,034,399</b>	<b>245,361,374,160</b>
411	1. Contributed capital		350,000,000,000	350,000,000,000
411a	- Ordinary shares with voting rights		350,000,000,000	350,000,000,000
412	2. Share Premium		2,035,658,847	2,035,658,847
415	3. Treasury shares		(1,686,409,906)	(1,686,409,906)
418	4. Development and investment funds		16,710,322,535	16,710,322,535
420	5. Other reserves		2,626,918,076	2,626,918,076
421	6. Retained earnings		(188,494,544,237)	(149,994,972,737)
421a	- Retained earnings accumulated to previous year		(149,994,972,737)	(76,522,321,576)
421b	- Retained earnings of the current year		(38,499,571,500)	(73,472,651,161)
429	7. Non – Controlling Interests		17,476,089,084	25,669,857,345
<b>440</b>	<b>TOTAL CAPITAL</b>		<b>854,583,341,127</b>	<b>869,366,990,377</b>

  
Van Cong Duc  
Preparer

  
Le Vy Thuy  
Chief Accountant

  
Mai Ngoc Dinh  
General Director  
Vung Tau, 30 March 2025





**CONSOLIDATED 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	23	344,087,811,289	96,009,407,022
10	2. Net revenue from sales of goods and rendering of services		344,087,811,289	96,009,407,022
11	3. Cost of goods sold	24	313,576,974,593	112,581,786,649
20	4. Gross profit from sales of goods and rendering of services		30,510,836,696	(16,572,379,627)
21	5. Financial income	25	262,446,878	694,630,671
22	6. Financial expense	26	30,988,796,448	30,843,024,752
23	<i>In which: Interest expense</i>		30,988,796,448	30,093,024,752
25	7. Selling expense	27	1,222,604,940	2,596,419,732
26	8. General and administrative expenses	28	32,961,342,869	18,071,789,741
30	9. Net profit from operating activities		(34,399,460,683)	(67,388,983,181)
31	10. Other income	29	2,390,764,579	758,983,842
32	11. Other expenses	30	11,172,847,947	10,695,326,620
40	12. Other profit		(8,782,083,368)	(9,936,342,778)
50	13. Total net profit before tax		(43,181,544,051)	(77,325,325,959)
51	14. Current corporate income tax expense	31	3,346,404,957	440,000
52	15. Deferred corporate income tax expense	32	165,390,753	2,378,138,535
60	16. Profit after corporate income tax		<u>(46,693,339,761)</u>	<u>(79,703,904,494)</u>
61	17. Profit after tax attributable to owners of the parent		(38,499,571,500)	(73,472,651,161)
62	18. Profit after tax attributable to non-controlling interest		(8,193,768,261)	(6,231,253,333)
70	19. Basic earnings per share	33	(1,109)	(2,117)

Van Cong Duc  
Preparer

Le Vy Thuy  
Chief Accountant

Mai Ngoc Dinh  
General Director  
Vung Tau, 30 March 2025





CONSOLIDATED 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	1. Profit before tax		(43,181,544,051)	(77,325,325,959)
	2. Adjustment for:			
02	- Depreciation and amortization of fixed assets and investment properties		22,475,311,328	23,353,666,641
03	- Provisions		58,210,103,743	2,369,512,857
05	- Gains / losses from investment		(73,373,923,681)	271,722,060
06	- Interest expense		30,988,796,448	30,093,024,752
08	3. Operating profit before changes in working capital		(4,881,256,213)	(21,237,399,649)
09	- Increase or decrease in receivables		(67,860,248,923)	22,659,955,542
10	- Increase or decrease in inventories		12,163,640,832	(13,058,718,110)
11	- Increase or decrease in payables		23,128,328,002	(18,414,961,869)
12	- Increase or decrease in prepaid expenses		2,781,715,456	1,336,050,390
14	- Interest paid		(2,102,641,275)	6,030,552,669
15	- Corporate income tax paid		(932,160,062)	(141,966,179)
17	- Other payments on operating activities		-	(1,496,250)
20	Net cash flow from operating activities		(37,702,622,183)	(22,827,983,456)
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
22	1. Proceeds from disposals of fixed assets and other long-term assets		80,004,164,989	1,489,164,981
24	2. Collection of loans and resale of debt instrument of other entities		400,000,000	-
27	3. Interest and dividend received		262,446,878	694,630,671
30	Net cash flow from investing activities		80,666,611,867	2,183,795,652
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
33	1. Proceeds from borrowings		50,209,436,808	58,524,785,433
34	2. Repayment of principal		(72,893,865,120)	(42,044,701,069)
40	Net cash flow from financing activities		(22,684,428,312)	16,480,084,364
50	Net cash flows in the year		20,279,561,372	(4,164,103,440)
60	Cash and cash equivalents at the beginning of the year		10,174,138,301	14,338,241,741
70	Cash and cash equivalents at the end of the year	3	30,453,699,673	10,174,138,301

  
Van Cong Duc  
Preparer

  
Le Vy Thuy  
Chief Accountant

  
  
Mai Ngoc Dinh  
General Director  
Vung Tau, 30 March 2025



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
*Year 2024*

**1 GENERAL INFORMATION**

**Form of ownership**

Urban Development and Construction Corporation was converted from Ba Ria - Vung Tau Urban Development and Construction Company under Decision No. 3461/QĐ-UBND dated October 6, 2008, issued by the People's Committee of Ba Ria - Vung Tau Province.

The Company operates under the Business Registration Certificate and Tax Registration for a joint-stock company No. 3500101308 dated 17 August 2009, and the 9th change on 15 July 2024, issued by Department of Planning and Investment of Ba Ria - Vung Tau Province.

The Company's head office is located at 37, 3/2 Street, Vung Tau City, Ba Ria - Vung Tau Province.

The charter capital of the Corporation is VND 350,000,000,000; equivalent to 35,000,000 shares, par value per share is VND 10,000.

The total number of employees of the Company and its subsidiaries as at 31 December 2024 is: 152 people (as at 01 January 2024: 167 people).

**Business field:** Construction, real estate business, and services.

**Business activities**

Main business activities of the Company include: construction, real estate business, manufacturing of building materials, hotel business, and transportation.

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

During the year, the Company primarily executed large ongoing construction contracts carried over from the previous year, such as the Resettlement Apartment Building project east of National Highway 56. Additionally, the Company secured multiple new construction contracts, leading to a significant increase in completed and recognized work volume. Moreover, the Company generated substantial revenue from the transfer of land use rights in Long Huong Ward, Ba Ria City, Ba Ria – Vung Tau Province (Note 13). Furthermore, the Company made additional provisions for outstanding doubtful receivables and inventory devaluation.

Additionally, at Thanh Chi Joint Stock Company (a subsidiary), retrospective adjustments have been made according to the tax inspection minutes. The main activity of Thanh Chi is leasing, with a significant decrease in revenue due to the policy of constructing and operating several warehouses under the Comprehensive Warehouse Center Project. As for UDC Company Limited (a subsidiary), it no longer operates in the hotel business.

The issues mentioned above have led to a sharp increase in revenue from construction activities, real estate business, and sales, while revenue from service provision has significantly decreased compared to the previous year.

**Going concern assumption:**

As of 31 December 2024, the Company had accumulated losses (Code 421) of VND 188.49 billion, short-term liabilities (Code 310) of VND 542.98 billion, exceeding short-term assets (Code 100) of VND 95.06 billion; overdue debts and loans totaling VND 246.93 billion. These conditions indicate material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. However, the Company's consolidated financial statements are still prepared on a going concern basis for the following reasons:



- Based on the General Meeting of Shareholders' documents and the Company's future plans: In 2025, the Company will focus on accelerating construction progress and working with investors to resolve outstanding issues related to unfinalized projects;
- The Company's management is actively engaging with relevant authorities to address outstanding receivables. Additionally, the Company is coordinating with the Board of Directors to finalize a plan for operating the 120m<sup>3</sup> cement batching plant to enhance revenue from concrete products.

### Company structure

The Company has subsidiaries that have consolidated financial statements as at 31 December 2024, including:

Name of entity	Address	Ownership interest and voting rights percentage	Main business activities
Thanh Chi Joint Stock Company (i)	Ba Ria - Vung Tau	52.15%	Manufacturing of building materials and warehouse leasing
UDC Phu My Company Limited (ii)	Ba Ria - Vung Tau	100%	Hotel, restaurant, and travel services

- (i) Thanh Chi Joint Stock Company ("Thanh Chi") operates under the Joint Stock Company Business Registration Certificate No. 3500771447, initially issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province on November 10, 2006. Thanh Chi's charter capital is VND 43,890,000,000. Its address is 37, 3/2 Street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province. Its main business activities include industrial production and service business. As of 31 December 2024, the Company's ownership interest and voting rights in Thanh Chi are 52.15%.
- (ii) UDC Phu My Company Limited ("UDC Phu My") (formerly UDEC Tourism Company Limited) operates under the Enterprise Registration Certificate No. 3501749437, initially issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province on December 13, 2010. UDC Phu My's charter capital is VND 70,000,000,000. Its address is 01 Nguyen Van Linh Street, Phu My Ward, Phu My Town, Ba Ria - Vung Tau Province. Its main business activity is hotel operations. As of 31 December 2024, the Company's ownership interest and voting rights in UDC Phu My are 100%.

## 2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

### 2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

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

### 2.2 Standards and Applicable Accounting Policies

#### *Applicable Accounting Policies*

The Company applies Company Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance, 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 and the Circular No. 202/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements.

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



The Company 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 the preparation of Consolidated Financial Statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control (the subsidiaries) as at 31 December annually. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

#### *Non - controlling interests*

Non - controlling interests represents the portion of profit or loss and net assets not held by owners.

### 2.4 Accounting estimates

The preparation of Consolidated 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 Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting year.

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

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Allocation of prepaid expenses;
- Estimated 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 Company's Consolidated Financial Statements 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 not over 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 held to maturity* comprise term deposits held to maturity to earn profits periodically and other held to maturity investments.



*Equity 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 devaluation of investments is made at the end of the year as follows:*

Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.

Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

## **2.7 Receivables**

The receivables shall be recorded in details 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 on the consolidated 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 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.
- Work-in-progress production costs are accumulated based on the actual expenses incurred for each type of unfinished product.

Provision for devaluation of inventories made at the end of the year 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 aument 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 Consolidated Statement of income in the period in which the costs are incurred.

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

- Buildings and structures	10 - 30 years
- Machinery, equipment	05 - 15 years
- Vehicles, transportation equipment	08 - 10 years
- Office equipment	03 - 05 years
- Land use rights	50 years
- Computer software	02 years
- Long-term land use rights	Not subject to depreciation

**2.10 Investment properties**

Investment properties are initially recognised at historical cost.

Investment properties held for capital appreciation prior to 01 January 2015 are depreciated on a straight-line basis similar to other fixed assets, but from 01 January 2015 are not depreciated.

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

- Buildings, structures	10 - 46 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 recognised in historical 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 Business Cooperation Contract (BCC)**

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

In case of receiving money or assets from other entities in the BCC, they should be recorded as payables. In case of contributing money or assets to BCC, they should be recorded as receivables. During the process of operating BCC, BCC in the form of jointly controlled operations, the accounting methods are adopted as follows:

BCC in the form of jointly controlled assets



All parties in the joint venture shall simultaneously do the bookkeeping in their own accounting system and present in its Financial Statements with the following items:

- Its share of the jointly controlled assets, classified according to the nature of the assets;
- Separate liabilities incurred directly by each party;
- Its share of joint liabilities relating to the operation of joint venture;
- Its share of income from the sale or use of the joint venture's output, together with its share of expenses incurred by the joint venture;
- Expenses incurred directly in respect of its joint venture.

For fixed assets or investment properties contributed to BCC without transferring ownership from the contributor to the joint venture, the receiver shall record them as assets held under trust without recording any increase in assets or owner's equity; the contributor shall not recognize a decrease in assets in the accounting system but shall record the location of assets.

For fixed assets or investment properties contributed to BCC and transferred from the sole ownership of contributor to the joint ownership, during the construction of jointly controlled assets, the contributor shall record a decrease in assets and a corresponding increase in construction in progress in the accounting system. After putting jointly controlled assets into operation, each party shall record an increase in their assets in accordance with their purposes of use and corresponding to their shares in assets. The excess of the fair value of shared assets and the construction expense is recorded as other income (if profit) or other costs (if loss).

Accordingly, when the jointly controlled assets come into operation, the BCC shall turn into the form of jointly controlled operations. Each party may take a share of the output or revenue from the use of jointly controlled assets and may bear a share of expenses incurred in accordance with the contract's agreement.

#### 2.14 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:*

- Tools and supplies include assets which are possessed by the Company 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 cost of tools used is additionally allocated using the straight-line method over a period of 12 to 36 months.
- The industrial zone infrastructure usage fee is allocated using the straight-line method over a period of one year.
- Repair costs are recorded at cost and amortized on a straight-line basis over a useful period of 12 to 36 months;
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis from 12 months to 36 months.

#### 2.15 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 Company. The payables shall be classified into short-term payables or long-term payables on the consolidated financial statements according to their remaining terms at the reporting date.



**2.16 Borrowings**

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

**2.17 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.

**2.18 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 annual leave salary, expenses arising from seasonal cessation of production, interest expenses, etc. which are recorded as operating expenses of the reporting period.

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

**2.19 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).

Treasury shares bought before the effective date of the Securities Law 2019 (January 1, 2021) are shares issued by the Corporation and bought-back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Treasury shares bought after January 1, 2021 will be cancelled and adjusted to reduce equity.

Retained earnings are used to present the Corporation's operating results (profit, loss) after corporate income tax and profit 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 Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

**2.20 Revenue**

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue.

*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.

*Construction contract revenue*

In case the construction contract stipulates that the contractor is paid according to the value of the volume performed, when the results of construction contract performance are reliably determined and confirmed by the customer, then revenue, Contract-related costs are recorded in proportion to the completed work confirmed by the customer during the year reflected in the invoices issued.

*Financial income*

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

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

**2.21 Cost of goods sold and serviced 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.

**2.22 Financial expenses**

Financial expenses include borrowing costs, which are recognized at the total amount incurred during the year and are not offset against financial income.

**2.23 Selling expenses**

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. Selling expenses mainly include: salaries of sales staff, costs of raw materials, supplies, and labor tools, depreciation of fixed assets used for sales activities, outsourced service costs, and other related expenses.

**2.24 General and administrative expenses**

General and administrative expenses reflect the Corporation's overall management costs, mainly including: salaries of management personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office supplies, labor tools, depreciation of fixed assets used for corporate management, provision for doubtful debts, outsourced service costs, and other related expenses.

**2.25 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*

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

**2.26 Earnings per share**

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Corporation (after adjusting for the bonus and welfare fund and allowance for Board of Management) by the weighted average number of ordinary shares outstanding during the year.

**2.27 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:

- Companies, 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 Consolidated Financial Statements, the Corporation should consider the nature of the relationship rather than the legal form of the relationship.

**2.28 Segment information**

A segment is a distinguishable component of the Corporation that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Corporation in order to help users of financial statements better understand and make more informed judgements about the Corporation as a whole.

**3 CASH AND CASH EQUIVALENTS**

	<u>31/12/2024</u>	<u>01/01/2024</u>
	VND	VND
Cash on hand	1,378,689,007	525,324,929
Demand deposits	17,035,010,666	7,971,753,372
Cash equivalents (i)	12,040,000,000	1,677,060,000
	<u><b>30,453,699,673</b></u>	<u><b>10,174,138,301</b></u>

- (i) At 31 December 2024, the cash equivalents are deposits with 03 months term with the amount of VND 12,040,000,000 at Joint Stock Commercial Bank for Investment and Development of Vietnam - District 3 Ho Chi Minh City Branch at the interest rate of 1.9%/year.



#### 4 FINANCIAL INVESTMENTS

##### a) Held to maturity investments

	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
<b>Short-term investments</b>				
Term deposits	-	-	400,000,000	-
	<u>-</u>	<u>-</u>	<u>400,000,000</u>	<u>-</u>

##### b) Equity investments in other entities

As of 31 December 2024, the Corporation still holds 01 unsold odd-lot share of BIDV (stock code: BID) with an original cost of VND 17,699.

#### 5 SHORT-TERM TRADE RECEIVABLES

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Tan Thanh Joint Stock Company: Phu My Residential Area Project	13,646,155,409	-	13,646,155,409	-
Cao Phu Co., Ltd	10,601,622,465	(10,601,622,465)	11,037,663,632	(3,311,299,090)
Nam Hai Construction Company Limited	10,894,282,332	(10,894,282,332)	10,894,282,332	-
An Phu Gia Construction JSC	29,231,095,170	-	-	-
Other customers	60,189,230,832	(10,531,116,566)	37,746,749,102	(10,124,750,356)
	<u>124,562,386,208</u>	<u>(32,027,021,363)</u>	<u>73,324,850,475</u>	<u>(13,436,049,446)</u>

#### 6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Minh Dat Bridge and Road Construction Trading Co., Ltd	2,404,469,000	-	2,404,469,000	-
Europe Trading Company Limited	2,261,963,000	-	2,261,963,000	-
ECOCIM JSC	21,495,002,643	-	-	-
Other suppliers	15,517,824,101	(1,052,881,800)	10,542,316,931	-
	<u>41,679,258,744</u>	<u>(1,052,881,800)</u>	<u>15,208,748,931</u>	<u>-</u>

**7 OTHER RECEIVABLES**

	31/12/2024		01/01/2024	
	Value VND	Provision VND	Value VND	Provision VND
<b>a) Short-term</b>				
Dividends and profits receivables	4,262,330,606	(4,262,330,606)	4,262,330,606	(4,262,330,606)
Advance	17,632,516,618	(1,125,287,061)	16,378,937,192	(1,125,287,061)
Mortgages	87,750,000	-	102,250,000	-
Receivables from Tan Thanh JSC (i)	10,195,242,289	-	10,195,242,289	-
Receivables from excess salary payments beyond plan	3,178,597,616	(3,178,597,616)	3,178,597,616	(3,178,597,616)
Receivables from subcontractors – Ba Ria Shopping Center Project	2,040,370,464	(2,040,370,464)	2,040,370,464	(2,040,370,464)
Receivables from construction teams of the Bridge and Road Enterprise	7,447,004,363	(7,447,004,363)	7,447,004,363	(7,447,004,363)
Other receivables	5,132,573,565	(2,479,649,430)	5,781,971,055	(1,979,649,430)
	<b>49,976,385,521</b>	<b>(20,533,239,540)</b>	<b>49,386,703,585</b>	<b>(20,033,239,540)</b>
<b>b) Long-term</b>				
Mortgages	7,738,102,649	-	7,716,127,649	-
	<b>7,738,102,649</b>	<b>-</b>	<b>7,716,127,649</b>	<b>-</b>

- (i) The Investment Cooperation Agreement No. 10/HĐ.UDEC dated 05 February 2004 was signed between the Company (Party A) and Tan Thanh Construction - Investment - Production Joint Stock Company (Party B).

Cooperation details: Party A and Party B agreed to jointly invest in the construction and business development of the Phu My Residential Project on a land area of 38,828.5 m<sup>2</sup> in Phuoc Hoa Commune, Tan Thanh District, Ba Ria - Vung Tau Province, as per Decision No. 1057/QĐ.TTg dated 20 August 2001 issued by the Prime Minister, which allocated the land to Party A. The land boundaries were determined based on cadastral map extract No. K26 - TT-01 (scale 1/500) established by the Department of Land Administration of Ba Ria - Vung Tau Province on 06 July 2001.

Investment contribution: Party A: 20% of the total actual investment value of the project; Party B: 80% of the total actual investment value (including investment preparation costs and construction costs).

As of 31 December 2024, the parties had substantially completed Phase 1 of the project. The next investment phase, which includes constructing a 12-story apartment building and a kindergarten, has not yet been agreed upon due to market conditions in the real estate sector.

Outstanding receivables at year-end:

- Receivables from provisional profit-sharing of the cooperation: VND 7,367,281,094;
- Interest receivables on late payments: VND 2,354,824,075;
- Receivables from house purchases and registration tax from buyers: VND 473,137,120.



**8 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	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
<b>a) Customer receivables</b>	<b>40,103,558,276</b>	<b>8,076,536,913</b>	<b>26,925,245,731</b>	<b>13,489,196,285</b>
Nam Hai Construction Company Limited	10,894,282,332	-	-	-
Dong Tam Co., Ltd	1,069,420,370	-	1,069,420,370	-
Cao Phu Co., Ltd	10,601,622,465	-	11,037,663,632	7,726,364,542
Vung Tau Pulp Material Production Company Limited	1,011,419,957	110,000,000	1,011,419,957	110,000,000
Others	16,526,813,152	7,966,536,913	13,806,741,772	5,652,831,743
<b>b) Prepayments to suppliers</b>	<b>1,052,881,800</b>	-	-	-
Van Anh Construction Trading One Member Company Limited	576,375,000	-	-	-
Potec Vietnam Joint Stock Company	476,506,800	-	-	-
<b>c) Other short-term receivables</b>	<b>20,533,239,540</b>	-	<b>20,033,239,540</b>	-
Vietnam Golf Joint Stock Company	4,262,330,606	-	4,262,330,606	-
Receivables from excess salary payments beyond plan	3,178,597,616	-	3,178,597,616	-
Receivables from construction teams of the Bridge and Road Enterprise	7,447,004,363	-	7,447,004,363	-
Others	5,645,306,955	-	5,145,306,955	-
	<b><u>61,689,679,616</u></b>	<b><u>8,076,536,913</u></b>	<b><u>46,958,485,271</u></b>	<b><u>13,489,196,285</u></b>

**9 INVENTORIES**

	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	2,553,135,721	-	2,898,431,943	-
Tools and supplies	-	-	65,140,000	-
Work in progress (*)	275,333,630,669	(38,066,250,026)	285,599,541,832	-
Finished goods	2,396,173,227	-	2,964,827,326	-
Goods	-	-	107,725,286	-
	<b><u>280,282,939,617</u></b>	<b><u>(38,066,250,026)</u></b>	<b><u>291,635,666,387</u></b>	<b><u>-</u></b>

**Urban Development and Construction Corporation****Consolidated Financial Statement**

37, 3/2 Street, Vung Tau City,

For the fiscal year ended as at 31 December 2024

Ba Ria - Vung Tau Province

(\*) Details of work in progress, as follows:

	31/12/2024	01/01/2024
	VND	VND
Construction of Lo Te - Rach Soi Expressway Package 5A, National Highway 51B, Vung Tau City (i)	42,520,187,107	42,334,226,282
Tan Thanh Cultural House, Tan Thanh District (i)	21,427,715,444	21,427,715,444
My Xuan - Ngai Giao Road (i)	20,614,766,901	20,614,766,901
Land leveling for Thi Vai Port Investment and Construction Project (i)	17,024,501,224	17,024,501,224
	10,561,181,999	10,561,181,999
Land leveling for Petec Port Warehouse	15,598,880,033	15,598,880,033
Cement Reinforcement at Cai Mep Port	8,534,710,649	8,534,710,649
Construction of Transportation and Drainage System in Ho Tram	6,891,150,834	6,891,150,834
Vung Tau City General Hospital	31,558,908,992	30,994,585,025
Vinh Tan General Port - Binh Thuan	10,852,625,590	10,852,625,590
Nguyen Tat Thanh Road Project (i)	5,501,602,063	5,501,602,063
B1 Complex - Ba Ria - Vung Tau Provincial Administrative Center (i)	4,948,631,532	4,948,631,532
Ho Tram Water Treatment Plant (i)	4,775,914,278	4,775,914,278
Le Quy Don Specialized High School (i)	2,967,596,364	2,967,596,364
D3, D4 Reservoirs (i)	2,858,158,275	2,858,158,275
Road 7 - Phu My Industrial Park (i)	977,916,782	977,916,782
Dong National Highway 56 Resettlement Apartment Complex, Ba Ria City	12,816,369,829	13,812,614,731
Hot Asphalt Concrete Pavement Project for Canal Management Road under Song Ray Reservoir Project, Chau Duc District	-	10,455,679,889
Cement-treated crushed stone project	-	4,407,815,652
Other constructions (i)	54,902,812,773	50,059,268,285
	<b><u>275,333,630,669</u></b>	<b><u>285,599,541,832</u></b>

(i) Construction works are in the stage of implementing settlement approval procedures. The Corporation evaluates and believes that it will gain full economic benefits from these projects and will not incur any losses for the costs of implementing the projects.

**10 PREPAID EXPENSES**

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short-term</b>		
Dispatched tools and supplies	139,778,000	-
Other short-term prepaid expenses	79,321,678	40,710,263
	<b><u>219,099,678</u></b>	<b><u>40,710,263</u></b>
<b>b) Long-term</b>		
Mineral extraction licensing fee (i)	1,049,952,768	1,049,952,768
Asset repair expenses	370,887,748	329,946,619
Dispatched tools and supplies	199,619,693	592,712,956
PMI Industrial Park infrastructure usage fee	-	2,509,565,066
Other long-term prepaid expenses	87,581,059	185,968,730
	<b><u>1,708,041,268</u></b>	<b><u>4,668,146,139</u></b>

(i) The mining rights fee was paid by Thanh Chi JSC to the Ba Ria - Vung Tau Tax Department for stone exploitation over a 5.8 ha area yet to be cleared at Construction Stone Mine Lot 4, Chau Pha Commune, Tan Thanh District. As of 31 December 2024, the subsidiary was working with authorities for a refund since the mine was no longer licensed for extraction.



**11 TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment and tools	Total
	VND	VND	VND	VND	VND
<b>Historical cost</b>					
Beginning balance	413,517,640,724	88,996,415,778	28,940,233,586	2,310,542,677	533,764,832,765
- Reclassification	(341,295,248,153)	-	-	-	(341,295,248,153)
- Liquidation, disposal	-	(1,241,363,636)	(6,665,270,386)	-	(7,906,634,022)
<b>Ending balance of the year</b>	<b>72,222,392,571</b>	<b>87,755,052,142</b>	<b>22,274,963,200</b>	<b>2,310,542,677</b>	<b>184,562,950,590</b>
<b>Accumulated depreciation</b>					
Beginning balance	76,257,611,673	68,044,822,441	24,541,029,274	1,815,051,427	170,658,514,815
- Depreciation in the year	6,737,701,986	4,272,963,391	944,085,216	226,091,697	12,180,842,290
- Reclassification	(48,756,464,049)	-	-	-	(48,756,464,049)
- Liquidation, disposal	-	(1,241,363,636)	(5,903,658,200)	-	(7,145,021,836)
<b>Ending balance of the year</b>	<b>34,238,849,610</b>	<b>71,076,422,196</b>	<b>19,581,456,290</b>	<b>2,041,143,124</b>	<b>126,937,871,220</b>
<b>Net carrying amount</b>					
Beginning balance	337,260,029,051	20,951,593,337	4,399,204,312	495,491,250	363,106,317,950
<b>Ending balance of the year</b>	<b>37,983,542,961</b>	<b>16,678,629,946</b>	<b>2,693,506,910</b>	<b>269,399,553</b>	<b>57,625,079,370</b>

The carrying amount of tangible fixed assets pledged as collaterals for borrowings at 31 December 2024 is VND 6,594,156,080 (as at 01 January 2024, it was VND 7,565,259,105);

Cost of fully depreciated tangible fixed assets but still in use at 31 December 2024 is VND 44,547,434,235 (as at 01 January 2024, it was VND 44,547,434,235);

Cost of tangible fixed assets awaiting for liquidation at 31 December 2024 is VND 30,990,347,286 (as at 01 January 2024, it was VND 30,990,347,286).

12 INTANGIBLE FIXED ASSETS

	Long-term land use rights (i) VND	Land use rights with limited term (i) VND	Manager Software VND	Total VND
<b>Historical cost</b>				
Beginning balance	2,250,000,000	19,656,411,764	30,000,000	21,936,411,764
<b>Ending balance of the year</b>	<b>2,250,000,000</b>	<b>19,656,411,764</b>	<b>30,000,000</b>	<b>21,936,411,764</b>
<b>Accumulated depreciation</b>				
Beginning balance	-	5,866,402,937	30,000,000	5,896,402,937
- Depreciation in the year	-	452,181,112	-	452,181,112
<b>Ending balance of the year</b>	<b>-</b>	<b>6,318,584,049</b>	<b>30,000,000</b>	<b>6,348,584,049</b>
<b>Net carrying amount</b>				
Beginning balance	2,250,000,000	13,790,008,827	-	16,040,008,827
<b>Ending balance of the year</b>	<b>2,250,000,000</b>	<b>13,337,827,715</b>	<b>-</b>	<b>15,587,827,715</b>

(i) The long-term land use right covers the area surrounding Stone Mine Lot 4, Chau Pha Commune, Tan Thanh District, Ba Ria - Vung Tau Province, with a total area of 2,351 m<sup>2</sup>, designated for an industrial yard supporting stone extraction.

(ii) As of 31 December 2024, the Corporation's and its subsidiaries' limited-term land use rights include:

- Land use fees paid to the budget for the plot of land at Street 3/2, Vung Tau city, Ba Ria - Vung Tau province with a land area of 1,999 m<sup>2</sup> with a term of 50 years from 12 November 2004, being used by the Corporation as its office headquarters;
- Cost of purchasing a plot of land in Long Huong ward, Ba Ria city, Ba Ria - Vung Tau province with an area of 21,350 m<sup>2</sup> with a lease term of 50 years starting in 2002, being used by the Corporation as a location for a concrete mixing plant;
- Stone Mine Lot 4, Ong Cau Mountain, Chau Pha Commune, Tan Thanh District, covering 16.46 ha. The mining license expired on 16 September 2022, and as of 31 December 2024, Thanh Chi (subsidiary) is in the process of environmental rehabilitation.

The remaining value of intangible fixed assets used as mortgage or pledge to secure loans as of 31 December 2024 is VND 13,337,827,715 (as of 01 January 2024, it is VND 13,790,008,827).

Cost of fully depreciated intangible fixed assets but still in use at 31 December 2024 is VND 30,000,000 (as at 01 January 2024, it was VND 30,000,000).



**13 INVESTMENT PROPERTIES**

**a) Investment properties held for lease**

	Buildings, land use rights, and leased infrastructure (i)	Total
	VND	VND
<b>Historical cost</b>		
Beginning balance	110,413,797,117	110,413,797,117
- Reclassification	341,295,248,153	341,295,248,153
<b>Ending balance of the year</b>	<b><u>451,709,045,270</u></b>	<b><u>451,709,045,270</u></b>
<b>Accumulated depreciation</b>		
Beginning balance	80,459,295,384	80,459,295,384
- Depreciation in the year	9,842,287,926	9,842,287,926
- Reclassification	48,756,464,049	48,756,464,049
<b>Ending balance of the year</b>	<b><u>139,058,047,359</u></b>	<b><u>139,058,047,359</u></b>
<b>Net carrying amount</b>		
Beginning balance	29,954,501,733	29,954,501,733
<b>Ending balance of the year</b>	<b><u>312,650,997,911</u></b>	<b><u>312,650,997,911</u></b>

(i) Investment properties include the Golf Phu My Hotel (formerly Nemo Hotel). As of 31 December 2024, the remaining value of investment properties pledged as collateral for loans was VND 292,538,784,104 (compared to VND 303,647,851,862 as of 1 January 2024). Additionally, a leased warehouse at Thanh Chi JSC (subsidiary) had a remaining value of VND 26,884,869,063.

The fair value of these investment properties has not been officially assessed as of 31 December 2024. However, based on rental performance and market conditions, the Board of Management believes that the fair value of these assets exceeds their book value at the financial year-end.

**b) Investment Property Held for Value Appreciation**

The investment property held for value appreciation had an initial cost of VND 6,131,076,000, representing the land use rights for an agricultural plot in Long Huong Ward, Ba Ria City, Ba Ria - Vung Tau Province, with a total area of 28,611.3 m<sup>2</sup> (including 27,039.3 m<sup>2</sup> with land use rights expiring on 1 April 2029 and 1,572 m<sup>2</sup> expiring in 2025). Future annual rental income is disclosed in Note 22.

During the year, the Corporation completed the transfer of this land use right, with the corresponding revenue and cost of sales presented in Notes 23 and 24.

**14 LONG-TERM ASSET IN PROGRESS**

	31/12/2024		01/01/2024	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
<b>a) Long-term works in progress</b>				
- Phu My Residential Area	4,204,639,263	4,204,639,263	4,204,639,263	4,204,639,263
- National Highway 51 New Urban Area	-	-	1,774,121,914	1,774,121,914
- Other constructions	1,542,405,268	579,197,416	579,197,416	579,197,416
	<b><u>5,747,044,531</u></b>	<b><u>4,783,836,679</u></b>	<b><u>6,557,958,593</u></b>	<b><u>6,557,958,593</u></b>
<b>b) Construction in progress</b>				
			31/12/2024	01/01/2024
			VND	VND
- Cua Lap Riverside Villa Project			1,778,342,519	1,778,342,519
- Chau Pha Residential Area			1,746,606,152	1,746,606,152
- Reconstruction of Warehouse No. 5 (i)			833,137,957	833,137,957
- Other constructions			1,243,760,799	1,243,760,799
			<b><u>5,601,847,427</u></b>	<b><u>5,601,847,427</u></b>

(i) The remaining unresolved asset deficit of VND 833,137,957 has been recorded by Thanh Chi JSC (a subsidiary) under the "Construction in Progress" account. This amount corresponds to the foundation portion that was assessed as undamaged and not included in the insurance compensation value.



**15 SHORT-TERM TRADE PAYABLES**

	31/12/2024		01/01/2024	
	Outstanding balance VND	Amount can be paid VND	Outstanding balance VND	Amount can be paid VND
International Advanced Joint Stock Company	5,143,749,964	5,143,749,964	5,143,749,964	5,143,749,964
Tan Thanh JSC	12,085,790,476	12,085,790,476	12,085,790,476	12,085,790,476
Vietnam Project Engineering JSC	846,773,600	846,773,600	2,146,773,600	2,146,773,600
No. 15 Building Materials Trading Joint Stock Company	3,761,469,109	3,761,469,109	5,423,120,109	5,423,120,109
Hoang Le Medical Equipment Co., Ltd	2,115,658,111	2,115,658,111	2,815,658,111	2,815,658,111
Consortium of Thang Long Elevator and Equipment Group Company Limited and Binh An Technology Engineering Co., Ltd	5,698,236,364	5,698,236,364	6,298,236,364	6,298,236,364
Other suppliers	60,127,337,771	60,127,337,771	54,627,399,797	54,627,399,797
	<b><u>89,779,015,395</u></b>	<b><u>89,779,015,395</u></b>	<b><u>88,540,728,421</u></b>	<b><u>88,540,728,421</u></b>
<b>Unpaid overdue payables</b>				
Ban Viet Co., Ltd	489,850	489,850	489,850	489,850
Viet Constech Co., Ltd	950,609,926	950,609,926	950,609,926	950,609,926
International Advanced Joint Stock Company	5,143,749,964	5,143,749,964	5,143,749,964	5,143,749,964
Other suppliers	3,496,941,147	3,496,941,147	3,496,941,147	3,496,941,147
	<b><u>9,591,790,887</u></b>	<b><u>9,591,790,887</u></b>	<b><u>9,591,790,887</u></b>	<b><u>9,591,790,887</u></b>

**16 SHORT - TERM PREPAYMENTS FROM CUSTOMERS**

	31/12/2024 VND	01/01/2024 VND
Project Management Unit for Construction Investment 1, Vung Tau City	-	9,641,786,855
HCT E&C Joint Stock Company	5,496,261,464	-
ECOCIM Joint Stock Company	3,288,156,809	-
Other customers	8,208,082,665	5,244,000,999
	<b><u>16,992,500,938</u></b>	<b><u>14,885,787,854</u></b>

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

	Tax receivable at the beginning of year (adjusted) VND	Tax payable at the beginning of year (adjusted) VND	Tax payable in the year VND	Tax paid in the year VND	Tax receivable at the end of the year VND	Tax payable at the end of the year VND
Value-added tax	20,637,680,412	121,291,696	11,647,536,409	1,258,582,555	10,211,167,516	83,732,654
Corporate income tax	-	3,436,213,039	3,346,404,957	932,160,062	-	5,850,457,934
Personal income tax	419,805	470,748,038	1,768,486,159	586,942,118	-	1,651,872,274
Land tax and land rental	-	3,868,866,607	24,904,705	988,429,992	-	2,905,341,320
Other taxes	360,751,670	-	33,884,552	33,884,552	360,751,670	-
Fees, charges and other payables	-	2,992,506,612	1,346,433,986	13,500,000	-	4,325,440,598
	<b>20,998,851,887</b>	<b>10,889,625,992</b>	<b>18,167,650,768</b>	<b>3,813,499,279</b>	<b>10,571,919,186</b>	<b>14,816,844,780</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.

**18 SHORT-TERM ACCRUED EXPENSES**

	31/12/2024 VND	01/01/2024 VND
Provision for construction costs	8,664,032,205	14,729,224,949
- Provision for land use rights and house transfer costs – Lot 42C, Phu My Residential Area Project	1,716,507,645	1,716,507,645
- Hot asphalt concrete pavement project for canal management road under Song Ray Reservoir Project	-	6,904,199,854
- Cement-treated crushed stone project	-	4,593,136,082
- Hot asphalt concrete works – Hoa Long Resettlement Area, Ba Ria - Vung Tau	2,079,295,083	-
- Other constructions	4,868,229,477	1,515,381,368
Other accrued expenses	-	77,985,697
	<b>8,664,032,205</b>	<b>14,807,210,646</b>



**19 OTHER PAYABLES**

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short - term</b>		
Surplus of assets awaiting resolution	80,220,392	-
Trade union fee	177,706,729	308,010,454
Insurance payables	2,532,134,109	2,234,942,109
Payables on equitization	39,490,443,030	39,490,443,030
Short-term deposits, collateral received	4,545,220,000	-
Dividends or profits payable	29,219,900,470	29,219,900,470
Dividends and profits payable to non-controlling shareholders of subsidiaries	2,810,565,000	2,810,565,000
Interest payable to Bank for Investment and Development of Vietnam	17,521,834,379	7,199,402,418
Interest payable to Agribank - Ba Ria Vung Tau Branch (ii)	97,889,977,025	76,087,111,131
Interest payable to individuals	727,284,822	617,709,973
Hang Duong Area expenses – Compensation payments	1,291,280,460	1,291,280,460
Advance collection of transfer fees from buyers (Phu My Residential Area Project)	1,233,541,398	1,233,541,398
Dong Nam Co., Ltd – Investment contribution for National Highway 51 New Urban Area	2,000,000,000	2,000,000,000
Tan Thanh JSC – Late payment interest and redistribution	3,847,955,927	3,847,955,927
Payable to ECOCIM JSC – Material costs for National Highway 56 Apartment Project	19,295,527,770	-
Dong Phong Co., Ltd – Environmental restoration deposit	4,058,077,690	4,058,077,690
Other payables	7,221,026,422	6,342,072,914
	<b><u>233,942,695,623</u></b>	<b><u>176,741,012,974</u></b>
<b>b) Long-term</b>		
Long-term deposits, collateral received	519,989,723	486,989,723
Interest payable to Agribank - Ba Ria Vung Tau Branch (ii)	54,613,003,430	57,961,720,961
	<b><u>55,132,993,153</u></b>	<b><u>58,448,710,684</u></b>
<b>c) Unpaid overdue payables</b>		
Interest payable	21,808,837,437	9,555,505,417
Payables related to equitization (i)	39,490,443,030	39,490,443,030
Dividends payable (i)	29,219,900,470	29,219,900,470
	<b><u>90,519,180,937</u></b>	<b><u>78,265,848,917</u></b>
<b>d) In which: Related parties</b>		
People's Committee of Ba Ria - Vung Tau Province	65,195,386,350	65,195,386,350
	<b><u>65,195,386,350</u></b>	<b><u>65,195,386,350</u></b>

(i) The Corporation is recording an overdue payment to the Enterprise Arrangement and Development Support Fund and the Enterprise Arrangement Support Fund of VND 39,490,443,030 and the overdue dividend distributed to the state investment capital is VND 25,704,943,320 (the remaining dividend payable to retail shareholders is VND 3,514,957,150). The Corporation is in the process of working with competent State agencies to determine the value of late payment interest arising when determining the value of the enterprise to divest State capital (See information in Note No. 36).

(ii) Pursuant to the agreement between the two parties in Credit Contract Appendix No. 100042.01/PL05 dated 25 May 2017 and Appendices 06, 07, 08, 09, 10, 11, 12 on restructuring principal and interest repayments in 2022 between Agribank - Ba Ria - Vung Tau Branch and Urban Development and Construction Corporation, the loan interest that the Corporation must pay to the Bank until 31 December 2024 and arising in 2025 is VND 97,889,977,025 and the amount payable from 01 January 2026 to 2027 is VND 54,613,003,430.

**20 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 (i)</b>						
Short-term debts	126,031,421,971	126,031,421,971	50,209,436,808	72,827,209,120	103,413,649,659	103,413,649,659
Current portion of long-term debts	48,766,656,000	48,766,656,000	20,000,000,000	66,656,000	68,700,000,000	68,700,000,000
	<b>174,798,077,971</b>	<b>174,798,077,971</b>	<b>70,209,436,808</b>	<b>72,893,865,120</b>	<b>172,113,649,659</b>	<b>172,113,649,659</b>
<b>b) Long-term borrowings</b>						
Long-term debts (ii)	112,567,164,971	112,567,164,971	-	66,656,000	112,500,508,971	112,500,508,971
	<b>112,567,164,971</b>	<b>112,567,164,971</b>	<b>-</b>	<b>66,656,000</b>	<b>112,500,508,971</b>	<b>112,500,508,971</b>
Amount due for settlement within 12 months	(48,766,656,000)	(48,766,656,000)	(20,000,000,000)	(66,656,000)	(68,700,000,000)	(68,700,000,000)
<b>Amount due for settlement after 12 months</b>	<b>63,800,508,971</b>	<b>63,800,508,971</b>			<b>43,800,508,971</b>	<b>43,800,508,971</b>
<b>c) Overdue borrowings and finance lease liabilities</b>						
			31/12/2024		01/01/2024	
			Principal	Interest	Principal	Interest
			VND	VND	VND	VND
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ba Ria - Vung Tau Branch			98,122,142,809	17,521,834,379	82,529,252,538	7,199,402,418
- Vietnam Bank for Agriculture and Rural Development - Ba Ria - Vung Tau Branch			48,700,000,000	4,287,003,058	32,700,000,000	2,356,102,999
			<b>146,822,142,809</b>	<b>21,808,837,437</b>	<b>115,229,252,538</b>	<b>9,555,505,417</b>



(i) Detailed information on short-term borrowings and current portion of long-term debts is as follows:

	Currency	Interest Rate	Loan purpose	Guarantee	31/12/2024	01/01/2024
					VND	VND
<b>Short-term borrowings</b>					<b>103,413,649,659</b>	<b>126,031,421,971</b>
Bank for Investment and Development of Vietnam - Ba Ria Vung Tau Branch	VND	Per agreement	Supplement working capital	Secured (*)	98,122,142,809	92,893,811,971
Agribank - Ba Ria Vung Tau Branch	VND	Per agreement	Supplement working capital	Secured (*)	-	2,800,000,000
Borrowings from individuals	VND	10.00%	Supplement working capital	Unsecured	5,291,506,850	30,337,610,000
					<b>103,413,649,659</b>	<b>126,031,421,971</b>

(ii) Detailed information on Long-term borrowings:

	Currency	Interest Rate	Duration	Year of maturity	Loan purpose	Guarantee	31/12/2024	01/01/2024
							VND	VND
<b>Long-term borrowings</b>							<b>112,500,508,971</b>	<b>112,567,164,971</b>
Vietnam Bank for Agriculture and Rural Development - Ba Ria - Vung Tau Branch	VND	Per agreement	144 months	2027	Investment in Phu My Golf Hotel	in Secured (*)	112,500,508,971	112,500,508,971
Saigon Thuong Tin Commercial Joint Stock Bank	VND	Per agreement	36 months	2024	Supplement working capital	Secured (*)	-	66,656,000
							<b>112,500,508,971</b>	<b>112,567,164,971</b>
							(68,700,000,000)	(48,766,656,000)
<b>Amount due for settlement after 12 months</b>							<b>43,800,508,971</b>	<b>63,800,508,971</b>

Amount due for settlement within 12 months

**Amount due for settlement after 12 months**

Loans from banks and other credit institutions are secured by mortgage agreements with lenders and have been fully registered as secured transactions.

21 OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital		Share premium	Treasury shares	Investment development funds	Other reserves	Retained earnings	Non – Controlling Interest		Total
	VND	VND						VND	VND	
Beginning balance of previous year (adjusted)	350,000,000,000	2,035,658,847	(1,686,409,906)	16,710,322,535	2,626,918,076	(76,522,321,576)	31,901,110,678	325,065,278,654		
Loss for previous year (adjusted)	-	-	-	-	-	(73,472,651,161)	(6,231,253,333)	(79,703,904,494)		
Ending balance of previous year	350,000,000,000	2,035,658,847	(1,686,409,906)	16,710,322,535	2,626,918,076	(149,994,972,737)	25,669,857,345	245,361,374,160		
Beginning balance of this year	350,000,000,000	2,035,658,847	(1,686,409,906)	16,710,322,535	2,626,918,076	(149,994,972,737)	25,669,857,345	245,361,374,160		
Loss for this year	-	-	-	-	-	(38,499,571,500)	(8,193,768,261)	(46,693,339,761)		
Ending balance of this year	350,000,000,000	2,035,658,847	(1,686,409,906)	16,710,322,535	2,626,918,076	(188,494,544,237)	17,476,089,084	198,668,034,399		



b) Details of Contributed capital

	31/12/2024	Rate	01/01/2024	Rate
	VND	%	VND	%
People's Committee of Ba Ria - Vung Tau Province	236,911,920,000	67.69	236,911,920,000	67.69
Other shareholders	110,148,080,000	31.47	110,148,080,000	31.47
Treasury shares	2,940,000,000	0.84	2,940,000,000	0.84
<b>Total</b>	<b><u>350,000,000,000</u></b>	<b><u>100</u></b>	<b><u>350,000,000,000</u></b>	<b><u>100</u></b>

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

	Year 2024	Year 2023
	VND	VND
<b>Owner's contributed capital</b>		
- At the beginning of the year	350,000,000,000	350,000,000,000
- At the end of the year	350,000,000,000	350,000,000,000

d) Share

	31/12/2024	01/01/2024
Quantity of Authorized issuing shares	35,000,000	35,000,000
Quantity of issued shares	35,000,000	35,000,000
- Common shares	35,000,000	35,000,000
Quantity of shares repurchased	294,000	294,000
- Common stocks	294,000	294,000
Quantity of outstanding shares in circulation	34,706,000	34,706,000
- Common stocks	34,706,000	34,706,000
Par value per share: 10,000 VND		

e) Company's reserves

	31/12/2024	01/01/2024
	VND	VND
Development and investment funds	16,710,322,535	16,710,322,535
Other reserves	2,626,918,076	2,626,918,076
	<b><u>19,337,240,611</u></b>	<b><u>19,337,240,611</u></b>

22 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The Corporation is currently leasing the property Phu My Golf Hotel at 01 Nguyen Van Linh, Phu My town, Tan Thanh district, Ba Ria - Vung Tau province. On 22 April 2024, the Corporation signed asset lease contract No. 88/HD.UDEC with Taisei Vietnam Asset Management Company Limited for a 5-year lease term; the total future minimum lease payments under non-cancellable operating leases are presented as follows:

	31/12/2024	01/01/2024
	VND	VND
Under 1 year	7,400,000,000	-
From 1 year to 5 years	28,000,000,000	-

**b) Operating Lease Commitments**

Thanh Chi Joint Stock Company (a subsidiary) has signed a land lease contract in Phu My I Industrial Park, Tan Thanh District, Ba Ria - Vung Tau Province, for the purpose of building warehouses. The leased land covers an area of 176,665 m<sup>2</sup>. Under this contract, the company is required to pay annual land rent and infrastructure usage fees until the contract's expiration, as agreed upon by both parties.

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

	Year 2024	Year 2023
	VND	VND
Revenue from construction and installation activities	160,721,362,710	37,330,221,414
Revenue from real estate business	80,102,825,091	-
Revenue from sale of goods	86,136,060,336	33,973,284,384
Revenue from rendering of services	17,127,563,152	24,705,901,224
	<b><u>344,087,811,289</u></b>	<b><u>96,009,407,022</u></b>

**24 COST OF GOODS SOLD**

	Year 2024	Year 2023
	VND	VND
Cost of construction and installation activities	152,369,003,808	44,146,470,511
Cost of real estate business activities	8,691,081,514	-
Cost of goods sold	87,599,889,968	38,055,810,401
Cost of services rendered	26,850,749,277	30,379,505,737
Provision for devaluation of inventories	38,066,250,026	-
	<b><u>313,576,974,593</u></b>	<b><u>112,581,786,649</u></b>

**25 FINANCIAL INCOME**

	Year 2024	Year 2023
	VND	VND
Interest income	262,446,878	694,630,671
	<b><u>262,446,878</u></b>	<b><u>694,630,671</u></b>

**26 FINANCIAL EXPENSES**

	Year 2024	Year 2023
	VND	VND
Interest expenses	30,988,796,448	30,093,024,752
Interests from deferred payment purchase	-	750,000,000
	<b><u>30,988,796,448</u></b>	<b><u>30,843,024,752</u></b>



**27 SELLING EXPENSES**

	Year 2024 VND	Year 2023 VND
Labour expenses	512,025,833	1,139,324,642
Expenses of outsourcing services	710,579,107	468,838,504
Other expenses in cash	-	988,256,586
	<b><u>1,222,604,940</u></b>	<b><u>2,596,419,732</u></b>

**28 GENERAL AND ADMINISTRATIVE EXPENSE**

	Year 2024 VND	Year 2023 VND
Labour expenses	8,018,863,180	9,081,607,860
Tools, supplies office expenses	6,862,775	-
Depreciation expenses	1,517,451,076	1,536,683,525
Tax, Charge, Fee	41,084,552	50,095,921
Provision expenses	20,143,853,717	3,636,308,005
Expenses of outsourcing services	647,153,506	1,423,388,931
Other expenses in cash	2,586,074,063	2,343,705,499
	<b><u>32,961,342,869</u></b>	<b><u>18,071,789,741</u></b>

**29 OTHER INCOME**

	Year 2024 VND	Year 2023 VND
Gain from liquidation, disposal of fixed assets	1,699,733,226	-
Income from debt write-off	-	360,193,745
Other income	691,031,353	398,790,097
	<b><u>2,390,764,579</u></b>	<b><u>758,983,842</u></b>

**30 OTHER EXPENSES**

	Year 2024 VND	Year 2023 (adjusted) VND
Remaining value and costs from disposal and transfer of fixed assets	-	966,352,731
Penalties and late payment fees per tax audit report, tax, and insurance	1,856,701,088	446,012,708
Depreciation expenses of machinery at the quarry ceased operation due to expired mining license	5,877,721,943	3,382,582,630
Mine closure, rehabilitation, and environmental restoration costs for Nui Ong Quarry	3,177,293,120	5,655,911,562
Others	261,131,796	244,466,989
	<b><u>11,172,847,947</u></b>	<b><u>10,695,326,620</u></b>

**31 CURRENT CORPORATE INCOME TAX EXPENSES**

	<u>Year 2024</u>	<u>Year 2023</u>
	VND	VND
Current corporate income tax expense in Corporation	3,346,404,957	-
Current corporate income tax expense in subsidiaries	-	440,000
<b>Total current corporate income tax expense</b>	<b><u>3,346,404,957</u></b>	<b><u>440,000</u></b>

**32 DEFERRED INCOME TAX**

**a) Deferred income tax liabilities**

	<u>31/12/2024</u>	<u>01/01/2024</u>
	VND	VND
Corporate income tax rate used to determine deferred income tax assets	20%	20%
Deferred Income Tax Liabilities Arising from Taxable Temporary Differences	14,000,000,000	13,834,609,247
	<b><u>14,000,000,000</u></b>	<b><u>13,834,609,247</u></b>

**b) Deferred corporate income tax expense**

	<u>Year 2024</u>	<u>Year 2023</u>
	VND	VND
Deferred CIT expense relating to taxable temporary difference	165,390,753	2,378,138,535
	<b><u>165,390,753</u></b>	<b><u>2,378,138,535</u></b>

**33 BASIC EARNINGS PER SHARE**

Basic earnings per share distributed to common shareholders of the Corporation are calculated as follows:

	<u>Year 2024</u>	<u>Year 2023</u>
	VND	(adjusted) VND
Net profit after tax -	(38,499,571,500)	(73,472,651,161)
Profit distributed to common shares	(38,499,571,500)	(73,472,651,161)
Average number of outstanding common shares in circulation in the year	34,706,000	34,706,000
<b>Basic earnings per share</b>	<b><u>(1,109)</u></b>	<b><u>(2,117)</u></b>

The Corporation has not planned to allocate the Bonus and Welfare Fund or the Management Bonus Fund from the after-tax profit at the time of preparing the consolidated financial statements.

As at 31 December 2024, the Corporation does not have shares with dilutive potential for earnings per share.



**34 BUSINESS AND PRODUCTIONS COST BY ITEMS**

	<u>Year 2024</u>	<u>Year 2023</u>
	VND	VND
Raw materials	139,719,435,766	35,611,010,738
Labour expenses	21,102,369,574	21,876,507,055
Depreciation expenses	16,685,287,365	19,971,084,011
Tax, fee and charge	1,084,211,380	1,016,303,773
Provision expenses	20,143,853,717	3,636,308,005
Expenses of outsourcing services	91,514,415,148	60,637,136,733
Other expenses in cash	9,266,464,784	6,903,827,423
	<u><b>299,516,037,734</b></u>	<u><b>149,652,177,738</b></u>

**35 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS**

**a) Proceeds from borrowings during the year**

	<u>Year 2024</u>	<u>Year 2023</u>
	VND	VND
Proceeds from ordinary contracts	50,209,436,808	58,524,785,433

**b) Actual repayments on principal during the year**

	<u>Year 2024</u>	<u>Year 2023</u>
	VND	VND
Repayment on principal from ordinary contracts	72,893,865,120	42,044,701,069

**36 OTHER INFORMATION**

According to the 2018 Audit Result Notification No. 257/TB-KTNN KV XIII dated 05 September 2019 from the State Audit Office of Vietnam (Region XIII), the State Audit recommended that the People's Committee of Ba Ria - Vung Tau Province determine late payment interest on the increased state capital from the time of enterprise valuation until the official conversion into a joint-stock company. Additionally, it advised addressing the undistributed dividends from the state capital for the years 2009, 2010, 2011, and 2012, which had not been remitted to the Enterprise Arrangement and Development Support Fund. Furthermore, the State Audit required the late payment interest (calculated at VND 66,445,157,120 as of 31 December 2018) to be handled when determining enterprise value for state capital divestment, as per Decision No. 1232/QĐ-TTg dated 17 August 2017 of the Prime Minister and Plan No. 110/KH-UBND dated 11 October 2017 of the People's Committee of Ba Ria - Vung Tau Province. As of the date of this separate financial statement, the Corporation has not yet received guidance or directives from the competent authorities regarding the procedures for determining enterprise value for state capital divestment.

**37 SUBSEQUENT 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.

**38 SEGMENT REPORTING**

**a) Under business fields**

	Constructions	Real estate business	Selling goods	Rendering services	Total
	VND	VND	VND	VND	VND
Net revenue from sales of goods and rendering of services	160,721,362,710	80,102,825,091	86,136,060,336	17,127,563,152	344,087,811,289
Cost of goods sold	152,369,003,808	8,691,081,514	87,599,889,968	26,850,749,277	275,510,724,567
Provision for inventory devaluation	38,066,250,026	-	-	-	38,066,250,026
<b>Profit from operating activities</b>	<b>8,352,358,902</b>	<b>71,411,743,577</b>	<b>(1,463,829,632)</b>	<b>(9,723,186,125)</b>	<b>30,510,836,696</b>
<b>The total cost of acquisition of fixed assets</b>					
Segment assets	424,829,492,149	-	53,129,415,530	329,480,540,009	807,439,447,688
Unallocated assets					47,143,893,439
<b>Total assets</b>	<b>424,829,492,149</b>	<b>-</b>	<b>53,129,415,530</b>	<b>329,480,540,009</b>	<b>854,583,341,127</b>
Segment liabilities	330,113,965,800	-	9,041,232,461	113,008,705,528	452,163,903,789
Unallocated liabilities					203,751,402,939
<b>Total liabilities</b>	<b>330,113,965,800</b>	<b>-</b>	<b>9,041,232,461</b>	<b>113,008,705,528</b>	<b>655,915,306,728</b>

**b) Under geographic fields**

The business activities of the Corporation and its subsidiaries are primarily conducted in Southern Vietnam. Therefore, the Company does not prepare segment reports by geographic fields.



**39 TRANSACTION AND BALANCES WITH RELATED PARTIES**

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

<u>Related parties</u>	<u>Relation</u>
People's Committee of Ba Ria - Vung Tau Province	Largest Shareholder
Members of the Board of Directors, Board of Management, Supervisory Board, and other key management personnel of the Corporation	Key management personnel of the Corporation

Remuneration, salaries and other income of members of the Board of Directors, Board of Management, Board of Supervision and other managers are as follows:

	<u>Position</u>	<u>Year 2024</u>	<u>Year 2023</u>
		<u>VND</u>	<u>VND</u>
Mr. Tran Thai Hoa	Chairman	417,280,000	294,000,000
Mr. Ho Thanh Con	Member of the Board of Directors cum Deputy General Director	338,239,259	257,960,000
Mr Vo Thanh Tai	Member of the Board of Directors cum Deputy General Director	314,200,000	221,720,000
Mr Vo Ngoc Dung	Deputy General Director (Resigned on 01 October 2023)	-	162,951,600
Mr Mai Ngoc Dinh	General Director (Appointed on 02 July 2024)	340,080,741	25,629,231
Mr Le Vy Thuy	Chief Accountant	262,840,000	262,680,000
Mr. Le Thanh Nghi	Head of Board of Supervision	218,320,000	218,320,000
Ms. Nguyen Thi Mai Huong	Member of Board of Supervision	149,457,777	136,480,000
Ms Tran Thi Kim Anh	Member of Board of Supervision	-	-

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.

**40 COMPARATIVE FIGURES**

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

The Corporation's Board of Management has decided to retrospectively adjust certain figures in the consolidated financial statements for the fiscal year ended 31 December 2023, based on the conclusions of the tax inspection report at Thanh Chi Joint Stock Company (a subsidiary). Accordingly, specific figures in this consolidated financial statement have been adjusted as follows:

**Urban Development and Construction Corporation**

37, 3/2 Street, Vung Tau City,  
Ba Ria - Vung Tau Province

**Consolidated Financial Statement**

For the fiscal year ended as at 31 December 2024

	Code	Figures in the previous year's consolidated financial VND	Adjusted figures VND	Difference VND
<b>a) Consolidated Statement of Financial Position</b>				
- Taxes and other receivables from the State budget	153	21,264,998,686	20,998,851,887	(266,146,799)
- Taxes and other payables to State budget	313	5,875,179,398	10,889,625,992	5,014,446,594
- Retained earnings accumulated till the end of the previous	421a	(73,949,462,271)	(76,522,321,576)	(2,572,859,305)
- Retained earnings of the current period	421b	(73,291,516,782)	(73,472,651,161)	(181,134,379)
- Non – Controlling Interests	429	28,196,457,054	25,669,857,345	(2,526,599,709)
<b>b) Consolidated Statement of Income</b>				
- Other expenses	32	10,348,013,912	10,695,326,620	347,312,708
- Other profit	40	(9,589,030,070)	(9,936,342,778)	(347,312,708)
- Total net profit before	50	(76,978,013,251)	(77,325,325,959)	(347,312,708)
- Profit after corporate income tax	60	(79,356,591,786)	(79,703,904,494)	(347,312,708)
Basic earnings per share	70	(2,112)	(2,117)	(5)
<b>c) Consolidated Statement of Cash Flows</b>				
- Profit before tax	01	(76,978,013,251)	(77,325,325,959)	(347,312,708)
- Increase or decrease in payables	11	(18,762,274,577)	(18,414,961,869)	347,312,708

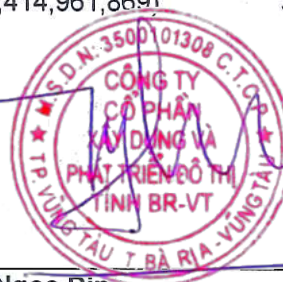


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**Van Cong Duc**  
Preparer

*[Handwritten signature]*

**Le Vy Thuy**  
Chief Accountant



**Mai Ngoc Dinh**  
General Director  
Vung Tau, 30 March 2025