CÔNG TY CỔ PHẦN TTBGROUP
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DN: OID.0.9.2342.19200300.100.1.1=MST:4600359768, CN=CÔNG TY CỔ PHẦN TTBGROUP, S=Thái Nguyên, C=VN
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TTBGROUP
JOINT STOCK COMPANY

No: 2002/TB-TTB

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, day 20 month 01 year 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: **The Hanoi Stock Exchange**

In accordance with the provisions of …….. Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance guiding the disclosure of information on the stock market, TBCGROUP JSC shall disclose the financial statements (BCTC) of the quarter …./year ….. to the Hanoi Stock Exchange as follows:

1. Organization name: TTBGROUP JOINT STOCK OMPANY

- Stock symbol: TTB
- Address: Group 03, Quang Vinh Ward, Thai Nguyen City, Thai Nguyen Province, Vietnam.
- Contact phone number/Tel:02083 75 66 99.Fax: .....
- Email: Chungcutienbo@gmail.com ; Website: tienbo.vn

2. Disclosure information contents:

- Financial Statement of Quarter 04/year 2024

Separate Financial Statements (TCNY has no subsidiaries and the superior accounting unit has affiliated units); ☒

Consolidated financial statement (TCNY has subsidiaries); ☐

Consolidated financial statements (TCNY has affiliated accounting unit with its own accounting apparatus); ☐

- Cases that require explanation:

+ The auditing organization gives an opinion that is not an unqualified opinion on the financial statements (for the financial statements that have been reviewed/audited….):

Yes ☐ No ☐

Explanatory document in case of the integration:

Yes ☐ No ☐

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2022):

Yes ☐ No ☐

Explanatory document in case of integration

Yes ☐ No ☐

+ Profit after corporate income tax in the income statement of the reporting period changed by 10% or more compared with the same period last year

Yes ☒ No ☐

Explanatory document in case of integration

Yes ☐ No ☐

+ Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to loss in this period or vice versa:

Yes ☐ No ☐

Explanatory document in case of integration

Yes ☐ No ☐

This information was published on the company website on 20/01/2025 at the link: *https://tienbo.vn/thong-tin-co-dong-2/*

Attached documents:

- Financial statements
- Explanatory document

Organization Representative

Legal Representative/User if the Legal Representative

(Sign, full name, position, seal)

CÔNG TY CỔ PHẦN TTBGROUP
M.S.D.N: 4600359768-C.T.C.P
TTB GROUP

TỔNG GIÁM ĐỐC

Phùng Văn Thái

QUARTER IV/2024 FINANCIAL REPORT

OF TTBGROUP JOINT STOCK COMPANY

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CÔNG TY CỔ PHẦN TTBGROUP
TTBGROUP JOINTSTOCK COMPANY
Tổ 3 - Phường Quang Vinh - TP Thái Nguyên - tỉnh Thái Nguyên/ Group 3, Quang Vinh ward, Thai Nguyen city, Thai Nguyen province

Mẫu số/Form No. B01a-DN
(Ban hành theo Thông tư 200/2014/TT-BTC ngày 22/12/20214 của Bộ tài chính/ According to Circular No. 200/2014/TT-BTC dated December 22nd, 20214 of the Ministry of Finance)

BẢNG CÂN ĐỐI KẾ TOÁN/BALANCE SHEET

(Dạng đầy đủ/Full version)

Quý IV năm 2024/Quarter IV of 2024

Tại ngày 20 tháng 01 năm 2025/On January 20, 2025

Đơn vị tính/Currency: VNĐ

TÀI SẢN/ASSET	Mã số (Code)	Thuyết minh (Inter-Pretention)	Số cuối kỳ (Closing Balance)	Số đầu năm (Opening Balance)
1	2	3	4	5
A. TÀI SẢN NGẮN HẠN/SHORT-TERM ASSETS)	**100**		**1,204,886,407,184**	**1,212,106,187,390**
I.Tiền và các khoản tương đương tiền (Cash and Cash exchangeable)	**110**	**V.01**	**3,588,583,608**	**1,479,968,553**
1. Tiền/Cash	111		3,588,583,608	1,479,968,553
2. Các khoản tương đương tiền/Cash exchangeable	112			
II. Đầu tư tài chính ngắn hạn (Short-term financial investments)	**120**		-	-
1. Chứng khoán kinh doanh/Trading securities	121		-	-
2. Dự phòng giảm giá chứng khoán kinh doanh/Provision for lost due to the decrease in prices of trading securities (*)	122		-	-
3. Đầu tư nắm giữ đến ngày đáo hạn/Held-to--maturity investments	123	V.02		-
III. Các khoản phải thu ngắn hạn/Short-term recevables	**130**		**1,030,417,858,866**	**1,053,097,234,231**
1. Phải thu ngắn hạn của khách hàng/Short-term Receivables from Customers	131	V.03	767,516,867,984	753,531,792,540
2. Trả trước cho người bán ngắn hạn/Prepayment to suppliers	132	V.04	108,700,323,609	107,364,774,418
3. Phải thu nội bộ ngắn hạn/Short-term Internal Receivables	133		-	-
4. Phải thu theo tiến độ kê hoạch hợp đồng xây dựng/Receivables by the Scheduled Progress of Construction Contracts	134		-	-
5. Phải thu về cho vay ngắn hạn/Receivables short-term loans	135	V.02	-	-
6. Phải thu ngắn hạn khác/Other receivalbe	136	V.05	155,036,597,257	193,036,597,257
7. Dự phòng phải thu ngắn hạn khó đòi/Provision for bad short-term receivables (*)	137	V.06	(835,929,984)	(835,929,984)
8. Tài sản thiếu chờ xử lý/Insufficient Assets	139		-	-
IV. Hàng tồn kho/Inventories	**140**	**V.07**	**170,030,037,559**	**156,036,381,122**
1. Hàng tồn kho/Inventory	141		170,030,037,559	156,036,381,122
2. Dự phòng giảm giá hàng tồn kho/Provision for decline in inventory (*)	149		-	-
V. Tài sản ngắn hạn khác/Provision for decline in inventory	**150**		**849,927,151**	**1,492,603,484**
1. Chi phí trả trước ngắn hạn/Short-term prepaid expenses	151	V.10	52,089,253	52,089,253
2. Thuế GTGT được khấu trừ/Input VAT	152		775,486,988	1,418,163,321
3. Thuế và các khoản khác phải thu nhà nước/Taxes and Receivables from State Budget	153		22,350,910	22,350,910
4. Giao dịch mua bán lại trái phiếu Chính phủ/Repurchase Government Bonds Transactions	154			
5. Tài sản ngắn hạn khác/Others Current Assets	155		-	-
B. TÀI SẢN DÀI HẠN/LONG-TERM ASSETS	**200**		**781,191,168,100**	**764,107,831,595**
I. Các khoản phải thu dài hạn/Long-term receivables	**210**		**90,000,000,000**	**90,000,000,000**
1. Phải thu dài hạn của khách hàng/Long-term Receivables from Customers	211		-	-

2. Vốn kinh doanh ở đơn vị trựcthuộc/Capital of units directly under	212		-	-
3. Phải thu dài hạn nội bộ/Long-term Internal Receivables	213		-	-
4. Phải thu dài hạn khác/Long-term others receivable	218		90,000,000,000	90,000,000,000
5. Dự phòng phải thu dài hạn khó đòi/Provision for long-term doubtful debts (*)	219		-	-
II. Tài sản cố định/Fixed assets	**220**	**V.09**	**27,999,141,989**	**30,053,164,844**
1. TSCĐ hữu hình/Tangible fixed assets	221		27,999,141,989	30,053,164,844
- Nguyên giá/The original price	222		46,949,928,616	46,949,928,616
- Giá trị hao mòn lũy kế/Accumulated depreciation (*)	223		(18,950,786,627)	(16,896,763,772)
2. TSCĐ thuê tài chính/Financial lease assets	224		-	-
- Nguyên giá/The original price	225		-	-
- Giá trị hao mòn lũy kế/Accumulated depreciation (*)	226		-	-
3. TSCĐ vô hình/Intangible fixed assets	227		-	-
- Nguyên giá/The original price	228		-	-
- Giá trị hao mòn lũy kế/Accumulated depreciation (*)	229		-	-
III. Bất động sản đầu tư/Invested real estate	**230**		-	-
- Nguyên giá/The original price	231		-	-
- Giá trị hao mòn lũy kế/Accumulated depreciation (*)	232		-	-
IV. Tài sản dở dang dài hạn/Long-term-financial investments	**240**	**V.08**	**392,175,079,352**	**383,882,581,831**
1.Chi phí sản xuất, kinh doanh dở dang dài hạn/Production in progress: long-term	241		121,603,336,573	121,399,820,944
2. Chi phí xây dựng cơ bản dở dang/Capital Construction in Progress	242		270,571,742,779	262,482,760,887
V. Đầu tư tài chính dài hạn/Long-term-financial investments	**250**	**V.02**	**257,160,000,000**	**257,160,000,000**
1, Đầu tư và công ty con/Subsidiary company investments	251			
2. Đầu tư và công ty liên kết, liên doanh/Investments in Associates, Joint-Ventures	252		257,160,000,000	257,160,000,000
3. Đầu tư góp vốn vào đơn vị khác/Investments in Other Companies	253		-	-
4. Dự phòng phải đầu tư tài chính dài hạn/Provision for Long-term Investments Devaluation	254		-	-
5. Đầu tư nắm giữ đến ngày đáo hạn/Held-to-maturity investments	255			
VI. Tài sản dài hạn khác/Other long term assets	**260**		**13,856,946,759**	**3,012,084,920**
1. Chi phí trả trước dài hạn/Long-term prepaid expenses	261	V.10	13,856,946,759	3,012,084,920
2. Tài sản thu nhập thuế hoãn lại/Deferred income tax assets	262		-	-
3.Tài sản dài hạn khác /Other investments: long-term	268		-	-
TỔNG CỘNG TÀI SẢN (270=100+200) TOTAL ASSSETS (270 = 100 + 200)	**270**		**1,986,077,575,284**	**1,976,214,018,985**
C. NỢ PHẢI TRẢ/LIABILITIES	**300**		**935,321,197,405**	**925,513,928,284**
I. Nợ ngắn hạn/Current liabilities	**310**		**885,002,126,727**	**793,960,255,753**
1. Phải trả người bán ngắn hạn/Payables to seller: short-term	311	V.11	539,701,938,208	559,762,102,391
2. Người mua trả tiền trước ngắn hạn/Short term Advances Received from the Customers	312	V.12	163,816,789,080	52,140,674,845
3. Thuế và các khoản phải nộp Nhà nước/Taxes and Obligations to State Budget	313	V.13	519,965,497	605,893,702
4. Phải trả người lao động/Payables to employees	314		2,074,775,994	653,229,664
5. Chi phí phải trả ngắn hạn/Others exphajn: short-term	315	V.14		
6. Phải trả nội bộ ngắn hạn/Short-term Intercompany Payables	316			
7. Doanh thu chưa thực hiện ngắn hạn/Short-term Unrealized Revenue	317			
9. Các khoản phải trả, phải nộp ngắn hạn khác/Other short-term payables	319	V.15	123,400,000,000	125,268,346,023
10. Vay và nợ thuê tài chính ngắn hạn/Short-term borrowings and financial leases	320	V.16	55,482,000,000	55,523,351,180
11. Quỹ khen thưởng, phúc lợi/Reward and Welfare Fund	322		6,657,948	6,657,948

II. Nợ dài hạn/Long-term liabilities	**330**		**50,319,070,678**	**131,553,672,531**
1. Phải trả người bán dài hạn/Long-term Payables to Suppliers	331		-	-
2. Người mua trả tiền trước dài hạn/Long term Advances Received from the Customers	332		-	-
3. Chi phí phải trả dài hạn/Long-term Payable Expenses	333		-	-
4 .Phải trả nội bộ về vốn kinh doanh/Internal Payables of Capital	334		-	-
5. Phải trả nội bộ dài hạn/Long-term Internal Payables	335		-	-
6. Doanh thu chưa thực hiện dài hạn/Long-term Unrealized Revenue	336		-	-
7. Phải trả dài hạn khác/Others long term payables	337		-	-
8. Vay và nợ thuê tài chính dài hạn / Long-term borrowings and finance lease	338	V.16	50,319,070,678	131,553,672,531
D. VỐN CHỦ SỞ HỮU/OWNER'S EQUITY	**400**		**1,050,756,377,879**	**1,050,700,090,701**
I. Vốn chủ sở hữu/Owner's equity	**410**	**V.17**	**1,050,756,377,879**	**1,050,700,090,701**
1. Vốn góp chủ sở hữu/Owner's equity invested capital	411		1,015,095,830,000	1,015,095,830,000
Cổ phiếu phổ thông có quyền biểu quyết/Ordinary stock with voting right	411a		1,015,095,830,000	1,015,095,830,000
Tự bổ sung vốn/Self-funding	411b		-	-
2. Thặng dư cổ phần/Equity Surplus	412		3,849,794,545	3,849,794,545
3. Vốn khác của chủ sở hữu/Other capitals	414		3,939,320,731	3,939,320,731
4. Cổ phiếu quỹ/Fund stocks (*)	414		-	-
5.Chênh lệch đánh giá lại tài sản/Differences upon asset revaluation	415		-	-
6. Chênh lệch tỷ giá hối đoái/Exchange rate difference	416		-	-
7. Quỹ đầu tư phát triển/Development Investment Fund	418		1,808,348,854	1,808,348,854
8. Quỹ hỗ trợ sắp xếp doanh nghiệp/Corporation Arrangement Support Fund	419		-	-
9. Quỹ khác thuộc vốn chủ sở hữu/Other Funds	420		-	-
10. Lợi nhuận sau thuế chưa phân phối/Undistributed Profit	421		26,063,083,749	26,006,796,571
LNST chưa phân phối lũy kế đến cuối kỳ trước/Accumulated Undistributed Profit by The End of The Previous Period	*421a*		*25,020,637,244*	*27,650,895,690*
LNST chưa phân phối kỳ này/Undistributed Profit of the Current Period	*421b*		*1,042,446,505*	*(1,644,099,119)*
11. Nguồn vốn đầu tư xây dựng cơ bản/Capital Construction Investment	422		-	-
II. Nguồn kinh phí và quỹ khác/Budget resources and funds	**430**		-	-
1. Nguồn kinh phí /Funding sources	431		-	-
2.Nguồn kinh phí đã hình thành TSCĐ/Funds used for fixed asset acquisition	432		-	-
TỔNG CỘNG NGUỒN VỐN/TOTAL RESOURCES (440=300+400)	**440**		**1,986,077,575,284**	**1,976,214,018,985**

Lập, ngày 20 tháng 01 năm 2025

Người lập biểu Prepare by	Kế toán trưởng Chief accountant	Tổng giám đốc General Director
(Ký, họ tên) *(Signature, full name)*	*(Ký, họ tên)* *(Signature, full name)*	*(Ký, họ tên, đóng dấu)* *(Signature, full name, seal)*
Hà Thanh Xuân	**Hà Thanh Xuân**	**Phùng Văn Thái**

CÔNG TY CỔ PHẦN TTBGROUP
TTBGROUP JOINTSTOCK COMPANY
Tổ 3 - Phường Quang Vinh - TP Thái Nguyên - tỉnh Thái Nguyên/ Group 3, Quang Vinh ward, Thai Nguyen city, Thai Nguyen province

Mẫu số/ Form No. B 02a - DN

(Ban hành theo Thông tư 200/2014/TT-BTC ngày 22/12/20214 của Bộ tài chính/
According to Circular No. 200/2014/TT-BTC dated December 22nd, 20214 of the Ministry of Finance)

BÁO CÁO KẾT QUẢ KINH DOANH

(Dạng đầy đủ/Full version)

Quý IV năm 2024/Quarter IV of 2024

Đơn vị tính/Currency: VND

Chỉ tiêu/Article	Mã số Code	Thuyết minh Inter-Pretention	Quý/Quater IV		Lũy kế từ đầu năm đến cuối quý này Accumulated from the beginning of the year to the end of this quarter	
			Năm nay Current year	Năm trước (2023) Previous year (2023)	Năm nay Current year	Năm trước (2023) Previous year (2023)
1	2	3	4	5	6	7
1. Doanh thu bán hàng và cung cấp dịch vụ/Sale and service revenue	01	VI.1	71,781,341,601	31,278,388,961	140,536,849,981	113,841,693,587
2. Các khoản giảm trừ doanh thu/Sales deduction	02	VI.2			-	76,363,636
3. Doanh thu thuần về bán hàng và cung cấp dịch vụ/Net revenue from sales and services (10=01- 02)	**10**		**71,781,341,601**	**31,278,388,961**	**140,536,849,981**	**113,765,329,951**
4. Giá vốn hàng bán/Cost of good sold	**11**	**VI.3**	**65,740,169,228**	**27,927,978,019**	**123,506,936,683**	**96,075,896,648**
5. Lợi nhuận gộp về bán hàng và cung cấp dịch vụ/Gross profit from sales and services (20=10-11)	**20**		**6,041,172,373**	**3,350,410,942**	**17,029,913,298**	**17,689,433,303**
6. Doanh thu hoạt động tài chính/Operating revenue	**21**	**VI.4**	**2,398,572**	**140,958**	**31,484,961**	**1,017,521,689**
7. Chi phí tài chính/Financial expenses	**22**	**VI.5**	***1,170,266,981***	***1,066,979,840***	**4,331,123,871**	**9,788,265,562**
- Trong đó: Chi phí lãi vay *- Including: Interest expense*	*23*		*1,170,266,981*	*1,066,979,840*	4,331,123,871	9,788,265,562
8. Chi phí bán hàng/Selling expense	**25**	**VI.8**	**460,399,374**	**352,490,928**	**2,055,172,176**	**1,316,337,182**
9. Chi phí quản lý doanh nghiệp/Business management expenses	**26**	**VI.8**	**3,356,386,290**	**2,142,445,395**	**10,604,743,239**	**9,080,268,288**
10. Lợi nhuận thuần từ hoạt động kinh doanh/Net profit from business activities {30=20+(21-22)-(25+26)}	**30**		**1,056,518,300**	**(211,364,263)**	**70,358,973**	**(1,477,916,040)**

11. Thu nhập khác/Other income	31	VI.6		-	-	-
12.Chi phí khác/Other expenses	32	VI.7		8,353,664	-	166,183,121
13. Lợi nhuận khác/Other profits (40=31-32)	**40**			**(8,353,664)**	-	**(166,183,121)**
14. Tổng lợi nhuận kế toán trước thuế/Total accounting profit before tax (50=30+40)	**50**		**1,056,518,300**	**(219,717,927)**	**70,358,973**	**(1,644,099,161)**
15. Chi phí thuế TNDN hiện hành/Current corporate income tax expense	51	VI.10	14,071,795	-	14,071,795	-
16. Chi phí thuế TNDN hoãn lại/Deferred corporate income tax expense	52				-	-
17. Lợi nhuận sau thuế thu nhập doanh nghiệp/Profit after corporate income tax (60=50-51-52)	**60**		**1,042,446,505**	**(219,717,927)**	**56,287,178**	**(1,644,099,161)**
18. Lãi cơ bản trên cổ phiếu/Basic earnings per share (*)	70					
19. Lãi suy giảm trên cổ phiếu/Diluted earnings per share (*)	71					

Lập, Ngày 20 tháng 01 năm 2025
Prepared on January 20, 2025

Người lập biểu/Prepare by	Kế toán trưởng/Chief Accounter	Tổng Giám Đốc/General Director
Hà Thanh Xuân	Hà Thanh Xuân	Phùng Văn Thái

CÔNG TY CỔ PHẦN TTBGROUP
TTBGROUP JOINTSTOCK COMPANY
Tổ 3 - Phường Quang Vinh - TP Thái Nguyên - tỉnh Thái Nguyên/ Group 3, Quang Vinh ward, Thai Nguyen city, Thai Nguyen province

Mẫu số/Form No. B03-DN
(Ban hành theo Thông tư 200/2014/TT-BTC ngày 22/12/20214 của Bộ tài chính/ According to

BÁO CÁO LƯU CHUYỂN TIỀN TỆ/CASH FLOW STATEMENT

Theo phương pháp gián tiếp/indirect method
Quý IV Năm 2024/Quarter IV of 2024

Đơn vị tính/Currency: VND

Chỉ tiêu/Article	Mã số Code	TM (IP)	Năm nay Current Year	Năm trước Previous Year
I. Lưu chuyển tiền từ hoạt động kinh doanh/Cash flow from operating activities				
1. Lợi nhuận trước thuế/Income before tax	**01**		**70,358,973**	**(1,644,099,163)**
2. Điều chỉnh cho các khoản/Adjustments for items			-	
- Khấu hao TSCĐ/Depreciation of fixed assets	02		2,054,022,855	2,595,913,081
- Các khoản dự phòng/Provisions	03		-	-
-Lãi, lỗ chênh lệch tỷ giá hối đoái chưa thực hiện/Unrealized foreign exchange gains and losses	04		-	-
-Lãi, lỗ từ hoạt động đầu tư/Investment gains and losses	05		(31,484,961)	(1,017,521,689)
- Chi phí lãi vay/Interest expense	06		4,149,577,937	9,788,265,562
- Các khoản điều chỉnh khác/Other adjustments	07		-	-
3. Lợi nhuận từ hoạt động kinh doanh trước thay đổi vốn lưu động/Profit from operating activities before changes in working capital	**08**		**6,242,474,804**	**9,722,557,791**
- Tăng, giảm khoản phải thu/Increase or decrease in receivables	09		23,322,051,698	18,584,099,879
- Tăng, giảm hàng tồn kho/Increase or decrease in inventories	10		(13,993,656,437)	14,261,726,209
- Tăng, giảm các khoản phải trả/Increase or decrease in payables	11		173,785,677,895	42,846,504,194
- Tăng, giảm chi phí trả trước/Increase or decrease in prepaid expenses	12		(10,844,861,839)	607,444,247
- Tăng, giảm chứng khoán kinh doanh/Increase or decrease in trading securities	13		-	-
- Tiền lãi vay đã trả/Interest paid	14		(4,149,577,937)	(9,788,265,562)
- Thuế thu nhập doanh nghiệp đã nộp/Corporate income tax paid	15		-	-
- Tiền thu khác từ hoạt động kinh doanh/Other cash receipts from operating activities	16		-	-
- Tiền thu khác cho hoạt động kinh doanh/Other cash receipts from operating activities	17		-	-
Lưu chuyển tiền thuần từ hoạt động kinh doanh/Net cash flow from operating activities	**20**		**174,362,108,184**	**76,234,066,758**
II. Lưu chuyển tền thuần từ hoạt động đầu tư/Net cash flow from investing activities			-	-
1. Tiền chi để mua sắm, xây dựng TSCĐ và các tài sản dài hạn khác/ Cash spent on purchasing and constructing fixed assets and other long-term assets	21		(91,009,025,057)	(46,484,196,814)
2. Tiền thu từ thanh lý , nhượng bán TSCĐ và các tài sản dài hạn khác/ Cash received from liquidation and sale of fixed assets and other long-term assets	22		-	-
3. Tiền chi cho vay, mua các công cụ nợ của đơn vị khác/ Cash spent on lending and purchasing debt instruments of other entities	23		-	(50,249,305,413)
4. Tiền thu hồi cho vay, bán lại các công cụ nợ của đơn vị khác/Cash recovered from lending and reselling debt instruments of other entities	24		-	53,309,813,174
5. Tiền chi đầu tư góp vốn vào đơn vị khác /Cash spent on investing in other entities	25		-	(13,000,000,000)
6. Tiền thu hồi đầu tư góp vốn vào đơn vị khác/Cash recovered from investing in other entities	26		-	13,000,000,000
7. Tiền thu lãi cho vay, cổ tức lợi nhuận được chia/Cash received from loan interest, dividends and profits distributed	27		31,484,961	1,017,521,689

Lưu chuyển tiền thuần từ hoạt động đầu tư/Net cash flow from investing activities	**30**		**(90,977,540,096)**	**(42,406,167,364)**
III. Lưu chuyển tiền thuần từ hoạt động tài chính/Net cash flow from financing activities			-	-
1. Tiền thu từ phát hành cổ phiếu, nhận vốn góp của chủ sở hữu/Cash received from issuing shares, receiving capital contributions from owners	31		-	-
2. Tiền chi trả vốn góp cho các chủ sử hữu, mua lại cổ phiếu của doanh nghiệp đã phát hành/Cash paid for capital contributions to owners, buying back shares of the enterprise that have been issued	32		-	-
3. Tiền vay ngắn hạn, dài hạn nhận được/Cash received from short-term and long-term loans	33	VII.3	79,347,490,762	32,850,423,102
4. Tiền chi trả nợ gốc vay/Cash paid for principal repayment	34	VII.4	(160,623,443,795)	(72,495,789,178)
5. Tiền chi trả nợ thuê tài chính/Cash paid for financial leases	35		-	-
6. Cổ tức, lợi nhuận đã trả cho chủ sở hữu/Dividends, profits paid to owners	36		-	-
Lưu chuyển tiền thuần từ hoạt động tài chính/Net cash flow from financing activities	**40**		**(81,275,953,033)**	**(39,645,366,076)**
Lưu chuyển tiền thuần trong kỳ/Net cash flow during the period (50=20+30+40)	**50**		**2,108,615,055**	**(5,817,466,682)**
Tiền và tương đương tiền đầu kỳ/Cash and cash equivalents at the beginning of the period	**60**		**1,479,968,553**	**7,297,435,235**
Ảnh hưởng của thay đổi tỷ giá hối đoái quy đổi ngoại tệ/Impact of changes in foreign exchange rates	61		-	-
Tiền và tương đương tiền cuối kỳ/Cash and cash equivalents at the end of the period (70=50+60+61)	**70**		**3,588,583,608**	**1,479,968,553**

Lập, ngày 20 tháng 01 năm 2025
Prepaired on February 20, 2025

Người lập biểu	*Kế toán trưởng*	*Tổng giám đốc*
Prepared by	*Chief Accounter*	*General Director*
(Ký, họ tên)	*(Ký, họ tên)*	*(Ký, họ tên, đóng dấu)*
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Hà Thanh Xuân	**Hà Thanh Xuân**	**Phùng Văn Thái**

NOTES TO FINANCIAL STATEMENTS

Quarter IV of 2024

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

I. CHARACTERISTICS OF THE COMPANY

Form of capital ownership

TTBGROUP Joint Stock Company was established under the Business Registration Certificate of Joint Stock Company No. 4600359768, first registered by the Department of Planning and Investment of Thai Nguyen province on March 5, 2008 and registered for the 21st change on July 31, 2024.

The Company's headquarters is at: Group 3, Quang Vinh Ward, Thai Nguyen City, Thai Nguyen Province, Vietnam.

Charter capital of the Company: VND 1,015,095,830,000 (One thousand, one hundred and fifteen billion, one hundred and ninety-five million, eight hundred and thirty thousand Vietnamese Dong).

The par value of shares is 10,000 VND/share, equivalent to 101,509,583 shares.

Business Field

The Company's business areas are manufacturing, trading, services and construction.

Business sector

According to the 21st change in Business Registration Certificate on July 31, 2024, the Company's business activities are:

- Construction of all kinds of houses;
- Construction of railway and road works (construction of road works);
- Construction of other civil engineering works (construction of power lines and transformer stations up to 35KV, irrigation works);
- Support services related to tourism promotion and organization;
- Wholesale of beverages (selling wine, beer, soft drinks, purified water);
- Short-term accommodation services (hotels, motels);
- Travel agent;
- Vocational education (teaching of turning, milling, hammering, welding, cold milling, electricity, tourism, driving, martial arts)
- Passenger transport by road within the city and suburbs (except transport by bus);
- Mechanical processing; metal treatment and coating;
- Wholesale of metal ores and metals (iron, steel, zinc, copper, lead);

- Retail sale of hardware, paint, glass and other construction installation equipment in specialized stores business (iron, steel);
- Real estate business, land use rights owned by the owner, user or lessee (investment in business of apartments, urban areas, supermarkets, offices, real estates, student dormitories, tourism hotels, amusement parks)
- Activities of sports facilities (renting of football fields, tennis courts, badminton courts);
- Educational support services;
- Inland fisheries;
- Inland aquaculture;
- Forest planting and care;
- Poultry farming;
- Raising buffalo and cows;
- Raising horses, donkeys, mules;
- Raising goats and sheep;
- Pig farming;
- Wholesale of agricultural and forestry raw materials (except wood, bamboo) and alive species (flowers and plants);
- Wholesale of other household items (gym equipment; sports equipment, household electrical appliances, lamps and lighting sets, electrical appliances, beds, cabinets, tables, chairs and similar furniture, medical equipment);
- Wholesale of other machinery, equipment and spare parts (electrical machinery, equipment, electrical materials (generators, electric motors and other equipment used in electrical circuits, machinery, equipment and spare parts for textile, garment, leather and footwear, medical machinery and equipment);
- Wholesale of other machinery, equipment and spare parts (machinery, electrical equipment, electrical materials, machinery, equipment and spare parts for textile, garment, leather and footwear, machinery and medical equipment);
- Wholesale of electronic and telecommunications equipment and components;
- Retail of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and electric lighting sets, other household goods not elsewhere classified in specialized stores;
- Retail of food, beverages, cigarettes and tobacco accounts or a large proportion in specialized stores;
- Wholesale food;
- Wholesale of automobiles and other motor vehicles;
- Retail sale of cars (12 seats or less);
- Selling motorcycles;
- Production of metal components;
- Production of other metal products not elsewhere classified (production of scaffolding,

formwork, flower doors, folding doors, steel fences, steel art products);

- Other remaining business support service activities not elsewhere classified (import and export of goods company business items);
- Consulting, brokerage, real estate auction, land use rights auction (real estate valuation, land use rights auction);
- Production of sports and gym equipment (production of badminton, rackets, nets);
- Iron ore mining;
- Mining of other non-ferrous metal ores (copper, nickel, titanium);
- Quarrying of stone, sand, gravel, clay.
- Growing tea trees, producing tea, producing other foods not classified

II. ACCOUNTING YEAR, CURRENCY USED IN ACCOUNTING

1. Accounting period

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

2. Currency used in accounting

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

III. STANDARDS AND REGIMES APPLIED IN ACCOUNTING

1. Applicable accounting regime

The Company applies the Enterprise Accounting Regime issued under Circular 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance.

2. Declaration on compliance with Accounting Standards and Accounting Regime

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

3. Changes in accounting policies and disclosures

On December 22, 2014, the Ministry of Finance issued Circular 200/2014/TT-BTC guiding the Enterprise Accounting Regime replacing Decision No. 15/2006/QD-BTC dated March 20, 2006, and effective for fiscal years starting on or after January 1, 2015.

IV. ACCOUNTING POLICIES

1. Financial instruments

Initial notes

Financial assets

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

Financial liabilities

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

Value after initial recognition

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

2. Foreign currency transactions

Actual exchange rate for foreign currency transactions arising during the period:

- The actual transaction exchange rate is the exchange rate specified in the foreign currency purchase and sale contract between the Company and commercial banks.
- The exchange rate when contributing or receiving capital is the foreign currency buying rate of the bank where the Company opens an account amount to receive capital from investors at the date of capital contribution;
- The exchange rate when recording receivables is the buying rate of the commercial bank designated by the Company for customer payment at the time of transaction;
- The exchange rate when recording payables is the selling rate of the commercial bank where the Company plans to make transactions at the time of transaction;
- The exchange rate when purchasing assets or making immediate payments in foreign currency is the buying rate of the commercial bank where the Company makes the payment.

Actual transaction exchange rate when revaluing foreign currency monetary items at the time of preparation

Financial report:

- For items classified as assets, apply the foreign currency buying rate;
- For foreign currency deposits, apply the buying rate of the bank where the Company opens a foreign currency account;
- For items classified as liabilities, apply the foreign currency selling rate of the commercial bank where the Company regularly conducts transactions.

All actual exchange rate differences arising during the period and differences arising from revaluation of foreign currency monetary items at the end of the period are recorded in the business results of the accounting period.

Actual exchange rate differences arising during the period and differences due to revaluation of balances of foreign currency items at the end of the period are cumulatively reflected on the Balance Sheet and gradually allocated into financial expenses or financial operating revenue when the business comes into operation. Number The minimum allocation of exchange rate losses in each period must not be less than the pre-tax profit before allocating exchange rate losses (after allocating exchange rate losses, the pre-tax profit of the income statement is zero).

3. Cash and cash equivalents

Cash includes cash on hand, demand bank deposits, monetary gold used for value storage functions, excluding gold classified as inventories used for the purpose of raw materials to produce products or goods for sale.

Cash equivalents are short-term investments with maturity of no more than 03 months, highly liquid, easily convertible to known amounts of cash and subject to an insignificant risk of conversion to cash.

4. Financial investments

Trading securities are recorded in the accounting books at cost, including: Purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank charges.

The cost of trading securities is determined at the fair value of the consideration paid at the time the transaction occurs.

Held-to-maturity investments include: Term bank deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer is required to repurchase at a certain time in the future, and loans held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

The carrying value of investments in subsidiaries, joint ventures and associates is determined at cost.

The carrying amount of investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee is determined at cost if it is an investment in cash or at revaluation price if it is an investment in non-cash assets.

Dividends received in shares only record the number of shares received, not the increase in investment value and financial revenue.

Exchanged shares are valued at their fair value on the exchange date. The fair value for shares of a listed company is the closing price listed on the stock market, for unlisted shares traded on the UPCOM, it is the closing price on the UPCOM, for other unlisted shares, it is the price agreed upon in the contract or the book value at the time of exchange.

Provisions for investment depreciation are made at the end of the year as follows:

- For investment in trading securities: the basis for setting up provisions is the difference between the original cost of the investments recorded in the accounting books and their market value at the time of setting up the provisions.

- For long-term investments (not classified as trading securities) and without significant influence on the investee: if the investment is in listed shares or the fair value of the investment is reliably determined, the provision is based on the market value of the shares; if the investment's fair value cannot be determined at the reporting date, the provision is based on the investee's Financial Statement at the time of provisioning.

For investments held to maturity, the recoverability is assessed to establish a reserve bad debt room according to the law.

5. Accounts receivable

Receivables are tracked in detail by receivable term, receivable entity, and original currency and other factors according to the Company's management needs.

Provision for doubtful debts is set aside for the following amounts: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that have not yet reached maturity but are unlikely to be recovered. In particular, provision for doubtful debts is set aside for the following amounts:

Overdue receivables are based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that have not yet reached maturity but the debtor has gone bankrupt or is in the process of dissolution, is missing or has absconded.

6. Inventory

Inventories are stated at cost. Where the net realizable value is lower than the cost price, inventories are stated at net realizable value. The cost of inventories comprises purchase price, conversion cost and other directly attributable costs incurred in bringing the inventories to their present location and condition.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of unfinished products at the end of the period:

Unfinished production and business costs are the sum of the main raw material costs for each type of unfinished product.

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

7. Fixed assets, financial lease fixed assets and Investment real estate

Tangible fixed assets and intangible fixed assets are recorded at original cost. During use, tangible fixed assets and intangible fixed assets are recorded at original cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

Leased fixed assets are recorded at their original cost at their fair value or the present value of the minimum lease payments (if the fair value is higher than the present value of the minimum lease payments) plus initial direct costs incurred in connection with the lease (excluding VAT). During use, leased fixed assets are recorded at their original cost, accumulated depreciation and residual value. Depreciation of leased fixed assets is deducted based on the lease term according to the contract and included in production and business costs, ensuring adequate capital recovery.

Investment properties are recorded at cost. During the operating lease period, investment properties are recorded at cost, accumulated depreciation and residual value. No depreciation is made for investment properties held for capital appreciation.

- Houses and structures:	15 - 25 years
- Machinery and equipment:	5 – 12 years
- Means of transport:	7 – 10 years

8. Prepayment costs

Expenses incurred related to the business performance of many accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

Business advantages arising from the equitization of state-owned enterprises are gradually allocated over a maximum of 3 years.

9. Accounts Payable

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

10. Loans and financial lease liabilities

The value of the finance lease liability is the total amount payable calculated by the present value of the minimum lease payments or the fair value of the leased asset.

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

11. Borrowing costs

Borrowing costs are recognized as production and business expenses in the period when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans serving the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

For general borrowings, which are used for the purpose of investing in the construction or production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined according to the capitalization rate for the weighted average cumulative costs incurred for the investment in the construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of the outstanding borrowings during the period, except for separate borrowings serving the purpose of acquiring an unfinished asset.

12. Costs payable

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid are recorded in production and business expenses of the reporting period.

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

13. Provisions for payables

Provisions are only recognized when the following conditions are satisfied:

- The enterprise has a present obligation (legal or constructive) resulting from a event happened;
- It is probable that an outflow of economic benefits will result in a requirement to settle the obligation in debt;
- Provide a reliable estimate of the value of the obligation.

The amount recognized as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period.

Only expenses related to the originally established provision for payables are offset against that provision for payables.

The payable provision is recorded in the production and business expenses of the accounting period. The difference between the unused payable provision established in the previous accounting period and the payable provision established in the reporting period is reversed and recorded as a reduction in production and business expenses in the period, except for the larger difference of the payable provision for construction warranty which is reversed and recorded as other income in the period.

14. Unrealized revenue

Unearned revenue includes pre-received revenue such as: the amount of money customers have paid in advance for one or more accounting periods for asset leasing, interest received in advance when lending capital or purchasing debt instruments and other unrealized revenue such as: the difference between the selling price of goods on deferred payment or installment payment as committed and the selling price paid immediately, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...

Unearned revenue is transferred to Sales and Service Revenue or Financial Activity Revenue at the amount determined in accordance with each accounting period.

15. Equity

Owner's equity is recorded at the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with the issuance of shares and the issue price of shares (including cases of re-issuance of treasury shares) and can be a positive surplus (if the issue price is higher than the par value and direct costs associated with the issuance of shares) or a negative surplus (if the issue price is lower than the par value and direct costs associated with the issuance of shares).

Other capital under Owner's Equity reflects the business capital formed by supplementing from business results or by being donated, presented, sponsored, or revaluation of assets (if allowed to record an increase or decrease in Owner's Investment Capital).

Treasury shares are shares issued by the Company and repurchased by the Company, these shares are not cancelled and will be reissued within the period prescribed by the law on securities. Treasury shares are recorded at the actual repurchase value and presented on the Balance Sheet as a reduction in Owner's Capital. The cost price of treasury shares when reissued or used to pay dividends, bonuses, etc. is calculated by the weighted average method.

Differences in asset revaluation are reflected in the following cases: when there is a state decision on asset revaluation, when equitizing state-owned enterprises, and other cases as prescribed by law.

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and

the situation of profit distribution or loss handling of the Company. Profit distribution is made when the Company has undistributed profit after tax not exceeding the undistributed profit after tax on the Consolidated Financial Statements after excluding the impact of profits recorded from bargain purchases. In case of paying dividends, profits to owners exceeding the undistributed profit after tax are recorded as a decrease in contributed capital.

Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders/Board of Directors and after setting aside funds according to the Company's Charter and the provisions of Vietnamese law.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the dividend payment notice of the Company's Board of Directors and the dividend ex-dividend date notice of the Vietnam Securities Depository Center.

16. Revenue

Revenue from sales

- Sale revenue is recognized when all of the following conditions are simultaneously satisfied:
- The significant risks and rewards of ownership of the goods

have been transferred. for buyers;

- The company no longer holds the right to manage the goods as the owner of the

goods or the right to control goods control;

- Revenue is determined relatively reliably;
- The company has obtained or will obtain economic benefits from the sale transaction;
- Identify costs associated with sales transactions.

Revenue from services

- Service revenue is recognized when all of the following conditions are simultaneously satisfied:
- Revenue is determined relatively reliably;
- Ability to obtain economic benefits from the transaction of providing that service;
- Determine the completed work on the date of the Balance Sheet;
- Determine the costs incurred for the transaction and the costs to complete that service provision transaction.

The portion of service work completed is determined by the method of assessing completed work.

Revenue from real estate sales

Revenue from the sale of real estate is recognized when all of the following conditions are met:

- The real estate has been fully completed and handed over to the buyer, the Company has transferred

the risks and benefits associated with the ownership of the real estate to the buyer;

- The Company no longer holds the right to manage the real estate as the real estate owner or the right to control the real estate;
- Revenue is determined relatively reliably;

- The company has obtained or will obtain economic benefits from the real estate sale transaction;
- Identify the costs associated with real estate transactions.

In case of selling real estate goods in the form of customers completing themselves or the Company completing according to customers' requests, revenue is recorded when completing the handover of the raw construction to the customer.

For real estate subdivided into plots and sold with land transferred to customers, the Company recognizes revenue from the sold land when all of the following conditions are simultaneously satisfied:

- Transfer of risks and benefits associated with land use rights to the buyer;
- Revenue is determined relatively reliably;
- Determine the costs related to land sale transactions;
- The company has received or is certain to receive economic benefits from the land sale transaction.

Revenue from Construction contracts

- In case the construction contract stipulates that the contractor is paid according to the planned progress, when the results of the construction contract performance can be reliably estimated, the revenue of the construction contract is recorded corresponding to the completed work portion determined by the Company on the date of preparing the Financial Statements, regardless of whether the invoice for payment according to the planned progress has been prepared or not and how much is recorded on the invoice.

- In case the construction contract stipulates that the contractor is paid according to the value of the performed volume, when the results of the construction contract performance are reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recorded corresponding to the completed work confirmed by the customer in the period reflected on the issued invoice.

Revenue from Financial activities

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both (2) of the following conditions are satisfied:

- There is the possibility of obtaining economic benefits from that transaction;
- Revenue is determined relatively certainly.

17. Revenue deductions

Sales and service revenue deductions arising during the period include: Trade discounts, sales discounts and sales returns.

Trade discounts, sales discounts, and sales returns arising in the same period of consumption of products, goods, and services are adjusted to reduce the revenue of the period in which they arise. In case products, goods, and services have been consumed in previous periods, and revenue deductions arise in the following period, the revenue is recorded as a reduction according to the following principle: if they arise before the time of issuance of the Financial Statement, the revenue is recorded as a reduction on the Financial

Statement of the reporting period (previous period), and if they arise after the time of issuance of the Financial Statement, the revenue of the arising period (next period) is recorded as a reduction.

18. Cost of goods sold

Cost of goods sold reflects the capital value of products, goods, services, investment real estate; production cost of construction products (for construction enterprises) sold during the period, and costs related to investment real estate business activities.

Cost of goods sold in case the Company is a real estate investor

Cost of goods sold is recorded in accordance with the Revenue that has been generated, including the provision of costs in the cost of goods sold. Provision of costs to temporarily calculate the cost of real estate, if any, must ensure the following principles:

- Only provision for costs that are included in the investment and construction estimates but are not yet sufficient records and documents for acceptance of volume;

- Only deduct costs in advance to provisionally calculate the cost of goods sold for the portion of real estate that has been completed and sold during the period and is eligible for revenue recognition;

- The amount of pre-deducted costs and actual costs recorded in the cost of goods sold must be consistent corresponding to the cost price norm calculated according to the total estimated cost of the sold real estate (determined by area).

19. Financial costs

Expenses recorded in financial expenses include:

- Costs or losses related to financial investment activities;
- Borrowing costs;
- Short-term securities transfer loss costs, securities sale transaction costs;
- Provision for devaluation of trading securities, provision for loss on investment in other entities, loss arising from selling foreign currency, exchange rate loss...
- The above amounts are recorded according to the total amount arising in the period, without offsetting against financial revenue.

20. Corporate income tax

20.1. Deferred Tax Assets and Deferred Tax Liabilities

Deferred income tax assets are determined based on the total of deductible temporary differences and the carry- forward of unused tax losses and unused tax credits. Deferred income tax liabilities are determined based on deductible temporary differences.

Deferred income tax assets and liabilities are determined using the current income tax rates, based on tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date.

20.2. Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expense is determined based on taxable income in the year and corporate income tax rate in the current year.

Deferred corporate income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rates.

Do not offset current corporate income tax expense against deferred corporate income tax expense.

21. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Company's related parties include:

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

- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, close members of the families of these individuals;

- Enterprises in which the above individuals directly or indirectly hold an important part of the rights vote or have significant influence over the business.

In considering each possible related party relationship, attention is directed to the substance of the relationship. relationships and not just the legal form of those relationships.

V. Additional information for items presented in the Balance Sheet

01. Money	31/12/2024	01/01/2024
- Cash	225,807,960	1,161,802,826
- Demand Deposit in banks	3,362,775,648	318,165,727
- Cash and cash equivalents		
Sum	**3,588,583,608**	**1,479,968,553**

02. Financial Investment	31/12/2024		01/01/2024	
b)Held-to-maturity Investments	Original price	Book value	Original price	Book value
b1) Short term	-	-	-	-
Term Deposits				
Other Investments		-	-	-
b2) Long-term				

03. Accounts receivable from customers	31/12/2024	01/01/2024
a) Short-term trade receivables	**767,516,867,984**	**753,531,792,540**
- Phu Gia An Khang Co., Ltd.	85,822,145,139	88,002,926,788
- Quyết Thắng QT Co., Ltd.	13,047,218,526	13,047,218,526
- Gaza Investment and Services., JSC	31,519,716,402	31,519,716,402
- Phu Gia Star Co., Ltd.	67,854,726,133	67,854,726,133
-An Khanh Mineral JSC	36,166,097,708	36,166,097,708
- Dai Phu Diamond Co., Ltd.	100,469,084,856	100,469,084,856
- Nam Tien Co., Ltd.	1,904,389,967	1,904,389,967
- Other trade receivables	430,733,489,253	414,567,632,160

04. Prepayment to seller	31/12/2024	01/01/2024
- Bao Loc TQ Service Co., Ltd.	100,880,000,000	100,880,000,000
- ARCHIVINA Construction Industry Investment and Consulting JSC	70,000,000	70,000,000
- Ba Sao Construction and Consulting JSC	600,000,000	500,000,000
- Prepayment to other sellers	7,150,300,491	5,914,774,417
Sum	**108,700,300,491**	**107,364,774,417**

05. Other receivables	31/12/2024		01/01/2024	
a) Short-term	Value	Provision	Value	Provision
- Insurance receivables	-		-	
- Advances			-	
- Interest receivables from deposits and loans	-		-	
- Other receivables	155,036,597,257		193,036,597,257	
b) Long-term	**90,000,000,000**		**90,000,000,000**	
Sum	**245,036,597,257**	-	**283,036,597,257**	

06. Bad debt	31/12/2024		01/01/2024	
	Original Price		Original Price	
- Short term debt	**835,929,984**	-	**835,929,984**	-
CIMEICO Valuation Co., Ltd.	70,000,000		70,000,000	
International Balo Tour Service Co., Ltd.	147,350,000		147,350,000	
Bui Van Tuan business household	80,000,000		80,000,000	
Thai Nguyen Consulting and Construction JSC	50,000,000		50,000,000	
Saigon DC Design Consulting Co., Ltd.	40,000,000		40,000,000	
Thu Do Consulting and Construction JSC	30,000,000		30,000,000	
Compensation Board for Site Clearance and Project Management	100,000,000		100,000,000	
Hung Phat Consulting JSC	39,600,000		39,600,000	
Thai Nguyen Clean Water Project Construction Co., Ltd.	9,552,000		9,552,000	
Other entities	269,427,984		269,427,984	
Sum	**835,929,984**	-	**835,929,984**	

07. Inventories	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
- Raw materials, materials·	6,603,778,769		6,662,320,594	
- Tools and equipment				
- Production costs, work in progress				
- Finished goods	21,470,558,430		3,843,763,416	
- Goods·	141,955,700,360		145,530,297,110	
Sum	**170,030,037,559**		**156,036,381,120**	

8. Long-term unfinished assets	31/12/2024		01/01/2024	
	Original Price	Recoverable value	Original Price	Recoverable value
a. Work in progress	**121,603,336,573**	**121,603,336,573**	**121,399,820,944**	**121,399,820,944**
- Tien Bo Apartment	121 603 336 573	121,603,336,573	121 399 820 944	121,399,820,944
- Pho Yen Social Housing				
b. Basic Construction	**270,571,742,779**	**270,571,742,779**	**262,482,760,887**	**262,482,760,887**
- the Green City Apartment project (Bắc Giang)	260,367,489,919	260,367,489,919	254,718,519,612	254,718,519,612
- The Đại Từ - Thái Nguyên project	6,200,000,000	6,200,000,000	6,200,000,000	6,200,000,000
- The Lạng Sơn Project·	-	-	-	-
- Finished goods store and gymnasium	-	-		-
-Workshop combined with office	4,004,252,860	4,004,252,860	1,564,241,275	1,564,241,275
Sum	**392,175,079,352**	**392,175,079,352**	**383,882,581,831**	**383,882,581,831**

09. Increase in tangible fixed assets

Items	Houses and structures	Machinery and equipment	Transmission Vehicles	Management Equipment and Tools	Other Tangible Assets	Total
Original price of tangible fixed assets						
- As of 01/01/2024	**38,001,821,146**	**3,081,410,364**	**5,866,697,106**	**-**	**-**	**46,949,928,616**
- Increase in period	-			-	-	-
Including						
+ Purchases						-
+ Construction and repair						-
- Decrease during the period	-			-	-	-
Including						-
+ Liquidation						-
+ Sale						-
+ Capital contribution to invesst in subsidiaries						-
+ Other						-
- As of 31/12/2024	**38,001,821,146**	**3,081,410,364**	**5,866,697,106**	**-**	**-**	**46,949,928,616**
Accumulated depreciation						
- As of 01/01/2024	**12,049,693,424**	**1,943,956,490**	**2,903,113,858**			**16,896,763,772**
- Increase during the period	1,371,505,614	123,039,999	559,477,242			2,054,022,855
- Decrease during the period						
- As of 31/12/2024	**13,421,199,038**	**2,066,996,489**	**3,462,591,100**	**-**	**-**	**18,950,786,627**
Residual value of tangible fixed assets						
- As of 01/01/2024	**25,952,127,722**	**1,137,453,874**	**2,963,583,248**	**-**	**-**	**30,053,164,844**
-As of 31/12/2024	**24,580,622,108**	**1,014,413,875**	**2,404,106,006**	**-**	**-**	**27,999,141,989**

10. Prepaid expenses	31/12/2024	01/01/2024
a) Short term	**52,089,253**	**52,089,253**
- Cost of allocating short-term tools and equipment	52,089,253	52,089,253
b) Long term	**13,856,946,760**	**3,012,084,919**
- Allocation costs of long-term used toods and equipment	312,783,050	465,212,696
- Rental costs, allocation costs	12,301,428,551	1,304,137,064
- Allocation costs of long-term rented tools and equipment	1,242,735,159	1,242,735,159

11. Trade payable	31/12/2024	01/01/2024
a) Short-term trade payables	**539,892,392,616**	**559,762,102,391**
- Bach Tung Construction and Consulting Joint Stock Company	-	1,416,345,900
- Duong Phuong Linh two member Co. Ltd.	51,622,359,526	51,603,783,171
- Sora Equipment Co. Ltd.	27,684,060,953	28,321,178,943
- Thanh Hai Thai Nguyen Co. Ltd.	33,876,743,709	33,876,743,709
- Thai Nguyen Thinh Vuong Investment Co. Ltd.	24,229,069,115	24,229,069,115
- Thịnh Phát Lộc Co. Ltd	20,444,786,110	20,444,786,110
- Other short-term trade payables	382,035,373,203	399,870,195,443
Sum	**539,892,392,616**	**559,762,102,391**

12. Prepaid buyers	31/12/2024	01/01/2024
- Industrial Cluster and Land Fund Development Center of Bac Giang City	-	1,078,662,000
- Other prepaid buyers	163,816,789,080	51,062,012,845
Sum	**163,816,789,080**	**52,140,674,845**

13. Taxes and amounts payable to the State	31/12/2024	01/01/2024
- Value added tax payable		
- Real estate tax, land rend	-	
- Corporate income tax	519,965,497	605,893,702
- Personal income tax	-	-
Sum	**519,965,497**	**605,893,702**

14. Prepaid Expenses	31/12/2024	01/01/2024
a) Short term	-	-
- Interest Expenses Payable		-
b) Long term	-	-
Sum	-	-

15. Other payables	31/12/2024	01/01/2024
a) Short term	**123,400,000,000**	**125,268,346,023**
- Union fees		-
- Social Insurance	-	531,063,591
- Health Insurance	-	20,752,992
- Unemployment Insurance	-	9,223,552
- Work accident insurance	-	2,305,888
- Other payables	123,400,000,000	124,705,000,000
b) Long term	-	-
Sum	**123,400,000,000**	**125,268,346,023**

16. Loans and financial leasing debts	31/12/2024	01/01/2024
a. Short term	**55,482,000,000**	**55,523,351,180**
- Short-term loans from BIDV Bank, Thai Nguyen Branch	55,482,000,000	55,523,351,180
- Short-term loans from Vietcombank , Thai Nguyen Branch		
- Short-term loans from NCB , Thai Nguyen Branch		
- Short-term loans from SHB Bank Thai Nguyen Branch		
- Long-term loans due		
+ Vietcombank with a term of 60 months		
b. Long term	**50,319,070,678**	**131,553,672,531**
- Long-term loans from VP bank	50,319,070,678	131,553,672,531
c. Issued bonds		
Sum	**105,801,070,678**	**187,077,023,711**

17. Equity

a. Equity Fluctuation Reconciliation Table

Items of equity

	Owner's capital	Share premium	Bond conversion option	Other owners' capital	Asset revaluation fund	Development Investment fund	Other funds belonging to owners' capital	Retained profits after tax	Total
Balance as of 01/01/2024	**1,015,095,830,000**	**3,849,794,545**	-	**3,939,320,731**	-	**1,808,348,854**	-	**26,006,796,572**	**1,050,700,090,702**
Increase in capital during the period	-	-	-	-	-	-	-	**1,042,446,505**	**1,042,446,505**
- Gain during the period	-	-	-	-	-	-	-	1,042,446,505	1,042,446,505
- Other increases	-	-	-	-	-	-	-	-	-
Decrease in capital during the period	-	-	-	-	-		-	**986,159,328**	**986,159,328**
-Provisions for funds	-	-	-	-	-	-	-	-	-
- Dividends	-	-	-	-	-	-	-	-	-
- Losses during the period	-	-	-	-	-	-	-	986,159,328	**986,159,328**
- Other decreases	-	-	-	-	-		-		
Balance as of 31/12/2024	**1,015,095,830,000**	**3,849,794,545**	-	**3,939,320,731**	-	**1,808,348,854**	-	**26,063,083,749**	**1,050,756,377,879**

b) Details of equity investment as of 31/12/2024

Name of Shareholders	Capital Contribution at par value	Number of Shares	Percentage %
Trần Thanh Bình - Chairman of the Board of Directors			-
Phùng Văn Thái - General Director	-	-	-
Other shareholders	1,015,095,830,000	101,509,583	100.00
Total	**1,015,095,830,000**	**101,509,583**	100.00

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

	31/12/2024	01/01/2024
Owner's Equity	**1,015,095,830,000**	**1,015,095,830,000**
- Capital as of 01/01/2024		
- Increased contributed capital during the period		
- Decreased contributed capital during the period	-	-
- Contributed capital as of 31/12/2024	1,015,095,830,000	1,015,095,830,000
Distributed profit dividends	-	-

d) Stocks

	31/12/2024	01/01/2024
- Number of shares registered for issuance	101,509,583	101,509,583
- Number of shares sold to the public	101,509,583	101,509,583
+ Common shares	101,509,583	101,509,583
- Number of outstanding shares	101,509,583	101,509,583
+ Common shares	101,509,583	101,509,583
** Face value of outstanding shares (VND)*	10,000	10,000

e) Corporate funds

	31/12/2024	01/01/2024
- Development investment fund	1,808,348,854	1,808,348,854
- Reward and welfare fund	6,657,948	6,657,948

VI. Additional information for items presented in the income statement

1.Total sales and service revenue	Quater IV/2024	Quater IV/2023
- Revenue from sales of goods	9,314,888,271	26,450,671,342
- Revenue from mechanical products		18,100,000
- Revenue from badminton products	249,584,438	424,500,000
- Revenue from apartment products	61,994,717,560	1,439,487,217
- Revenue from services	222,151,332	2,945,630,402
Total	**71,781,341,601**	**31,278,388,961**
2. Revenue deductions	**Quater IV/2024**	**Quater IV/2023**
Total	-	-
3. Cost of goods sold	**Quater IV/2024**	**Quater IV/2023**
- Cost of goods sold	9,097,496,867	25,915,116,230
- Cost of mechanical products		12,152,427
- Cost of badminton products	178,524,809	257,557,995
- Cost of apartment products	56,464,147,552	1,007,641,052
- Cost of services		735,510,315
Total	**65,740,169,228**	**27,927,978,019**
4. Financial income	**Quater IV/2024**	**Quater IV/2023**
- Interest on deposits and loans	2,398,572	140,958
- Interest on other investment activities	-	
Total	**2,398,572**	**140,958**
5. Financial cost	**Quater IV/2024**	**Quater IV/2023**
- Loan interest	1,170,266,981	1,066,979,840
Total	**1,170,266,981**	**1,066,979,840**
6. Other profits	**Quater IV/2024**	**Quater IV/2023**
Commissions received		

Other		
Total	-	-
7. Other cost	**Quater IV/2024**	**Quater IV/2023**
Fines		
Other		8,353,664
Total	-	**8,353,664**
8. Sales and administrative expenses	**Quater IV/2024**	**Quater IV/2023**
a) Sales and administrative expenses incurred during the period	***3,356,386,290***	***2,142,445,395***
- Expenses accounting for 10% or more of total sales and administrative expenses	911,549,695	1,395,018,966
+ Employee expenses	664,638,041	773,496,976
+ Depreciation allocation expenses	154,061,649	601,465,365
+ Taxes, fees, charges	92,850,005	20,056,625
- Other sales and administrative expenses	2,444,836,595	747,426,429
b) Sales and administrative expenses incurred during the period	***460,399,374***	***352,490,928***
- Expenses accounting for 10% or more of total sales and administrative expenses	460,399,374	352,490,928
+ Employee expenses	23,980,596	60,765,600
+ Depreciation allocation expenses	436,418,778	32,862,720
+ Outsourced service expenses		258,862,608
- Other sales and administrative expenses		-
c) Sales and administrative expenses write-offs	-	-
9. Production and business costs by factor	**Quater IV/2024**	**Quater IV/2023**
- Raw material and material costs	49,852,476	25,242,759
- Labor costs	90,000,000	47,250,000
- Factory employee costs		
- Fixed asset depreciation costs		
- Outsourced service costs	5,628,004	4,179,846
- Other cash costs		
Total	**145,480,480**	**76,672,605**

10. Current corporate income tax expense	Quater IV/2024	Quater IV/2023
- Corporate income tax expense calculated on current taxable income	14,071,795	-
- Adjustment of previous years' corporate income tax expense to current year's income tax expense	-	-
- Total current corporate income tax expense	**14,071,795**	-
11. Deferred corporate income tax expense	**Quater IV/2024**	**Quater IV/2023**

VII. Additional information for items presented in the cash flow statement

3. Actual loan amount collected during the period	30,216,841,494
- Proceeds from borrowing under a regular contract	30,216,841,494
4. Actual loan principal paid during the period:	97,660,964,100
- Repayment of loan principal under a regular contract	97,660,964,100

VIII. Income of Board of Directors and Executive Board

Full name	Position	This term
Trần Thanh Bình	Chairman of the Board of Directors	-
Phùng Văn Thái	General Directors	39,962,567
Lương Thuỳ Linh	Member of the Board of Supervisors from 26/09/2023	19,367,887
Hà Thanh Xuân	Chief Accountant from 13/09/2023	31,405,673
Nông Thị lệ	Member of the Board of Supervisors from 28/06/2024	18,561,335
Total		**109,297,462**

*** Comparative figures**

The opening data on the Balance Sheet are data taken from the Company's fourth quarter 2024 financial statements

Prepared on January 20th, 2025

Prepared by	Chief Accounter	General Directors
(sign, full name)	*(sign, full name)*	
Hà Thanh Xuân	Hà Thanh Xuân	Phùng Văn Thái

TTBGROUP **JOINT STOCK COMPANY**	**THE SOCIALIST REPUBLIC OF VIETNAM** ***Independence - Freedom - Happiness***
No: 2001/2025/CV-TTB Regarding explanation of profit after tax in the reporting period	*Thái Nguyên, February 20th 2025*

To:

- The State Securities Commission;
- The Hanoi Stock Exchange

Pursuant to:

- Circular No. 96/2020/TT-BTC dated November 16, 2020 guiding the disclosure of information on the stock market, effective from January 1, 2021;

- Quarter IV/2024 financial report of TTBGROUP Joint Stock Company prepared on January 20, 2025;

TTBGROUP Joint Stock Company (the Company) would like to explain the content of the Company's after-tax profit in the Quarter IV/2024 financial report as follow:

Total revenue in the fourth quarter of 2024 is: 71,783,740,173 VND, including:

- Sales and service revenue: 71,781,341,601 VND
- Financial revenue: 2,398,572 VND
- Other income: 0 VND

Total expenses in the fourth quarter of 2024 are: 70,727,221,873 VND, including:

- Cost of goods sold: 65,740,169,228 VND
- Financial expenses: 1,170,266,981 VND
- Selling expenses: 460,399,374 VND
- Business management expenses: 3,356,386,290 VND
- Other expenses: 0 VND

Therefore, the profit after corporate income tax in the fourth quarter of 2024 is: 1,042,446,505 VND.

The document is the explanation of the Company to the State Securities Commission and The Hanoi Stock Exchange.

Sincerely!

***Recipients*:**
- As above;
- Archived in Office

GENERAL DIRECTOR

Phung Van Thai