

**AUDITED FINANCIAL STATEMENTS**

*For the financial year ended 31 December 2024*

**HA TAY TRADING JOINT STOCK COMPANY**



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## REPORT OF BOARD OF GENERAL DIRECTORS

For the financial year ended 31 December 2024

The Board of General Directors have the honor of submitting this Report along with the audited financial statements for the financial year ended 31 December 2024.

### 1. General information about the Company:

#### Establishment:

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

#### Structure of Ownership:

Ha Tay Trading Joint Stock Company is a joint stock company.

#### The Company's business activities:

Real estate business, including ownership, land use rights, or leasing (Details: Real estate trading, housing business, house and office leasing).

**Shortened name:** Ha Tay Trading Joint Stock Company

**Stock code:** HTT (Registered for UpCom trading)

2nd Floor, HTT Tower, No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi

**Head office:** City, Vietnam.

### 2. Financial position and Operating results:

The Company's financial position and operating results for the year are presented in the accompanying financial statements.

### 3. Members of the Board of Directors, Board of Supervisors, Board of General Directors, and Chief Accountant:

Members of the Board of Directors, Supervisory Board, Board of General Directors, and Chief Accountant during the year and to the date of the financial statements are:

#### Board of Directors

Mr.	Dao Van Chien	Chairman of the Board of Directors
Mr.	Tran Van Cong	Member
Mr.	Nguyen Duc Dinh	Member
Mrs.	Dinh Thi Thuy Hang	Member
Mrs.	Tran Thu Phuong	Member

#### Board of Supervisors

Mrs.	Le Thi Mai	Head of Board of Supervisors
Mrs.	Nguyen Thi Hong Hanh	Member
Mrs.	Vu Thi Thanh Thuy	Member

#### Board of General Directors and Chief Accountant

Mr.	Dao Van Chien	General Director
Mr.	Nguyen Duc Dinh	Deputy General Director
Mr.	Nguyen Ngoc Hai	Chief Accountant

The Company's legal representative during the period and as of the financial statement date:

Mr. Dao Van Chien General Director



## REPORT OF BOARD OF GENERAL DIRECTORS

*For the financial year ended 31 December 2024*

### 4. Independent Auditor

Branch of MOORE AISC Auditing and Informatics Services Company Limited has been appointed as an independent auditor for the financial year ended 31 December 2024.

### 5. Commitment of the Board of General Directors

The Board of General Directors are responsible for preparing the financial statements that fairly and accurately present the Company's financial position as of December 31, 2024, as well as its operating results and cash flows for the financial year then ended. In the preparation of these financial statements, the Board of General Directors have considered and complied with the following matters:

- Selecting appropriate accounting policies and applied them consistently;
- Making reasonable and prudent judgments and estimates;
- Preparing the financial statements on a going concern basis, unless it is inappropriate to presume that the Company will continue its operations.

The Board of General Directors are responsible for ensuring that proper accounting records are kept and maintained, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Financial Statements are prepared in compliance with the accounting regime stated in Notes to the Financial Statements. The Board of General Directors are also responsible for safeguarding the Company's assets, and hence taking reasonable steps for the prevention and detection of frauds and other irregularities.

### 6. Confirmation

In the opinion of the Board of General Directors, we confirm that the financial statements, including the Balance Sheet as at 31 December, 2024, the Income Statement, the Cash Flow Statement, and the Accompanying Notes, have been prepared to present fairly and accurately the financial position as well as its operating results, and cash flows of the Company for the financial year ended 31 December, 2024.

The Financial Statements are prepared in accordance with Vietnamese Accounting Standards and System.

*Ha Noi, 29th March, 2025*

**On behalf of The Board of General Directors**



**Dao Van Chien**

General Director



No: B0624084/MOOREAISHN-TC

**INDEPENDENT AUDITOR'S REPORT****To:****The Shareholders, the Board of Directors and the Board of General Directors  
Ha Tay Trading Joint Stock Company**

We have audited the accompanying Financial Statements of Ha Tay Trading Joint Stock Company (hereinafter referred to as the "Company") prepared on 29th March 2025, as set out from page 05 to page 38, which comprise the Balance Sheet as at 31 December 2024, the Income Statement, the Cash Flow Statement for the financial year then ended and the Notes to the Financial Statements.

**Responsibility of the Board of General Directors**

The Board of General Directors are responsible for the preparation and fair presentation of the Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and prevailing regulations applicable to the preparation and presentation of the Financial Statements and also for the internal control which the Board of General Directors consider necessary for the preparation and fair presentation of the Financial Statements that are free from material misstatement, whether due to fraud or error.

**Responsibility of the Auditor**

Our responsibility is to express an opinion on the financial statements based on our audit conducted in accordance with Vietnamese Standards on Auditing. However, due to the matter described in the "Basis for Disclaimer of Opinion" section, we were unable to obtain sufficient appropriate audit evidence as a basis for expressing an audit opinion.

**Basis for Disclaimer of Opinion**

As stated in Note IX.4: As at 31 December 2024, the Company's accumulated losses amounted to VND 85,808,422,730, and its current liabilities exceeded its current assets by VND 58,458,847,969. The Company is experiencing a working capital shortfall to meet its due obligations. As at 31 December 2024, the Company had overdue liabilities, primarily including outstanding tax liabilities to the State Budget of VND 14,074,231,109; principal bank loans of VND 22,585,816,429; estimated accrued bank interest payable of VND 17,401,171,230; and other outstanding payables. These factors raise substantial doubt about the Company's ability to continue as a going concern. The Company's ability to continue operations depends on its plans to recover outstanding receivables, restructure investments, complete and finalize ongoing projects to generate cash inflows, and secure financial support from shareholders and creditors. We were unable to obtain sufficient appropriate evidence regarding these plans. Accordingly, we could not determine whether the accompanying financial statements are appropriately prepared on a going concern basis.

As stated in Note V.04: As at 31 December 2024, the Company had a receivable from a business cooperation contract with Chien Thang Forest Development Co., Ltd. (now renamed Phong Minh Construction One Member Co., Ltd.) for a joint forestry plantation project, with a total amount of VND 39,847,490,000. As of the audit date, the Company had not provided the project implementation progress. We were unable to obtain sufficient appropriate audit evidence regarding the recoverable amount of this receivable as at 30 June 2024. Accordingly, we could not determine whether any adjustments to these figures were necessary.

**Basis for Disclaimer of Opinion (continue)**

As stated in Note V.11: As at 31 December 2024, the Company had an outstanding balance of work-in-progress costs for the Trung Van New Urban Area Expansion Project amounting to VND 79,453,592,845. As of the audit date, the Company had not provided information on the project's implementation progress or the feasibility of its final settlement. We were unable to obtain sufficient appropriate audit evidence regarding the recoverable amount of these work-in-progress costs as at 31 December 2024. Accordingly, we could not determine whether any adjustments to these figures were necessary.

As at 31 December 2024, we had not received complete confirmation letters for the following balances: Borrowings and finance lease liabilities amounting to VND 13,872,286,000; trade receivables amounting to VND 6,352,040,481; trade payables amounting to VND 1,399,347,408; and other payables amounting to VND 8,319,006,197. In addition, we have yet to receive the complete debt reconciliation statements for these liabilities as at 01 January 2024. Consequently, we do not have sufficient basis to express an opinion on these items in the financial statements as of the same date.

**Disclaimer of Opinion**

Due to the significance of the matters described in the "Basis for Disclaimer of Opinion" section, we were unable to obtain sufficient appropriate audit evidence as a basis for expressing an audit opinion. Accordingly, we do not express an opinion on the accompanying financial statements.

**Other Matter**

The financial statements for the fiscal year ended December 31, 2023, were audited by TTP Auditing Co., Ltd. The auditor issued a disclaimer of opinion on these financial statements on March 29, 2024.

The Independent Auditor's Report is prepared in Vietnamese and English. In the event of any discrepancies or inconsistencies between the Vietnamese and English versions, the Vietnamese version shall prevail.

*Ha Noi, 29th March 2025*

**BRANCH OF MOORE AISC AUDITING AND INFORMATICS SERVICES COMPANY LIMITED**



**NGUYEN THANH TUNG**  
**DEPUTY DIRECTOR**

*Audit Practising Registration Certificate*  
*No. 4981-2024-005-1*

**PHAN CONG VAN**  
**AUDITOR**

*Audit Practising Registration Certificate*  
*No. 5298-2021-005-1*



**BALANCE SHEET**

As at 31 December 2024

Unit: VND

ASSETS	Code	Note	31/12/2024	01/01/2024
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>12,909,751,549</b>	<b>19,133,444,102</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.1	<b>128,941,963</b>	<b>401,000,899</b>
1. Cash	111		128,941,963	401,000,899
<b>II. Short-term financial investments</b>	<b>130</b>		<b>12,220,400,067</b>	<b>18,186,998,498</b>
1. Short-term trade receivables	131	V.2a	6,636,713,559	6,579,110,014
2. Short-term prepayments to suppliers	132	V.3	17,693,659,036	17,226,266,190
3. Short-term intercompany receivables	133		-	12,690,900
4. Other short-term receivables	136	V.4a	8,745,057,946	13,025,561,949
5. Provision for doubtful short-term receivables	137	V.5	(20,855,030,474)	(18,656,630,555)
<b>III. Inventories</b>	<b>140</b>	V.6	<b>-</b>	<b>-</b>
1. Inventory	141		5,703,503,913	6,229,152,013
2. Provision for inventory devaluation	149		(5,703,503,913)	(6,229,152,013)
<b>IV. Other current assets</b>	<b>150</b>		<b>560,409,519</b>	<b>545,444,705</b>
1. Value added tax deductibles	152		560,409,519	545,444,705
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>184,986,531,598</b>	<b>187,104,988,442</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>39,847,490,000</b>	<b>39,847,490,000</b>
1. Other long-term receivables	216	V.4b	40,022,014,000	40,022,014,000
2. Provision for doubtful long-term receivables	219	V.5	(174,524,000)	(174,524,000)
<b>II. Fixed assets</b>	<b>220</b>		<b>1,137,570,628</b>	<b>1,588,191,957</b>
1. Tangible fixed assets	221	V.8	1,098,978,030	1,532,853,359
- Cost	222		6,054,553,818	6,054,553,818
- Accumulated depreciation	223		(4,955,575,788)	(4,521,700,459)
2. Intangible fixed assets	227	V.9	38,592,598	55,338,598
- Cost	228		167,460,000	167,460,000
- Accumulated depreciation	229		(128,867,402)	(112,121,402)
<b>III. Investment property</b>	<b>230</b>	V.10	<b>54,054,569,421</b>	<b>55,703,719,108</b>
- Cost	231		65,965,987,380	65,965,987,380
- Accumulated depreciation	232		(11,911,417,959)	(10,262,268,272)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>89,942,061,027</b>	<b>89,942,061,027</b>
1. Non-current work in progress	241	V.11	79,453,592,845	79,453,592,845
2. Construction in progress	242	V.12	10,488,468,182	10,488,468,182
<b>V. Other long-term assets</b>	<b>260</b>		<b>4,840,522</b>	<b>23,526,350</b>
1. Long-term prepayments	261	V.7	4,840,522	23,526,350
<b>TOTAL ASSETS</b>	<b>270</b>		<b>197,896,283,147</b>	<b>206,238,432,544</b>



**BALANCE SHEET**

As at 31 December 2024

Unit: VND

RESOURCES	Code	Note	31/12/2024	01/01/2024
<b>C. LIABILITIES</b>	<b>300</b>		<b>83,593,488,180</b>	<b>82,351,298,538</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>71,368,599,518</b>	<b>70,098,797,967</b>
1. Short-term trade payables	311	V.13a	1,399,347,408	1,834,475,419
2. Short-term advances from customers	312	V.14	2,827,064,674	2,775,785,223
3. Taxes and other payables to government budget	313	V.15	14,074,231,109	14,512,658,109
4. Payables to employees	314		-	285,830,443
5. Short-term accrued expenses	315	V.16	19,846,148,962	16,794,622,765
6. Short-term deferred revenue	318		33,106,061	352,969,200
7. Other current payables	319	V.17a	10,602,399,875	10,787,735,001
8. Current loans and finance lease liabilities	320	V.18a	22,585,816,429	22,754,236,807
9. Bonus and welfare funds	322		485,000	485,000
<b>II. Long-term liabilities</b>	<b>330</b>		<b>12,224,888,662</b>	<b>12,252,500,571</b>
1. Other long-term payables	337	V.17b	-	27,611,909
2. Long-term borrowings and finance lease liabilities	338	V.18b	12,224,888,662	12,224,888,662
<b>D. EQUITY</b>	<b>400</b>		<b>114,302,794,967</b>	<b>123,887,134,006</b>
<b>I. Owners' equity</b>	<b>410</b>	<b>V.19</b>	<b>114,302,794,967</b>	<b>123,887,134,006</b>
1. Owners' contributed capital	411		200,000,000,000	200,000,000,000
- Ordinary shares carrying voting rights	411a		200,000,000,000	200,000,000,000
2. Capital surplus	412		89,952,229	89,952,229
3. Development investment fund	418		21,265,468	21,265,468
4. Undistributed profit after tax	421		(85,808,422,730)	(76,224,083,691)
- Undistributed profit after tax accumulated to the end of the previous period	421a		(76,224,083,689)	(62,608,852,378)
- Undistributed profit after tax in the current period	421b		(9,584,339,041)	(13,615,231,313)
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>197,896,283,147</b>	<b>206,238,432,544</b>

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Nguyen Ngoc Hai

Ha Noi, 29th March, 2025

GENERAL DIRECTOR




## INCOME STATEMENT

For the financial year ended 31 December 2024

Unit: VND

ITEMS	Code	Note	Year 2024	Year 2023
1. Gross revenue from goods sold and services rendered	01	VI.1	5,099,799,539	7,080,206,851
2. Revenue deductions	02		-	-
3. Net revenue from goods sold and services rendered	10	VI.2	5,099,799,539	7,080,206,851
4. Cost of sales	11	VI.3	4,037,250,474	4,525,543,530
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		1,062,549,065	2,554,663,321
6. Financial income	21	VI.4	132,151	42,319
7. Financial expenses	22	VI.5	3,051,526,197	3,670,151,823
In which: Interest expense	23		3,051,526,197	3,670,151,823
8. Selling expenses	25		-	-
9. General administration expenses	26	VI.6	7,298,192,918	11,842,945,862
10. Net profit from operating activity (30 = 20 + (21 - 22) - (25 + 26))	30		(9,287,037,899)	(12,958,392,045)
11. Other income	31		-	-
12. Other expenses	32	VI.7	297,301,140	656,839,268
13. Profit from other activities (40 = 31 - 32)	40		(297,301,140)	(656,839,268)
14. Total accounting profit before tax (50 = 30 + 40)	50		(9,584,339,039)	(13,615,231,313)
15. Current corporate income tax expense	51	VI.9	-	-
16. Deferred corporate income tax expense	52		-	-
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		(9,584,339,039)	(13,615,231,313)
18. Basic earnings per share	70	VI.10	(479)	(681)
19. Diluted earnings per share	71	VI.11	(479)	(681)

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Nguyen Ngoc Hai

Ha Noi, 29th March, 2025

GENERAL DIRECTOR




Dao Van Chien



**CASH FLOW STATEMENT**

(Under the indirect method)

For the financial year ended 31 December 2024

Unit: VND

ITEMS	Code	Note	Year 2024	Year 2023
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Profit before tax	01		(9,584,339,039)	(13,615,231,313)
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02		2,099,771,016	2,256,964,158
- Provisions	03		1,672,751,819	6,502,801,848
- Gain from investing activities	05		(132,151)	(42,319)
- Interest expense	06	VI.5	3,051,526,197	3,670,151,823
3. Operating profit before changes in working capital	08		(2,760,422,158)	(1,185,355,803)
- Increase, decrease in receivables	09		3,753,233,698	(730,756,943)
- Increase, decrease in inventories	10		525,648,100	532,963,550
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(1,640,916,177)	(2,685,197,020)
- Increase, decrease in prepaid expenses	12		18,685,828	4,240,771
- Corporate income tax paid	15	V.15	-	(201,970,957)
Net cash generated by operating activities	20		(103,770,709)	(4,266,076,402)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Interest earned, dividends and profits received	27		132,151	42,319
Net cash generated by investing activities	30		132,151	42,319
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Proceeds from borrowings	33		-	12,224,888,662
2. Repayment of borrowings	34		(168,420,378)	(7,900,000,000)
Net cash used in financing activities	40		(168,420,378)	4,324,888,662
Net cash flows of the year (50 = 20+ 30 + 40)	50		(272,058,936)	58,854,579
Cash and cash equivalents at the beginning of the year	60		401,000,899	342,146,320
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	V.1	128,941,963	401,000,899

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Nguyen Ngoc Hai

Ha Noi, 29th March, 2025

GENERAL DIRECTOR



Dao Van Chien



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS****1. Establishment**

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

**Structure of Ownership:**

Ha Tay Trading Joint Stock Company is a joint stock company.

**Shortened name:** Ha Tay Trading Joint Stock Company

**Stock code:** HTT (Registered for UpCom trading)

**Head office:** 2nd Floor, HTT Tower, No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi City, Vietnam.

**2. Business sectors**

The company's business sectors include trading in construction materials, real estate, commercial activities, and other related operations.

**3. Primary business activities**

- Real estate business, including ownership, usage rights, or leasehold properties (Details: Real estate trading, housing, office leasing);
- Real estate consulting, brokerage, and land use rights auctioning (Details: Real estate trading floor);
- Manufacturing of cement, lime, and gypsum;
- Production of building materials from clay;
- Mining of stone, sand, gravel, and clay;
- Other business support services not elsewhere classified (Details: Import and export of the company's business items);
- Completion of construction works;
- Construction of all types of buildings;
- Construction of railway and road projects;
- Restaurants and mobile food service activities;
- Wholesale of solid, liquid, and gaseous fuels and related products;
- Wholesale of construction materials and other installation equipment;
- Wholesale of rice;
- Wholesale of food products;
- Wholesale of beverages;
- Retail sale of food in specialized stores.

**4. Normal production and business cycle**

The Company's normal production and business cycle is carried out for a time period of 12 months, which begins on January 1 and ends on December 31 each year.

**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***5. Business operations during the financial period and their impact on the Financial Statements**

The financial statements have been prepared on a going concern basis, assuming that the company will be able to utilize its assets and settle its liabilities in the normal course of business in the foreseeable future.

As at 31 December 2024, the company's accumulated losses amounted to VND 85.808.422.730, and its current liabilities exceeded current assets by VND 58.458.847.969. The company is experiencing a working capital deficit, affecting its ability to meet due obligations. The overdue liabilities as at 31 December 2024, primarily include outstanding tax liabilities to the State Budget: VND 14.074.231.109; bank loan principal: VND 22.585.816.429; estimated accrued bank interest payable: VND 17.401.171.230 and other outstanding payables.

These conditions create uncertainty regarding the company's ability to continue as a going concern. The company is actively working with lenders to renegotiate breached loan terms and explore the liquidation of collateralized assets to repay its debts. As a result, the company expects to meet its debt obligations. Based on this assessment, the Board of Directors has prepared the financial statements under the assumption of going concern.

The financial statements do not include any potential adjustments that may arise from the resolution of these matters.

**6. Total number of employees as at 31 December 2024: 33 employees. (As at 31 December 2023: 36 employees)**

**II. FINANCIAL YEAR AND CURRENCY USED IN ACCOUNTING****1. Financial year**

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

**2. Currency used in accounting**

Vietnamese Dong (VND) is used as a currency unit for accounting records.

**III. APPLICABLE ACCOUNTING STANDARDS AND REGIME****1. Applicable accounting regime**

The company applies the accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular 53/2016/TT-BTC dated March 21, 2016, amending and supplementing certain provisions of Circular 200/2014/TT-BTC, and other circulars guiding the implementation of accounting standards by the Ministry of Finance in the preparation and presentation of financial statements.

**2. Disclosure of compliance with Vietnamese Accounting Standards and system**

The Board of General Directors ensures compliance with the requirements of Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 on amending, supplementing a number of articles of No. 200/2014/TT-BTC, and circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***IV. APPLICABLE ACCOUNTING POLICIES****1. Basis for preparation of financial statements**

The financial statements are prepared on an accrual basis (except for cash flow-related information).

**2. Principles for recognizing cash and cash equivalents**

**Cash** includes cash on hand, demand and term deposits at banks, cash in transit, and monetary gold.

**Cash equivalents** are short-term investments with a maturity or redemption period not exceeding three months from the date of purchase, which are readily convertible into a known amount of cash and carry an insignificant risk of changes in value.

**3. Principles for recognizing trade and other receivables:**

**Receivables** are presented at their carrying amount, net of allowance for doubtful debts

Receivables are classified based on the following principles:

- **Trade receivables** represent amounts arising from commercial transactions between the Company and independent buyers, including receivables from consignment sales of exported goods.

- **Intercompany receivables** represent amounts due from subsidiaries or dependent units that do not have legal entity status and follow dependent accounting

- **Other receivables** represent non-commercial receivables unrelated to purchase and sale transactions.

**Provision for doubtful debts** is established for individual doubtful receivables based on overdue aging or estimated potential losses, as follows:

- For overdue receivables: provisions are made based on the aging schedule.

- For receivables not yet overdue but deemed uncollectible: provisions are made based on estimated potential losses.

Increases or decreases in the allowance for doubtful debts at the financial year-end are recorded as administrative expenses.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***4. Recognition principles for inventories**

Inventories are recognized at the lower of cost and net realizable value.

**The cost of inventories is determined as follows:**

- **Raw materials and goods:** includes purchase costs and other directly attributable expenses incurred to bring the inventories to their current location and condition.
- **Product:** includes raw material costs, direct labor, and related manufacturing overhead allocated based on normal production capacity/cost of land use rights, direct costs, and related overheads incurred during real estate development.
- **Work in progress:** includes only the cost of primary raw materials (or other relevant cost elements).

**Method of provision for inventory decline:** a provision for inventory decline is established for each inventory item with a cost higher than its net realizable value. Net realizable value is the estimated selling price of the inventory in the ordinary course of business, less the estimated costs of completion and selling expenses. (For unfinished services, the provision is determined based on the specific pricing of each service type.)

Increases or decreases in the provision balance must be recognized at the end of the financial year and recorded in the cost of goods sold.

**5. Principles for recognition and depreciation of fixed assets****5.1. Principles for recognizing tangible fixed assets**

Tangible fixed assets are recognized at cost, net of accumulated depreciation. The cost includes all expenses incurred by the company to bring the asset to its intended use. Subsequent expenditures are capitalized only if they are certain to enhance the future economic benefits of the asset. Otherwise, such costs are recognized as expenses in the period incurred.

When a fixed asset is sold or disposed of, its carrying amount, including original cost and accumulated depreciation, is derecognized, and any resulting gain or loss is recorded in the income statement.

Determination of original cost in each case

*Purchased tangible fixed assets*

The original cost of fixed assets includes the purchase price (minus (-) any trade discounts or reductions), applicable taxes (excluding refundable taxes), and directly attributable costs incurred to bring the asset to a ready-for-use condition, such as installation costs, trial run expenses, expert fees, and other directly related costs.

Fixed assets formed through construction investment under the contracted method have an original cost determined based on the final settlement value of the construction project, other directly related costs, and registration fees (if applicable).

Fixed assets are buildings and structures attached to land use rights, the land use right value is recognized separately as an intangible fixed asset.

*Fixed assets acquired from other sources*

The cost of donated or granted tangible fixed assets is initially recognized at fair value. If fair value is not available, the Company records at nominal value plus (+) directly attributable costs to bring it into use.

**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***5.2. Principles for recognizing intangible fixed assets**

Intangible fixed assets are recognized at cost minus (-) accumulated amortization. The cost of an intangible fixed asset includes all expenditures incurred by the company to bring the asset to its intended use. Subsequent expenses related to intangible assets are recognized as operating expenses unless they are specifically associated with a particular intangible asset and increase its future economic benefits.

When an intangible fixed asset is sold or disposed of, its original cost and accumulated amortization are written off, and any gain or loss arising from the disposal is recognized in the income or expense of the year.

Determination of original cost in each case

*Computer Software*

Costs related to computer software that is not an integral part of related hardware are capitalized. The cost of computer software includes all expenditures incurred by the Company until the software is ready for use.

**5.3. Depreciation methods for fixed assets**

Fixed assets are depreciated using the straight-line method based on their estimated useful life. The estimated useful life is the period during which the asset is expected to contribute to business operations.

*The estimated useful life of fixed assets is as follows:*

<i>Machinery and equipment</i>	<i>4 - 10 years</i>
<i>Means of transport, transmission</i>	<i>5 - 10 years</i>
<i>Management equipment and tools</i>	<i>3 - 5 years</i>
<i>Other fixed assets</i>	<i>3 - 10 years</i>

**6. Principles for recognizing construction in progress costs**

Construction in progress costs reflect directly related expenses (including borrowing costs) in accordance with the Company's accounting policies for assets under construction, machinery, and equipment being installed for production, leasing, and management purposes, as well as costs related to ongoing fixed asset repairs. These assets are recorded at historical cost and are not subject to depreciation.

These costs are reclassified to increase the value of assets once the construction is completed, the overall acceptance has been conducted, and the asset is handed over and ready for use.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***7. Recognition and depreciation principles for investment property**

**Recognition principles of investment property:** investment property includes land use rights, buildings, parts of buildings, or infrastructure owned by the Company or leased under finance leases for the purpose of earning rental income or capital appreciation. Investment property is presented at cost less accumulated depreciation

**The cost of investment property:** comprises all expenditures incurred by the Company or the fair value of consideration given in exchange to acquire the investment property up to the date of purchase or construction completion.

Post-initial recognition costs related to investment property are recognized as expenses in the period incurred unless it is certain that such costs will generate additional future economic benefits beyond the initially assessed performance. In such cases, these costs are capitalized into the carrying amount of the investment property.

When an investment property is sold, its carrying amount, including cost and accumulated depreciation, is derecognized, and any resulting gain or loss is recognized in the profit or loss for the period.

Transfers from owner-occupied property or inventory to investment property occur only when the owner ceases to use the asset and begins leasing it to others or upon completion of construction. Conversely, transfers from investment property to owner-occupied property or inventory happen when the owner starts using the asset for its own operations or for sale purposes. Such transfers do not change the carrying amount or cost of the investment property at the date of transfer.

**Investment property used for leasing:** depreciation is recognized using the straight-line method over the estimated useful life of the investment property.

**Estimated useful life of leased investment property:**

*Buildings and structures:*

40 years

**8. Principles for recognizing prepaid expenses**

The Company's prepaid expenses include actual costs incurred that relate to the business operations of multiple accounting periods. Method of allocating prepaid expenses: prepaid expenses are allocated to business operation costs for each period using the straight-line method.

The Company's prepaid expenses include the following:

**Tools and equipment:** Tools and equipment put into use are allocated to expenses using the straight-line method over an allocation period not exceeding 3 years.

**9. Principles for recognizing liabilities**

Liabilities are recognized for the amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of liabilities into accounts payable to suppliers, accrued expenses, internal payables, and other payables follows these principles:

- Accounts payable to suppliers reflects trade payables arising from transactions involving the purchase of goods, services, or assets from independent entities, including payables for imports through entrusted agents.
- Internal payables reflects payables between the parent company and its dependent subsidiaries that do not have independent legal status.
- Other payables reflects non-trade payables that are not related to the purchase, sale, or provision of goods and services.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***10. Recognition principles for loans and finance lease liabilities**

The value of loans is recognized as the total amount borrowed from banks, institutions, financial companies, and other entities (excluding loans in the form of bond issuance or preferred shares with a mandatory redemption clause at a specific future date).

Finance lease liabilities are recognized as the total amount payable, calculated as the present value of minimum lease payments or the fair value of the leased asset, whichever is lower.

Loans and finance lease liabilities are tracked in detail for each lender, each loan agreement, and each type of asset subject to borrowing.

**11. Recognition principles for accrued expenses**

Accrued expenses represent amounts payable for goods and services already received from suppliers or provided to customers but not yet paid due to the absence of invoices or incomplete accounting documentation. These also include amounts payable to employees for leave wages and other production and business expenses that need to be accrued in advance.

**12. Recognition principles for unearned revenue**

Unearned revenue refers to revenue recognized corresponding to the obligations that the Company must fulfill in one or more subsequent accounting periods.

Unearned revenue includes amounts prepaid by customers for one or more accounting periods for asset rentals; interest received in advance from lending activities or purchasing debt instruments; the difference between the selling price under deferred or installment payment agreements and the immediate payment price; as well as revenue related to goods, services, or discounts granted to customers under loyalty programs.

The allocation method for unearned revenue follows the matching principle, ensuring recognition aligns with the obligations the Company will fulfill in one or more subsequent accounting periods.

**13. Principles for recognizing owners' equity****Owner's contributed capital**

Contributed capital is recognized based on the actual amount contributed by shareholders/members/owners.

**Other owners' capital:** is formed from retained earnings, asset revaluations, and the net value between the fair value of donated, gifted, or sponsored assets and the related taxes payable (if any) on these assets.

**Recognition principles for profit after corporate income tax**

Profit after corporate income tax is distributed to shareholders after appropriating statutory reserves as required by the Company's Charter and applicable regulations, and upon approval by the General Meeting of Shareholders.

When distributing profits to shareholders, non-monetary items within retained earnings that may impact cash flows and the ability to pay dividends are considered. These include gains from asset revaluations contributed as capital, revaluations of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***14. Principles and methods for recognizing revenue and other income****Principles and methods for recognizing revenue from sales of goods and finished products**

Sales revenue is recognized when all five (5) conditions are met: 1. Transfer of risks and rewards: The company has transferred the significant risks and rewards associated with ownership of the goods to the buyer; 2. Loss of control: The company no longer retains ownership rights or control over the goods as if it were the owner; 3. Revenue is measurable: revenue can be reliably determined. If the contract allows the buyer to return goods under specific conditions, revenue is only recognized after those conditions no longer apply, and the buyer has no right to return (except for exchanges for other goods or services); 4. Economic benefits: The company has received or is reasonably certain to receive economic benefits from the sales transaction; 5. Measurable costs: The costs associated with the sale can be accurately determined.

**Principles and methods for recognizing service revenue**

Revenue from service transactions is recognized when the outcome of the transaction can be reliably determined. If the service is performed over multiple accounting periods, revenue for each period is recognized based on the stage of completion of the service at the end of the reporting period.

Service revenue is recognized when all four (4) conditions are met: 1. Revenue is reliably measurable: If the contract allows the buyer to return the service under specific conditions, revenue is recognized only when those conditions no longer apply and the buyer cannot return the service; 2. Probable economic benefits: It is likely that the company will receive economic benefits from the service transaction; 3. Stage of completion is measurable: The portion of the service completed by the end of the reporting period can be reliably determined; 4. Costs are measurable: Both the incurred costs and the estimated costs to complete the service can be accurately determined.

**Recognition principles and methods for real estate sales revenue**

**For projects and construction items where the Company is the investor, real estate sales revenue is recognized when five (5) conditions are met:** 1. The real estate has been fully completed and handed over to the buyer, and the Company has transferred the risks and benefits associated with ownership to the buyer; 2. The Company no longer retains control over the real estate as an owner or has any controlling rights over it; 3. Revenue is reliably measurable; 4. The Company has received or will receive economic benefits from the real estate transaction; 5. The costs related to the real estate transaction can be reliably measured.

**Recognition principles and methods for financial income**

Financial income is recognized when the following two (2) conditions are met: 1. There is a probability that economic benefits from the transaction will be obtained; 2. Revenue is reliably measurable.

Financial income includes: interest income, royalties, dividends, profit sharing, and other financial income from the Company's investment activities (such as securities trading, disposal of joint venture capital contributions, investments in associates, subsidiaries, and other financial investments; foreign exchange gains; and capital transfer gains).

**Interest income** is recognized on an accrual basis and is determined based on account balances and the actual interest rate for each period.

If a previously recognized revenue amount becomes uncollectible or its recoverability becomes uncertain, the unrecoverable amount is recognized as an expense in the period incurred rather than reducing revenue.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***15. Principles and methods for recognizing cost of goods sold**

Cost of goods sold represents the cost value of: products, goods, services, and investment properties, production costs of construction contracts (for construction companies) sold during the period; expenses related to real estate business activities and other costs allocated to or deducted from costs of goods sold during the reporting period.

Cost of goods sold is recognized at the time of the transaction or when it is reasonably certain to be incurred in the future, regardless of whether payment has been made. Cost of goods sold and revenue are recognized simultaneously, ensuring alignment with the matching principle. Excess costs beyond normal consumption levels are immediately recognized in cost of goods sold, applying the prudence principle.

**16. Principles and methods for recognizing financial expenses**

**Financial expenses include:** costs or losses arising from financial investment activities, borrowing, lending, costs of capital contributions to joint ventures and associates, losses from the transfer of short-term securities, transaction fees for selling securities.; provisions for impairment of financial assets and costs or losses arising from currency transactions.

Financial expenses are recognized actually incur during the period and are directly related to financial activities and are reliably measurable based on sufficient supporting evidence.

**17. Principles and methods for current corporate income tax expenses, deferred corporate income tax expense**

Corporate income tax expense includes current corporate income tax expense and deferred corporate income tax expense incurred during the year, which serve as the basis for determining the Company's post-tax business results for the current financial year.

**Current income tax** is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting records, non-deductible expenses, tax-exempt income, and carried-forward tax losses.

Taxes payable to the state budget will be finalized with the tax authorities. Any differences between the tax payable as recorded in the Company's books and the amounts determined in the final tax audit will be adjusted upon official settlement with the tax authorities.

**18. Principle of recognizing earnings per share**

Basic earnings per share is calculated by dividing the net profit or loss attributable to ordinary shareholders of the Company (after deducting the portion allocated to the Bonus and Welfare Fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated by dividing the net profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for dividends on convertible preferred shares) by the weighted average number of ordinary shares outstanding during the period and the weighted average number of additional ordinary shares that would be issued if all dilutive potential ordinary shares were converted into ordinary shares.

**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***19. Financial instruments****Initial recognition****Financial assets**

According to Circular No. 210/2009/TT-BTC dated November 6, 2009 ("Circular 210"), financial assets are appropriately classified for disclosure in the financial statements into the following categories: financial assets measured at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

At initial recognition, financial assets are measured at cost plus directly attributable transaction costs.

The Company's financial assets include cash and short-term deposits, trade and other receivables, loans, listed and unlisted financial instruments, and derivative financial instruments.

**Financial liabilities**

In accordance with Circular 210, for disclosure in the financial statements, financial liabilities are classified into financial liabilities measured at fair value through profit or loss and financial liabilities measured at amortized cost. The Company determines the classification of financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at cost plus directly attributable transaction costs.

The Company's financial liabilities include trade payables, other payables, borrowings, and derivative financial instruments.

**Cost after initial recognition**

Currently, there is no requirement to remeasure financial instruments after initial recognition.

**Offsetting financial instruments**

Financial assets and financial liabilities are offset, and the net amount is presented in the financial statements if, and only if, the Company has a legally enforceable right to offset the recognized amounts and intends either to settle on a net basis or to realize the assets and settle the liabilities simultaneously.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***20. Related parties**

According to Accounting Standard No. 26 - The details of related parties at the company are as follows:

- (i) Enterprises that control or are directly or indirectly controlled through one or more intermediaries, or are under common control with the reporting enterprise (including the parent company, subsidiaries, and fellow subsidiaries within the same group);
- (ii) Associates (as defined in Accounting Standard No. 07 "Accounting for Investments in Associates").
- (iii) Individuals who have direct or indirect voting rights in the reporting enterprises, leading to significant influence over these enterprises, including their close family members. Close family members of an individual are those who may influence or be influenced by that person in transactions with the enterprise, such as parents, spouses, children, and siblings.
- (iv) Key management personnel who have the authority and responsibility for planning, managing, and controlling the operations of the reporting enterprise, including the company's executives, management staff, and their close family members.
- (v) Enterprises in which the individuals mentioned in cases (iii) or (iv) of Section 1.3 of this article directly or indirectly hold a significant voting interest or otherwise have significant influence over the enterprise. This includes enterprises owned by the executives or major shareholders of the reporting enterprise, as well as enterprises that share a key management member with the reporting enterprise.

When considering each related party relationship, attention should be given to the substance of the relationship rather than merely its legal form.

**21. Principles for presenting assets, revenue, and business results by segment**

A business segment includes segments by business field and segments by geographical area.

Business field segment is a distinguishable segment of the Company engaged in producing or providing individual products or services, or a group of related products or services, where this segment has risks and economic benefits different from other business segments.

Geographical segment is a distinguishable segment of the Company engaged in producing or providing products or services within a specific economic environment, where this segment has risks and economic benefits different from business segments in other economic environments.

In 2024, the Company only generated revenue from service provision activities and all of which occurred in Hanoi City, so the Company's Board of Directors did not prepare segment reports by geographical area and business sector.

**V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET****1. Cash and Cash equivalents**

	31/12/2024	01/01/2024
<b>Cash</b>	<b>128,941,963</b>	<b>401,000,899</b>
Cash on hand	94,183,334	298,429,276
Banks demand deposits	34,758,629	102,571,623
<b>Total</b>	<b>128,941,963</b>	<b>401,000,899</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## 2. Trade Receivables

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
<b>a. Short-term</b>	<b>6,636,713,559</b>	<b>(4,985,525,369)</b>	<b>6,579,110,014</b>	<b>(4,049,664,077)</b>
Nguyen Tuan Anh (ABen)	600,000,000	(600,000,000)	600,000,000	(300,000,000)
Customers purchasing apartments at HTT Tran Phu (CH 2003 and 2006).	1,372,000,100	(1,372,000,100)	1,372,000,100	(1,372,000,100)
Tran Van Cong	3,453,300,000	(2,417,310,000)	3,453,300,000	(1,726,650,000)
Others	1,211,413,459	(596,215,269)	1,153,809,914	(651,013,977)
<b>Total</b>	<b>6,636,713,559</b>	<b>(4,985,525,369)</b>	<b>6,579,110,014</b>	<b>(4,049,664,077)</b>
<b>b. Trade receivables from related parties</b>				
Tran Van Cong	3,453,300,000	(2,417,310,000)	3,453,300,000	(1,726,650,000)
<b>Total</b>	<b>3,453,300,000</b>	<b>(2,417,310,000)</b>	<b>3,453,300,000</b>	<b>(1,726,650,000)</b>

## 3. Prepayments to suppliers

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
<b>Short-term</b>	<b>17,693,659,036</b>	<b>(15,249,538,826)</b>	<b>17,226,266,190</b>	<b>(14,024,347,149)</b>
+ Southern Hanoi Construction Joint Stock Company	1,215,803,761	(1,215,803,761)	1,215,803,761	(1,215,803,761)
+ Dung Hang Construction and Trading Services Joint Stock Company	5,697,685,000	(3,988,379,500)	5,697,685,000	(2,848,842,500)
+ Nhat Minh Investment, Trade, and Tourism Joint Stock Company	6,672,904,366	(6,672,904,366)	6,672,904,366	(6,672,904,366)
Others	4,107,265,909	(3,372,451,199)	3,639,873,063	(3,286,796,522)
<b>Total</b>	<b>17,693,659,036</b>	<b>(15,249,538,826)</b>	<b>17,226,266,190</b>	<b>(14,024,347,149)</b>

## 4. Other receivables

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	<b>8,745,057,946</b>	<b>(620,966,280)</b>	<b>13,025,561,949</b>	<b>(582,619,330)</b>
Advances	1,463,587,724	(493,587,724)	1,993,587,724	(456,240,774)
Others (*)	7,281,470,222	(127,378,556)	11,031,974,225	(126,378,556)
<b>b. Long-term</b>	<b>40,022,014,000</b>	<b>(174,524,000)</b>	<b>40,022,014,000</b>	<b>(174,524,000)</b>
Others (*)	40,022,014,000	(174,524,000)	40,022,014,000	(174,524,000)
<b>Total</b>	<b>48,767,071,946</b>	<b>(795,490,280)</b>	<b>53,047,575,949</b>	<b>(757,143,330)</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## 4. Other receivables (continued)

## (\*) Details of other receivables balance

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
<b>a. Short-term</b>	<b>7,281,470,222</b>	<b>(127,378,556)</b>	<b>11,031,974,225</b>	<b>(126,378,556)</b>
Mr. Dao Van Chien (1)	6,971,498,669	-	10,905,595,669	-
Mr. Nguyen Van Anh	126,378,556	(126,378,556)	126,378,556	(126,378,556)
Others	183,592,997	(1,000,000)	-	-
<b>b. Long-term</b>	<b>40,022,014,000</b>	<b>(174,524,000)</b>	<b>40,022,014,000</b>	<b>(174,524,000)</b>
Phong Minh Construction One Member Limited Liability Company (Renamed from Chien Thang Forest Development Company Limited) (2)	39,847,490,000	-	39,847,490,000	-
Mr. Nguyen Quoc Hao	174,524,000	(174,524,000)	174,524,000	(174,524,000)
<b>Total</b>	<b>47,303,484,222</b>	<b>(301,902,556)</b>	<b>51,053,988,225</b>	<b>(300,902,556)</b>
<b>c. Other receivables from related parties</b>				
Mr. Dao Van Chien	6,971,498,669	-	10,905,595,669	-
<b>Total</b>	<b>6,971,498,669</b>	<b>-</b>	<b>10,905,595,669</b>	<b>-</b>

(1): Mr. Dao Van Chien assumed the debt related to the receivables from the sale of shares in Phuc Hung Construction Investment Joint Stock Company. As at 27 April 2022, according to the ruling of the People's Court of Hung Yen Province, Phuc Hung Construction Investment Joint Stock Company must pay Mr. Dao Van Chien the principal amount and late payment interest for the share transfer agreement debt owed by Phuc Hung Joint Stock Company to Ha Tay Trading Joint Stock Company (for which Mr. Dao Van Chien was authorized to transact on behalf of Ha Tay Trading Joint Stock Company).

(2): Chien Thang Forest Development Company Limited was renamed Phong Minh Construction One Member Limited Liability Company on June 23, 2020.

According to the business cooperation contract between Ha Tay Trading Joint Stock Company and Chien Thang Forest Development Company Limited (now renamed Phong Minh Construction One Member Limited Liability Company), Ha Tay Trading Joint Stock Company agreed to contribute VND 65 billion to Chien Thang Forest Development Company Limited for the purpose of coordinating forestry plantation activities.

Phong Minh Construction One Member Limited Liability Company is headquartered in Nam Danh Hamlet, Nam So Commune, Tan Uyen District, Lai Chau Province.

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## V.5. Bad debts

	31/12/2024		01/01/2024	
	Cost	Recoverable amount	Cost	Recoverable amount
<b>Related parties</b>	3,453,300,000	1,035,990,000	3,453,300,000	1,726,650,000
Short-term trade receivables	3,453,300,000	1,035,990,000	3,453,300,000	1,726,650,000
+ <i>Tran Van Cong</i>	3,453,300,000	1,035,990,000	3,453,300,000	1,726,650,000
<b>Other organizations and individuals</b>				
<b>Short-term</b>	20,149,800,974	1,712,080,500	20,238,707,365	3,308,726,810
Short-term trade receivables	1,372,000,100	-	1,372,000,100	-
+ <i>Customer purchasing house at 7 Tran Phu</i>	1,372,000,100	-	1,372,000,100	-
Prepayments to suppliers	15,169,947,557	1,709,305,500	15,169,947,557	2,848,842,500
+ <i>Van Phi Building Materials Store</i>	740,230,000	-	740,230,000	-
+ <i>Vietnam Construction and Tourism Investment Joint Stock Company</i>	843,324,430	-	843,324,430	-
+ <i>Nhat Minh Investment, Trade, and Tourism Joint Stock Company</i>	6,672,904,366	-	6,672,904,366	-
+ <i>Southern Hanoi Construction Joint Stock Company</i>	1,215,803,761	-	1,215,803,761	-
+ <i>Dung Hang Construction and Trading Services Joint Stock Company</i>	5,697,685,000	1,709,305,500	5,697,685,000	2,848,842,500
Other customers	3,607,853,317	2,775,000	3,696,759,708	459,884,310
<b>Long-term</b>	174,524,000	-	174,524,000	-
Other long-term receivables	174,524,000	-	174,524,000	-
+ <i>Nguyen Quoc Hao</i>	174,524,000	-	174,524,000	-
<b>Total</b>	<b>23,777,624,974</b>	<b>2,748,070,500</b>	<b>23,866,531,365</b>	<b>5,035,376,810</b>

These notes are an integral part of the Financial Statements.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

The movement of the provision for doubtful receivables is as follows:

	Short-term receivables	Long-term receivables	Total
Opening balance	18,656,630,555	174,524,000	18,831,154,555
Additional provision	2,294,577,809	-	2,294,577,809
Reversal of provision	(96,177,890)	-	(96,177,890)
Closing balance	20,855,030,474	174,524,000	21,029,554,474

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## 6. Inventories

	31/12/2024		01/01/2024	
	Cost	Provision	Cost	Provision
Goods	5,703,503,913	(5,703,503,913)	6,229,152,013	(6,229,152,013)
<b>Total</b>	<b>5,703,503,913</b>	<b>(5,703,503,913)</b>	<b>6,229,152,013</b>	<b>(6,229,152,013)</b>

The value of obsolete, low-quality, or impaired inventory that is unsellable:

	31/12/2024	01/01/2024
Goods	5,703,503,913	6,229,152,013
<b>Total</b>	<b>5,703,503,913</b>	<b>6,229,152,013</b>

The movement of the provision for inventory devaluation is as follows:

	Year 2024	Year 2023
Opening balance	(6,229,152,013)	(6,229,152,013)
Additional provision	-	-
Reversal of provision	525,648,100	-
<b>Closing balance</b>	<b>(5,703,503,913)</b>	<b>(6,229,152,013)</b>

## 7. Prepayments

	31/12/2024	01/01/2024
Long-term prepaid expenses	4,840,522	23,526,350
Tools and equipment issued for use	4,840,522	23,526,350
<b>Total</b>	<b>4,840,522</b>	<b>23,526,350</b>

## 8. Tangible fixed assets

Items	Machinery and equipment	Management equipment	Others	Total
<b>Cost</b>				
Opening balance	5,965,617,818	50,000,000	38,936,000	6,054,553,818
Closing balance	5,965,617,818	50,000,000	38,936,000	6,054,553,818
<b>Accumulated amortisation</b>				
Opening balance	4,456,342,369	50,000,000	15,358,090	4,521,700,459
Depreciation for the year	420,896,662	-	12,978,667	433,875,329
Closing balance	4,877,239,031	50,000,000	28,336,757	4,955,575,788
<b>Net book value</b>				
Opening balance	1,509,275,449	-	23,577,910	1,532,853,359
Closing balance	1,088,378,787	-	10,599,243	1,098,978,030

\* The remaining value of tangible fixed assets used as collateral for loans: 0 VND

\* The original cost of fully depreciated tangible fixed assets still in use at year-end: 2.078.345.091 VND



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## 9. Intangible fixed assets

Items	Vehicle management software	Total
<b>Cost</b>		
Opening balance	167,460,000	167,460,000
Closing balance	167,460,000	167,460,000
<b>Accumulated amortisation</b>		
Opening balance	112,121,402	112,121,402
Depreciation for the year	16,746,000	16,746,000
Closing balance	128,867,402	128,867,402
<b>Net book value</b>		
Opening balance	55,338,598	55,338,598
Closing balance	38,592,598	38,592,598

\* The remaining value of intangible fixed assets used as collateral for loans: 0 VND

\* The original cost of fully depreciated intangible fixed assets still in use at year-end: 0 VND

## 10. Increase and decrease of investment properties

## a. Investment properties for lease

Items	Commercial Floor of Tower A, B Tran Phu	Basement No. 7 Tran Phu	Commercial Floor + Basement 89 Phung Hung	Total
<b>Cost</b>				
Opening balance	14,889,426,741	2,579,034,724	48,497,525,915	65,965,987,380
Closing balance	14,889,426,741	2,579,034,724	48,497,525,915	65,965,987,380
<b>Accumulated amortisation</b>				
Opening balance	2,841,863,869	590,776,143	6,829,628,260	10,262,268,272
Depreciation for the year	372,235,672	64,475,868	1,212,438,147	1,649,149,687
Closing balance	3,214,099,541	655,252,011	8,042,066,407	11,911,417,959
<b>Net book value</b>				
Opening balance	12,047,562,872	1,988,258,581	41,667,897,655	55,703,719,108
Closing balance	11,675,327,200	1,923,782,713	40,455,459,508	54,054,569,421

\* The remaining value at year-end of investment properties used as collateral for loans: 28.496.041.327 VND

\* The original cost of fully depreciated investment properties that are still leased: 0 VND.

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## 11. Non-current work in progress

	31/12/2024		01/01/2024	
	Cost	Recoverable amount	Cost	Recoverable amount
The Trung Van New Urban Area Expansion Project (*)	79,453,592,845	(*)	79,453,592,845	(*)
<b>Total</b>	<b>79,453,592,845</b>	<b>-</b>	<b>79,453,592,845</b>	<b>-</b>

(\*) The Trung Van New Urban Area Expansion Project, located in Trung Van Ward, Nam Tu Liem District, Hanoi, is jointly developed by a consortium consisting of Hanoi Investment - Construction Joint Stock Company, Ha Tay Trading Joint Stock Company, and Phuc Hung Investment - Construction Joint Stock Company under the Business Cooperation Contract No. 69/2015/HĐHTĐT dated July 20, 2015.

The project's total investment is VND 2.174.505.000.000, of which Ha Tay Trading Joint Stock Company contributed VND 126 billion.

The work-in-progress costs incurred for the project primarily include compensation and site clearance expenses. As at 31 December 2021, the project had been temporarily suspended. However, the company has not yet held a meeting with the investor to determine the level of compensation it is entitled to, nor has it made provisions for potential losses related to the project.

## 12. Construction in progress

	Expenses incurred during the year		Transferred to fixed assets during the year		31/12/2024
	01/01/2024				
- Fixed Asset Repair Costs (*)	10,488,468,182	-	-	-	10,488,468,182
<b>Total</b>	<b>10,488,468,182</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,488,468,182</b>

(\*) These costs relate to the repairs and reconstruction of the 1st and 3rd floors of the commercial podium of Towers A and B at No. 7 Tran Phu, Hanoi. However, the facility has not yet received fire safety approval, preventing it from being put into use.

## 13. Trade payables

	31/12/2024		01/01/2024	
	Value	Repayable amount	Value	Repayable amount
<b>a. Short-term</b>	<b>1,399,347,408</b>		<b>1,834,475,419</b>	
Hoang Gia Ngoc Security Service Co., Ltd.	352,400,000	(*)	352,400,000	(*)
HUYNDAI Thanh Cong Vietnam Elevator Co., Ltd.	835,497,000	(*)	835,497,000	(*)
Others	211,450,408	(*)	646,578,419	(*)
<b>Total</b>	<b>1,399,347,408</b>	<b>(*)</b>	<b>1,834,475,419</b>	<b>(*)</b>
<b>b. Overdue debts remain unpaid</b>				
Hoang Gia Ngoc Security Service Co., Ltd.	352,400,000	(*)	352,400,000	(*)
HUYNDAI Thanh Cong Vietnam Elevator Co., Ltd.	835,497,000	(*)	835,497,000	(*)
Others	106,134,273	(*)	106,134,273	(*)
<b>Total</b>	<b>1,294,031,273</b>	<b>(*)</b>	<b>1,294,031,273</b>	<b>(*)</b>

(\*): The company is unable to estimate the outstanding payable balance that can be settled due to its ongoing restructuring of business operations and financial management.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## 14. Advances from customers

	31/12/2024	01/01/2024
<b>Short-term</b>	<b>2,827,064,674</b>	<b>2,775,785,223</b>
Management Board No. 7 Tran Phu	1,560,753,591	1,493,784,175
Nguyen Van Nha	186,000,000	186,000,000
Sunrise Investment and Development Joint Stock Company	500,000,000	500,000,000
Others	580,311,083	596,001,048
<b>Total</b>	<b>2,827,064,674</b>	<b>2,775,785,223</b>

## 15. Taxes and other payables to government budget

	01/01/2024	Payable during the year	Paid during the year	31/12/2024
<b>Payables</b>				
Value added tax	886,920,499	-	-	886,920,499
Corporate income tax	32,000,000	-	-	32,000,000
Land tax and land rental fees	-	14,063,220	14,063,220	-
Others	-	4,000,000	4,000,000	-
Fees, charges, and other payables	13,593,737,610	-	438,427,000	13,155,310,610
<b>Total</b>	<b>14,512,658,109</b>	<b>18,063,220</b>	<b>456,490,220</b>	<b>14,074,231,109</b>

## 16. Accrued expenses

	31/12/2024	01/01/2024
<b>Short-term</b>	<b>19,846,148,962</b>	<b>16,794,622,765</b>
Accrued interest expenses	19,846,148,962	16,794,622,765
<i>Orient Commercial Joint Stock Bank – Hanoi Branch</i>	8,460,253,715	8,462,358,136
<i>Vietnam Bank for Agriculture and Rural Development – My Dinh Branch</i>	8,940,917,515	7,109,775,763
<i>Mrs. Nguyen Thi Nhu Hong</i>	2,444,977,732	1,222,488,866
<b>Total</b>	<b>19,846,148,962</b>	<b>16,794,622,765</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

17. Other payables		31/12/2024	01/01/2024
<b>a. Short-term</b>			
Social Insurance		108,388,344	207,592,244
Short-term deposits and guarantees		617,861,092	617,861,092
Others		9,876,150,439	9,962,281,665
<b>Total</b>		<b>10,602,399,875</b>	<b>10,787,735,001</b>
<b>b. Long-term</b>			
Others		-	27,611,909
<b>Total</b>		<b>-</b>	<b>27,611,909</b>
(*) Details of other payables and liabilities			
		31/12/2024	01/01/2024
Management Board of No. 7 Tran Phu (Maintenance costs)		1,557,144,242	1,557,144,242
Management Board of 89 Phung Hung (Maintenance costs)		5,588,318,437	5,588,318,437
Vietnam Infrastructure Development Investment Co., Ltd.		400,000,000	400,000,000
Others		2,330,687,760	2,416,818,986
<b>Total</b>		<b>9,876,150,439</b>	<b>9,962,281,665</b>

18. Loans and finance lease liabilities	31/12/2024		01/01/2024	
	Value	Repayable amount	Value	Repayable amount
<b>a. Short-term</b>	22,585,816,429	-	22,754,236,807	-
Bank Loans (18.1)	22,585,816,429		22,754,236,807	
Orient Commercial Joint Stock Bank, Hanoi Branch, Trang An Transaction Office (1)	8,713,530,429	(*)	8,881,950,807	(*)
Vietnam Bank for Agriculture and Rural Development (2)	13,872,286,000	(*)	13,872,286,000	(*)
<b>b. Long-term</b>	12,224,888,662	12,224,888,662	12,224,888,662	12,224,888,662
Personal Loans (18.2)	12,224,888,662	12,224,888,662	12,224,888,662	12,224,888,662
Mrs. Nguyen Thi Nhu Hong (3)	12,224,888,662	12,224,888,662	12,224,888,662	12,224,888,662
<b>Total</b>	<b>34,810,705,091</b>	<b>12,224,888,662</b>	<b>34,979,125,469</b>	<b>12,224,888,662</b>

(\*): These loans are overdue, and the company is currently negotiating with the banks to adjust the repayment schedule.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***18.1 Notes on bank loans****(1) Orient Commercial Joint Stock Bank (OCB) – Hanoi Branch**

Credit agreement: No. 0001/2018/HĐTDHM, dated 08/01/2018

- Credit limit: 15.000.000.000 VND

- Loan term: 12 months

- Interest rate: base rate + interest margin,

- Purpose: supplementing capital for the construction of the Mixed-use Building (Commercial Service Center and Residential Complex) at 89 Phung Hung, Phuc La Ward, Ha Dong District, Hanoi. Collateral: Real estate at plot 682, map sheet No. 07, An Tho Hamlet, An Khanh Commune, Hoai Duc District, Hanoi, and its attached assets; Real estate at plot 86-3, map sheet No. 4, Group 4, Long Bien Ward, Long Bien District, Hanoi, and its attached assets; Four commercial floors and office spaces at No. 7 Tran Phu, Ha Dong, Hanoi; Five commercial floors in the project at 89 Phung Hung, Ha Dong, Hanoi.

Outstanding loan balance as at 31/12/2024: 8.713.530.429 VND.

As at 31/12/2024 this loan was overdue.

**(2) Vietnam Bank for Agriculture and Rural Development (Agribank) – My Dinh Branch**

Credit Agreement: No. 1410-LAV201800162, dated 13/04/2018

- Credit limit: 30.000.000.000 VND

- Loan term: 12 months (from 13/04/2018)

- Interest rate: base rate + interest margin, applicable interest rate: 8.5%

- Purpose: Working capital for the company's production and business operations in 2018–2019

- Collateral: Real estate owned by Ha Tay Trading Joint Stock Company at Unit 201, 2nd Floor – Service, Office, and Nursery section of the Mixed-use Building (Commercial Service Center and Residential Complex) at 89 Phung Hung, Phuc La Ward, Ha Dong District, Hanoi

- Outstanding loan balance as at 31/12/2024: 13.872.286.000 VND

As at 31/12/2024 this loan was overdue.

**18.2 Notes on personal loans**

Loan from Mrs. Nguyen Thi Nhu Hong under Loan Agreement No. 01/01/2023/HDVV dated 02/01/2023: loan amount of 12.224.888.662 VND; loan term: 2 years; interest rate: 10% per annum. Collateral: Property 3B-01, Commercial and Office Space (624.7m<sup>2</sup>) within the Multi-purpose Building for Commercial Services and Residential Use at plot No. 370, map sheet No. 51-57, located at No. 7 Tran Phu Street, Van Quan Ward, Ha Dong District, Hanoi.

- Outstanding loan balance as at 31/12/2024: 12.224.888.662 VND

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Annex No. 01

Unit: VND

## V.19. Owners' equity

## 1. Statement of changes in equity

Items	Owners' contributed capital	Capital surplus	Development investment fund	Undistributed profit after tax	Total
Balance as at 01/01/2023	200,000,000,000	89,952,229	21,265,468	(62,608,852,378)	137,502,365,319
Profit				(13,615,231,313)	(13,615,231,313)
Balance as at 31/12/2024	200,000,000,000	89,952,229	21,265,468	(76,224,083,691)	123,887,134,006
Balance as at 01/01/2024	200,000,000,000	89,952,229	21,265,468	(76,224,083,691)	123,887,134,006
Profit				(9,584,339,039)	(9,584,339,039)
Balance as at 31/12/2024	200,000,000,000	89,952,229	21,265,468	(85,808,422,730)	114,302,794,967

These notes are an integral part of the Financial Statements.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

**2. Equity transactions with the owners and dividend distribution, profit sharing.**

## Owner's equity contribution

At the beginning of the year.

At the end of the year

Year 2024	Year 2023
200,000,000,000	200,000,000,000
200,000,000,000	200,000,000,000

**3. Shares**

Number of shares issued to the public

Number of shares sold to the public

Common shares

Preferred shares

Number of outstanding shares in circulation

Common shares

Preferred shares

Par value of outstanding shares: Vietnamese Dong per share

31/12/2024	01/01/2024
20,000,000	20,000,000
20,000,000	20,000,000
20,000,000	20,000,000
20,000,000	20,000,000
20,000,000	20,000,000
-	-
10,000	10,000

**4. Enterprise's funds**

Development investment fund

Total

31/12/2024	01/01/2024
21,265,468	21,265,468
21,265,468	21,265,468

**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT****1. Gross revenue from goods sold and services rendered**

Revenue from goods sold and services rendered

Total

Year 2024	Year 2023
5,099,799,539	7,080,206,851
5,099,799,539	7,080,206,851

**2. Net revenue from goods sold and services rendered**

Revenue from goods sold and services rendered

Total

Year 2024	Year 2023
5,099,799,539	7,080,206,851
5,099,799,539	7,080,206,851

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

<b>3. Cost of sales</b>	<b>Year 2024</b>	<b>Year 2023</b>
Cost of goods sold and services rendered	4,037,250,474	4,525,543,530
<b>Total</b>	<b>4,037,250,474</b>	<b>4,525,543,530</b>
<b>4. Financial income</b>	<b>Year 2024</b>	<b>Year 2023</b>
Interest income from demand deposits	132,151	42,319
<b>Total</b>	<b>132,151</b>	<b>42,319</b>
<b>5. Financial expenses</b>	<b>Year 2024</b>	<b>Year 2023</b>
Interest expense	3,051,526,197	3,670,151,823
<b>Total</b>	<b>3,051,526,197</b>	<b>3,670,151,823</b>
<b>6. General administration expenses</b>	<b>Year 2024</b>	<b>Year 2023</b>
Employee expenses	4,127,958,253	3,909,275,642
Office supplies and tools expenses	18,685,828	34,255,453
Depreciation of fixed assets	450,621,329	626,286,448
Taxes, fees, and charges	18,063,220	19,031,993
Provision for/(reversal of) doubtful debts	2,198,399,919	7,035,765,398
Outsourced service expenses	97,200,000	200,772,328
Others	387,264,369	17,558,600
<b>Total</b>	<b>7,298,192,918</b>	<b>11,842,945,862</b>
<b>7. Other expenses</b>	<b>Year 2024</b>	<b>Year 2023</b>
Fines and late payment interest on taxes and social insurance	5,453,892	315,690,523
Others	291,847,248	341,148,745
<b>Total</b>	<b>297,301,140</b>	<b>656,839,268</b>
<b>8. Cost of production and business by element</b>	<b>Year 2024</b>	<b>Year 2023</b>
Cost of materials, supplies, and tools	544,333,928	567,219,003
Employee expenses	4,127,958,253	3,909,275,642
Taxes, fees, and charges	18,063,220	20,859,310
Provision for/(reversal of) doubtful debts	1,576,573,930	6,502,801,848
Depreciation of fixed assets	2,099,771,013	2,275,436,132
Outsourced service expenses	2,481,748,882	3,039,466,814
Others	386,506,469	53,430,643
<b>Total</b>	<b>11,234,955,695</b>	<b>16,368,489,392</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## 9. Current corporate income tax expense

Corporate income tax payable for the year is estimated as follows:

	Year 2024	Year 2023
1. Total accounting profit before tax	(9,584,339,039)	(13,615,231,313)
2. Adjustments to increase, decrease the accounting profit when determining the taxable corporate income tax:		
2.1. Adjustments for increase	297,301,140	656,839,268
2.2. Adjustments for decrease	297,301,140	656,839,268
3. Taxable income (3=1+2)	-	-
4. Corporate income tax payable	-	-
5. Total current corporate income tax	-	-

## 10. Basic earnings per share

	Year 2024	Year 2023
Accounting profit after corporate income tax	(9,584,339,039)	(13,615,231,313)
Adjustments for increases or decreases	-	-
- Adjustments for increase	-	-
Profit allocated to common shareholders	(9,584,339,039)	(13,615,231,313)
Weighted average common shares outstanding during the year	20,000,000	20,000,000
Basic earnings per share	(479)	(681)

## VII. FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES

The risks from the financial instruments include market risk, credit risk, and liquidity risk.

The Board of General Directors consider the application of management policies for the above risks as follows:

## 1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks such as the risk of the stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, available-for-sale investments.

These sensitivity analyses have been prepared based on the value of net liabilities, the ratio of fixed-rate and floating-rate interest-bearing liabilities, and the assumption that the correlation ratio between financial instruments denominated in foreign currencies remains unchanged.

**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2024**Unit: VND***1.1. Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's market risk arising from interest rate changes primarily relates to its borrowings, debts, cash, and short-term deposits.

The Company manages interest rate risk by analyzing market competition to secure favorable interest rates that align with its objectives while remaining within its risk management limits.

*Interest rate sensitivity*

The Company does not conduct interest rate sensitivity analysis as the risk from interest rate fluctuations at the financial reporting date is considered insignificant.

**1.2. Foreign exchange risk**

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates. The Company is exposed to exchange rate fluctuations that directly impact its business activities conducted in currencies other than the Vietnamese Dong.

The Company manages foreign currency risk by assessing current and expected market conditions when planning future transactions involving foreign currencies. The Company does not use any derivative financial instruments to hedge its foreign currency risk.

*Foreign currency sensitivity*

The Company does not conduct foreign currency sensitivity analysis as the risk from exchange rate fluctuations at the financial reporting date is considered insignificant.

**1.3 Real estate risk**

The Company has identified the following risks related to its real estate investment portfolio: (i) Project development costs may increase if there are delays in the planning process. To mitigate potential risks arising during planning, the Company engages specialized consultants with expertise in specific planning requirements within the project scope; (ii) The fair value of the real estate investment portfolio is subject to market fundamentals and buyer demand.

**2. Credit risk**

Credit risk is the risk that a counterparty to a financial instrument or customer contract fails to meet its obligations, leading to financial loss. The Company is exposed to credit risk from its business operations (mainly trade receivables) and financial activities, including bank deposits, foreign exchange transactions, and other financial instruments.

*Trade receivables*

The Company mitigates credit risk by transacting only with financially stable entities and closely monitoring receivables to expedite collections. Given that the Company's receivables are diversified across multiple customers, credit risk is not concentrated on any single customer.

*Bank deposits*

The Company primarily maintains deposits with reputable major banks in Vietnam. As a result, the concentration of credit risk related to bank deposits is considered low.

**3. Liquidity risk**

Liquidity risk is the risk that arises from the difficulty in fulfilling financial obligations due to lack of capital. The liquidity risk of the Company mainly arises from difference in maturity of the financial assets and liabilities.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of General Directors considers as sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with the contract which are not discounted:

As at 31 December 2024	Less than 1 year	From 1-5 years	Over 5 years	Total
Loans and borrowings	22,585,816,429	12,224,888,662	-	34,810,705,091
Trade payables	1,399,347,408	-	-	1,399,347,408
Other payables, accrued expenses, and other liabilities	30,448,548,837	-	-	30,448,548,837
<b>Total</b>	<b>54,433,712,674</b>	<b>12,224,888,662</b>	<b>-</b>	<b>66,658,601,336</b>
As at 01 January 2024				
Loans and borrowings	22,754,236,807	12,224,888,662	-	34,979,125,469
Trade payables	1,834,475,419	-	-	1,834,475,419
Other payables, accrued expenses, and other liabilities	27,582,357,766	27,611,909	-	27,609,969,675
<b>Total</b>	<b>52,171,069,992</b>	<b>12,252,500,571</b>	<b>-</b>	<b>64,423,570,563</b>

The Company has sufficient access to funding sources, and loans maturing within the next 12 months can be renewed with existing lenders.

## VIII. FINANCIAL ASSETS AND LIABILITIES

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, payables to suppliers and other short-term liabilities is equivalent to the book value of these items because these instruments are in short term.

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## VIII. Financial assets and liabilities

The table below presents the carrying value and fair value of financial instruments presented in the Company's financial statements.

	Book Value				Fair Value	
	31/12/2024		01/01/2024		31/12/2024	01/01/2024
	Value	Provision	Value	Provision		
<b>Financial assets</b>						
- Trade receivables	6,636,713,559	(4,985,525,369)	6,579,110,014	(4,049,664,077)	1,651,188,190	2,529,445,937
- Other receivables	47,303,484,222	(795,490,280)	53,047,575,949	(757,143,330)	46,507,993,942	52,290,432,619
- Cash and cash equivalents	128,941,963	-	401,000,899	-	128,941,963	401,000,899
<b>TOTAL</b>	<b>54,069,139,744</b>	<b>(5,781,015,649)</b>	<b>60,027,686,862</b>	<b>(4,806,807,407)</b>	<b>48,288,124,095</b>	<b>55,220,879,455</b>
<b>Financial liabilities</b>						
- Loans and borrowings	34,810,705,091	-	34,979,125,469	-	34,810,705,091	34,979,125,469
- Trade payables	1,399,347,408	-	1,834,475,419	-	1,399,347,408	1,834,475,419
- Other payables	3,348,548,852	-	10,815,346,910	-	3,348,548,852	10,815,346,910
<b>TOTAL</b>	<b>39,558,601,351</b>	<b>-</b>	<b>47,628,947,798</b>	<b>-</b>	<b>39,558,601,351</b>	<b>47,628,947,798</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

## IX. OTHER INFORMATION

## 1. Events occurred after the balance sheet date

No events have occurred after the end of the financial year that require adjustments to the figures or disclosure in the financial statements.

## 2. Transactions and balances with related parties

Parties related to the Company include: key management members, individuals related to key management members and other related parties.

## a. Information about related parties

Related parties	Relationship
Mr. Dao Van Chien	Chairman of the Board of Directors cum General Director
Mr. Tran Van Cong	Member of the Board of Directors
Mr. Nguyen Duc Dinh	Member of the Board of Directors cum Deputy General Director
Mrs. Dinh Thi Thuy Hang	Member of the Board of Directors
Mrs. Tran Thu Phuong	Member of the Board of Directors

## b. Transactions with related parties

	Year 2024	Year 2023
<b>Mr. Dao Van Chien</b>		
Payment to the Company	3,933,097,000	3,610,400,000

## c. Balances with related parties

	31/12/2024	01/01/2024
<b>Trade Receivables</b>	<b>3,453,300,000</b>	<b>3,453,300,000</b>
Mr. Tran Van Cong	3,453,300,000	3,453,300,000
<b>Other receivables</b>	<b>6,971,498,669</b>	<b>10,905,595,669</b>
Mr. Dao Van Chien	6,971,498,669	10,905,595,669

## d. Income of the Board of Directors and the Board of General Directors

Related parties	Position	Nature of income	Year 2024	Year 2023
+ Mr. Dao Van Chien	Chairman of the Board of Directors cum General Director	Salary	118,080,614	138,700,626
+ Mr. Nguyen Duc Dinh	Member of the Board of Directors cum Deputy General Director	Salary	132,583,436	145,800,000
<b>Total</b>			<b>250,664,050</b>	<b>284,500,626</b>

## 3 Comparative information

The comparative figures are those of the financial statements for the financial year ended 31 December 2023, which were audited by TTP Auditing Co., Ltd.

## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

**4 Information on the going-concern operation:** The Company will continue operating in the future.

As at 31 December 2024, the company's accumulated losses amounted to VND 85.808.422.730, and its current liabilities exceeded current assets by VND 58.458.847.969. The company is experiencing a working capital deficit, affecting its ability to meet due obligations. The overdue liabilities as at 31 December 2024, primarily include outstanding tax liabilities to the State Budget: VND 14.074.231.109; bank loan principal: VND 22.585.816.429; estimated accrued bank interest payable: VND 17.401.171.230 and other outstanding payables.

The Company's ability to continue as a going concern depends on its plans to recover receivables, restructure investments, complete and finalize ongoing projects to generate cash inflows, and obtain financial support from shareholders and creditors. The Board of General Directors is implementing plans to ensure the Company's ability to continue its operations.

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Nguyen Ngoc Hai

Ha Noi, 29th March, 2025

GENERAL DIRECTOR



Dao Van Chien

