

**HANOI TRADE JOINT STOCK CORPORATION**  
**SEPARATE FINANCIAL STATEMENTS**

**for the financial year ended 31 December 2024 audited by**  
**NHAN TAM VIET AUDIT COMPANY LIMITED**

## INDEX

Content	Page
<b>Report of the Board of Directors</b>	<b>2 – 3</b>
<b>Independent Audit Report</b>	<b>4 – 5</b>
<b>Audited separate financial statements</b>	<b>6 – 61</b>
<i>Separate balance sheet as at 31 December 2024</i>	<i>6 – 9</i>
<i>Separate business performance report 2024</i>	<i>10</i>
<i>Separate cash flow statement 2024</i>	<i>11– 12</i>
<i>Notes to the separate financial statements for 2024</i>	<i>13 – 59</i>
<i>Appendix 01: Details of bad debts and provisions for short-term doubtful debts</i>	<i>60 - 61</i>

## HANOI TRADE JOINT STOCK CORPORATION

### REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of Hanoi Trade Joint Stock Corporation (hereinafter referred to as "the Company") presents its report together with the audited separate financial statements for the fiscal year ended December 31, 2024.

#### **Company Overview**

Hanoi Trade Joint Stock Corporation, formerly a State-owned Enterprise, was established under Decision 129/2004/QĐ-TTĐ dated July 14, 2004 of the Prime Minister and Decision 125/2004/QĐ-UBND dated August 11, 2004 of the Hanoi People's Committee. The Corporation operates under Business Registration Certificate No. 0100101273, changed for the 35th time on March 5, 2025, issued by the Hanoi Department of Finance.

*Charter capital according to the 35th business registration certificate: 2,200,000,000,000 VND*  
*Actual contributed charter capital as of December 31, 2024: VND 2,200,000,000,000*

#### **Headquarters:**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City  
Tax code: 0 1 0 0 1 0 1 2 7 3

#### **Financial situation and business operations**

The financial position as of December 31, 2024, the results of operations and cash flows for the fiscal year then ended of the Company are presented in the separate financial statements attached to this report (from page 06 to page 61).

#### **Events occurring after the end of the financial year**

The Board of Directors of the Company confirms that no other events have occurred up to the date of this report that have not been considered for adjustment of figures or disclosed in the separate financial statements.

#### **Board of Directors and Executive Management**

Members of the Board of Directors and Executive Board of the Company during the year and up to the date of this separate financial statement include:

##### ***Board of Directors***

Full name	Position	Date of appointment/dismissal
Mr. Nguyen Thai Dung	Chairman of the Board of Directors	
Mrs. Tran Thi Tuyet Nhung	Member	
Mrs. Tran Hue Linh	Member	

##### ***Board of Directors***

Full name	Position	Date of appointment/dismissal
Ms. Duong Thi Lam	General Director	Appointed on 01/03/2025
	Deputy General Director	Resigned on 01/03/2025
	Chief Accountant	Dismissed on January 15, 2025
Mr. Vu Thanh Son	General Director	Resigned on 01/03/2025
Mrs. Do Tue Tam	Deputy General Director	
Mr. Le Anh Tuan	Deputy General Director	



**HANOI TRADE JOINT STOCK CORPORATION**  
**REPORT OF THE BOARD OF DIRECTORS(next)**

**Board of Control**

Full name	Position	Date of appointment/dismissal
Ms. Nguyen Hong Hai	Prefect	
Ms. Vu Thi Quynh Trang	Member	
Mr. Nguyen Trong Hien	Member	

**Auditor**

Nhan Tam Viet Auditing Company Limited has audited the separate financial statements for the fiscal year ending December 31, 2024.

**Confirmation of the Board of Directors**

The Board of Directors is responsible for preparing the separate financial statements which give a true and fair view of the financial position, results of operations and cash flows of the Company in each financial year. In preparing these separate financial statements, the Board of Directors commits to comply with the following requirements:

- Establish and maintain internal controls that the Board of Directors and the Management Board determine are necessary to enable the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error;
- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the applicable accounting standards have been followed, and whether there are any material departures that need to be disclosed and explained in the Financial Statements;
- Prepare and present Financial Statements in compliance with Vietnamese Accounting Standards, Enterprise Accounting Regime and legal regulations on preparation and presentation of Financial Statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Directors of the Company ensures that the accounting records are kept to reflect the financial position of the Company, with a true and fair view at any time and to ensure that the separate financial statements comply with the current regulations of the State. At the same time, it is responsible for ensuring the safety of the Company's assets and taking appropriate measures to prevent and detect fraud and other violations of the Company as at December 31, 2024, the separate business results and separate cash flows for the fiscal year ended on the same day, in accordance with the Vietnamese Accounting Standards, Accounting Regime for Enterprises and comply with the legal regulations related to the preparation and presentation of separate financial statements.

**Other commitments**

The Board of Directors commits that the Company complies with Decree 155/2020/ND-CP dated December 31, 2020 guiding corporate governance applicable to public companies and the Company does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market.

Hanoi, March 28, 2025

**General Director**



**Duong Thi Lam**



Number : 2506.03.03/2024/BCTC-NTV2

## INDEPENDENT AUDIT REPORT

### Regarding the 2024 Separate Financial Statements

Dear : Shareholders, Board of Directors and Executive Board  
Hanoi Trade Joint Stock Corporation

We have audited the accompanying separate financial statements of Hanoi Trade Joint Stock Corporation, prepared on March 28, 2025 from page 06 to page 61, including: Separate balance sheet as at December 31, 2024, separate income statement, separate cash flow statement for the fiscal year then ended and notes to the separate financial statements.

#### Responsibilities of the Board of Directors

The Board of Directors of Hanoi Trade Joint Stock Corporation is responsible for the preparation and fair presentation of the Company's separate financial statements in accordance with Vietnamese accounting standards, accounting regimes and legal regulations related to the preparation and presentation of separate financial statements and is responsible for internal control that the Board of Directors determines is necessary to ensure the preparation and presentation of separate financial statements that are free from material misstatement, whether due to fraud or error.

#### Auditor's Responsibilities

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

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

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

#### Basis of Qualified Audit Opinion

+ During the year, the Corporation received Business Cooperation Revenue amounting to VND 263 billion (see Note VI.1). As of the date of this report, we have not obtained sufficient documentation; therefore, we do not have an adequate basis to assess the appropriateness of recognizing this Business Cooperation Revenue.

Trụ Sở Chính:  
Tầng 2, tòa nhà Platinum Residences, số 6 Nguyễn Công Hoan,  
Phường Ngọc Khánh, Quận Ba Đình, Thành phố Hà Nội, Việt Nam

[T] (84-24) 3761 3399  
[W] [www.vpaudit.vn](http://www.vpaudit.vn)

[F] (84-24) 3761 5599  
[E] [vpa@ntva.vn](mailto:vpa@ntva.vn)

Chi nhánh tại Hà Nội:  
Số 12 Phố Mễ Trì Hạ, P. Mễ Trì, Q. Nam Từ Liêm, TP. Hà Nội

Chi nhánh tại TP. Hồ Chí Minh:  
98 Vũ Tông Phan, P. An Phú, Q. 2, TP. Hồ Chí Minh



+ As of the issuance date of this report, we have not received the financial statements for the fiscal year ending December 31, 2024, of the entities in which Hanoi Trade Joint Stock Corporation has invested, including Cointra Construction Investment Trading Joint Stock Company (which has been fully provisioned for a 100% impairment) and the Joint Venture of Nga Tu So Shopping Center (which has also been fully provisioned for a 100% impairment). As a result, we are unable to assess the impact of the aforementioned issues on the separate financial statements of the Corporation for the fiscal year ending December 31, 2024.

**Qualified Audit Opinion**

In our opinion, except for the effects of the matter described in the “Basis for qualified audit opinion” paragraph, the accompanying separate financial statements present fairly, in all material respects, the financial position of Hanoi Trade Joint Stock Corporation as at December 31, 2024, as well as the separate results of its operations and separate cash flows for the fiscal year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations on preparation and presentation of separate financial statements.

Hanoi, March 28, 2025

**NHAN TAM VIET AUDIT COMPANY LIMITED**

**Deputy General Manager**



**Nguyen Thi Hanh**

Certificate of Business Registration No.:  
1690-2023-124-1

**Auditor**

**Pham Van Tuan**

Certificate of Business Registration No.:  
4497-2023-124-1



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**SEPARATE BALANCE SHEET**

As of December 31, 2024

Unit: VND

ASSET	Code	Explanation	Year-end number	Beginning of year number
<b>A - CURRENT ASSETS</b>	<b>100</b>		<b>1,181,614,653,585</b>	<b>1,312,417,899,562</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>51,757,199,535</b>	<b>32,740,474,916</b>
1. Money	111		51,757,199,535	23,740,474,916
2. Cash equivalents	112		-	9,000,000,000
<b>II. Short-term financial investment</b>	<b>120</b>		-	-
1. Trading securities	121		-	-
2. Provision for impairment of trading securities	122		-	-
3. Held to maturity investment	123		-	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>1,073,797,843,147</b>	<b>1,208,622,212,187</b>
1. Short-term trade receivables	131	V.2a	287,583,935,805	295,669,197,355
2. Short-term seller advance	132		324,884,763,063	338,503,392,530
3. Short-term internal receivables	133		-	-
4. Receivable according to construction contract progr	134		-	-
5. Short-term loan receivable	135		174,232,969,710	174,281,019,710
6. Other short-term receivables	136	V.5a	481,290,087,776	402,158,989,258
7. Provision for doubtful short-term receivables	137		(194,193,913,207)	(1,990,386,666)
8. Assets missing pending resolution	139		-	-
<b>IV. Inventory</b>	<b>140</b>		<b>31,318,815,465</b>	<b>32,430,125,945</b>
1. Inventory	141		31,318,815,465	32,430,125,945
2. Provision for inventory write-down	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>24,740,795,438</b>	<b>38,625,086,514</b>
1. Short-term prepaid expenses	151	V.8a	13,049,229,612	13,326,415,257
2. Deductible value added tax	152		11,213,702,932	11,033,935,618
3. Taxes and other amounts receivable from the State	153	V.16	477,862,894	14,264,735,639
4. Government bond repurchase transaction	154		-	-
5. Other current assets	155		-	-

**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Separate balance sheet (continued)**

ASSET	Code	Explan ation	Year-end number	Beginning of year number
<b>B - LONG-TERM ASSETS</b>	<b>200</b>		<b>1,867,523,237,644</b>	<b>1,886,052,984,348</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>8,725,396,857</b>	<b>9,127,686,717</b>
1. Long-term receivables from customers	211	V.2b	7,624,765,257	8,015,055,117
2. Long-term prepayment to seller	212		-	-
3. Business capital in affiliated units	213		-	-
4. Long-term internal receivables	214		-	-
5. Long-term loan receivable	215		-	-
6. Other long-term receivables	216	V.5b	1,100,631,600	1,112,631,600
7. Provision for doubtful long-term receivables	219		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>522,094,414,658</b>	<b>543,694,765,001</b>
1. Tangible fixed assets	221	V.9	476,279,744,781	497,741,528,758
<i>Original price</i>	222		747,186,099,581	752,218,121,496
<i>Accumulated depreciation</i>	223		(270,906,354,800)	(254,476,592,738)
2. Financial lease fixed assets	224		-	-
<i>Original price</i>	225		-	-
<i>Accumulated depreciation</i>	226		-	-
3. Intangible fixed assets	227	V.10	45,814,669,877	45,953,236,243
<i>Original price</i>	228		48,749,592,011	48,870,496,011
<i>Accumulated depreciation</i>	229		(2,934,922,134)	(2,917,259,768)
<b>III. Investment real estate</b>	<b>230</b>	<b>V.11</b>	<b>94,506,412,135</b>	<b>98,180,247,667</b>
Original price	231		131,527,016,822	131,527,016,822
Accumulated depreciation	232		(37,020,604,687)	(33,346,769,155)
<b>IV. Long-term unfinished assets</b>	<b>240</b>	<b>V.12</b>	<b>847,032,762,520</b>	<b>809,458,246,123</b>
1. Long-term unfinished production and business costs	241	V.12a	546,582,721,998	540,164,418,746
2. Cost of basic construction in progress	242	V.12b	300,450,040,522	269,293,827,377
<b>V. Long-term financial investment</b>	<b>250</b>	<b>V.13</b>	<b>288,770,246,345</b>	<b>319,265,124,543</b>
1. Investment in subsidiaries	251		95,538,927,755	127,866,880,941
2. Investment in joint ventures and associates	252		130,932,302,987	131,994,083,677
3. Investing in other entities	253		75,448,552,782	66,003,697,104
4. Long-term financial investment reserve	254		(13,149,537,179)	(6,599,537,179)
5. Held to maturity investment	255		-	-
<b>VI. Other long-term assets</b>	<b>260</b>		<b>106,394,005,129</b>	<b>106,326,914,297</b>
1. Long-term prepaid expenses	261	V.8b	106,394,005,129	106,326,914,297
2. Deferred income tax assets	262		-	-
3. Long-term replacement equipment, supplies and spa	263		-	-
4. Other long-term assets	268		-	-
<b>TOTAL ASSETS</b>	<b>270</b>		<b>3,049,137,891,229</b>	<b>3,198,470,883,910</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Separate balance sheet (continued)**

<b>CAPITAL SOURCE</b>	<b>Code</b>	<b>Explan ation</b>	<b>Year-end number</b>	<b>Beginning of year number</b>
<b>C - LIABILITIES PAYABLE</b>	<b>300</b>		<b>833,315,187,863</b>	<b>958,038,794,334</b>
<b>I. Short-term debt</b>	<b>310</b>		<b>639,877,068,260</b>	<b>685,480,761,932</b>
1. Short-term trade payables	311	V.14	14,026,066,358	17,146,011,586
2. Short-term advance payment buyer	312	V.15a	2,702,568,219	1,636,697,723
3. Taxes and other payments to the State	313	V.16	27,114,110,760	1,443,110,152
4. Payable to workers	314		4,798,833,413	4,720,872,641
5. Short-term payable expenses	315	V.17	4,069,441,910	8,675,973,892
6. Short-term internal payables	316		-	-
7. Payable according to construction contract progress	317		-	-
8. Short-term unearned revenue	318	V.18a	8,900,295,079	10,167,893,748
9. Other short-term payables	319	V.19a	40,382,196,402	33,323,018,508
10. Short-term loans and finance leases	320	V.20a	537,741,005,126	608,092,933,911
11. Short-term payables provision	321		-	-
12. Bonus and welfare fund	322		142,550,993	274,249,771
13. Price stabilization fund	323		-	-
14. Government bond repurchase transaction	324		-	-
<b>II. Long-term debt</b>	<b>330</b>		<b>193,438,119,603</b>	<b>272,558,032,402</b>
1. Long-term trade payables	331		-	-
2. Long term prepayment buyer	332	V.15b	19,707,456,615	20,198,365,706
3. Long-term payable expenses	333		-	-
4. Internal payable on working capital	334		-	-
5. Long-term internal payables	335		-	-
6. Long-term unrealized revenue	336	V.18b	94,661,719,502	98,480,140,010
7. Other long-term payables	337	V.19b	23,555,668,594	20,080,282,685
8. Long-term loans and financial leases	338	V.20b	55,513,274,892	133,799,244,001
9. Convertible bonds	339		-	-
10. Preferred stock	340		-	-
11. Deferred income tax liability	341		-	-
12. Long-term payables provision	342		-	-
13. Science and Technology Development Fund	343		-	-

**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Separate balance sheet (continued)**

CAPITAL SOURCE	Code	Explanation	Year-end number	Beginning of year number
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>2,215,822,703,366</b>	<b>2,240,432,089,576</b>
<b>I. Equity</b>	<b>410</b>	<b>V.21</b>	<b>2,215,822,703,366</b>	<b>2,240,432,089,576</b>
1. Owner's equity	411		2,200,000,000,000	2,200,000,000,000
- Common shares with voting rights	411a		2,200,000,000,000	2,200,000,000,000
- Preferred stock	411b		-	-
2. Capital surplus	412		71,428,267	71,428,267
3. Bond conversion option	413		-	-
4. Other owners' equity	414		-	-
5. Treasury stock	415		(529,920,000)	(529,920,000)
6. Asset revaluation difference	416		-	-
7. Exchange rate difference	417		-	-
8. Development investment fund	418		33,381,940,928	33,381,940,928
9. Enterprise Arrangement Support Fund	419		-	-
10. Other equity funds	420		-	-
11. Undistributed profit after tax	421		(17,100,745,829)	7,508,640,381
- Undistributed profit after tax accumulated to the end of previous period	421a		7,508,640,381	32,517,852,390
- Undistributed profit for this period	421b		(24,609,386,210)	(25,009,212,009)
12. Source of capital for basic construction investment	422		-	-
<b>II. Other funding and funds</b>	<b>430</b>		-	-
1. Funding sources	431		-	-
2. Funds for forming fixed assets	432		-	-
<b>TOTAL CAPITAL</b>	<b>440</b>		<b>3,049,137,891,229</b>	<b>3,198,470,883,910</b>

The chartist



Nguyen Thu Hang

Chief Accountant



Nguyen Thu Hang

Established, March 28, 2025

General Director



Duong Thi Lam



# HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

## SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

### SEPARATE BUSINESS PERFORMANCE REPORT

2024

Unit: VND

INDICATORS	Code	Explan ation	This year	Last year
1. Sales and service revenue	01	VI.1	691,613,598,645	397,108,530,300
2. Revenue deductions	02	VI.2	-	3,754,555
3. Net revenue from sales and services	10		691,613,598,645	397,104,775,745
4. Cost of goods sold	11	VI.3	326,856,762,138	299,256,146,379
5. Gross profit on sales and service provision	20		364,756,836,507	97,848,629,366
6. Financial revenue	21	VI.4	70,155,632,281	64,225,924,655
7. Financial costs	22	VI.5	150,795,459,639	74,050,367,846
Including: interest expense	23		84,105,341,477	72,184,880,169
8. Cost of sales	25	VI.6	30,461,119,164	31,599,763,799
9. Business management costs	26	VI.7	276,287,816,027	79,940,819,011
10. Net operating profit	30		(22,631,926,042)	(23,516,396,635)
11. Other income	31	VI.8	1,338,129,946	593,957,301
12. Other costs	32	VI.9	3,146,984,485	1,933,157,455
13. Other profits	40		(1,808,854,539)	(1,339,200,154)
14. Total accounting profit before tax	50		(24,440,780,581)	(24,855,596,789)
15. Current corporate income tax expense	51	VI.10	168,605,629	153,615,220
16. Deferred corporate income tax expense	52		-	-
17. Profit after corporate income tax	60		(24,609,386,210)	(25,009,212,009)
18. Basic earnings per share	70		-	-

Established, March 28, 2025

The chartist

Chief Accountant

General Director







Nguyen Thu Hang

Nguyen Thu Hang

Duong Thi Lam

**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**SEPARATE CASH FLOW STATEMENT**

(By indirect method)

2024

Unit: VND

INDICATORS	Co de	Explan ation	This year	Last year
<b>I. Cash flow from operating activities</b>				
1. <i>Profit before tax</i>	01		(24,440,780,581)	(24,855,596,789)
2. <i>Adjustments for the following items:</i>				
- Depreciation of fixed assets and investment real estate	02		23,371,595,215	25,239,475,681
- Provisions	03		198,753,526,541	(84,467,075)
- Exchange rate gains and losses due to revaluation foreign currency monetary items	04		(575,051,103)	3,934,738
- Profit and loss from investment activities	05		28,528,691,102	(34,652,642,007)
- Interest expense	06		84,105,341,477	72,184,880,169
- Other adjustments	07		-	-
3. <i>Profit from business activities before changes in working capital</i>	08		309,743,322,651	37,835,584,717
- Increase, decrease receivables	09		(47,978,440,072)	(304,014,409,049)
- Increase, decrease inventory	10		(5,306,992,772)	(32,667,234,209)
- Increase, decrease payables	11		22,990,961,429	1,041,746,853
- Increase, decrease prepaid expenses	12		210,094,813	21,761,750,071
- Increase, decrease trading securities	13		-	-
- Interest paid	14		(83,102,138,386)	(45,291,974,142)
- Corporate income tax paid	15		(153,615,220)	(35,535,572)
- Other income from operating activities	16		5,400,000	574,225,000
- Other expenses for business activities	17		(137,098,778)	(1,175,853,333)
<i>Net cash flow from operating activities</i>	20		196,271,493,665	(321,971,699,664)
<b>II. Cash flow from investing activities</b>				
1. Money spent on purchasing and constructing fixed assets and other long-term assets	21		(31,220,179,793)	(29,682,834,553)
2. Proceeds from liquidation and sale of fixed assets and other long-term assets	22		806,883,836	159,545,454
3. Money spent on lending, buying debt instruments other units	23		(728,000,000)	(391,759,937)
4. Proceeds from loan recovery, resale of debt instruments other units	24		-	800,000,000
5. Money spent on investment in other entities	25		(13,513,000,000)	-
6. Proceeds from capital investment in other entities	26		-	11,624,000,000
7. Interest income, dividends and profits	27		15,819,516,150	17,621,595,101
<i>Net cash flow from investing activities</i>	30		(28,834,779,807)	130,546,065



Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

## for the fiscal year ending December 31, 2024

INDICATORS	Co de	Explan ation	This year	Last year
<b>III. Cash flow from financing activities</b>				
1. Proceeds from issuing shares, receiving capital contributions owner	31		-	-
2. Money returned to owners, buyback issued company shares	32		-	-
3. Proceeds from borrowing	33		563,573,475,856	592,178,812,085
4. Loan principal repayment	34		(712,223,066,544)	(266,451,830,637)
5. Lease principal repayment	35		-	-
6. Dividends, profits paid to owners	36		-	-
<i>Net cash flow from financing activities</i>	<i>40</i>		<i>(148,649,590,688)</i>	<i>325,726,981,448</i>
<b>Net cash flow during the period</b>	<b>50</b>		<b>18,787,123,170</b>	<b>3,885,827,849</b>
<b>Cash and cash equivalents at the beginning of the ye</b>	<b>60</b>	<b>V.1</b>	<b>32,740,474,916</b>	<b>28,744,833,988</b>
Impact of foreign exchange rate changes on foreign curi	61		229,601,449	109,813,079
<b>Cash and cash equivalents at the end of the period</b>	<b>70</b>	<b>V.1</b>	<b>51,757,199,535</b>	<b>32,740,474,916</b>

Ulang

Ulang

**General Director**



12

# HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

## SEPARATE FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

### NOTES TO SEPARATE FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2024

#### I. CHARACTERISTICS OF COMPANY OPERATIONS

1. **Form of capital ownership:** Joint Stock Company

2. **Company Overview:**

Hanoi Trade Joint Stock Corporation, formerly a State-owned Enterprise, was established under Decision 129/2004/QĐ-TTĐ dated July 14, 2004 of the Prime Minister and Decision 125/2004/QĐ-UBND dated August 11, 2004 of the Hanoi People's Committee. The Corporation operates under Business Registration Certificate No. 0100101273, changed for the 35th time on March 5, 2025, issued by the Hanoi Department of Finance.

Charter capital according to the 35th business registration certificate: 2,200,000,000,000 VND  
Actual contributed charter capital as of December 31, 2024: VND 2,200,000,000,000

Headquarters:

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

Tax code: 0100101273

3. **Main business activities during the year:** General trading, Import and export of goods traded by the Corporation; Accepting import and export of goods on behalf of the Corporation.

4. **Business sector:**

The business lines of the Corporation are:

- Retail of food in specialized stores; Retail of food in specialized stores; Retail of tobacco and pipe tobacco products in specialized stores, details: Retail of domestic tobacco and pipe tobacco products in specialized stores; Retail of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and electric lighting sets, other household appliances not elsewhere classified in specialized stores; Retail of books, newspapers, magazines and stationery in specialized stores; Retail of other goods in specialized stores, details: Retail of gold, silver, precious and semi-precious stones, jewelry in specialized stores; Retail of souvenirs, wickerwork, handicrafts in specialized stores; Retail of paintings, photographs and other works of art (except antiques) in specialized stores; Duty-free business - Retail of flowers and ornamental plants - Retail of watches and eyeglasses (except prescription glasses services)
- Retail of cameras, films and photographic materials - Retail of bicycles and spare parts;
- Processing and preserving aquatic products and aquatic products; Producing wine; Producing non-alcoholic beverages, mineral water; Producing cakes from flour; Retailing beverages in specialized stores; Producing prepared dishes and foods; Providing food services under irregular contracts with customers (serving parties, meetings, weddings...); Beverage services (excluding bar business);
- Retail of clothing, footwear, leather and imitation leather goods in specialized stores; Processing and preserving meat and meat products; Processing and preserving vegetables and fruits; Production of pasta, noodles and similar products; Restaurants and mobile food services, Details: Restaurants, eateries, food stalls (excluding bar, karaoke room, discotheque business);



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

- Warehousing and storage of goods; Organizing trade promotion and introduction; Production of wooden packaging; Production of animal feed, poultry and aquatic products; Production of footwear; Production of sugar;
- Short-term accommodation services, details: Hotels, guesthouses, motels providing short-term accommodation services;
- Inland waterway freight transport; Direct support services for waterway transport; Specialized design activities (except construction design services); Activities of the Corporation holding assets; Packaging services; Agents, brokers, auctions, details: Agents; Production of cocoa, chocolate and confectionery; Road freight transport; Direct support services for rail and road transport; Advertising (excluding tobacco advertising); Market research and public opinion polling; Real estate business, land use rights owned, used or leased, details: Real estate business; Real estate consulting, brokerage, auctions, land use rights auctions, details: Real estate consulting, brokerage;
- Other business support services not classified elsewhere, details: Import and export of goods traded by the Corporation; Accepting authorization to export and import goods; Wholesale of agricultural and forestry raw materials (except wood, bamboo, rattan) and live animals (except those prohibited by the State); Wholesale of rice; Other specialized wholesale not classified elsewhere, details: - Wholesale of fertilizers; - Wholesale of other chemicals (except those used in agriculture); - Wholesale of plastics in primary forms; - Wholesale of rubber; - Wholesale of silk, fibers, textile yarns; - Wholesale of garment and footwear accessories; - Wholesale of scrap, metal and non-metal waste;
- Other unclassified minerals, details: Exploitation of minerals (except minerals prohibited by the State); Wholesale of other construction materials and installation equipment, details: Wholesale of bamboo, rattan, wood and processed wood; Milling and production of raw flour; Production of starch and starch products; Retail of carpets, mattresses, blankets, curtains, wall and floor covering materials in specialized stores, details: Retail of carpets, mattresses, blankets, curtains, wall and floor covering materials; Retail of games and toys in specialized stores (except for toys that are harmful to the education, personality development and health of children or affect security, order and social safety);
- Retail of medicines, medical equipment, cosmetics and hygiene products in specialized stores, details: Retail of perfumes, cosmetics and hygiene products; Retail of used goods in specialized stores, details: Retail of used clothing Retail of other used goods (excluding relics, antiques, national treasures);
- General wholesale; Selling motorcycles, motorbikes; Growing cashew trees; Growing pepper trees; Growing coffee trees; Growing tea trees; Growing spices, medicinal plants; Wholesale of food; Wholesale of beverages; Wholesale of other machinery, equipment and spare parts, details: Wholesale of electrical machinery, equipment, electrical materials (generators, electric motors, electric wires and other equipment used in electrical circuits) Wholesale of machinery, equipment and spare parts for textile, garment, leather and footwear; Wholesale of office machinery, equipment and spare parts (except computers and peripheral equipment); Wholesale of tobacco and pipe tobacco products, details: Wholesale of domestic tobacco and pipe tobacco products; Wholesale of electronic and telecommunications equipment and components; Wholesale of other household appliances (except pharmaceuticals); Wholesale of computers, peripheral equipment and software; Retailing of food, foodstuffs, beverages, cigarettes, and tobacco accounts for a large proportion in general stores, details: Retailing of food, foodstuffs, beverages, domestic cigarettes, and tobacco accounts for a large proportion in general stores; Other retailing in general stores; Retailing of computers, peripheral equipment, software, and telecommunications equipment in specialized stores; Retailing of fabrics, wool, yarn, sewing thread, and other textiles in specialized stores; Retailing of hardware, paint, glass, and other construction installation equipment in specialized stores; Retailing of equipment and sports equipment in specialized stores; Wholesale of fabrics, ready-made garments, and footwear; Production of corrugated paper, corrugated cardboard, and packaging from paper and cardboard, details: Production of packaging from paper and cardboard.



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****5. Normal production and business cycle:** Within 12 months**6. Business structure:****Subsidiaries:**

ST T	Company Name	Equity ratio	Voting ratio	Address
1	Hapro Wine Joint Stock Company	54.58%	54.58%	Hapro Industrial Park - Le Chi - Gia Lam - Hanoi
2	Hapro Handicraft and Tourism Import-Export Joint Stock Company	52.50%	52.50%	No. 11B - Trang Thi - Hoan Kiem - Hanoi
3	Hai Duong Pharmaceutical Technology Joint Stock Company	54.13%	54.13%	No. 150, Chi Lang Street, Nguyen Trai Ward, Hai Duong City, Hai Duong Province
4	Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company	83.69%	83.69%	No. 551, Group 1, Tan Phuoc Village, Bu Nho Commune, Phu Rieng District, Binh Phuoc Province, Vietnam
5	Hanoi Commercial Infrastructure Development Investment Joint Stock Company	60.97%	60.97%	No. 38 - 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi City, Vietnam

**All Subsidiaries are operating normally.**

(1) Hapro Wine Joint Stock Company was established and operates under Business Registration Certificate No. 0102164984 issued by the Hanoi Department of Planning and Investment for the first time on February 7, 2007, changed for the 6th time on June 7, 2024.

Charter capital according to business registration: VND 32,978,600,000 (Thirty-two billion nine hundred and seventy-eight million six hundred thousand dong), divided into 3,297,860 shares, par value of each share is VND 10,000/share.

(2) Hapro Handicraft and Tourism Import-Export Joint Stock Company was established and operates under Business Registration Certificate No. 0102333368 issued by the Hanoi Department of Planning and Investment for the first time on July 24, 2007, and changed for the 8th time on December 2, 2015.

Charter capital according to business registration: 10,000,000,000 VND (Ten billion VND), divided into 1,000,000 shares, par value of each share is 10,000 VND/share.

(3) Hai Duong Pharmaceutical Technology Joint Stock Company was established and operates under Business Registration Certificate No. 0800009770 issued by the Department of Planning and Investment of Hai Duong province for the first time on January 5, 2005, the 8th change on January 9, 2015.

Charter capital according to business registration: VND 2,250,000,000 (Two billion two hundred and fifty million VND), divided into 22,500 shares, par value of each share is VND 100,000/share.

(4) Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 3801099028 issued by



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)**

the Department of Planning and Investment of Binh Phuoc province for the first time on April 24, 2015, the 6th change on August 15, 2024.

Charter capital according to business registration: 60,000,000,000 VND (Sixty billion VND), divided into 6,000,000 shares, par value of each share is 10,000 VND/share.

(5) Hanoi Commercial Infrastructure Development Investment Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0102544224 issued by the Hanoi Department of Planning and Investment for the first time on November 23, 2006, changed for the 16th time on November 5, 2024. Charter capital according to business registration: VND 50,000,000,000 (Fifty billion VND), divided into 5,000,000 shares, par value of each share is VND 10,000/share.

***Joint ventures and associates:***

STT	Company Name	Owners hip ratio	Voting ratio	Address
1	Chu Dau Ceramic Joint Stock Company	30.00%	30.00%	Chu Dau village, Thai Tan commune, Nam Sach district, Hai Duong province
2	An Phu Hung Import Export Trading Joint Stock Company	40.00%	40.00%	No. 5C/1, Group 8, Quarter 1A, An Phu Ward, Thuan An Town, Binh Duong
3	Hapro Information Joint Stock Company	26.77%	26.77%	No. 38-40 Le Thai To, Hang Trong Ward - Hoan Kiem District, Hanoi
4	Long Bien Trading - Investment Joint Stock Company	30.94%	30.94%	No. 561, Nguyen Van Linh Street, Sai Dong Ward, Long Bien District, Hanoi
5	Asia Building Company Limited	40.00%	40.00%	No. 6 Nha Tho Street, Hang Trong Ward, Hoan Kiem District, Hanoi
6	Trang Thi Hotel Joint Stock Company	30.00%	30.00%	No. 11B Trang Thi - Hang Trong Ward - Hoan Kiem District
7	Hanoi Trade and Tourism Development Joint Stock Company	40.00%	40.00%	Room 1602 VP3 - Linh Dam - Hoang Liet - Hoang Mai - Hanoi
8	Hanoi Agricultural Products Import Export Service Joint Stock Company	42.38%	42.38%	No. 210 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi
9	Cho Buo Investment, Trade and Service Joint Stock Company	30.00%	30.00%	Buoi Market - Buo Ward - Tay Ho - Hanoi
10	Hanoi Food Joint Stock Company	20.00%	20.00%	No. 24 - 26 Tran Nhat Duat - Hoan Kiem - Hanoi
11	Thuy Ta Joint Stock Company	30.00%	30.00%	No. 6 Le Thai To - Hang Trong Ward - Hoan Kiem District - Hanoi
12	Thuy Ta Food Joint Stock Company	30.00%	30.00%	No. 6 Le Thai To - Hang Trong Ward - Hoan Kiem District - Hanoi
13	Livestock and Poultry Production and Trading Joint Stock Company	42.33%	42.33%	Hapro Industrial Park, Le Chi Commune, Gia Lam District, Hanoi City



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

(1) Chu Dau Ceramic Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0800889229 issued by the Department of Planning and Investment of Hai Duong province for the first time on January 12, 2011, changed for the fourth time on August 12, 2019.

Charter capital according to business registration: 20,000,000,000 VND (Twenty billion VND), divided into 2,000,000 shares, par value of each share is 10,000 VND/share.

(2) An Phu Hung Import Export Trading Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 3701669394 issued by the Department of Planning and Investment of Binh Duong province for the first time on January 14, 2010, changed for the second time on December 1, 2011.

Charter capital according to business registration: 10,000,000,000 VND (Ten billion VND), divided into 1,000,000 shares, par value of each share is 10,000 VND/share.

(3) Hapro Information Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0105702077 issued by the Department of Planning and Investment of Hanoi City for the first time on December 7, 2011, changed for the fifth time on November 18, 2024.

Charter capital according to business registration: 10,000,000,000 VND (Ten billion VND), divided into 1,000,000 shares, par value of each share is 10,000 VND/share.

(4) Long Bien Trading - Investment Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100596869 issued by the Department of Planning and Investment of Hanoi City for the first time on November 5, 2003, changed for the 13th time on December 18, 2018.

Charter capital according to business registration: 15,000,000,000 VND (Fifteen billion VND), divided into 1,500,000 shares, par value of each share is 10,000 VND/share.

(5) Asia Building Company Limited is a limited liability company established and operating under Business Registration Certificate No. 0100145961 issued by the Hanoi Department of Planning and Investment for the first time on April 24, 2008, changed for the third time on August 14, 2019.

Charter capital according to business registration: 12,636,225,000 VND (Twelve billion six hundred thirty-six million two hundred twenty-five thousand VND).

(6) Trang Thi Hotel Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0107528836 first issued by the Department of Planning and Investment of Hanoi City on August 4, 2016.

Charter capital according to business registration: 10,000,000,000 VND (Ten billion VND), divided into 1,000,000 shares, par value of each share is 10,000 VND/share.

(7) Hanoi Trade and Tourism Development Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102048258 issued by Hanoi Department of Planning and Investment for the first time on October 11, 2006, changed for the fourth time on June 3, 2015.

Charter capital according to business registration: 6,000,000,000 VND (Six billion VND), divided into 600,000 shares, par value of each share is 10,000 VND/share.

(8) Hanoi Agricultural Products Import-Export Service Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100107589 issued by



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

the Department of Planning and Investment of Hanoi City for the first time on June 7, 1993, changed for the 13th time on December 1, 2015.

Charter capital according to business registration: 40,000,000,000 VND (Forty billion VND), divided into 4,000,000 shares, par value of each share is 10,000 VND/share.

(9) Buoi Market Investment, Trade and Service Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102137243 issued by the Hanoi Department of Planning and Investment for the first time on January 5, 2007, changed for the 11th time on March 29, 2023.

Charter capital according to business registration: 50,000,000,000 VND (Fifty billion VND), divided into 5,000,000 shares, par value of each share is 10,000 VND/share.

(10) Hanoi Food Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100106803 first issued by the Department of Planning and Investment of Hanoi City on June 30, 2005, 16th change on June 28, 2022.

Charter capital according to business registration: 145,000,000,000 VND (One hundred and forty-five billion VND), divided into 14,500,000 shares, par value of each share is 10,000 VND/share.

(11) Thuy Ta Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100107268 issued by the Hanoi Department of Planning and Investment for the first time on March 30, 2006, changed for the 15th time on June 13, 2023.

Charter capital according to business registration: 15,000,000,000 VND (Fifteen billion VND), divided into 1,500,000 shares, par value of each share is 10,000 VND/share.

Thuy Ta Joint Stock Company split into 02 companies: Thuy Ta Joint Stock Company and Thuy Ta Food Joint Stock Company.

(12) Thuy Ta Food Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0109987899 issued by the Department of Planning and Investment of Hanoi City for the first time on May 6, 2022, changed for the second time on June 9, 2023.

Charter capital according to business registration: 15,000,000,000 VND (Fifteen billion VND), divided into 1,500,000 shares, par value of each share is 10,000 VND/share.

(13) Livestock and Poultry Production and Trading Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102144804 issued by the Department of Planning and Investment of Hanoi City for the first time on January 17, 2007, changed for the fifth time on July 14, 2016.

Charter capital according to business registration: 47,250,000,000 VND (Forty-seven billion two hundred and fifty million VND), divided into 4,725,000 shares, par value of each share is 10,000 VND/share.



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)*****Affiliated units:***

STT	Affiliated Units	Address
1	Branch of Hanoi Trading Corporation - Joint Stock Company - Northern Import-Export Center	6th Floor, No. 38-40 Le Thai To, Hang Trong Ward - Hoan Kiem District, Hanoi
2	Duty Free Business Center	C4 – Giang Vo – Hanoi
3	Branch of Hanoi Trading Corporation – Joint Stock Company – Hapromart Supermarket Business Center	6th Floor, No. 38-40 Le Thai To, Hang Trong Ward - Hoan Kiem District, Hanoi
4	North Thang Long Wholesale Market Business Center	Hai Boi – Dong Anh – Hanoi
5	Southern wholesale market business center	Lu Temple - Hoang Mai - Hanoi
6	Branch of Hanoi Trading Corporation – Joint Stock Company – Export Processing Center	Group 47 – Dong Anh – Hanoi
7	Branch of Hanoi Trading Corporation - Joint Stock Company in Ho Chi Minh City	77 – 79 – Pho Duc Chinh – District 1 – Ho Chi Minh
8	Thuong Dinh Market Business Center	Thuong Dinh – Thanh Xuan – Hanoi
9	Branch of Hanoi Trading Corporation - Joint Stock Company in Dong Thap province	Group 10 - Tan Thuan B Hamlet - Tan Duong - Lai Vung - Dong Thap
10	Branch of Hanoi Trading Corporation - Joint Stock Company in Hung Yen province	Trai Residential Group - Di Su Ward - My Hao Town - Hung Yen Province

**7. Statement on comparability of information on separate financial statements:**

The separate financial statements for the fiscal year ending December 31, 2024 are fully consistent and comparable with the figures in the separate financial statements for 2023.

**8. Staff**

At the end of the financial year business There are 310 employees working (the number at the beginning of the year was 324 employees).



## **HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### **SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

---

## **II. FISCAL YEAR, CURRENCY USED IN ACCOUNTING**

### **1. Fiscal year**

The Company's fiscal year begins on January 1 and ends on December 31 of each year.

### **2. Currency used in accounting**

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

## **III. ACCOUNTING STANDARDS AND REGIMES APPLIED**

### **1. Applicable accounting regime**

The Company applies the Vietnamese Enterprise Accounting Regime issued according to Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC in 2016 amending and supplementing Circular No. 200/2014/TT-BTC and circulars guiding the implementation of accounting standards and regimes of the Ministry of Finance.

### **1. Declaration on compliance with Vietnamese accounting standards and accounting regime**

The Board of Directors ensures that it has complied with the requirements of accounting standards and the Vietnamese Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC in 2016 amending and supplementing Circular No. 2014/2014/TT-BTC as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing Financial Statements.

### **2. Applicable accounting form**

The company uses a computerized general journal accounting system.

## **IV. ACCOUNTING POLICIES APPLIED**

### **1. Basis for preparing separate financial statements**

The separate financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

### **2. Principles of recording 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 a maturity of no more than three months from the date of purchase, which are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

### **3. Financial investments**

#### ***Held to maturity investments***

An investment is classified as held-to-maturity when Company The Company's held-to-maturity investments include term deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer must redeem at a specified time in the future, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and any costs associated with the transaction of purchasing the investments. After initial recognition, these investments are recognized at their recoverable amount. Interest income from held-to-maturity investments after the acquisition date is recognized in the Statement of Income on an accrual basis. Interest earned before Company holdings are written off from cost at the time of purchase.

When there is strong evidence that part or all of an investment may not be recovered and the amount of loss can be reliably determined, the loss is recorded in financial expenses in the year and the investment value is directly deducted.

#### *Loans*

Loans are measured at cost less allowance for doubtful debts. Allowance for doubtful debts on loans is made based on the expected level of loss that may occur.

#### *Investments in subsidiaries, joint ventures and associates*

##### *Subsidiary*

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

##### *Affiliated companies*

An associate is an entity in which the Company has significant influence but not control over the financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Investments in subsidiaries, joint ventures and associates are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary assets at the time of arising.

Dividends and profits from periods prior to the investment being purchased are recorded as a reduction in the value of the investment itself. Dividends and profits from periods subsequent to the investment being purchased are recorded as revenue. Dividends received in shares are only tracked by the number of shares increased, not the value of the shares received/recorded at par value.

Provision for losses on investments in subsidiaries, joint ventures and associates is made when the subsidiary, joint venture or associate suffers a loss, with the provision equal to the difference between the actual capital contributions of the parties in the subsidiary, joint venture or associate and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contributions of the parties in the subsidiary, joint venture or associate. If the subsidiary, joint venture or associate is the subject of the Consolidated Financial Statement, the basis for determining the provision for losses is the Consolidated Financial Statement.

Increase or decrease in the provision for investment losses in subsidiaries, joint ventures and associates that must be set up at the end of the fiscal year is recorded in financial expenses.



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

#### 4. Accounts Receivable

The classification of receivables as trade receivables, internal receivables and other receivables is carried out according to the following principles:

- Trade receivables reflect commercial receivables arising from purchase-sale transactions between business and the buyer is an independent entity with business, including receivables for export sales on consignment to other entities.
- Other receivables reflect non-commercial receivables not related to purchase and sale transactions.

Provision for doubtful debts is made for each doubtful debt based on the age of overdue debts or the expected level of loss that may occur, specifically as follows:

- For overdue receivables:
  - 30% of the value for overdue receivables from more than 6 months to less than 1 year;
  - 50% of the value for receivables overdue from 1 year to less than 2 years;
  - 70% of the value for receivables overdue from 2 years to less than 3 years;
  - 100% of the value for receivables overdue for 3 years or more.
- For receivables that are not overdue but are unlikely to be recovered: establish provisions based on expected loss level.

#### 5. Inventory recognition principles

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

The cost of inventories is determined as follows:

- Original Materials, goods: include costs of purchase and other directly relevant costs incurred in bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price of inventory in the normal course of business, normal less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories are valued using the weighted average method and accounted for using the perpetual inventory method.

Provision for inventory decline is made for each inventory item whose cost is greater than its net realizable value. For unfinished services, provision for price reduction is calculated for each type of service with separate price. Increase, decrease inventory price reduction reserve balance needed to set aside at the end of the financial year is recognized in cost of goods sold.

#### 6. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all costs that Business Expenditure incurred after initial recognition is recognized as an increase in the cost of fixed assets only if it is probable that the future economic benefits from the use of the asset will be increased. Costs incurred that do not satisfy the above conditions are recorded as production and business costs in the period.



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognized as income or expense in the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation years for various types of tangible fixed assets are as follows:

Houses, buildings	05 - 50 years
Machinery and equipment	05 - 08 years
Means of transport, transmission	06 - 10 years
Office equipment	03 - 10 years
Other tangible fixed assets	03 - 20 years

#### 7. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated depreciation.

The original cost of intangible fixed assets includes all costs that business must be spent to acquire fixed assets up to the time the asset is ready for use. Expenditures relating to intangible fixed assets incurred after initial recognition are recognised as expenses in the period in which they are incurred, unless they are associated with a specific intangible fixed asset and result in an increase in the economic benefits derived from the asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognized as income or expense in the year.

Intangible fixed assets of business To be:

##### ***Land use rights***

Land use rights are all actual costs the Company has spent directly related to the land used, including: money spent to obtain land use rights, costs for compensation, site clearance, site leveling, registration fees... Land use rights are long-term so there is no depreciation.

##### ***Software program***

Costs relating to computer software that are not an integral part of the related hardware are capitalized. The cost of computer software is the sum of all costs that business spent as of the date the software is put into use. Computer software is Depreciated by straight line method in 03-08 years.

#### 8. Cost of basic construction in progress

Construction in progress reflects directly related costs (including interest expenses related to the Company's accounting policies) to assets under construction, machinery and equipment being installed for production, leasing and management purposes as well as costs related to repairs of fixed assets in progress. These assets are recorded at original cost and not depreciated



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

#### 9. Principles of accounting for prepaid expenses.

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many accounting periods. Prepaid expenses of business includes the following costs:

##### *Tools, instruments*

Tools and equipment put into use are allocated to expenses using the straight-line method with an allocation period of no more than 12 months.

##### *Business advantage*

Business advantages arising from the equitization of State-owned enterprises are allocated to expenses over a period of 10 years.

##### *Other prepaid expenses*

Is the cost of serving many production and business periods, allocated to production and business periods within a period of no more than 03 years.

#### 10. Accounting principles for liabilities and accrued expenses

Liabilities and accruals are recognized for amounts to be paid in the future for goods and services received. Accruals are recognized based on reasonable estimates of the amounts to be paid.

The classification of payables as trade payables, accrued expenses, internal payables and other payables is carried out according to the following principles:

- Trade payables reflect commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity. business, including amounts payable upon import through a consignee.
- Payable expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to lack of invoices or insufficient accounting records and documents, and amounts payable to employees for leave wages, production and business expenses that must be accrued in advance.
- Other payables reflect non-commercial payables not related to the purchase, sale or provision of goods and services.

#### 11. Principles of recording loans and financial lease liabilities

The company must monitor in detail the payment terms of loans and financial leasing debts. For debts with a repayment period of more than 12 months from the date of the financial statements of the superior unit, the accountant presents them as long-term loans and financial leasing debts. For debts due within the next 12 months from the date of the financial statements, the accountant presents them as short-term loans and financial leasing debts to have a payment plan.

For finance lease liabilities, the total lease liability reflected on the credit side of account 341 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 debts in foreign currency must be converted into accounting currency at the actual transaction exchange rate at the time of occurrence;

- When paying debts or borrowing in foreign currency, the Debit side of account 341 is converted according to the actual accounting exchange rate for each subject;



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

---

- When preparing the Financial Statements, the balance of loans and financial leases in foreign currencies must be re-evaluated at the actual transaction exchange rate at the time of preparing the Financial Statements.

- Exchange rate differences arising from the payment and end-of-period revaluation of loans and financial leases in foreign currencies are recorded in financial revenue or expenses.

#### 12. Principle of equity recognition

##### *Owner's equity*

Owner's equity is recorded according to the actual capital contributed by shareholders.

##### *Share capital surplus*

Share capital surplus is recorded as the difference between the issue price and the par value of shares upon initial issuance, additional issuance, the difference between the reissue price and the book value of treasury shares and Capital composition of convertible bonds at maturity. Direct costs related to the issuance of additional shares and re-issuance of treasury shares are recorded as a reduction in share capital surplus.

##### *Fund allocation*

Funds are set aside during the year based on the Resolution of the General Meeting of Shareholders and used according to the Company Charter.

#### 13. Profit Distribution

Profit after corporate income tax is distributed to shareholders after setting aside funds according to the Company's Charter. Companies as well as the provisions of law and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-cash items included in retained earnings that may affect cash flows and the ability to pay dividends. Gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments and other non-monetary items.

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

#### 14. Revenue and income recognition

##### *Sales revenue*

Revenue from sales of goods is recognized when all of the following conditions are simultaneously satisfied:

- The enterprise has transferred the significant risks and rewards of ownership of the products or goods to the buyer.
- The enterprise no longer holds the right to manage the goods as the owner of the goods or the right to control the goods.
- Revenue is determined with relative certainty. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the products or goods (except in cases where the customer has the right to return the goods in exchange for other goods or services).
- The enterprise has obtained or will obtain economic benefits from the sale transaction.
- Identify the costs associated with a sales transaction.



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

---

#### *Service revenue*

Revenue from a service transaction is recognized when the outcome of the transaction can be measured reliably. In cases where the service is performed over several periods, revenue is recognized in each period based on the results of the work completed at the end date. accounting period. KThe outcome of a service transaction is determined when all of the following conditions are satisfied:

- Revenue is measured reliably. When a contract provides that the buyer has the right to return the services purchased under specific conditions, revenue is recognized only when the specific conditions no longer exist and the buyer has no right to return the services provided.
- It is possible to obtain economic benefits from the transaction of providing that service.
- Determine the portion of work completed by the end datefiscal year
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

#### *Interest*

Interest is recognized on an accrual basis, determined on the balance of deposit accounts.and actual interest rate each period.

#### **15. Principles of accounting for cost of goods sold.**

Cost of goods sold during the year is recorded in accordance with revenue generated during the period and ensures compliance with the principle of prudence.

For direct material costs consumed in excess of normal levels, labor costs, and fixed general manufacturing costs not allocated to the value of products in stock, accountants must immediately calculate them into the cost of goods sold (after deducting compensation, if any), even when the products and goods have not been determined to be consumed.

The provision for inventory price decline is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value being less than the original cost of inventory. When determining the volume of inventory with price decline requiring provision, the accountant must exclude the volume of inventory for which a sales contract has been signed (with a net realizable value not lower than the book value) but has not been transferred to the customer if there is certain evidence that the customer will not abandon the contract.

#### **16. Principles of financial cost accounting**

Reflects financial operating expenses including expenses or losses related to financial investment activities, lending and borrowing costs, costs of contributing capital to joint ventures and associations, short-term securities transfer losses, securities transaction costs; Provision for devaluation of trading securities, provision for investment losses in other entities, losses arising from selling foreign currencies, exchange rate losses...

#### **17. Principles of accounting for sales costs and business management costs**

Selling expenses reflect actual expenses incurred in the process of selling products, goods, and providing services, including costs of offering, introducing products, advertising products, sales commissions, product and goods warranty costs (except for construction activities), preservation, packaging, transportation costs... expenses for sales staff salaries (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for sales staff; depreciation of fixed assets used for sales; land rent...



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

Business management costs reflect the general management costs of the enterprise, including costs for salaries of employees in the business management department (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for business management employees; costs of office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); other cash expenses (reception, customer conferences, etc.).

#### 18. Corporation income tax

##### *Current income tax*

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

The company is obliged to pay corporate income tax at a rate of 20%.

#### 19. Financial instruments

##### *a) Financial assets*

##### *Classification of financial assets*

The Company classifies its financial assets into the following groups: financial assets at fair value through the Statement of Business Performance, investments held to maturity, loans and receivables, and financial assets available for sale. The classification of these financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

##### *Financial assets are recorded at fair value through the Statement of Business Performance*

Financial assets are classified as measured at fair value through the Statement of Income if they are held for trading or designated as such at fair value through the Statement of Income upon initial recognition.

Financial assets are classified as held for trading securities if:

- Purchased or created primarily for the purpose of resale in the short term;
- The Company intends to hold for the purpose of short-term profit;
- Derivative financial instruments (except for derivative financial instruments that are identified as a financial guarantee contract or a designated and effective hedging instrument).

##### *Held to maturity investments*

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturity that the Company has the intention and ability to hold to maturity.

##### *Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments and are not listed on an active market.

##### *Financial assets available for sale*

Available-for-sale financial assets are non-derivative financial assets that are designated as available-for-sale or that are not classified as financial assets at fair value through profit or loss, held-to-maturity investments, or loans and receivables.

##### *Initial book value of financial assets*

Financial assets are recognised at the date of acquisition and derecognised at the date of sale. At the time of initial recognition, financial assets are measured at their purchase price/issuance costs plus any other costs directly attributable to the acquisition or issue of the financial asset.



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

---

#### ***b) Financial liabilities***

The Company classifies financial liabilities into groups: financial liabilities recorded at fair value through the Income Statement, financial liabilities determined at amortized cost. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.

*Financial liabilities are recorded at fair value through the Statement of Income.*

A financial liability is classified as measured at fair value through the Statement of Income if it is held for trading or designated as such at fair value through the Statement of Income upon initial recognition.

Financial liabilities are classified as held for trading securities if:

- Issued or created primarily for the purpose of repurchasing in the short term;
- The Company intends to hold for the purpose of short-term profit;
- Derivative financial instruments (except for derivative financial instruments that are identified as a financial guarantee contract or a designated and effective hedging instrument).

*Financial liabilities are measured at amortized cost.*

Financial liabilities are measured at amortised cost, which is the amount at which the financial liability is initially recognised minus principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount, and minus any reduction (directly or through the use of an allowance account) for impairment or uncollectibility.

The effective interest method is a method of calculating the amortized cost of a financial liability or group of financial liabilities and allocating interest income or expense over the relevant year. The effective interest rate is the rate at which estimated future cash flows that will be paid or received over the expected life of the financial instrument or, if appropriate, shorter, are discounted to the net present carrying amount of the financial liability.

*Initial book value of financial liability*

At initial recognition, financial liabilities are measured at issue price plus any costs directly attributable to the issue of the financial liability.

#### **20. Related parties**

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. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering any related party relationship, attention is directed more to the substance of the relationship than to the legal form.

Transactions with related parties during the year are presented in note VII.1



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE BALANCE SHEET****1. Cash and cash equivalents**

	<b>Year-end number</b>	<b>Beginning of year number</b>
Cash	1,292,395,971	1,049,245,653
Non-term bank deposits	47,986,731,672	21,552,888,632
Money in transit	2,478,071,892	1,138,340,631
Cash equivalents	-	9,000,000,000
<b>Add</b>	<b>51,757,199,535</b>	<b>32,740,474,916</b>

**2. Accounts receivable****a) Short-term receivables from customers**

	<b>Year-end number</b>	<b>Beginning of year number</b>
<b><i>Receivable from related parties</i></b>	<b>133,723,720,311</b>	<b>173.235.002.632</b>
Thang Long Wine Joint Stock Company	-	591.176.010
Livestock and Poultry Production and Trading Joint Stock Company	21,699,352,045	19,969,007,891
Hanoi Commercial Infrastructure Development Investment Joint Stock Company	84,108,288,729	78.569.258.010
An Phu Hung Import Export Trading Joint Stock Company	100,000,000	100,000,000
Hapro Distribution Joint Stock Company	-	34,594,536,265
Long Bien Investment Trading Joint Stock Company	5,951,973	10,602,253
Binh Phuoc Cashew Processing Production Import Export Joint Stock Company	173,787,934	75,336,943
Hanoi Trade and Tourism Development Joint Stock Company	6,703,124,324	6,703,124,324
Chu Dau Ceramic Joint Stock Company	-	5,857,291
Hapro Four Seasons Cuisine Joint Stock Company	-	12.409.609.128
Hapro Handicraft and Travel Import Export Joint Stock Company	6,282,765,897	6,285,697,109
Hapro Wine Joint Stock Company	1,422,939,068	2,914,765,645
Hanoi Supermarket Development Joint Stock Company	-	2,390,464,364
Hanoi Food Joint Stock Company	13,079,772,602	8,467,829,660
Viet Ha Cashew Import Export Joint Stock Company	110,819,466	110,819,466
Intimex Vietnam Joint Stock Company	36,918,273	36,918,273
<b><i>Receivables from other customers</i></b>	<b>153,860,215,494</b>	<b>122.434.194.723</b>
Hapro Ecological Furniture Joint Stock Company	5,525,654,918	5,255,416,562
INDOBOSS, LDA	15,631,285,106	14,965,211,723
Hapro Danang Investment and Trading Joint Stock Company	9,001,628,464	8,268,187,364
Thien Huong Food Joint Stock Company	6,687,942,000	13,729,367,500
Hapro Four Seasons Cuisine Joint Stock Company	11,995,707,094	-
Hanoi Supermarket Development Joint Stock Company	2,390,464,364	-
Hapro Distribution Joint Stock Company	35,825,164,874	-
Other customers	66.802.368.674	80.216.011.574
<b>Add</b>	<b>287,583,935,805</b>	<b>295.669.197.355</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****b) Long-term receivables from customers**

	<b>Year-end number</b>	<b>Beginning of year number</b>
<i>Receivable from related parties</i>	<b>3,091,937,051</b>	<b>3,091,937,051</b>
Livestock and Poultry Production and Trading Joint Stock Company	1,745,750,385	1,745,750,385
Hanoi Commercial Infrastructure Development Investment Joint Stock Company	1,346,186,666	1,346,186,666
<i>Receivables from other customers</i>	<b>4,532,828,206</b>	<b>4,923,118,066</b>
Dung Thuy Company Limited	2,202,488,345	2,227,488,345
Vinh Gia Luong Joint Stock Company	766,749,040	1,016,249,040
Ha An International Joint Stock Company	1,009,652,400	1,009,652,400
Other receivables	553,938,421	669,728,281
<b>Add</b>	<b>7,624,765,257</b>	<b>8.015.055.117</b>

**3. Short-term seller advance**

	<b>Year-end number</b>	<b>Beginning of year number</b>
<i>Advance payment to related parties</i>	<b>53,542,570,089</b>	<b>65,042,570,089</b>
An Phu Hung Import Export Trading Joint Stock Company	27,381,448,482	27,381,448,482
Viet Ha Cashew Import Export Joint Stock Company	26,161,121,607	26,161,121,607
Hapro Handicraft and Travel Import Export Joint Stock Company	-	11,500,000,000
<i>Prepay to other sellers</i>	<b>271,342,192,974</b>	<b>273,460,822,441</b>
Phuc An Production Trading Company Limited	116,686,935,911	116,686,935,911
NS Hong Thien Phat Company Limited	31,307,345,324	31,307,345,324
Other suppliers	123,347,911,739	125,466,541,206
<b>Add</b>	<b>324,884,763,063</b>	<b>338,503,392,530</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****4. Short-term loan receivable**

	Year-end number		Beginning of year number	
	Value	Preventive	Value	Preventive
<b><i>Receivable from related parties</i></b>	<b>134,388,411,056</b>	<b>-</b>	<b>151,531,019,710</b>	<b>-</b>
Livestock and Poultry Production and Trading Joint Stock Company	24,980,266,000	-	24,980,266,000	-
Hanoi Commercial Infrastructure Development Investment Joint Stock Company	66,273,351,708	-	67,049,401,708	-
Hapro Distribution Joint Stock Company	-	-	14,875,954,359	-
Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company	1,322,593,348	-	594,593,348	-
Hapro Four Seasons Cuisine Joint Stock Company	-	-	2,218,604,295	-
Hanoi Food Joint Stock Company	41,812,200,000	-	41,812,200,000	-
<b><i>Receivables from other organizations and individuals</i></b>	<b>39,844,558,654</b>	<b>-</b>	<b>22,750,000,000</b>	<b>-</b>
Nam Ha Noi Import Export Joint Stock Company (Simex)	7,300,000,000	-	7,300,000,000	-
Hapro Danang Trading and Investment Joint Stock Company	10,800,000,000	-	10,800,000,000	-
Hapro Ecological Furniture Joint Stock Company	4,650,000,000	-	4,650,000,000	-
Hapro Distribution Joint Stock Company	14,875,954,359	-	-	-
Hapro Four Seasons Cuisine Joint Stock Company	2,218,604,295	-	-	-
<b>Add</b>	<b>174,232,969,710</b>	<b>-</b>	<b>174,281,019,710</b>	<b>-</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

**5. Other receivables****a, Short term**

	Year-end number		Beginning of year number	
	Value	Preventive	Value	Preventive
<b>Receivable from related parties</b>	<b>409,020,234,162</b>	<b>(2,444,019,724)</b>	<b>287,239,934,735</b>	-
Livestock and Poultry Production and Trading Joint Stock Company	169,673,555	-	169,673,555	-
Hanoi Trade Infrastructure Development Investment Joint Stock Company	7,601,161,388	-	7,601,161,388	-
Trang Thi Hotel Joint Stock Company	1,435,976,102	-	1,075,594,482	-
Viet Ha Cashew Import Export Joint Stock Company	2,444,019,724	(2,444,019,724)	2,444,019,724	-
Intimex Vietnam Joint Stock Company	396,243,890,410	-	274,823,972,603	-
Original price of Business cooperation	370,000,000,000	-	250,000,000,000	-
Business Partnership Interest	26,243,890,410	-	24,823,972,603	-
An Phu Hung Import Export Trading Joint Stock Company	1,125,512,983	-	1,125,512,983	-
<b>Receivables from other organizations and individuals</b>	<b>72,269,853,614</b>	<b>(13,809,351,470)</b>	<b>114,919,054,523</b>	-
Advance	1,255,622,106	-	23,382,958,101	-
Other receivables	71,014,231,508	-	91,536,096,422	-
Hanoi Department of Finance	38,508,516,474	-	38,508,516,474	-
Phuc An Production Trading Company Limited	13,809,351,470	(13,809,351,470)	13,809,351,470	-
Hapro Ecological Furniture Joint Stock Company	1,100,795,813	-	1,100,795,813	-
NS Hong Thien Phat Company Limited	1,789,300,931	-	1,789,300,931	-
Interest receivable	-	-	6,041,096	-
Other short-term receivables	15,806,266,820	-	36,322,090,638	-
<b>Add</b>	<b>481,290,087,776</b>	<b>(16,253,371,194)</b>	<b>402,158,989,258</b>	-

**b, Long term**

	Year-end number		Beginning of year number	
	Value	Preventive	Value	Preventive
<b>Receivable from related parties</b>	<b>400,000</b>	-	<b>400,000</b>	-
Thuy Ta Joint Stock Company	-	-	-	-
- Betting, deposit	400,000	-	400,000	-
<b>Receivables from other organizations and individuals</b>	<b>1,100,231,600</b>	-	<b>1,112,231,600</b>	-
Bet, deposit	1,100,231,600	-	1,112,231,600	-
<b>Add</b>	<b>1,100,631,600</b>	-	<b>1,112,631,600</b>	-



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****6. Provision for doubtful short-term receivables**

Changes in provisions during the year:

	<b>Accounts receivable, short term loans</b>	<b>Accounts receivable, long- term loans</b>	<b>Add</b>
Beginning of year number	(1,990,386,666)	-	(1,990,386,666)
Provisioning	(192,203,526,541)		(192,203,526,541)
Provision reversal	-		-
<b>Year-end number</b>	<b>(194,193,913,207)</b>	<b>-</b>	<b>(194,193,913,207)</b>

*Bad debts and provisions for short-term doubtful receivables are presented in Appendix No, 01,***7. Inventory**

	<b>Year-end number</b>		<b>Beginning of year number</b>	
	<b>Value</b>	<b>Preventive</b>	<b>Value</b>	<b>Preventive</b>
Raw materials	1,368,793,112	-	7,250,955,130	-
Work in progress	25,000,000	-	-	-
Finished product	9,484,947,402	-	3,441,930,629	-
Goods	19,229,141,618	-	20,508,595,063	-
Goods sent for sale	-	-	17,711,790	-
Real Estate Goods	1,210,933,333	-	1,210,933,333	-
<b>Add</b>	<b>31,318,815,465</b>	<b>-</b>	<b>32,430,125,945</b>	<b>-</b>

**8. Prepaid expenses****a, Short-term prepaid expenses**

	<b>Year-end number</b>	<b>Beginning of year number</b>
Tools, supplies issued for use and other short-term prepaid expenses	13,049,229,612	13,326,415,257
<b>Add</b>	<b>13,049,229,612</b>	<b>13,326,415,257</b>

**b, Long-term prepaid expenses**

	<b>Year-end number</b>	<b>Beginning of year number</b>
Tools, supplies and other expenses	95,524,974,909	92,347,509,781
Brand cost	10,869,030,220	13,979,404,516
<b>Add</b>	<b>106,394,005,129</b>	<b>106,326,914,297</b>



**9. Tangible fixed assets**

	Houses, buildings	Machinery and equipment	Means of transport, transmission	Management equipment and tools	Other fixed assets	Add
<b>Original price</b>						
Beginning of year number	707,804,895,877	31,095,715,571	8,088,589,792	2,554,798,221	2,674,122,035	752,218,121,496
Increase in the year	-	59,500,000	-	-	-	59,500,000
Reclassify	(671,506,364)	671,506,364	-	-	-	-
Liquidation, sale	-	(3,776,234,864)	(1,315,287,051)	-	-	(5,091,521,915)
<b>Year-end number</b>	<b>708,793,627,558</b>	<b>26,390,249,026</b>	<b>6,773,302,741</b>	<b>2,554,798,221</b>	<b>2,674,122,035</b>	<b>747,186,099,581</b>
<i>In there:</i>						
<i>Fully depreciated but still in use</i>	35,298,199,253	3,033,106,049	5,483,863,638	1,594,108,785	505,597,909	45,914,875,634
<b>Depreciation value</b>						
Beginning of year number	235,958,270,329	8,976,277,567	6,158,177,107	1,897,276,918	1,486,590,817	254,476,592,738
Depreciation during the year	18,528,679,430	703,103,274	229,882,498	65,417,707	36,577,056	19,563,659,965
Reclassify	(335,402,582)	335,402,582	-	-	-	-
Liquidation, sale	-	(1,826,563,881)	(1,307,334,022)	-	-	(3,133,897,903)
<b>Year-end number</b>	<b>254,930,381,924</b>	<b>7,409,384,795</b>	<b>5,080,725,583</b>	<b>1,962,694,625</b>	<b>1,523,167,873</b>	<b>270,906,354,800</b>
<b>Residual value</b>						
Beginning of year number	471,846,625,548	22,119,438,004	1,930,412,685	657,521,303	1,187,531,218	497,741,528,758
<b>Year-end number</b>	<b>453,863,245,634</b>	<b>18,980,864,231</b>	<b>1,692,577,158</b>	<b>592,103,596</b>	<b>1,150,954,162</b>	<b>476,279,744,781</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****10. Intangible fixed assets**

	<u>Land use rights</u>	<u>Software program</u>	<u>Add</u>
<b>Original price</b>			
Beginning of year number	45,845,913,581	3,024,582,430	48,870,496,011
Other Discounts (Software Cancellation)	-	(120,904,000)	(120,904,000)
<b>Final year end number</b>	<b>45,845,913,581</b>	<b>2,903,678,430</b>	<b>48,749,592,011</b>
<i>In there:</i>			
<i>Fully depreciated but still in use</i>	-	1,923,998,250	1,923,998,250
<b>Depreciation value</b>			
Beginning of year number	-	2,917,259,768	2,917,259,768
Depreciation during the year	31,243,704	102,856,014	134,099,718
Other Discounts (Software Cancellation)	-	(116,437,352)	(116,437,352)
<b>Year-end number</b>	<b>31,243,704</b>	<b>2,903,678,430</b>	<b>2,934,922,134</b>
<b>Residual value</b>			
Beginning of year number	45,845,913,581	107,322,662	45,953,236,243
<b>End of year balance</b>	<b>45,814,669,877</b>	-	<b>45,814,669,877</b>

The remaining value of the intangible fixed assets used as collateral, mortgage, or loan security is: VND 2,789,249,352,

**11. Investment real estate**

	<u>Home</u>	<u>Infrastructure</u>	<u>Add</u>
<b>Original price</b>			
Beginning of year number	97,669,924,568	33,857,092,254	131,527,016,822
<b>Final year end number</b>	<b>97,669,924,568</b>	<b>33,857,092,254</b>	<b>131,527,016,822</b>
<i>In there:</i>			
<i>Fully depreciated but still in use</i>	-	-	-
<b>Depreciation value</b>			
Beginning of year number	16,381,649,174	16,965,119,981	33,346,769,155
Depreciation during the year	2,748,048,768	925,786,764	3,673,835,532
<b>Year-end number</b>	<b>19,129,697,942</b>	<b>17,890,906,745</b>	<b>37,020,604,687</b>
<b>Residual value</b>			
Beginning of year number	81,288,275,394	16,891,972,273	98,180,247,667
<b>End of year balance</b>	<b>78,540,226,626</b>	<b>15,966,185,509</b>	<b>94,506,412,135</b>

The remaining value of the Investment Real Estate used as collateral, mortgage, or loan security has original price and remaining value of: VND 57,509,326,400 and VND 47,573,878,362, respectively,

According to the provisions of Vietnamese Accounting Standard No. 05 - Investment Real Estate, the fair value of investment real estate as at 31 December 2022 must be presented, However, the Company has not yet determined the fair value of these real estates as at 31 December 2024 because it has not found a suitable consulting unit, The Company has not presented the fair value of these investment real estates in the Notes to the Separate Financial Statements,



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****12. Long-term unfinished assets****a) Long-term unfinished production and business costs**

	<b>Beginning of year number</b>	<b>Costs incurred during the year</b>	<b>Transferred to fixed assets during the year</b>	<b>Year-end number</b>
Construction in progress	540,164,418,746	6,418,303,252	-	546,582,721,998
<i>Le Chi residential and auxiliary area project, Gia Lam, Hanoi</i>	<i>540,164,418,746</i>	<i>6,418,303,252</i>	<i>-</i>	<i>546,582,721,998</i>
<b>Add</b>	<b>540,164,418,746</b>	<b>6,418,303,252</b>	<b>-</b>	<b>546,582,721,998</b>

**b) Cost of unfinished basic construction**

	<b>Beginning of year number</b>	<b>Costs incurred during the year</b>	<b>Transferred to fixed assets during the year</b>	<b>Year-end number</b>
<b>Construction in progress</b>			-	-
+ <i>Hanoi Distribution and Shopping Center Project</i>	<i>69,428,233,588</i>	<i>5,509,403,701</i>	<i>-</i>	<i>74,937,637,289</i>
+ <i>Southern Wholesale Market Expansion Project</i>	<i>144,093,422,165</i>	<i>17,183,256,005</i>		<i>161,276,678,170</i>
+ <i>Hapro Thuong Dinh Trade and Service Center Project</i>	<i>27,710,284,302</i>	<i>1,580,729,004</i>		<i>29,291,013,306</i>
+ <i>Other basic construction</i>	<i>28,061,887,322</i>	<i>6,882,824,435</i>		<i>34,944,711,757</i>
<b>Add</b>	<b>269,293,827,377</b>	<b>31,156,213,145</b>	<b>-</b>	<b>300,450,040,522</b>



# HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

## SEPARATE FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

### 13. Long-term financial investment

	Year-end number		Beginning of year number	
	Original price	Preventive	Original price	Preventive
<i>Investment in subsidiaries</i>				
Hanoi Supermarket Development Joint Stock Company	95,538,927,755	-	127,866,880,941	-
Hapro Wine Joint Stock Company	-	-	50,009,767,601	-
Hapro Handicraft Import Export and Business Tourism Joint Stock Company	12,296,331,337	-	10,143,042,918	-
Hapro Four Seasons Cuisine Joint Stock Company	711,610,898	-	591,126,893	-
Hai Duong Pharmaceutical Technology Joint Stock Company	-	-	7,252,102,353	-
Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company	16,385,000,000	-	16,385,000,000	-
Hanoi Commercial Infrastructure Development Investment Joint Stock Company	44,135,128,820	-	43,485,841,176	-
	22,010,856,700	-		
<i>Investment in joint ventures and associates</i>	130,932,302,987	(5,304,537,179)	131,994,083,677	(5,304,537,179)
Chu Dau Ceramic Joint Stock Company	7,167,297,628	-	5,928,819,330	-
An Phu Hung Import Export Trading Joint Stock Company	4,000,000,000	(4,000,000,000)	4,000,000,000	(4,000,000,000)
Hapro Information Joint Stock Company	739,026,324	-	724,885,430	-
Long Bien Trading - Investment Joint Stock Company	8,888,625,561	-	7,993,607,413	-
Asia Building Company Limited	18,496,560,817	-	17,224,410,646	-
Trang Thi Hotel Joint Stock Company	3,000,000,000	-	3,000,000,000	-
Hanoi Trade and Tourism Development Joint Stock Company	1,304,547,750	(1,304,537,179)	1,304,537,179	(1,304,537,179)
Hanoi Agricultural Products Import Export Service Joint Stock Company	22,261,258,758	-	20,476,371,906	-
Cho Buo Investment, Trade and Service Joint Stock Company	15,132,143,040	-	15,121,784,487	-
Hanoi Food Joint Stock Company	28,426,598,108	-	28,107,732,638	-
Thuy Ta Joint Stock Company	7,481,374,206	-	6,554,917,128	-
Thuy Ta Food Joint Stock Company	6,554,917,129	-	6,554,917,129	-
Livestock and Poultry Production and Trading Joint Stock Company	7,479,953,666	-	7,405,306,985	-



# HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City  
SEPARATE FINANCIAL STATEMENTS  
for the fiscal year ending December 31, 2024

## Notes to the separate Financial Statements (next)

Hanoi Commercial Infrastructure Development Investment Joint Stock

Company

Hapro Distribution Joint Stock Company (\*)

	Year-end number		Beginning of year number	
	Original price	Preventive	Original price	Preventive
<i>Investing in other entities</i>	<b>75,448,552,782</b>	<b>(7,845,000,000)</b>	<b>66,003,697,104</b>	<b>(1,295,000,000)</b>
Chu Dau Hai Duong Ceramics Joint Stock Company (*)	-	-	-	-
Hanoi Fashion Trading Service Joint Stock Company	17,154,346,367	-	16,506,975,469	-
VNN Investment and Trading Joint Stock Company	1,295,000,000	(1,295,000,000)	1,295,000,000	(1,295,000,000)
Hanoi Milk Joint Stock Company	788,160,603	-	780,000,000	-
Global Real Estate Investment Joint Stock Company	30,404,368,931	-	22,973,117,966	-
Cointra Investment Construction Trading Joint Stock Company	1,000,000,000	(1,000,000,000)	1,000,000,000	-
Trang Tien Investment and Trading Company Limited	10,065,485,897	-	10,065,485,897	-
Tan My Production Trade Service Joint Stock Company	7,082,706,930	-	5,818,871,221	-
Joint Venture of Nga Tu So Market Trade Center	5,550,000,000	(5,550,000,000)	5,550,000,000	-
Lang Yen Trading Joint Stock Company	2,108,484,054	-	2,014,246,551	-
Viet Ha Cashew Import Export Joint Stock Company (**)	-	-	-	-
<b>Add</b>	<b>301,919,783,524</b>	<b>(13,149,537,179)</b>	<b>325,864,661,722</b>	<b>(6,599,537,179)</b>

(\*) Hanoi Trading Corporation - Joint Stock Company recorded the investment according to the Enterprise Value determination for the Equitization of the Parent Company Hanoi Trading Corporation on June 30, 2016, In 2024, Hanoi Trading Corporation - Joint Stock Company transferred all contributed capital at Hapro Distribution Joint Stock Company,

(\*\*) Hanoi Trading Corporation - Joint Stock Company received the transfer price of 0 VND,

Investment reserve fluctuations as follows:

	2024	2023
Beginning of year number	(6,599,537,179)	(6,599,537,179)
Additional provision	(6,550,000,000)	-
Provision reversal	-	-
<b>Year-end number</b>	<b>(13,149,537,179)</b>	<b>(6,599,537,179)</b>



# HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City  
SEPARATE FINANCIAL STATEMENTS  
for the fiscal year ending December 31, 2024  
Notes to the separate Financial Statements (next)

## Details of the equity holding ratio and voting rights in each Company are as follows:

	Year-end number		Beginning of year number			
	Owner's equity	Holding ratio	Voting rights ratio	Owner's equity	Holding ratio	Voting rights ratio
<i>Investing in other entities</i>						
Chu Dau Hai Duong Ceramics Joint Stock Company (*)	-	2,67%	2,67%	-	2,67%	2,67%
Hanoi Fashion Trading Service Joint Stock Company	17,154,346,367	15%	15%	16,506,975,469	15%	15%
VNN Investment and Trading Joint Stock Company	1,295,000,000	6,11%	6,11%	1,295,000,000	6,11%	6,11%
Hanoi Milk Joint Stock Company	788,160,603	0,23%	0,23%	780,000,000	0,50%	0,50%
Global Real Estate Investment Joint Stock Company	30,404,368,931	2,40%	2,40%	22,973,117,966	2,40%	2,40%
Cointra Investment Construction Trading Joint Stock Company	1,000,000,000	10,00%	10,00%	1,000,000,000	10,00%	10,00%
Trang Tien Investment and Trading Company Limited	10,065,485,897	10,00%	10,00%	10,065,485,897	10,00%	10,00%
Tan My Production Trade Service Joint Stock Company	7,082,706,930	5,57%	5,57%	5,818,871,221	5,77%	5,77%
Joint Venture of Nga Tu So Market Trade Center	5,550,000,000			5,550,000,000		
Lang Yen Trading Joint Stock Company	2,108,484,054	5,00%	5,00%	2,014,246,551	5,00%	5,00%
Viet Ha Cashew Import Export Joint Stock Company (**)	-	5,00%	5,00%	-	5,00%	5,00%





**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

**14. Short-term trade payables**

	Year-end number		Beginning of year number	
	Value	Number of possibilities debt repayment capacity	Value	Number of debtors
<i>Payable to related parties</i>	<i>1,264,848,863</i>	<i>1,264,848,863</i>	<i>1,366,218,919</i>	<i>1,366,218,919</i>
Intimex Vietnam Joint Stock Company	1,092,074,043	1,092,074,043	1,092,074,043	1,092,074,043
Hapro Wine Joint Stock Company	36,853,978	36,853,978	36,853,978	36,853,978
Hapro Information Joint Stock Company	135,920,842	135,920,842	157,691,284	157,691,284
Hapro Four Seasons Cuisine Joint Stock Company	-	-	51,969,600	51,969,600
Hanoi Commercial Infrastructure Development Investment Joint Stock Company	-	-	14,765,215	14,765,215
Thuy Ta Joint Stock Company	-	-	12,864,799	12,864,799
<i>Payable to other suppliers</i>	<i>12,761,217,495</i>	<i>12,761,217,495</i>	<i>15,779,792,667</i>	<i>15,779,792,667</i>
Constrexim Joint Stock Company No, 1 (Confitech)	1,693,086,975	1,693,086,975	3,665,913,318	3,665,913,318
Vietnam Real Estate Exploitation Services Joint Stock Company	37,980,900	37,980,900	1,176,290,502	1,176,290,502
Thanh Cong Construction and Investment Service Trading Company Limited	-	-	1,260,894,600	1,260,894,600
Hanoi Construction Joint Stock Company No, 3	1,067,952,123	1,067,952,123	-	-
Vietnam Asset Management Services Joint Stock Company	962,979,779	962,979,779	485,977,955	485,977,955
Hanoi Consumer Goods Import Export and Retail Company Limited	1,010,541,092	1,010,541,092	147,982,196	147,982,196
Hapro Four Seasons Cuisine Joint Stock Company	69,271,200	69,271,200	-	-
Other suppliers	7,919,405,426	7,919,405,426	9,042,734,096	9,042,734,096
<b>Add</b>	<b>14,026,066,358</b>	<b>14,026,066,358</b>	<b>17,146,011,586</b>	<b>17,146,011,586</b>

**15. Buyer pays in advance****a) Short-term advance payment buyer**

	Year-end number	Beginning of year number
<i>Prepayments from other customers</i>	<i>2,702,568,219</i>	<i>1,636,697,723</i>
BOZKUS IC VE DIS TICARET LIMIT	353,834,400	353,834,400
Veles LLC	202,811,720	202,811,720
LLC OFS EXPORT	-	240,600,000
UAB "Atlantic Way"	-	481,200,000
Fertoz Agricultural Ture Pty Ltd	190,109,729	91,211,967
Southeast Asia Commercial Joint Stock Bank	1,139,943,024	-
Other customers	815,869,346	267,039,636
<b>Add</b>	<b>2,702,568,219</b>	<b>1,636,697,723</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****b) Long-term prepayment by buyer**

	<b>Year-end number</b>	<b>Beginning of year number</b>
<i>Prepayments from other customers</i>	<i>19,707,456,615</i>	<i>20,198,365,706</i>
Vu Thi Thanh Mai	2,164,296,032	2,164,296,032
Nguyen Thi Thanh Thuy	2,538,975,103	2,538,975,103
Other customers	15,004,185,480	15,495,094,571
<b>Add</b>	<b>19,707,456,615</b>	<b>20,198,365,706</b>

**16. Taxes and other payments to the State****a) Taxes and amounts payable to the State**

	<b>Beginning of year number</b>	<b>Amount payable during the year</b>	<b>Amount paid during the year</b>	<b>Year-end number</b>
VAT	1,354,681,706	38,081,174,910	12,396,259,843	27,039,596,773
Special consumption tax	5,429,518	85,146,280	88,594,377	1,981,421
Import and Export Tax	-	234,314,015	234,314,015	-
Personal income tax	82,998,928	1,153,474,931	1,163,941,293	72,532,566
Real estate tax, land rent	-	62,751,472,616	62,751,472,616	-
Fees, charges and other payables	-	184,751,075	184,751,075	-
<b>Add</b>	<b>1,443,110,152</b>	<b>102,490,333,827</b>	<b>76,819,333,219</b>	<b>27,114,110,760</b>

**b) Taxes and State receivables**

	<b>Beginning of year number</b>	<b>Amount collected during the year</b>	<b>Amount receivable during the year</b>	<b>Year-end number</b>
Corporate income tax overpayment	330,177,347	168,605,629	153,615,220	315,186,938
Overpaid land rent	13,778,293,351	13,901,276,055	129,393,719	6,411,015
Other receivables from the State	156,264,941	-	-	156,264,941
<b>Add</b>	<b>14,264,735,639</b>	<b>14,069,881,684</b>	<b>283,008,939</b>	<b>477,862,894</b>

The Company's tax settlement is subject to examination by the Tax Authority, Since the application of tax laws and regulations to various types of transactions can be subject to varying interpretations, the tax amounts presented in the Separate Financial Statements may be subject to change at the discretion of the Tax Authority,

**Value Added Tax**

The company pays value added tax by the deduction method,

Value added tax rates are 5%, 8%, 10%,

**Corporate income tax**

The company must pay corporate income tax on taxable income at a rate of 20%,

Details of corporate income tax payable during the year are presented in note VI,10,



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

**Other taxes**

The company declares and pays according to regulations,

**17. Short-term payable expenses**

	<b>Year-end number</b>	<b>Beginning of year number</b>
<b>Payable to other organizations and individuals</b>	<b>4,069,441,910</b>	<b>8,675,973,892</b>
Interest expense payable	1,813,063,913	6,722,647,123
Other short-term payable expenses	2,256,377,997	1,953,326,769
<b>Add</b>	<b>4,069,441,910</b>	<b>8,675,973,892</b>

**18. Unearned Revenue****a) Short-term unrealized revenue**

	<b>Year-end number</b>	<b>Beginning of year number</b>
Revenue received in advance	8,900,295,079	10,167,893,748
<b>Add</b>	<b>8,900,295,079</b>	<b>10,167,893,748</b>

**b) Long-term unrealized revenue**

	<b>Year-end number</b>	<b>Beginning of year number</b>
Revenue received in advance from real estate rental	94,661,719,502	98,480,140,010
<b>Add</b>	<b>94,661,719,502</b>	<b>98,480,140,010</b>

**19. Other payables****a, Other short-term payables**

	<b>Year-end number</b>	<b>Beginning of year number</b>
<b>Payable to other entities and individuals</b>	<b>40,382,196,402</b>	<b>33,323,018,508</b>
Surplus assets pending resolution	24,291,609	24,291,609
Union dues	35,495,258	36,944,858
Social insurance	-	1,402,500
Health insurance	-	247,500
Unemployment insurance	-	110,000
Other payables	39,055,268,346	31,757,565,491
+ Phu Thinh Trading and Production Company Limited loan interest	13,176,493,151	8,543,835,618
+ Thien Duong Golf Development Joint Stock Company loan interest	19,932,457,534	18,652,328,766
+ Other objects	5,946,317,661	4,561,401,107
Receive deposit, bet	1,093,006,600	1,402,054,535
Must return equitization	9,637,932	9,637,932
Other short-term payables	164,496,657	90,764,083
<b>Add</b>	<b>40,382,196,402</b>	<b>33,323,018,508</b>

**b, Other long-term payables**

Are deposits and long-term bets received from individuals and organizations,



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)**

	<b>Year-end number</b>	<b>Beginning of year number</b>
<i>Payable to other organizations and individuals</i>	<i>23,555,668,594</i>	<i>20,080,282,685</i>
Receive deposit, bet	21,555,668,594	18,080,282,685
Other long-term payables	2,000,000,000	2,000,000,000
<b>Add</b>	<b>23,555,668,594</b>	<b>20,080,282,685</b>

**20. Loans and financial leases****a) Short-term loans and finance leases**

	<b>Year-end number</b>		<b>Beginning of year number</b>	
	<b>Value</b>	<b>Ability to pay debt</b>	<b>Value</b>	<b>Ability to pay debt</b>
<b>Short term bank loans</b>	<b>332,905,503,022</b>	<b>332,905,503,022</b>	<b>268,950,182,859</b>	<b>268,950,182,859</b>
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Northern Import- Export Branch (1))	3,537,589,490	3,537,589,490	29,538,352,541	29,538,352,541
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Office Loan) (1)	303,826,213,532	303,826,213,532	211,411,830,318	211,411,830,318
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan from Dong Thap branch) (1)	25,541,700,000	25,541,700,000	28,000,000,000	28,000,000,000
<b>Short-term loans from other organizations</b>	<b>115,250,000,000</b>	<b>115,250,000,000</b>	<b>250,000,000,000</b>	<b>250,000,000,000</b>
Thien Duong Golf Development Joint Stock Company (2)	115,250,000,000	115,250,000,000	250,000,000,000	250,000,000,000
<b>Long term loan due</b>	<b>89,585,502,104</b>	<b>89,585,502,104</b>	<b>89,142,751,052</b>	<b>89,142,751,052</b>
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (3)	89,585,502,104	89,585,502,104	89,142,751,052	89,142,751,052
<b>Add</b>	<b>537,741,005,126</b>	<b>537,741,005,126</b>	<b>608,092,933,911</b>	<b>608,092,933,911</b>

(1) This is a loan from Southeast Asia Commercial Joint Stock Bank - Hanoi Branch under the following Credit Contracts

1,1, Credit contract under the limit number REF2422900299 dated September 12, 2024

- Loan limit: 150,000,000,000 VND or equivalent foreign currency (Limit for Hanoi Trade Corporation - JSC - Northern Import-Export Center branch is 30,000,000,000 VND, Limit for Hanoi Trade Corporation - JSC branch in Dong Thap province is maximum 20,000,000,000 VND, Limit of Hanoi Trade Corporation - JSC is 100,000,000,000 VND),

- Loan purpose: Supplement working capital, L/C and guarantee limit, document discount limit,

- Interest rate: Determined according to each specific Debt Acknowledgement Paper (Contract),

- Guarantee form:

Collateral 01: Real estate at Plot No, 86, Map No, 21 in Tan Duong Commune, Lai Vung District, Dong Thap Province according to the certificate of land use rights, house ownership rights and other assets attached to land No, CA 140669, GCN registration number: CT03718 issued by the Department of Natural Resources and Environment of Dong Thap Province on September 24, 2015, 04 Real estate at Montgomerie Links Vietnam Golf Course Villa Area, Dien Ngoc Ward, Dien Ban Town, Quang Nam Province according to the certificates of land use rights, house ownership rights



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

and other assets attached to land No.: CB 246705, GCN registration number: CT11632; CB246708, GCN registration number: CT11633; CB 246709, certificate issuance registration number: CT11634, issued by the Department of Natural Resources and Environment of Quang Nam province on September 18, 2015, according to the Land Use Rights Mortgage Contract notarized number 3472, book number 02 TP/CC-SCC/HĐGD dated May 11, 2020 certified by Notary Public of Notary Office No. 2 of Dong Thap province on May 12, 2020; Land Use Rights Mortgage Contract and Property Attached to Land notarized number 00783, book number 01/TP/CC-SCC/HĐGD dated May 11, 2020 certified by Notary Public of Hoi An Notary Office on May 11, 2020, worth VND 58,940,000,000 (In words: Fifty-eight billion nine hundred and forty million VND),

Collateral 02: Land use rights and assets on land formed in the future arising from the Hapro Food Industrial Cluster Housing and Auxiliary Area Project, Kim Son Commune, Gia Lam District, Hanoi City under the use of Hanoi Trading Corporation - Joint Stock Company worth VND 953,199,738,400, including 130 Certificates of Land Use Rights, House Ownership Rights and other assets attached to land,

1,2, Single loan contract cum paper (debt acknowledgment contract) No, REF2410300379 dated April 17, 2024, loan amount 200,000,000,000 VND,

Loan term 12 months, Loan interest rate 10,6%/year

Purpose of loan: "Payment of Business Cooperation money to supplement business capital according to Contract 2903,24/HDHT/HTM-INTVN dated April 10, 2024 signed between Hanoi Trading Corporation - Joint Stock Company and Intimex Vietnam Joint Stock Company",

1,3, Single loan contract cum paper (debt acknowledgment contract) No, REF2417200280 dated June 28, 2024, loan amount 96,000,000,000 VND,

Loan term 12 months, Loan interest rate 10,6%/year

Purpose of loan: "Payment of Business Cooperation money to supplement business capital according to Contract 96,24/HDHT/HTM-INTVN dated May 16, 2024 signed between Hanoi Trading Corporation - Joint Stock Company and Intimex Vietnam Joint Stock Company",

(2) This is a loan to Golf Thien Duong Joint Stock Company under the following Loan Agreements:

+ Contract 16/2023/HĐVV/GONTHIENDUONG-HAPRO dated April 7, 2023 and Extension Appendix No, 01 dated April 7, 2024, Loan amount 150,000,000,000 VND, Loan purpose is to serve the financial needs of the Company, Loan term 02 years,

+ Contract 25/2023/HĐVV/GONTHIENDUONG-HAPRO dated May 17, 2023 and Extension Appendix No, 01 dated May 17, 2024, Loan amount 100,000,000,000 VND, Loan purpose is to serve the financial needs of the Company, Loan term 02 years,

(3) This is a loan under credit limit contract No, REF2012500365 signed with Southeast Asia Commercial Joint Stock Bank - Hanoi Branch on May 11, 2020,

"- Loan amount: 500,000,000,000 VND (Five hundred billion VND),

+ Maximum 400,000,000,000 VND (Four hundred billion VND), purpose: Offset the paid costs of the Villa and Expert Housing Project - Investor: Hanoi Trading Corporation - Joint Stock Company,

+ Maximum 100,000,000,000 (One hundred billion VND), purpose: Supplementing payment capital for the project of Villa and expert housing area - Investor: Hanoi Trading Corporation - Joint Stock Company,"

- Loan purpose: Loan to offset paid costs of the project, including: Land tax, paid construction costs, additional loans to pay for the project;- Loan term: Maximum 05 years from the first disbursement date;- Loan interest rate: According to SeaBank's regulations at the time of disbursement;



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)**

- Form of security: Secured assets 01: Real estate at Plot No, 86, Map No, 21 in Tan Duong Commune, Lai Vung District, Dong Thap Province according to Certificate of land use rights, house ownership rights and other assets attached to land No, CA 140669, Certificate issuance registration number: CT03718 issued by the Department of Natural Resources and Environment of Dong Thap Province on September 24, 2015, 04 Real estate at Montgomerie Links Vietnam Golf Course Villa Area, Dien Ngoc Ward, Dien Ban Town, Quang Nam Province according to Certificate of land use rights, house ownership rights and other assets attached to land No.: CB 246705, Certificate issuance registration number: CT11631; CB 246707, Certificate issuance registration number: CT11632; CB 246708, Certificate issuance registration number: CT11633; CB 246709, certificate registration number: CT11634, issued by the Department of Natural Resources and Environment of Quang Nam province on September 18, 2015, value: VND 58,940,000,000 (In words: Fifty-eight billion nine hundred and forty million VND), Secured asset 02: Land use rights and assets on land formed in the future arising from the Hapro Food Industrial Cluster Housing and Support Area Project, Kim Son Commune, Gia Lam District, Hanoi City under the use of Hanoi Trading Corporation - JSC, worth VND 953,199,738,400, including 130 Certificates of Land Use Rights, House Ownership Rights and other assets attached to the land,

**b) Long-term loans and financial leases limit**

	Year-end number		Beginning of year number	
	Value	Ability to pay debt	Value	Ability to pay debt
Long term bank loans	13,513,274,892	13,513,274,892	91,799,244,001	91,799,244,001
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Housing Project (3)</i>	-	-	88,700,000,000	88,700,000,000
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Truong Dinh Commercial and Service Center Project (3)</i>	2,213,741,897	2,213,741,897	3,099,244,001	3,099,244,001
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Cau Buu Supermarket Project (4)</i>	11,299,532,995	11,299,532,995	-	-
Long-term loans from other organizations	42,000,000,000	42,000,000,000	42,000,000,000	42,000,000,000
<i>Phu Thinh Trading and Production Company Limited (5)</i>	42,000,000,000	42,000,000,000	42,000,000,000	42,000,000,000
<b>Add</b>	<b>55,513,274,892</b>	<b>55,513,274,892</b>	<b>133,799,244,001</b>	<b>133,799,244,001</b>

(4) This is a loan under credit limit contract No, REF2415700022 signed with Southeast Asia Commercial Joint Stock Bank - Hanoi Branch on October 14, 2024,

- Loan amount: 26,315,000,000 VND,
- Loan purpose: Loan to cover paid project costs, additional loan for payment Construction of Cau Buu Supermarket Project;
- Loan term: 120 months; Withdrawal period 12 months;
- Loan interest rate: According to SeaBank's regulations at the time of disbursement;

(5) This is a loan under business loan contract No, 08/2022/HDVV/PTTNHH-HARPRO signed with Phu Thinh Trading and Production Company Limited on February 25, 2022,

- Loan amount: 42,000,000,000 VND (Forty-two billion VND even);
- Loan purpose: Solving financial needs of the General Trading Corporation - Joint Stock Company;



## **HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### **SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

#### **Notes to the separate Financial Statements (next)**

---

- Loan term: 03 years from the date Phu Thinh Trading and Production Company Limited transfers the loan capital to the account of Hanoi Trading Corporation - Joint Stock Company;
- Loan interest rate: 11%/year (1 year is calculated as 365 days) within the actual loan term calculated on the actual balance that Phu Thinh Trading and Production Company Limited has transferred to Hanoi Trading Corporation - Joint Stock Company,





# **HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City  
SEPARATE FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2024

Notes to the Separate Financial Statements(next)

Details of the number of short-term loans and financial leases incurred during the year as follows:

	Beginning of year number	Amount of loan incurred during the year	Carryover from long-term loans and liabilities	Other increases/dec reases	Loan amount repaid during the year	Year-end number
Short term bank loans	268,950,182,859	432,273,942,861		11,692,794	(368,330,315,492)	332,905,503,022
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Northern Import-Export Branch (1)</i>	29,538,352,541	34,409,268,958	-	11,692,794	(60,421,724,803)	3,537,589,490
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Office Loan) (1)</i>	211,411,830,318	316,644,839,903	-	-	(224,230,456,689)	303,826,213,532
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan from Dong Thap branch) (1)</i>	28,000,000,000	81,219,834,000	-	-	(83,678,134,000)	25,541,700,000
Short-term loans from other organizations	250,000,000,000	120,000,000,000	-	-	(254,750,000,000)	115,250,000,000
<i>Thien Duong Golf Development Joint Stock Company (2)</i>	250,000,000,000	-	-	-	(134,750,000,000)	115,250,000,000
<i>Phu Thinh Trading and Production Company Limited</i>	-	120,000,000,000			(120,000,000,000)	-
Long term loan due	89,142,751,052	-	89,585,502,104	-	(89,142,751,052)	89,585,502,104
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (3)</i>	89,142,751,052	-	89,585,502,104	-	(89,142,751,052)	89,585,502,104
<b>Add</b>	<b>608,092,933,911</b>	<b>552,273,942,861</b>	<b>89,585,502,104</b>	<b>11,692,794</b>	<b>(712,223,066,544)</b>	<b>537,741,005,126</b>

Details of the arising amounts of long-term loans and financial leases during the year are as follows:

	Beginning of year number	Amount of loan incurred during the year	Loan amount repaid during the year	Carryover to short-term loans and liabilities	Year-end number
Long term bank loans	91,799,244,001	11,299,532,995	-	(89,585,502,104)	13,513,274,892
Long-term loans from other organizations	42,000,000,000	-	-	-	42,000,000,000
<b>Add</b>	<b>133,799,244,001</b>	<b>11,299,532,995</b>	<b>-</b>	<b>(89,585,502,104)</b>	<b>55,513,274,892</b>



# **HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

## **SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

### **21. Equity**

#### **a. Equity Fluctuation Reconciliation Table**

	Owner's equity	Share capital surplus	Treasury stock	Development investment fund	Undistributed profit after tax	Add
Last year's opening balance	2,200,000,000,000	71,428,267	(529,920,000)	33,381,940,928	32,517,852,390	2,265,441,301,585
Profit in the previous year	-	-	-	-	(25,009,212,009)	(25,009,212,009)
<b>Last year ending balance</b>	<b>2,200,000,000,000</b>	<b>71,428,267</b>	<b>(529,920,000)</b>	<b>33,381,940,928</b>	<b>7,508,640,381</b>	<b>2,240,432,089,576</b>
Beginning balance of this year	2,200,000,000,000	71,428,267	(529,920,000)	33,381,940,928	7,508,640,381	2,240,432,089,576
Profit this year	-	-	-	-	(24,609,386,210)	(24,609,386,210)
<b>End of year balance</b>	<b>2,200,000,000,000</b>	<b>71,428,267</b>	<b>(529,920,000)</b>	<b>33,381,940,928</b>	<b>(17,100,745,829)</b>	<b>2,215,822,703,366</b>

#### **b. Details of Owner's investment capital**

	Year-end number	Proportion	Beginning of year number	Proportion
NA Vietnam Motor Company Limited	1,430,000,000,000	65,00%	1,430,000,000,000	65,00%
Hoa Hai Trading and Service Joint Stock Company (formerly known as Quang Nam Resort Real Estate Joint Stock Company)	347,584,690,000	15,80%	347,584,690,000	15,80%
Asean Securities Joint Stock Company	115,846,000,000	5,27%	115,846,000,000	5,27%
Thanh Cong Automobile Trading Company Limited	278,981,250,000	12,68%	278,981,250,000	12,68%
Other Shareholders	27,588,060,000	1,25%	27,588,060,000	1,25%
<b>Add</b>	<b>2,200,000,000,000</b>	<b>100,00%</b>	<b>2,200,000,000,000</b>	<b>100,00%</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

**Notes to the Separate Financial Statements (next)****c,Share**

	<b>Year-end number</b>	<b>Beginning of year number</b>
Number of shares registered for issuance	220,000,000	220,000,000
Number of shares issued/sold to the public	220,000,000	220,000,000
- <i>Common stock</i>		
- <i>Preferred stock</i>	41,400	41,400
Number of shares bought back	41,400	41,400
- <i>Common stock</i>	-	-
- <i>Preferred stock</i>	-	-
Number of shares outstanding	219,958,600	219,958,600
- <i>Common stock</i>	219,958,600	219,958,600
- <i>Preferred stock</i>	-	-
Outstanding share value:10,000 VND,		

**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE STATEMENT OF INCOME****1. Sales and service revenue**

	<b>This year</b>	<b>Last year</b>
Revenue from finished goods	271,914,606,840	242,833,505,134
Service revenue (*)	417,930,176,895	152,538,972,308
Real estate business revenue	1,768,814,910	1,736,052,858
<b>Add</b>	<b>691,613,598,645</b>	<b>397,108,530,300</b>

(\*) This includes Business Cooperation Revenue amounting to VND 263 billion under Contract No. 01/HĐ-HTDK signed on March 6, 2024, regarding the "Expansion of the Business Network in Sales and Marketing for the High-Rise Apartment Project (Apartment Building) under the New Town Premium Commercial and Sports Urban Area Project."

**2. Revenue deductions**

	<b>This year</b>	<b>Last year</b>
Sales Discount	-	3,754,555
<b>Add</b>	<b>-</b>	<b>3,754,555</b>

**3. Cost of goods sold**

	<b>This year</b>	<b>Last year</b>
Cost of finished products and goods	229,563,541,671	204,578,002,162
Cost of service	96,367,433,703	93,697,727,457
Real estate business cost	925,786,764	980,416,760
<b>Add</b>	<b>326,856,762,138</b>	<b>299,256,146,379</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****4. Financial revenue**

	<b>This year</b>	<b>Last year</b>
Interest on deposits and loans	15,005,962,824	14,974,602,091
Dividends, profits shared	15,074,415,861	17,338,368,942
Liquidation profit of investment	-	3,863,236,567
Exchange rate difference gain from revaluation of foreign currency items	595,784,507	157,865,898
Exchange rate difference profit	5,045,698,719	3,067,878,554
Business Cooperation Profit	34,377,452,054	24,823,972,603
Other financial revenue	56,318,316	-
<b>Add</b>	<b>70,155,632,281</b>	<b>64,225,924,655</b>

**5. Expensefinance**

	<b>This year</b>	<b>Last year</b>
Interest expense	84,105,341,477	72,184,880,169
Exchange rate difference loss incurred	2,669,749,566	1,703,687,041
Exchange loss due to revaluation of foreign currency items	20,972,281	161,800,636
Loss on transfer of subsidiary	57,449,396,315	-
Provision/(Reversal) of investment loss provision	6,550,000,000	-
<b>Add</b>	<b>150,795,459,639</b>	<b>74,050,367,846</b>

**6. Cost of sales**

	<b>This year</b>	<b>Last year</b>
Employee costs	11,089,400,124	11,522,128,943
Cost of materials and packaging	500,371,460	458,701,500
Cost of tools and supplies	1,005,633,994	600,211,370
Fixed asset depreciation costs	1,513,130,357	2,112,537,481
Outsourcing service costs	13,347,485,270	12,487,282,213
Other costs	3,005,097,959	4,418,902,292
<b>Add</b>	<b>30,461,119,164</b>	<b>31,599,763,799</b>

**7. Business management costs**

	<b>This year</b>	<b>Last year</b>
Employee costs	25,601,641,555	26,748,735,547
Material cost management	116,217,783	143,743,270
Office supplies costs	1,030,858,024	327,870,901
Fixed asset depreciation costs	5,017,728,544	6,374,467,196
Taxes, fees and charges	841,643,979	484,493,393
Provision/(Reversal) of provision for doubtful debts	192,203,526,541	(84,467,075)
Outsourcing service costs	9,222,782,131	11,375,745,558
Other costs	42,253,417,470	34,570,230,221
<b>Add</b>	<b>276,287,816,027</b>	<b>79,940,819,011</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****8. Other income**

	<b>This year</b>	<b>Last year</b>
Fines and compensation collected	3,125,000	63,752,144
Liquidation of fixed assets	14,491,986	42,727,273
Profit from liquidation of fixed assets	-	-
Penalty for breach of contract	1,289,586,303	385,151,539
Other income	30,926,657	102,326,345
<b>Add</b>	<b>1,338,129,946</b>	<b>593,957,301</b>

**9. Other costs**

	<b>This year</b>	<b>Last year</b>
Late payment penalties, administrative violations	867,162,883	-
Remaining value of CCDC	862,292,859	-
Loss from liquidation of fixed assets	1,155,206,824	921,581,145
Penalty for breach of contract	262,186,174	387,130,698
Demolition of house number 6 Cau Buu to construct project	-	601,984,448
Other costs	135,745	22,461,164
<b>Add</b>	<b>3,146,984,485</b>	<b>1,933,157,455</b>

**10. Current corporate income tax expense**

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

	<b>This year</b>	<b>Last year</b>
Total accounting profit before tax	(24,440,780,581)	(24,855,596,789)
<i>In which Real Estate Business Activities</i>	843,028,146	768,076,098
<i>In which Normal Production and Business Activities</i>	(25,283,808,727)	(25,623,672,887)
Adjustments to increase or decrease accounting profit to determine profit subject to corporate income tax:	30,362,204,221	(3,741,395,447)
- Incremental adjustments	46,301,211,752	25,617,476,812
- Adjustments for reduction	(15,939,007,531)	(29,358,872,259)
Taxable income	5,921,423,640	(28,596,992,236)
<i>In which Real Estate Business Activities</i>	843,028,146	768,076,098
<i>In which Normal Production and Business Activities</i>	5,078,395,494	(29,365,068,334)
Tax-free income	-	-
Last year's loss carried forward	(5,078,395,494)	-
Taxable income	843,028,146	(28,596,992,236)
<i>In which Real Estate Business Activities</i>	843,028,146	768,076,098
<i>In which Normal Production and Business Activities</i>	-	-
Corporate income tax rate	20%	20%
<b>Corporate income tax payable at general tax rate</b>	<b>168,605,629</b>	<b>153,615,220</b>
<i>Adjustment of corporate income tax payable of previous years</i>	-	-
<b>Total Corporate Income Tax payable</b>	<b>168,605,629</b>	<b>153,615,220</b>



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****11. Basic earnings per share**

The Company does not calculate this indicator on the separate financial statements because according to the provisions of accounting standard No. 30 on "Earnings per share" requires that in case the Company has to prepare both separate financial statements and consolidated financial statements, it only has to present information on earnings per share according to the provisions of this standard on the consolidated financial statements,

**VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE STATEMENT OF CASH FLOWS**

	<u>This year</u>	<u>Last year</u>
Increase capital contribution to Subsidiary from other receivables	2,971,697,540	-
Increase capital contribution to affiliated company from loan receivables	776,050,000	-
Increase capital contribution to associates from other receivables	6,660,026,010	-
Increase in capital contribution Other investments from Other receivables	9,444,855,678	-

**VIII. OTHER INFORMATION****1. Related party transactions**

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

***A, Transactions and balances with key management members and individuals related to key management members***

Key management members include: members of the Board of Directors, Individuals related to key management members are close family members of the management members, key

The Company has no debt with key management members and related individuals,

The income of key management members is as follows:

**Total income of the Board of Directors, Board of Supervisors and Board of General Directors**

		<u>This year</u>	<u>Last year</u>
Nguyen Thai Dung	Chairman of the Board	60,000,000	65,000,000
Vu Thanh Son	Member of Board of Directors (Resigned 05/05/2023)	-	12,000,000
Tran Anh Tuan	Member of Board of Directors (Resigned 05/05/2023)	-	12,000,000
Tran Thi Tuyet Nhung	Board Member	36,000,000	39,000,000
Tran Hue Linh	Board Member	36,000,000	39,000,000
Vu Thanh Son	General Director	1,592,746,422	1,517,683,040
Duong Thi Lam	Deputy General Director - Chief Accountant	843,019,750	830,916,250
Do Tue Tam	Deputy General Manager	679,646,320	697,978,000
Le Anh Tuan	Deputy General Manager	609,800,661	652,372,000



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)**

		<b>This year</b>	<b>Last year</b>
Nguyen Hong Hai	Head of Supervisory Board	36,000,000	39,000,000
Vu Thi Quynh Trang	Board Member	12,000,000	13,000,000
Nguyen Trong Hien	Board Member	12,000,000	13,000,000
<b>Total</b>		<b>3,917,213,153</b>	<b>3,930,949,290</b>

**B, Transactions with other related parties**

Other related parties to the Company during the year and up to the date of this Report include:

<b>Related parties</b>	<b>Relationship</b>
Hanoi Supermarket Development Joint Stock Company (The Corporation transferred this investment in 2024)	Subsidiary
Hapro Wine Joint Stock Company	Subsidiary
Hapro Handicraft Import Export and Travel Business Joint Stock Company	Subsidiary
Hapro Four Seasons Culinary Joint Stock Company (The Corporation transferred this investment in 2024)	Subsidiary
Hai Duong Pharmaceutical Technology Joint Stock Company	Subsidiary
Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company	Subsidiary
Hanoi Commercial Infrastructure Development Investment Joint Stock Company (Associated Company becomes a Subsidiary from October 1, 2024)	Subsidiary
Chu Dau Ceramic Joint Stock Company	Affiliated companies
Livestock and Poultry Production and Trading Joint Stock Company	Affiliated companies
An Phu Hung Import Export Trading Joint Stock Company	Affiliated companies
Cho Buo Investment, Trade & Service Joint Stock Company	Affiliated companies
Hapro Information Joint Stock Company	Affiliated companies
Long Bien Trading - Investment Joint Stock Company	Affiliated companies
Asia Building Company Limited	Affiliated companies
Hanoi Agricultural Products Import Export Service Joint Stock Company	Affiliated companies
Trang Thi Hotel Joint Stock Company	Affiliated companies
Hanoi Trade and Tourism Development Joint Stock Company	Affiliated companies
Hanoi Food Joint Stock Company	Affiliated companies
Thuy Ta Joint Stock Company	Affiliated companies
Thuy Ta Food Joint Stock Company	Affiliated companies
Hapro Distribution Joint Stock Company (The Corporation transferred this investment in 2024)	Affiliated companies
Thang Long Wine Joint Stock Company	Company and key leaders
Chu Dau Hai Duong Ceramics Joint Stock Company	Company receiving capital contribution
Hanoi Fashion Trading Service Joint Stock Company	Company receiving capital contribution
VNN Investment and Trading Joint Stock Company	Company receiving capital contribution
Hanoi Milk Joint Stock Company	Company receiving capital contribution
Global Real Estate Investment Joint Stock Company	Company receiving



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)**

<b>Related parties</b>	<b>Relationship</b>
Cointra Investment Construction Trading Joint Stock Company	capital contribution Company receiving capital contribution
Trang Tien Investment and Trading Company Limited	Company receiving capital contribution
Tan My Production Trade Service Joint Stock Company	Company receiving capital contribution
Joint Venture of Nga Tu So Market Shopping Center	Company receiving capital contribution
Lang Yen Trading Joint Stock Company	Company receiving capital contribution
Viet Ha Cashew Import Export Joint Stock Company	Company receiving capital contribution
NA Vietnam Motor Company Limited	Parent company
Intimex Joint Stock Company	Same parent company
Thanh Cong Automobile Trading Company Limited	Shareholders of the Company
Hoa Hai Trading and Service Joint Stock Company (formerly Quang Nam Resort Real Estate Joint Stock Company)	Shareholders of the Company

The main transactions during the year between the Company and other related parties are as follows:

**During the year, the Company had the following transactions with related parties:**

<b>Providing goods, services, loan interest</b>	<b>2024</b>	<b>2023</b>
Thang Long Wine Joint Stock Company	171,225,516	261,556,783
Livestock and Poultry Production and Trading Joint Stock Company	1,921,986,121	1,705,551,368
Hanoi Commercial Infrastructure Development Investment Joint Stock Company	5,543,605,265	5,534,011,939
Hapro Distribution Joint Stock Company	1,238,810,425	1,235,448,054
Hapro Information Joint Stock Company	2,000,000	9,090,907
Long Bien Trading - Investment Joint Stock Company	15,300,600	22,383,360
Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company	98,450,991	24,259,148
Hapro Handicraft and Travel Import Export Joint Stock Company	26,536,858	30,968,230
Hanoi Fashion Trading Service Joint Stock Company	307,649,484	296,932,714
Hapro Four Seasons Cuisine Joint Stock Company	1,500,800,761	636,367,991
Hapro Wine Joint Stock Company	250,469,336	54,929,513
Chu Dau Ceramic Joint Stock Company	1,704,795,273	1,610,408,895
Hanoi Food Joint Stock Company	4,613,942,942	4,600,462,005
Thuy Ta Joint Stock Company	-	5,272,728
Intimex Vietnam Joint Stock Company	-	313,869,374
Asia Building Company Limited	-	2,020,909



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)**

<b>Purchase</b>	<b>2024</b>	<b>2023</b>
Thang Long Wine Joint Stock Company	48,274,545	53,840,783
Hanoi Commercial Infrastructure Development Investment Joint Stock Company	2,416,885,280	3,941,336,212
Hapro Distribution Joint Stock Company	1,418,182	-
Hapro Information Joint Stock Company	1,646,503,170	2,019,394,802
Hapro Four Seasons Cuisine Joint Stock Company	1,087,392,000	1,898,001,111
Chu Dau Ceramic Joint Stock Company	473,812,073	994,210,421
Hanoi Fashion Trading Service Joint Stock Company	-	-
Hapro Wine Joint Stock Company	249,531,808	135,231,829
Hanoi Food Joint Stock Company	16,033,358	25,822,675
NA Vietnam Motor Company Limited	70,977,191	109,682,852
Thuy Ta Joint Stock Company	33,322,093	108,776,999
Thuy Ta Food Joint Stock Company	119,939,806	82,436,284
Long Bien Trading - Investment Joint Stock Company	12,510,475	
<b>Receive Dividends</b>	<b>2024</b>	<b>2023</b>
Tan My Production Trade Service Joint Stock Company	2,490,000,000	2,460,000,000
Trang Tien Investment and Trading Company Limited	6,474,537,690	6,573,505,141
Asia Building Company Limited	3,570,954,371	2,616,764,701
Hanoi Agricultural Products Import Export Service Joint Stock Company	-	339,000,000
Long Bien Investment Trading Joint Stock Company	556,948,800	417,711,600
Lang Yen Trading Joint Stock Company	-	100,000,000
Chu Dau Ceramic Joint Stock Company	600,000,000	1,500,000,000
Global Real Estate Joint Stock Company	1,199,275,000	1,798,912,500
Thuy Ta Joint Stock Company	-	1,349,775,000
Hai Duong Pharmaceutical Technology Joint Stock Company	182,700,000	182,700,000
<b>Business cooperation</b>	<b>2024</b>	<b>2023</b>
<b>Intimex Joint Stock Company</b>		
Principal receivable Business cooperation	370,000,000,000	250,000,000,000
Principal Business Cooperation	250,000,000,000	-
Interest receivable Business cooperation	34,377,452,054	24,823,972,603
Profit from Business Cooperation	32,957,534,247	-

The prices of goods and services supplied to related parties are market prices, The purchases of goods and services from related parties are made at market prices,

The receivables are unsecured and will be settled in cash, No allowance for doubtful debts is made for receivables from related parties,

At the end of the financial year, the liabilities to related parties are presented in notes V,2; V,3; V,4; V,5; V,13; V,14; V19; V,20,/,

**2. Parts information**

Segment information is presented by business segment and geographical area, The primary segment reporting is by geographical area based on the internal organizational and management structure and internal financial reporting system of the Enterprise,



# **HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

## **SEPARATE FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2024

### **Notes to the Separate Financial Statements(next)**

#### **Geographical area**

The Company's operations are mainly distributed in the Northern and Southern regions, Information about the segment's operating results, fixed assets and other long-term assets, and the value of major non-cash expenses by geographical area based on the location of its customersBusinessas follows:

	North	Southern	Exclusions	Add
<b>This year</b>				
Total net revenue from sales and services	574,537,517,368	172,145,068,090	(55,068,986,813)	691,613,598,645
Component cost	204,998,082,457	164,511,897,928	(42,653,218,247)	326,856,762,138
Business results by division	369,539,434,911	7,633,170,162	(12,415,768,566)	364,756,836,507
Costs not allocated by department				306,748,935,191
Profit from business activities				58,007,901,316
Financial revenue				70,155,632,281
Financial costs				150,795,459,639
Other income				1,338,129,946
Other costs				3,146,984,485
Current corporate income tax expense				168,605,629
Deferred corporate income tax expense				-
<b>Profit after corporate income tax</b>				<b>(24,609,386,210)</b>

#### **Business Field**

The company has the following main business areas:

- Field of selling goods and finished products
- Service sector
- Real Estate Business

Details of net revenue from sales and provision of services to outside by business sector are as follows:

	This year	Last year
Sales of goods and finished products	271,914,606,840	242,833,505,134
Service Provider	417,930,176,895	152,538,972,308
Real Estate Business	1,768,814,910	1,736,052,858
<b>Add</b>	<b>691,613,598,645</b>	<b>397,108,530,300</b>



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2024

#### Notes to the Separate Financial Statements(next)

### 3. Financial Risk Management

The Company's operations expose it to the following financial risks: credit risk, liquidity risk and market risk, The Board of Directors is responsible for establishing policies and controls to minimize financial risks as well as monitoring the implementation of applied policies and controls,

#### A, Credit risk

Credit risk is the risk that a party to a contract is unable to fulfill its obligations, resulting in a financial loss to the Company,

The Company's credit risks arise primarily from trade receivables and bank deposits,

##### *Accounts receivable*

The company minimizes credit risk by only dealing with financially sound entities, requiring letters of credit or collateral for first-time entities or entities with no known financial capacity, In addition, accounts receivable staff regularly monitor receivables to urge collection,

The Company's trade receivables are related to many entities and individuals, so the concentration of credit risk for trade receivables is low,

##### *Bank deposit*

The Company's term and non-term bank deposits are held with domestic banks, The Board of Directors does not foresee any significant credit risks from these deposits,

#### B, Liquidity risk

Liquidity risk is the risk that the Company will have difficulty meeting its financial obligations due to lack of funds,

The Board of Directors has ultimate responsibility for liquidity risk management, The liquidity risk of

The Company mainly arises from the fact that financial assets and financial liabilities have different maturities,

The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings deemed adequate by the Board of Directors to meet the Company's operational needs and to mitigate the effects of fluctuations in cash flows,

The maturity of financial liabilities based on undiscounted contractual payments is as follows:

	From 1 year back down	Over 1 year to 5 years	Over 5 years	Add
<b>Year-end number</b>				
Loans and Debts	537,741,005,126	55,513,274,892	-	593,254,280,018
Payable to seller	14,026,066,358	-	-	14,026,066,358
Other payables	49,250,471,725	23,555,668,594	-	72,806,140,319
<b>Add</b>	<b>601,017,543,209</b>	<b>79,068,943,486</b>	<b>-</b>	<b>680,086,486,695</b>
<b>Beginning of year number</b>				
Loans and Debts	noi,092,933,911	133,799,244,001	-	741,892,177,912
Payable to seller	17,146,011,586	-	-	17,146,011,586
Other payables	46,719,865,041	20,080,282,685	-	66,800,147,726
<b>Add</b>	<b>671,958,810,538</b>	<b>153,879,526,686</b>	<b>-</b>	<b>825,838,337,224</b>

The Company believes that the concentration of risk with respect to debt repayment is low, The Company is able to repay its debts when they fall due from cash flows from operations and proceeds from maturing financial assets,



**HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

**SEPARATE FINANCIAL STATEMENTS**

for the fiscal year ending December 31, 2024

**Notes to the separate Financial Statements (next)****C, Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices, Market risk includes three types: currency risk, interest rate risk and other price risk,

The sensitivity analyses presented below are based on a constant value of net debt, with the ratio of fixed-rate debt to floating-rate debt remaining constant,

**Foreign exchange risk**

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates,

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates,

Interest rate risk of Company mainly related to loans,

The Company manages interest rate risk by analyzing market conditions to obtain the most favorable interest rates while remaining within its risk management limits,

**Other price risks**

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices other than changes in interest rates and foreign exchange rates,

**4. Fair value of financial assets and liabilities**

	<b>Book value</b>		<b>Fair value</b>	
	<b>Year-end number</b>	<b>Beginning of year number</b>	<b>Year-end number</b>	<b>Beginning of year number</b>
<b>Financial assets</b>				
Cash and cash equivalents	51,757,199,535	32,740,474,916	51,757,199,535	32,740,474,916
Accounts receivable	277,012,333,297	302,761,676,397	277,012,333,297	302,761,676,397
Loans	174,232,969,710	174,281,019,710	174,232,969,710	174,281,019,710
Other receivables	482,390,719,376	403,271,620,858	482,390,719,376	403,271,620,858
Financial assets available for sale	288,770,246,345	319,265,124,543	288,770,246,345	319,265,124,543
<b>Add</b>	<b>1,274,163,468,263</b>	<b>1,232,319,916,424</b>	<b>1,274,163,468,263</b>	<b>1,232,319,916,424</b>
<b>Financial liabilities</b>				
Loans and Debts	593,254,280,018	741,892,177,912	593,254,280,018	741,892,177,912
Payable to seller	14,026,066,358	17,146,011,586	14,026,066,358	17,146,011,586
Other payables	72,806,140,319	66,800,147,726	72,806,140,319	66,800,147,726
<b>Add</b>	<b>680,086,486,695</b>	<b>825,838,337,224</b>	<b>680,086,486,695</b>	<b>825,838,337,224</b>

The fair value of financial assets and financial liabilities is reflected at the amount at which the financial instruments could be exchanged in a current transaction between knowledgeable and willing parties,

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

- The fair value of cash, short-term bank deposits, trade receivables, payables to suppliers and other short-term liabilities is equivalent to the book value of these items because these instruments have short maturities,



## HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

### SEPARATE FINANCIAL STATEMENTS

for the fiscal year ending December 31, 2024

#### Notes to the separate Financial Statements (next)

- The fair value of receivables and loans with fixed or variable interest rates is assessed based on information such as interest rates, risks, repayment capacity and the nature of risks related to the debt, Based on this assessment, the Company estimates the allowance for the portion that is likely to be uncollectible,

The fair value of listed available-for-sale financial assets is the published trading price at the end of the financial year, The fair value of unlisted available-for-sale financial assets is estimated using appropriate valuation methods,

#### 5. Information on ongoing operations

These separate financial statements are prepared on a going concern basis,

#### 6. Other information

Hanoi Trading Corporation - Joint Stock Company under the State Enterprise Equitization Plan for the period 2016 - 2020, Time of determining enterprise value on June 30, 2016, Time of official conversion into Joint Stock Company on June 29, 2018, The Company has complied with current regulations on determining enterprise value, complied with legal regulations in implementing equitization and followed the instructions of documents on equitization, According to Decision No, 168/QĐ-UBND dated January 10, 2019 of the Hanoi People's Committee on approving the actual value of State capital at the time of transferring the Parent Company - Hanoi Trade Corporation into Hanoi Trade Corporation - Joint Stock Company and the Minutes of handover of the Parent Company - Hanoi Trade Corporation to Hanoi Trade Corporation - Joint Stock Company dated January 17, 2019 witnessed by the Department of Finance, Department of Home Affairs, Enterprise Finance Department, Party Committee of State-owned Enterprises,

#### 7. Comparison information

Comparative figures on the 2023 Separate Financial Statements have been audited by Nhan Tam Viet Auditing Company Limited.

The chartist



Nguyen Thu Hang

Chief Accountant



Nguyen Thu Hang

Established on March 28, 2025

General Director



Duong Thi Lam



# HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City

## SEPARATE FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2024

### Notes to the Separate Financial Statements(next)

#### Appendix 01: Details of bad debts and provisions for short-term doubtful debts

	Year-end number			Beginning of year number		
	Overdue time	Original price	Preventive	Overdue time	Original price	Preventive
<b>Short-term trade receivables</b>		<b>18,196,367,765</b>	<b>(18,196,367,765)</b>		<b>922,576,075</b>	<b>(922,576,075)</b>
Hanoi Supermarket Development Joint Stock Company	Hard to recover	2,192,519,364	(2,192,519,364)	-	-	-
Hapro Distribution Joint Stock Company	Hard to recover	1,048,931,701	(1,048,931,701)	-	-	-
Duc Viet Ha Production & Trading Company Limited	Hard to recover	192,433,666	(192,433,666)	Hard to recover	192,433,666	(192,433,666)
Thai Binh Agricultural Products Processing Joint Stock Company	Hard to recover	69,156,640	(69,156,640)	Hard to recover	69,156,640	(69,156,640)
Royal Private Kindergarten	Hard to recover	476,649,141	(476,649,141)	Hard to recover	476,649,141	(476,649,141)
Branch of Hanoi Supermarket Development Joint Stock Company in Hai Duong	Hard to recover	184,336,628	(184,336,628)	Hard to recover	184,336,628	(184,336,628)
Thanh Phat Trading Company Limited	Hard to recover	6,050,901,337	(6,050,901,337)	-	-	-
Tan Thanh Dat Refrigeration Electrical Engineering Company Limited	Hard to recover	3,590,845,240	(3,590,845,240)	-	-	-
Quang Nam Company Limited	Hard to recover	4,390,594,048	(4,390,594,048)	-	-	-
<b>Prepayment to seller</b>		<b>159,744,174,248</b>	<b>(159,744,174,248)</b>		<b>1,067,810,591</b>	<b>(1,067,810,591)</b>
An Lac Production - Import Export Company Limited	Hard to recover	20,034,401	(20,034,401)	Hard to recover	20,034,401	(20,034,401)
VAC Company Limited	Hard to recover	1,047,776,190	(1,047,776,190)	Hard to recover	1,047,776,190	(1,047,776,190)
Phuoc Thien Phuong Company Limited	Hard to recover	700,000,000	(700,000,000)	-	-	-
Viet Ha Cashew Import Export Joint Stock Company	Hard to recover	19,160,407,765	(19,160,407,765)	-	-	-
Tuyet Anh Trading - Service Company Limited	Hard to recover	2,411,656,436	(2,411,656,436)	-	-	-
Thien Phuoc Agricultural Products Company Limited	Hard to recover	1,190,000,000	(1,190,000,000)	-	-	-



# **HANOI TRADE JOINT STOCK CORPORATION**

Address: No. 38 - 40, Le Thai To Street, Hang Trong Ward, Hoan Kiem District, Hanoi City  
SEPARATE FINANCIAL STATEMENTS  
for the fiscal year ending December 31, 2024

Notes to the separate Financial Statements (next)

## **Appendix 01: Details of bad debts and provisions for short-term doubtful debts**

	Year-end number		Beginning of year number	
	Overdue time	Original price	Overdue time	Original price
Le Gia Joint Stock Company Tran Thien Phuc Company Limited Phuc An Production Trading Company Limited	Hard to recover	2,758,707,703	(2,758,707,703)	-
	Hard to recover	4,580,000,000	(4,580,000,000)	-
	Hard to recover	116,686,935,911	(116,686,935,911)	-
	Hard to recover	7,000,713,842	(7,000,713,842)	-
Viet Ha Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company	Hard to recover	1,450,328,000	(1,450,328,000)	-
	Hard to recover	2,737,614,000	(2,737,614,000)	-
Tay Nam Technical Production and Trading Joint Stock Company				
NS Thien Phuoc Company Limited				
<b>Other receivables</b>		<b>16,253,371,194</b>	<b>(16,253,371,194)</b>	
Phuc An Production Trading Company Limited	Hard to recover	13,809,351,470	(13,809,351,470)	-
	Hard to recover	2,444,019,724	(2,444,019,724)	-
Viet Ha Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company				
<b>Add</b>		<b>194,193,913,207</b>	<b>(194,193,913,207)</b>	<b>1,990,386,666</b>
				<b>(1,990,386,666)</b>