

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**



**SEPARATE FINANCIAL STATEMENTS**  
**QUARTER II - 2025**

**Ha Noi, July, 2025**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**



**SEPARATE FINANCIAL STATEMENTS**  
**QUARTER II - 2025**

**Ha Noi, July, 2025**

**SEPARATE STATEMENT OF FINANCIAL POSITION**

As at 30 June 2025

Unit: VND

ASSETS	Code	Note	Final number	Beginning balance
<b>A - CURRENT ASSETS</b>	100		<b>2,549,584,238,271</b>	<b>2,955,046,678,436</b>
<b>I. Cash and cash equivalents</b>	110		<b>173,276,074,238</b>	<b>349,735,598,188</b>
1. Cash	111		173,276,074,238	349,735,598,188
2. Cash equivalents	112			
<b>II. Short-term investments</b>	120	V.02	<b>97,175,636,176</b>	<b>47,175,636,176</b>
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		97,175,636,176	47,175,636,176
<b>III. Short-term receivables</b>	130		<b>1,216,638,088,060</b>	<b>1,312,519,053,419</b>
1. Short-term trade receivables	131		229,211,703,391	302,670,372,551
2. Short-term prepayments to suppliers	132		366,910,976,192	317,395,798,132
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contracts	134			
5. Short-term loan receivable	135		35,206,051,444	35,206,051,444
6. Other short-term receivables	136		609,988,062,406	661,907,870,232
7. Provision for short-term doubtful debts (*)	137		-24,678,705,373	-4,661,038,940
8. Shortage of assets awaiting resolution	139			
<b>IV. Inventories</b>	140		<b>943,096,399,117</b>	<b>1,169,095,863,702</b>
1. Inventories	141		943,096,399,117	1,169,095,863,702
2. Provision for devaluation of inventories (*)	149			
<b>V. Other short-term assets</b>	150		<b>119,398,040,680</b>	<b>76,520,526,951</b>
1. Short-term prepaid expenses	151		5,201,445,562	4,295,790,286
2. Deductible VAT	152		101,460,233,078	60,104,297,989
3. Taxes and other receivables from the State budget	153		12,736,362,040	12,120,438,676
4. Purchase and resale of Government bond	154			
5. Other current assets	155			
<b>B - NON-CURRENT ASSETS</b>	200		<b>1,497,148,039,809</b>	<b>1,382,241,181,242</b>
<b>I. Long-term receivables</b>	210		<b>313,308,823,858</b>	<b>313,201,617,954</b>
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital provided to sub-units	213			



ASSETS	Code	Note	Final number	Beginning balance
4. Long-term intra-company receivables	214			
5. Long-term loan receivable	215			
6. Other long-term receivables	216		313,308,823,858	313,201,617,954
7. Provision for long-term doubtful debts (*)	219			
<b>II. Fixed assets</b>	220		<b>213,661,335,757</b>	<b>214,588,748,661</b>
1. Tangible fixed assets	221	V.08	182,276,200,383	183,203,613,287
- Historical cost	222		333,076,618,640	326,562,909,121
- Accumulated depreciation	223		-150,800,418,257	-143,359,295,834
2. Finance lease fixed assets	224	V.09		
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	31,385,135,374	31,385,135,374
- Historical cost	228		32,034,705,374	32,034,705,374
- Accumulated amortization	229		-649,570,000	-649,570,000
<b>III. Investment properties</b>	230		<b>220,469,142,281</b>	<b>223,824,905,505</b>
- Historical cost	231		256,143,361,901	256,143,361,901
- Accumulated depreciation	232		-35,674,219,620	-32,318,456,396
<b>IV. Long-term assets in progress</b>	240		<b>424,013,296,141</b>	<b>416,343,470,324</b>
1. Long-term work in progress	241			
2. Construction in progress	242		424,013,296,141	416,343,470,324
<b>V. Long-term investments</b>	250		<b>296,300,140,436</b>	<b>182,693,198,533</b>
1. Investments in subsidiaries	251		269,222,655,327	269,222,655,327
2. Investments in joint ventures and associates	252		91,920,897,626	9,060,897,626
3. Equity investments in other entities	253			
4. Provision for impairment of long-term financial investments	254		-64,843,412,517	-95,590,354,420
5. Held-to-maturity investments	255			
<b>VI. Other non-current assets</b>	260		<b>29,395,301,336</b>	<b>31,589,240,265</b>
1. Long-term prepaid expenses	261		26,718,661,613	29,021,380,901
2. Deferred income tax assets	262		2,676,639,723	2,567,859,364
3. Long-term equipment, supplies and spare parts	263			
4. Other long-term assets	268			
<b>TOTAL ASSETS (270=100+200)</b>	270		<b>4,046,732,278,080</b>	<b>4,337,287,859,678</b>
<b>C - LIABILITIES</b>	300		<b>2,910,922,216,836</b>	<b>3,223,452,924,168</b>
<b>I. Current liabilities</b>	310		<b>2,018,273,419,803</b>	<b>2,337,448,469,224</b>
1. Short-term trade payables	311		397,888,925,460	539,757,510,968
2. Short-term prepayments from customers	312		828,433,291,499	1,111,030,651,081
3. Taxes and other payables to State budget	313		45,090,423,305	4,969,190,207



ASSETS	Code	Note	Final number	Beginning balance
4. Payables to employees	314		5,088,042,811	4,410,548,260
5. Short-term accrued expenses	315		3,899,724,206	15,772,402,045
6. Short-term intra-company payables	316			
7. Payables according to the progress of construction contracts	317			
8. Short-term unearned revenue	318			
9. Other short-term payables	319		241,620,636,311	275,749,614,694
10. Short-term borrowings and finance lease liabilities	320		494,428,845,717	385,757,712,130
11. Provisions for short-term payables	321			
12. Bonus and welfare funds	322		1,823,530,494	839,839
13. Price stabilization fund	323			
14. Purchase and resale of Government bonds	324			
<b>II. Non-current liabilities</b>	<b>330</b>		<b>892,648,797,033</b>	<b>886,004,454,944</b>
1. Long-term trade payables	331			
2. Long-term prepayments from customers	332			
3. Long-term accrued expenses	333			
4. Intra-company payables on operating capital	334			
5. Long-term intra-company payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337		637,745,315,772	516,763,661,598
8. Long-term borrowings and finance lease liabilities	338		254,903,481,261	369,240,793,346
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred income tax liabilities	341			
12. Provisions for long-term payables	342			
13. Science and technology development fund	343			
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>1,135,810,061,244</b>	<b>1,113,834,935,510</b>
<b>I. Owners' equity</b>	<b>410</b>	V.22	<b>1,140,149,917,516</b>	<b>1,119,470,329,360</b>
1. Contributed capital	411		1,037,450,670,000	1,037,450,670,000
- Ordinary shares with voting rights	411a		1,037,450,670,000	1,037,450,670,000
- Preference shares	411b			
- Contributed capital	411c.			
2. Share premium	412		941,932,986	941,932,986
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			

ASSETS	Code	Note	Final number	Beginning balance
7. Exchange rate differences	417			
8. Development and investment funds	418		18,306,372,388	18,306,372,388
9. Enterprise reorganization assistance fund	419			
10. Other reserves	420			
11. Retained earnings	421		83,450,942,142	62,771,353,986
- Retained earnings accumulated till the end of the previous year	421a		60,070,578,372	35,763,597,846
- Retained earnings of the current year	421b		23,380,363,770	27,007,756,140
12. Capital expenditure fund	422			
13. Non-controlling interests	429			
<b>II. Non-business funds and other funds</b>	<b>430</b>		<b>-4,339,856,272</b>	<b>-5,635,393,850</b>
1. Non-business funds	431		-4,339,856,272	-5,635,393,850
2. Funding sources for forming fixed assets	432			
<b>TOTAL CAPITAL (440=300+400)</b>	<b>440</b>		<b>4,046,732,278,080</b>	<b>4,337,287,859,678</b>


Hanoi, day 29 month 11 year 2025

TPREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



Nguyen Dang Giap



## SEPARATE STATEMENT OF INCOME

Quarter II/2025

Items	Code	Note	Reporting period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
1. Revenue from sales of goods and rendering of services	01	VI.25	580,442,287,344	296,194,071,919	723,799,304,823	429,246,587,529
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services	10		580,442,287,344	296,194,071,919	723,799,304,823	429,246,587,529
4. Cost of goods sold	11	VI.28	568,504,340,260	277,407,915,476	702,823,488,911	400,281,325,474
5. Gross profit from sales of goods and rendering of services	20		11,937,947,084	18,786,156,443	20,975,815,912	28,965,262,055
6. Financial income	21	VI.29	19,497,745,801	20,888,590,537	35,050,579,132	39,358,605,401
7. Financial expense	22	VI.30	-8,879,611,423	2,251,389,209	3,874,314,735	15,694,134,088
In which: Interest expense			21,867,330,480	14,756,847,181	34,621,256,638	28,199,592,060
8. Profit or loss in joint ventures and associates	23					
9. Selling expense	24		2,186,765,139	6,171,096,646	2,416,260,653	6,287,038,554
10. General and administrative expense	25		32,083,117,289	11,319,674,028	42,852,269,303	21,429,112,328
11. Net profit from operating activities	30		6,045,421,880	19,932,587,097	6,883,550,353	24,913,582,486
12. Other income	31		25,635,267,764	4,964,425,225	26,036,869,145	5,897,509,925
13. Other expense	32		2,955,610,293	592,652,391	2,956,062,211	669,811,900
14. Other profit	40		22,679,657,471	4,371,772,834	23,080,806,934	5,227,698,025
15. Total net profit before tax	50		28,725,079,351	24,304,359,931	29,964,357,287	30,141,280,511
16. Current corporate income tax expense	51	VI.31	6,444,918,288	1,886,555,712	6,692,773,876	3,088,692,464
17. Deferred corporate income tax expense	52	VI.32	-108,780,359	-1,287,958,441	-108,780,359	-1,287,958,441
18. Profit after corporate income tax	60		22,388,941,422	23,705,762,660	23,380,363,770	28,340,546,488
19. Profit after tax of parent company	61					
20. Profit after taxes of non-controlling shareholders	62					
21. Basic earnings per share	70					
22. Declining earnings per share	71					

Hanoi, Day 29 month 07 year 2025

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



Nguyen Dang Giap



## SEPARATE STATEMENT OF CASH FLOWS

Quarter II/2025

Items	Code	No	Reporting Period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
I. CASH FLOWS FROM BUSINESS ACTIVITIES						
1. Proceeds from sales of goods and rendering of services and other revenues	01		275,492,101,328	457,360,073,677	544,367,635,400	675,509,870,866
2. Cash paid to suppliers	02		-121,957,404,658	-108,574,665,147	-212,505,881,111	-189,653,251,487
3. Cash paid to employees	03		-13,803,130,331	-15,796,970,984	-27,248,974,129	-29,762,919,991
4. Interests paid	04		-4,769,286,112	-4,796,506,634	-9,665,647,053	-9,958,733,726
5. Corporate income tax paid	05				-2,088,653,816	
6. Other receipts from operating activities	06		427,290,989,953	274,232,777,107	757,918,649,875	639,474,586,682
7. Other payments on operating activities	07		-598,076,648,238	-501,839,274,309	-1,072,634,859,831	-1,044,369,938,054
Net cash flow from production and business activities	20		-35,823,378,058	100,585,433,710	-21,857,730,665	41,239,614,290
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21			-26,073,000		-26,073,000
2. Proceeds from disposals of fixed assets and other long-term assets	22					63,636,364
3. Loans and purchase of debt instruments from other enti	23				-50,000,000,000	
4. Collection of loans and resale of debt instrument of othe entities	24					20,000,000,000
5. Equity investments in other entities	25				-82,860,000,000	
6. Proceeds from equity investment in other entities	26					
7. Interest and dividend received	27		3,019,485,365	1,411,594,104	3,100,948,431	1,678,710,834
Net cash flows from investment activities	30		3,019,485,365	1,385,521,104	-129,759,051,569	21,716,274,198
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31					
2. Repayment of capital contributions and repurchase of stock issued	32					
3. Proceeds from borrowings	33		221,902,730,522	34,121,051,376	354,823,245,720	52,789,385,105
4. Repayment of principal	34		-267,569,785,693	-142,399,023,835	-379,665,987,436	-374,233,383,893
5. Repayment of financial principal	35					
6. Dividends and profits paid to owners	36					
Net cash flows from financing activities	40		-45,667,055,171	-108,277,972,459	-24,842,741,716	-321,443,998,788
Net cash flow during the period (50 = 20 + 30 + 40)	50		-78,470,947,864	-6,307,017,645	-176,459,523,950	-258,488,110,300
Cash and cash equivalents at the beginning of the period	60		251,747,022,102	223,211,275,435	349,735,598,188	475,392,368,090
Effect of exchange rate fluctuations	61					
Cash and cash equivalents at end of period (70 = 50 + 60 61)	70		173,276,074,238	216,904,257,790	173,276,074,238	216,904,257,790

PREPARER

  
Pham Thanh Lam

CHIEF ACCOUNTANT

  
Nguyen Tuan Anh

Hanoi, day 20 month 07 year 2025

CHAIRMAN



Nguyen Dang Giap



## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter II/2025

## V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

## 01. Cash and cash equivalents

Items	End of period	Beginning of period	Note
- Cash	3,079,594,137	6,561,198,772	
- Demand deposits	170,196,480,101	343,174,399,416	
- Cash in transit	-	-	
<b>Total</b>	<b>173,276,074,238</b>	<b>349,735,598,188</b>	

## 02. Financial investments.

Items	End of period			Beginning of period		
	Original price	Fair value	Provision	Original price	Fair value	Provision
<b>a) Trading securities</b>						
- Total value of shares; (details of each type of shares accounting for 10% or more of the total value of shares)						
- Total value of bonds; (details of each type of bond accounting for 10% or more of the total value of bonds)						
- Other investments						
- Reasons vary with each investment/bond type.:						
+ About quantity						
+ About value						

Items	Original price	Book value	Original price	Book value
<b>b) Held to maturity investments</b>	<b>97,175,636,176</b>	<b>97,175,636,176</b>	<b>47,175,636,176</b>	<b>47,175,636,176</b>

b1) Short-term investments	97,175,636,176	97,175,636,176	47,175,636,176	47,175,636,176
- Term deposits	97,175,636,176	97,175,636,176	47,175,636,176	47,175,636,176
- Bonds				
- Others				
b2) Long-term investments	-	-	-	-
- Term deposits				
- Bonds				
- Others				

	Original price	Provision	Fair value	Original price	Provision	Fair value
c) Equity investments in other entities	361,143,552,953	(64,843,412,517)	296,300,140,436	278,283,552,953	(95,590,354,420)	182,693,198,533
- Investment in 36.71 BOT Company Limited	269,222,655,327	(63,927,719,770)	205,294,935,557	269,222,655,327	(94,674,661,673)	174,547,993,654
- Investment in 36.55 Joint Stock Company	9,060,897,626	(915,692,747)	8,145,204,879	9,060,897,626	(915,692,747)	8,145,204,879
- Investment in TMT Dong Tan Company Limited	82,860,000,000	-	82,860,000,000	-	-	-

- Summarize the activities of subsidiaries, joint ventures, and associates during the period;

- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period.

03. Trade receivables.	End of period	Beginning of period
a) Short-term	229,211,703,391	302,670,372,551
b) Long-term	-	-

#### 04. Other receivables.

Items	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	1,216,638,088,060	(24,678,705,373)	1,312,519,053,419	(4,661,038,940)
- Trade receivables	229,211,703,391	(14,116,889,940)	302,670,372,551	(4,661,038,940)
- Prepayments to suppliers	366,910,976,192	-	317,395,798,132	-
- Receivables from employees	-	-	-	-
- Mortgages	1,531,202,826	-	1,176,935,157	-



- Intra-company receivables	-	-	-	-
- Loan receivable	35,206,051,444	(10,561,815,433)	35,206,051,444	-
- Provision for short-term doubtful debts	(24,678,705,373)	-	(4,661,038,940)	-
- Others.	608,456,859,580	-	660,730,935,075	-
<b>b) Long-Term</b>	<b>313,308,823,858</b>	<b>-</b>	<b>313,201,617,954</b>	<b>-</b>
- Receivables from equitization	-	-	-	-
- Dividends receivable and profit distributed	-	-	-	-
- Receivables from employees	-	-	-	-
- Mortgages	4,492,405,490	-	4,385,199,586	-
- Loan receivable	-	-	-	-
- Others.	308,816,418,368	-	308,816,418,368	-
<b>Total</b>	<b>1,529,946,911,918</b>	<b>(24,678,705,373)</b>	<b>1,625,720,671,373</b>	<b>(4,661,038,940)</b>

05. Shortage of assets awaiting resolution	End of period	Beginning of period
a) Cash		
b) Inventories		
c) Fixed assets		
d) Others.		

#### 06. Inventories.

Items	End of period		Beginning of period	
	Original price	Provision	Original price	Provision
- Goods in transit	-	-	-	-
- Raw materials	3,838,592,409	-	6,690,517,463	-
- Tools, supplies	243,300,000	-	243,300,000	-
- Work in progress	734,757,072,810	-	1,125,355,254,570	-
- Finished product	204,257,433,898	-	36,806,791,669	-
- Goods	-	-	-	-
- Consignments	-	-	-	-

- Goods at bonded warehouse.	-	-	-	-
<b>Total</b>	<b>943,096,399,117</b>	<b>-</b>	<b>-</b>	<b>1,169,095,863,702</b>

- Value of obsolete, deteriorated, and unsellable inventory at the end of the period; Causes and measures to handle inventory that is obsolete, deteriorated, or unsellable.

- Inventory value pledged or mortgaged to secure liabilities at the end of the period.

- Difference (if any) in quantity and value between the book records and the actual count when conducting inventory at the end of the period; Causes, responsibilities for compensation, etc. ....

- Situations or events that lead to additional provisions or reversals of provisions for inventory write-downs.

#### 07. Long-Term asset in progress.

Items	End of period		Beginning of period	
	Original price	Recoverable value	Original price	Recoverable value
<b>Construction in progress</b>	<b>424,013,296,141</b>	<b>424,013,296,141</b>	<b>416,343,470,324</b>	<b>416,343,470,324</b>
Project of mixed works and assets on the land of the old headquarters District Party Committee, People's Council - Nghi Loc District People's Committee	195,988,638,038	195,988,638,038	188,956,533,221	188,956,533,221
Project No.6,8 Chua Boc	228,024,658,103	228,024,658,103	227,386,937,103	227,386,937,103
Other projects	-	-	-	-
<b>Asset Purchase</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Machinery and Equipment	-	-	-	-
<b>Total</b>	<b>424,013,296,141</b>	<b>424,013,296,141</b>	<b>416,343,470,324</b>	<b>416,343,470,324</b>

#### 08. Tangible fixed assets.

Note	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Totals
<b>Historical cost</b>					
<b>Beginning balance</b>	<b>280,161,871,331</b>	<b>2,792,986,875</b>	<b>30,883,237,655</b>	<b>12,724,813,260</b>	<b>326,562,909,121</b>
<b>Increase in period</b>	<b>-</b>	<b>6,018,518,519</b>	<b>-</b>	<b>495,191,000</b>	<b>6,513,709,519</b>
<b>- Purchase in period</b>	<b>-</b>	<b>6,018,518,519</b>	<b>-</b>	<b>495,191,000</b>	<b>6,513,709,519</b>
<b>- Completed construction investment</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



- Major repairs of fixed assets	-	-	-	-	-	-
- Re-evaluate	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
Decrease in period	-	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-
Ending balance	280,161,871,331	8,811,505,394	30,883,237,655	13,220,004,260	333,076,618,640	
Accumulated depreciation						
Beginning balance	115,480,692,007	2,792,986,875	13,594,259,131	11,491,357,821	143,359,295,834	
Increase in period	5,778,149,262	-	1,380,920,250	282,052,911	7,441,122,423	
- Depreciation in period	5,778,149,262	-	1,380,920,250	282,052,911	7,441,122,423	
- Other increase	-	-	-	-	-	-
Decrease in period	-	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-
Ending balance	121,258,841,269	2,792,986,875	14,975,179,381	11,773,410,732	150,800,418,257	
Net carrying amount						
- Beginning balance	164,681,179,324	-	17,288,978,524	1,233,455,439	183,203,613,287	
- Ending balance	158,903,030,062	6,018,518,519	15,908,058,274	1,446,593,528	182,276,200,383	

\* The remaining value at the end of the year of tangible fixed assets pledged as collateral for loans:

\* Original value of tangible fixed assets at the end of the year that have been fully depreciated but are still in use:

\* Original value of tangible fixed assets at the end of the year awaiting liquidation:

\* Commitments regarding the future purchase or sale of high-value tangible fixed assets that have not yet been executed:

\* Other changes related to tangible fixed assets:

\* Other changes related to tangible fixed assets:

#### 09. Intangible fixed assets.

Note	Land use rights	Publishing rights	Copyrights and patents	Other intangible	Totals
Historical cost					-
Beginning balance	31,385,135,374	-	-	649,570,000	32,034,705,374
- Purchase in the year	-	-	-	-	-

- Internally generated assets	-	-	-	-	-	-	-
- Increase due to merger	-	-	-	-	-	-	-
- Other increase	-	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-	-
Ending balance of the year	31,385,135,374	-	-	-	649,570,000	-	32,034,705,374
Accumulated amortization							-
Beginning balance	-	-	-	-	649,570,000	-	649,570,000
- Amortization in the year	-	-	-	-	-	-	-
- Other increase	-	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-	-
Ending balance of the year	-	-	-	-	649,570,000	-	649,570,000
Net carrying amount							-
- Beginning balance	31,385,135,374	-	-	-	-	-	31,385,135,374
- Ending balance	31,385,135,374	-	-	-	-	-	31,385,135,374

\* Explanatory notes on data and other clarifications

10. Finance lease fixed assets.

Note	Buildings, structures	Machinery, equipment	Vehicles, transportation	Management equipment	Other intangible	Totals
Historical cost						
Beginning balance						
- Finance lease in period						-
- Purchase of finance lease fixed assets						-
- Other increase						-
- Return of finance lease fixed assets						-
- Other decrease						-
Ending balance	-	-	-	-	-	-
Accumulated depreciation						-
Beginning balance						-



- Depreciation in period									
- Purchase of finance lease fixed assets									-
- Other increase									-
- Return of finance lease fixed assets									-
- Other decrease									-
Ending balance				-				-	-
Net carrying amount									-
- Beginning balance				-				-	-
- Ending balance				-				-	-

\* Additional rent incurred is recognized as an expense in the year:

\* Basis for determining additional rent incurred:

\* Lease extension terms or the right to purchase the asset:

#### 11. Investment properties.

Note	Beginning balance	Increase in period	Decrease in period	Ending balance
Historical cost	256,143,361,901	-	-	256,143,361,901
- Land use rights	-	-	-	-
- Buildings	256,143,361,901	-	-	256,143,361,901
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Accumulated depreciation	32,318,456,396	3,355,763,224	-	35,674,219,620
- Land use rights	-	-	-	-
- Buildings	32,318,456,396	3,355,763,224	-	35,674,219,620
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Net carrying amount	223,824,905,505	(3,355,763,224)	-	220,469,142,281
- Land use rights	-	-	-	-

- Buildings	223,824,905,505	(3,355,763,224)	-	220,469,142,281
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-

\* Explanatory notes on data and other clarifications:

#### 12. Prepaid expenses.

Note	End of period	Beginning of period
<b>a) Short-term</b>	<b>5,201,445,562</b>	<b>4,295,790,286</b>
- Prepaid expenses of operating lease	-	-
- Dispatched tools and supplies	-	-
- Borrowing costs	-	-
- Others	5,201,445,562	4,295,790,286
<b>b) Long-term</b>	<b>26,718,661,613</b>	<b>29,021,380,901</b>
- Expenses of enterprise establishment	-	-
- Insurance premiums	-	-
- Others	26,718,661,613	29,021,380,901
<b>Total</b>	<b>31,920,107,175</b>	<b>33,317,171,187</b>

Note	End of period	Beginning of period
<b>13. Other assets</b>		
a) Short-term		
b) Long-term		
<b>Total</b>	-	-

#### 14. Borrowings and finance lease liabilities

Note	End of period			Beginning of period	
	Value	Ability to pay debt	Increase in period	Decrease in period	Value
<b>a) Short-term borrowings</b>	<b>494,428,845,717</b>	<b>494,428,845,717</b>	<b>436,540,999,469</b>	<b>327,869,865,882</b>	<b>385,757,712,130</b>
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	335,629,206,546	335,629,206,546	335,629,206,546	236,132,558,715	236,132,558,715



Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	16,911,792,923	16,911,792,923	16,911,792,923	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	141,887,846,248	141,887,846,248	84,000,000,000	62,112,153,752	120,000,000,000	120,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	-	-	-	29,625,153,415	29,625,153,415	29,625,153,415
<b>b) Long-term borrowings</b>	<b>254,903,481,261</b>	<b>254,903,481,261</b>	<b>21,458,809,469</b>	<b>135,796,121,554</b>	<b>369,240,793,346</b>	<b>369,240,793,346</b>
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	243,047,985,913	243,047,985,913	-	84,000,000,000	327,047,985,913	327,047,985,913
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	-	-	9,603,314,121	51,796,121,554	42,192,807,433	42,192,807,433
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	11,855,495,348	11,855,495,348	11,855,495,348	-	-	-
<b>Total</b>	<b>749,332,326,978</b>	<b>749,332,326,978</b>	<b>457,999,808,938</b>	<b>463,665,987,436</b>	<b>754,998,505,476</b>	<b>754,998,505,476</b>

c) Finance lease liabilities

Duration	This time			Last time		
	Total finance lease payments	Pay interest	Principal repayment	Total finance lease payments	Pay interest	Principal repayment
- 1 year or less						
- Over 1 year to 5 years						
- Over 5 years						

d) Overdue and unpaid loans and financial lease debts	End of period		Beginning of period	
- Get a loan				
- Finance lease debt				
- Reason for non-payment				
<b>Total</b>		-	-	-

15. Trade payables		End of period		Beginning of period	
		Value	Number of debtors	Value	Number of debtors
a) Short-term		397,888,925,460	397,888,925,460	539,757,510,968	539,757,510,968
b) Long-term		-	-	-	-
<b>Total</b>		<b>397,888,925,460</b>	<b>397,888,925,460</b>	<b>539,757,510,968</b>	<b>539,757,510,968</b>

c) Unpaid overdue payables (Details of each item accounting for 10% or more of the total payable amount)		End of period		Beginning of period	
<b>Total</b>			-		-

16. Taxes and other receivables from the State budget		Beginning of period		Amount payable		Actual payment		End of period	
- Value-added tax		(69,257,300,239)		1,802,085,852		6,662,267,263		(74,117,481,650)	
- Special excise tax		-		-		-		-	
- Export, import duties		-		-		-		-	
- Value-added tax on imported goods		-		-		-		-	
- Corporate income tax		1,303,438,973		6,692,773,876		2,088,653,816		5,907,559,033	
- Personal income tax		543,515,135		650,503,825		955,426,271		238,592,689	
- Natural resource tax		(967,409,267)		2,880,095,504		3,022,862,640		(1,110,176,403)	
- Land tax and land rental		-		114,931,261		114,931,261		-	
- Other taxes		(1,000,000)		13,000,000		13,000,000		(1,000,000)	
- Fees, charges and other payables		1,123,208,940		(98,639,101)		1,048,235,321		(23,665,482)	



<b>Total</b>	<b>(67,255,546,458)</b>	<b>12,054,751,217</b>	<b>13,905,376,572</b>	<b>(69,106,171,813)</b>
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<b>17. Accrued expenses</b>	<b>End of period</b>	<b>Beginning of period</b>
a) Short-term	3,899,724,206	15,772,402,045
- Accrued annual leave salary	-	-
- Expense of business cessation	-	-
- Estimated cost of goods/real estate sold	-	-
- Other accrued expenses	3,899,724,206	15,772,402,045
b) Long-term accrued expenses	-	-
- Interest expense	-	-
- Other accrued expenses	-	-
<b>Total</b>	<b>3,899,724,206</b>	<b>15,772,402,045</b>

<b>18. Other payables</b>	<b>End of period</b>	<b>Beginning of period</b>
a) Short-term	-	-
- Surplus of assets awaiting resolution	3,152,066	2,394,963,127
- Trade union fee	2,378,612,533	978,303,538
- Social insurance	239,490,909	1,020,826,501
- Health insurance	27,952,999	13,955,230
- Unemployment insurance	-	-
- Payables on equitization	-	-
- Short-term deposits, collateral received	-	-
- Dividends or profits payable	238,971,427,804	271,341,566,298
- Other payables	241,620,636,311	275,749,614,694
<b>Total</b>		

b) Long-term payables	637,745,315,772	516,763,661,598
- Long-term deposits, collateral received	-	-
- Other payables	637,745,315,772	516,763,661,598

c) Unpaid overdue payables (Detailed Breakdown of Each Item and Reason for Overdue Payment)

19. Unearned revenue	End of period	Beginning of period
a) Short-term		
- Prepaid revenue		
- Revenues from traditional customer loyalty program		
- Other unearned revenues	-	-
Total		

b) Long-term (details of each item such as short-term)


c) Impossibility of contract performance


20. Convertible bonds	End of period			Beginning of period		
20.1.Regular bonds	Value	Interest rate	Term	Value	Interest rate	Term
- Face value issue						
- Discounted issue						
- Premium issue						
Total	-	-	-	-	-	-

20.2. Convertible Bonds:

a) Convertible Bonds at the Beginning of the Period:

- Issuance time, original term, and remaining term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

b) Additional Convertible Bonds Issued During the Period:

- Issuance time, original term of each type of convertible bond.



- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.
- c) Convertible Bonds Converted into Shares During the Period:
  - Quantity of each type of convertible bond converted into shares during the period; quantity of additional shares issued during the period for the conversion of bonds.
  - The value of the principal debt of the convertible bonds that is recorded as an increase in equity capital.
- d) Convertible Bonds that Mature Without Being Converted into Shares During the Period:
  - Quantity of each type of convertible bond that matured without being converted into shares during the period.
  - The value of the principal debt of the convertible bonds that is repaid to investors.
- e) Convertible Bonds at the End of the Period:
  - Original term and remaining term of each type of convertible bond.
  - Quantity of each type of convertible bond.
  - Par value, interest rate of each type of convertible bond.
  - Conversion rate into shares for each type of convertible bond.
  - Discount rate used to determine the value of the principal debt for each type of convertible bond.
  - The value of the principal debt and the option to convert into shares of each type of convertible bond.

## 21. Preferred Shares Classified as Debt:

- Par value.
- Issuance target (management, staff, employees, other parties).
- Repurchase terms (time, repurchase price, and other basic terms in the issuance contract).
- Value repurchased during the period.
- Other disclosures.

22. Provisions for payables .		End of period	Beginning of period
a) Short-term provisions			

- Provision for product warranty	-	-	-
- Provision for construction warranty	-	-	-
- Provision for corporate restructuring	-	-	-
- Other provisions for payables (expenses of periodical repair of fixed assets, environmental restoration expenses, etc	-	-	-
<b>Total</b>	-	-	-
<b>b) Long-term provisions</b>	-	-	-

### 23. Deferred tax assets and deferred tax liabilities

<b>a) Deferred tax asset:</b>	<b>End of period</b>	<b>Beginning of period</b>
- The income tax rate used to determine the value of the deferred tax asset		
-The deferred tax asset related to deductible temporary differences		
- The deferred tax asset related to unused tax losses		
- The deferred tax asset related to unused tax credits		
- The offset with deferred tax liabilities		
<b>Deferred income tax assets</b>	<b>2,676,639,723</b>	<b>2,567,859,364</b>

### b) Deferred income tax liabilities

<b>End of period</b>	<b>Beginning of period</b>
- Corporate Income Tax (CIT) rate used to determine the value of deferred tax liabilities.	
- Deferred tax liabilities arising from taxable temporary differences.	
- Amount offset against deferred tax assets.	

### 24. Owner's equity

#### a) Statement of Changes in Equity

Details of Contributed capital							
	Contributed capital	Conversion options on convertible bonds	Other capital	Differences revaluation of assets	Exchange rate difference	Retained earnings	Total
A	1	2	3	4	5	6	7
Beginning balance of previous	1,037,450,670,000	-	19,248,305,374	-	-	37,533,141,568	1,094,232,116,942
- Increase in capital in previous	-	-	-	-	-	-	-



- Profit/(loss) for previous	-	-	-	-	-	27,007,756,140	27,007,756,140
- Other increase	-	-	-	-	-	-	-
- Decrease in capital in previous	-	-	-	-	-	-	-
- Loss distribution	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	(1,769,543,722)	(1,769,543,722)
<b>Beginning balance of current</b>	<b>1,037,450,670,000</b>	-	-	-	19,248,305,374	62,771,353,986	1,119,470,329,360
- Increase in capital of this current	-	-	-	-	-	-	-
- Profit/(loss) for this current	-	-	-	-	-	23,380,363,770	23,380,363,770
- Other increase	-	-	-	-	-	-	-
- Decrease in capital in this current	-	-	-	-	-	-	-
- Loss for this current	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	(2,700,775,614)	(2,700,775,614)
<b>Ending balance of this current</b>	<b>1,037,450,670,000</b>	-	-	-	19,248,305,374	83,450,942,142	1,140,149,917,516

b) Details of Contributed capital		End of period	Beginning of period
- Parent company (if it is a subsidiary)		-	-
- Shareholder		1,037,450,670,000	1,037,450,670,000
- Number of treasury shares:		-	-
<b>Total</b>		<b>1,037,450,670,000</b>	<b>1,037,450,670,000</b>

c) Capital transactions with owners and distribution of dividends and profits		This time	Last time
- Owner's contributed capital			
+ At the beginning of the year		1,037,450,670,000	1,037,450,670,000
+ Increase in the year		-	-
+ Decrease in the year		-	-
+ At the end of the year		1,037,450,670,000	1,037,450,670,000
- Distributed dividends and profit		-	-

<b>d) Dividend</b>		<b>End of period</b>	<b>Beginning of period</b>
- Dividends declared after the reporting date:			
+Dividends declared on common shares:.....			
+ Dividends declared on preference shares:.....			
- Dividends on accumulated preference shares not recorded:.....			
<b>d) Issued shares</b>		<b>End of period</b>	<b>Beginning of period</b>
- Quantity of Authorized issuing shares			
- Quantity of issued shares			
+ Common shares			
+ Preference shares			
- Quantity of shares repurchased			
+ Common stocks			
+ Preference shares			
- Quantity of outstanding shares in circulation			
+ Common shares			
+ Preference shares			

\* Par value per share :.....

**18,306,372,388**

**e. Company's reserves:**

**18,306,372,388**

- Development and investment funds

- Other reserves

- Enterprise Restructuring Support Fund

**g. Income and expenses, profits and losses directly recorded to owner's equity in accordance with specific Accounting standards .**

<b>25. Differences upon asset revaluation</b>		<b>End of period</b>	<b>Beginning of period</b>

<b>26. Exchange Differences</b>		<b>End of period</b>	<b>Beginning of period</b>
- Due to the translation of Financial Statements from foreign currency to VND			



- Due to other reasons		
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27. Non-business Funds	This time	Last time
- Funding provided during the period	2,919,394,051	5,142,389,138
- Career expenses	7,259,250,323	10,777,782,988
- Remaining funds at the end of the period	(4,339,856,272)	(5,635,393,850)

28. Off balance sheet items	End of period	Beginning of period
a) Outsourced assets: The total minimum lease payments in the future for operating lease contracts of non-cancellable assets according to the terms.		
- 1 year or less		
- Over 1 year to 5 years		
- Over 5 years		

b) Assets held in custody: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of asset as of the end of the period.

- Materials and goods held for processing: The company must provide detailed explanations of the quantity, type, specifications, and quality as of the end of the period.

- Goods held for sale on behalf of others, consignment goods, pledged or mortgaged goods: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of goods.

c) Foreign currencies: The company must provide detailed explanations of the quantity of each type of foreign currency, calculated in the original currency. Precious metals must be presented in terms of weight in both domestic and international units (Ounce), with the value explained in USD.

d) Precious metals and gemstones: The company must provide detailed explanations of the cost price, quantity (in international units), and type of precious metals and gemstones.

d) Doubtful debts that have been settled: The company must provide detailed explanations of the value (in the original currency) of doubtful debts that have been settled within 10 years from the date of settlement, broken down by debtor, and the reasons for the write-off of doubtful debts in accounting

e) Other information regarding items outside the balance sheet.

30. Other information that the company voluntarily explains and clarifies.

# V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (REPORT ON BUSINESS ACTIVITIES)

Unit: VND

	This time	Last time
<b>01. Total Revenue from sale of goods and rendering of services (code 01).</b>	<b>580,442,287,344</b>	<b>296,194,071,919</b>
+ Revenue from construction contracts	266,331,284,715	225,558,373,282
+ Revenue from real estate business	309,596,083,556	62,448,839,444
+ Revenue from sale of goods	327,302,634	2,265,949,708
+ Revenue from rendering of services	4,187,616,439	5,920,909,485
+ Revenue from other industries	-	-

	This time	Last time
<b>02. Revenue deductions (Code 02).</b>		
+ Trade discounts		
+ Sale discounts		
+ Sale returns		

	This time	Last time
<b>03. Cost of goods sold (code 11)</b>		
- Cost of construction contracts	265,079,373,783	219,475,660,113
- Cost of assignment of investment properties	300,895,339,020	53,284,756,443
- Cost of finished goods sold	310,282,897	2,148,120,323
- Cost of services rendered	2,219,344,560	2,499,378,597
- Expenses of sales of investment properties	-	-
- Normal loss of inventories	-	-
- Abnormal loss of inventories	-	-
- Other abnormal expenses included in cost of goods sold	-	-
- Provision for devaluation of inventories	-	-
- Cost of other industries	-	-
<b>Total</b>	<b>568,504,340,260</b>	<b>277,407,915,476</b>



04. Financial income (Code 21)		This time	Last time
- Interest income		19,497,745,801	20,888,590,537
- Gain from disposal of financial investments		-	-
- Dividends or profits received		-	-
- realised exchange gain		-	-
- Interest from deferred payment sale or payment discount		-	-
- Other financial income		-	-
<b>Total</b>		<b>19,497,745,801</b>	<b>20,888,590,537</b>

05. Financial expenses (Code 22).		This time	Last time
- Interest expenses		21,867,330,480	14,756,847,181
- Payment discount or interests from deferred payment purchase		-	-
- Loss from disposal of financial investments		-	-
- Realised exchange loss		-	-
- Provision for diminution in value of trading securities and impairment loss from investment		(30,746,941,903)	(12,505,457,972)
- Other financial expenses		-	-
- Other decreases in financial expenses.		-	-
<b>Total</b>		<b>(8,879,611,423)</b>	<b>2,251,389,209</b>

06. Other Income		This time	Last time
- Gain from liquidation, disposal of fixed assets		-	-
- Gain from revaluation of assets		-	-
- Collected fines		-	-
- Deductible taxes		-	-
- Others		25,635,267,764	4,964,425,225
<b>Total</b>		<b>25,635,267,764</b>	<b>4,964,425,225</b>

07. Other expenses		This time	Last time
- Loss from liquidation, disposal of fixed assets		-	-
- Loss from revaluation of assets		-	-
- Fines		-	-

- Others	2,955,610,293	592,652,391
<b>Total</b>	<b>2,955,610,293</b>	<b>592,652,391</b>

<b>08. Selling expenses and business management expenses</b>	<b>This time</b>	<b>Last time</b>
a) Operating Expenses Incurred During the Period	32,083,117,289	11,319,674,028
- Details of expenses accounting for 10% or more of total operating expenses		
- Other operating expenses		
b) Selling Expenses Incurred During the Period	2,186,765,139	6,171,096,646
- Details of expenses accounting for 10% or more of total selling expenses		
- Other selling expenses		

<b>09. Production and business costs by factor</b>	<b>This time</b>	<b>Last time</b>
- Raw materials	192,619,317,487	142,206,679,914
- Labour expenses	36,249,537,181	35,607,380,900
- Machinery expenses	28,841,108,125	32,045,090,799
- Expenses of outsourcing services	21,414,292,960	23,562,262,344
- Other expenses in cash	3,440,281,386	2,163,547,099
<b>Total</b>	<b>282,564,537,139</b>	<b>235,584,961,056</b>

<b>10. Current corporate income tax expense (Code 51).</b>	<b>This time</b>	<b>Last time</b>
- Adjustment of tax expenses from previous year s to current year		
- Total current corporate income tax expense	6,444,918,288	1,886,555,712

<b>11. Deferred income tax (Code 52).</b>	<b>This time</b>	<b>Last time</b>
- Deferred CIT expense relating to taxable temporary difference		
- Deferred CIT expense relating to reversal of Deferred income tax assets		
- Deferred CIT income arising from deductible temporary difference		
- Deferred CIT income arising from unused tax loss and tax credits		
- Deferred CIT income arising from reversal of deferred income tax liabilities		
- Total deferred corporate income tax expense.	(108,780,359)	(1,287,958,441)



## VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

### 1. Non-cash transactions affecting the cash flow statement and cash held by the enterprise but not used.

- a) Acquisition of assets through the assumption of related debts or through financial lease transactions.

- Acquisition of a business through the issuance of shares.

- Conversion of debt into equity.

- b) Acquisition and disposal of subsidiaries or other business units during the reporting period.

- Total value of acquisition or disposal.

- The portion of the acquisition or disposal value paid in cash and cash equivalents.

- The amount of cash and cash equivalents actually held in the acquired or disposed subsidiary or business unit.

- The portion of non-cash assets and liabilities in the acquired or disposed subsidiary or business unit during the period.

c) Presentation of the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other binding commitments the enterprise must comply with.

## VII. OTHER INFORMATION

### 1. Contingent liabilities, commitments, and other financial information.

### 2. Events occurring after the end of the financial year.

### 3. Information on related parties.

### 4. Presentation of assets, revenues, and business results by segment (by business area or geographical area) as per Accounting Standard No. 28.

### 5. Comparative information.

### 6. Information about going concern.

### 7. Other information.

Preparer



Pham Thanh Lam

Chief Accountant



Nguyen Tuan Anh

Hanoi, day 29 month 07 year 2025

Chairman

