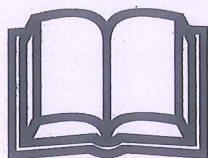


THANH HOA WATER SUPPLY JOINT STOCK COMPANY
ADDRESS : No. 99 Mat Son Street, Hac Thanh Ward, Thanh Hoa Province



FINANCIAL STATEMENT

QUARTER III, 2025

- 1. Balance Sheet*
- 2. Income Statement*
- 3. Cash Flows Statement*
- 4. Notes to the Financial Statements*

RECIPIENTS: SSC, HNX



THANH HOA WATER SUPPLY JOINT STOCK COMPANY
No. 99 Mat Son Street, Hac Thanh Ward
Thanh Hoa Province, Vietnam

FORM B 01 - DN

Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of
Finance

BALANCE SHEET
As at 30 September 2025

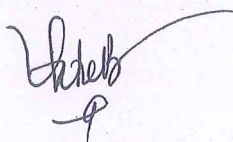
Unit: VND

ASSETS		Codes	Notes	Closing balance	Opening balance
A.	CURRENT ASSETS	100		85,190,700,874	96,516,546,779
I.	Cash and cash equivalents	110	V.1	31,274,119,667	45,366,481,134
1.	Cash	111		2,969,264,495	2,653,134,818
2.	Cash equivalents	112		28,304,855,172	42,713,346,316
II.	Short-term financial investments	120		-	-
1.	Trading securities	121		-	-
2.	Provision for impairment of trading securities	122		-	-
3.	Held-to-maturity investments	123		-	-
III.	Short-term receivables	130		38,137,387,939	27,537,099,565
1.	Short-term trade receivables	131	V.2	25,018,089,940	27,680,797,147
2.	Short-term advances to suppliers	132		1,179,094,200	582,952,000
3.	Short-term inter-company receivables	133		-	-
4.	Receivables from construction contracts under percentage of completion method	134		-	-
5.	Short-term loan receivables	135		-	-
6.	Other short-term receivables	136	V.3	32,282,024,349	22,161,382,353
7.	Provision for short-term doubtful debts	137		-20,341,820,550	-22,888,031,935
8.	Deficits in assets awaiting solution	139		-	-
IV.	Inventories	140		15,445,444,163	19,634,617,582
1.	Inventories	141	V.4	17,862,171,982	22,051,345,401
2.	Provision for devaluation of inventories	149		-2,416,727,819	-2,416,727,819
V.	Other short-term assets	150		333,749,105	3,978,348,498
1.	Short-term prepayments	151		-	-
2.	Value added tax deductibles	152		222,149,054	221,653,344
3.	Taxes and other receivables from the State budget	153	V.10a	111,600,051	3,756,695,154
4.	Government bond sale and repurchase transactions	154		-	-
5.	Other short-term assets	155		-	-
B.	NON-CURRENT ASSETS	200		609,739,664,686	596,097,837,043
I.	Long-term receivables	210		-	-
1.	Long-term trade receivables	211	V.5	-	-
2.	Long-term advances to suppliers	212		-	-
3.	Operating capital contributed to dependent units	213		-	-
4.	Long-term inter-company receivables	214		-	-
5.	Long-term loans receivable	215		-	-
6.	Other long-term receivables	216		-	-
7.	Provision for long-term doubtful debts	219		-	-
I.	Fixed assets	220		534,306,032,569	559,065,563,047
1.	Tangible fixed assets	221		533,987,199,241	558,682,296,365
-	- Cost	222		1,512,515,540,199	1,494,561,551,741
-	- Accumulated depreciation	223		-978,528,340,958	-935,879,255,376
2.	Finance lease assets	224		-	-

- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible assets	227	V.6	318,833,328	383,266,682
- Cost	228		952,621,550	952,621,550
- Accumulated depreciation	229		-633,788,222	-569,354,868
III. Investment property	230		-	-
- Cost	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in progress	240		49,146,511,052	19,634,749,851
1. Long-term work in progress	241		-	-
2. Long-term construction in progress	242	V.7	49,146,511,052	19,634,749,851
V. Long-term financial investments	250		-	-
1. Investments in subsidiaries	251		-	-
2. Investments in joint-ventures, associates	252		-	-
3. Equity investments in other entities	253		-	-
4. Provision for impairment of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		26,287,121,065	17,397,524,145
1. Long-term prepayments	261	V.8	26,287,121,065	17,397,524,145
2. Deferred tax assets	262		-	-
3. Long-term reserved spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS (270=100+200)	270		694,930,365,560	692,614,383,822
C. LIABILITIES	300		275,226,121,379	265,396,043,581
I. Current liabilities	310		139,438,194,485	140,096,143,059
1. Short-term trade payables	311	V.9	33,224,534,764	36,329,619,951
2. Short-term advances from customers	312		439,617,297	347,830,071
3. Taxes and amounts payable to the State budget	313	V.10b	4,541,318,816	2,455,519,713
4. Payables to employees	314		19,744,977,641	19,535,863,013
5. Short-term accrued expenses	315	V.11	9,675,644,938	11,686,629,950
6. Short-term inter-company payables	316		-	-
7. Payables relating to construction contracts under percentage of completion method	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other current payables	319	V.12	39,017,061,979	41,935,705,297
10. Short-term loans and obligations under finance leases	320		21,836,658,000	21,836,658,000
11. Short-term provisions	321		-	-
12. Bonus and welfare funds	322		10,958,381,050	5,968,317,064
13. Price stabilization fund	323		-	-
14. Government bond sale and repurchase transactions	324		-	-
II. Long-term liabilities	330		135,787,926,894	125,299,900,522
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		2,418,000,000	2,418,000,000
4. Inter-company payables regarding operating capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337		-	-

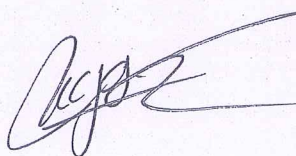
8.	Long-term loans and obligations under finance leases	338	V.13	133,369,926,894	122,881,900,522
9.	Convertible bonds	339		-	-
10.	Preference shares	340		-	-
11.	Deferred tax liabilities	341		-	-
12.	Long-term provisions	342		-	-
13.	Scientific and technological development fund	343		-	-
D.	EQUITY	400		419,704,244,181	427,218,340,241
I.	Owner's equity	410	V.14	419,704,244,181	427,218,340,241
1.	Owner's contributed capital	411		329,954,110,000	329,954,110,000
	- Ordinary shares carrying voting rights	411a		329,954,110,000	329,954,110,000
	- Preference shares	411b		-	-
2.	Share premium	412		-	-
3.	Convertible options	413		-	-
4.	Other owner's capital	414		-	-
5.	Treasury shares	415		-	-
6.	Assets revaluation reserve	416		-	-
7.	Foreign exchange reserve	417		-	-
8.	Investment and development fund	418		44,439,280,112	35,117,230,089
9.	Enterprise reorganisation support fund	419		-	-
10.	Other reserves	420		-	-
11.	Retained earnings	421		45,310,854,069	62,147,000,152
	- Retained earnings accumulated to the prior year end	421a		-	-
	- Retained earnings of the current year	421b		45,310,854,069	62,147,000,152
12.	Construction investment fund	422		-	-
II.	Other resources and funds	430		-	-
1.	Subsidised funds	431		-	-
2.	Funds for fixed assets acquisition	432		-	-
TOTAL RESOURCES (440=300+400)		440		694,930,365,560	692,614,383,822

Prepared by



Dang Thi Tien

Chief accountant



Nguyen Thi Nga

Thanh Hoa, date month year 2025



Le The Son



INCOME STATEMENT
Quarter III, 2025

Unit: VND

Items	Code	Note	Quarter III		Accumulated from the beginning of the year to the end of the period	
			Current year	Prior year	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	VI.1	129,584,158,156	122,424,503,632	357,089,304,645	344,079,740,907
2. Deductions	02	VI.2				
3. Net revenue from goods sold and services rendered	10		129,584,158,156	122,424,503,632	357,089,304,645	344,079,740,907
4. Cost of sales	11	VI.3	86,764,706,128	85,797,657,675	242,010,765,797	240,471,210,060
5. Gross profit from goods sold and services rendered	20		42,819,452,028	36,626,845,957	115,078,538,848	103,608,530,847
6. Financial income	21	VI.4	166,198,893	265,480,611	1,397,871,194	931,240,090
7. Financial expenses	22	VI.5	2,214,350,534	2,506,163,265	6,551,634,730	7,596,830,800
- In which: Interest expense	23		2,214,350,534		6,551,634,730	
8. Selling expenses	25		14,515,791,389	9,597,814,669	36,481,294,920	30,483,523,494
9. General and administration expenses	26		6,750,652,203	6,584,340,336	23,169,103,616	19,533,151,003
10. Operating profit	30		19,504,856,795	18,224,008,298	50,274,376,776	46,926,265,640
11. Other income	31		38,910,088	719,405,000	288,714,088	8,040,593,561
12. Other expenses	32			20,000,000	13,142,717	5,527,915,896
13. Profit from other activities	40		38,910,088	699,405,000	275,571,371	2,512,677,665
14. Accounting profit before tax	50		19,543,766,883	18,923,413,298	50,549,948,147	49,438,943,305
15. Current corporate income tax expense	51	VI.6	1,954,376,688	3,784,682,700	5,239,094,078	10,426,602,481
16. Deferred corporate tax (income)/expense	52					
17. Net profit after corporate income tax	60		17,589,390,195	15,138,730,598	45,310,854,069	39,012,340,824
18. Basic earnings per share	70					
19. Diluted earnings per share	71					

Prepared by



Dang Thi Tien

Chief Accountant



Nguyen Thi Nga

Thanh Hoa, date



PART II: STATUS OF COMPLIANCE WITH OBLIGATIONS TO THE STATE
Quarter III, 2025

Items	Codes	Outstanding payable at the beginning of the period	Amount incurred during the period		Accumulated from the beginning of the year		Amount payable at the end of the period
			Amount payable	Amount paid	Amount payable	Amount paid	
I. Taxes	10	-32,158,609	5,901,875,102	4,108,383,402	15,161,828,014	9,762,098,609	1,761,333,091
1. VAT on domestic sales	11	-110,800,215	2,633,584,001	2,540,000,000	6,952,556,126	6,902,457,756	-17,216,214
2. VAT on imported goods	12						
3. Special consumption tax	13						
4. Export and import duties	14						
5. Corporate income tax	15	-1,075,856	1,954,376,688	200,000,000	5,239,094,078	200,000,000	1,753,300,832
6. Personal income tax	16	-79,833,637	888,662,753	903,212,953	1,460,821,253	1,151,617,766	-94,383,837
7. Natural resource tax	17	131,422,310	383,671,660	395,461,660	1,148,269,180	1,146,935,710	119,632,310
8. Property tax	18						
9. Land rent	19	28,128,789	41,580,000	69,708,789	310,087,377	310,087,377	
10. Environmental protection tax	20				51,000,000	51,000,000	
11. Other taxes	21						
II. Other Payables	30	2,806,460,271	8,726,570,128	8,864,644,725	23,946,682,987	23,615,518,186	2,668,385,674
1. Additional charges	31						
2. Fees and charges	32	2,806,386,737	8,571,695,768	8,709,770,365	23,388,424,172	23,056,954,922	2,668,312,140
3. Other payables	33	73,534	154,874,360	154,874,360	558,258,815	558,563,264	73,534
Total	40	2,774,301,662	14,628,445,230	12,973,028,127	39,108,511,001	33,377,616,795	4,429,748,765

Prepared by

Chief Accountant

Thanh Hoa, date 16/09/2025 month year 2025

Chairman




Dang Thi Tien


Nguyen Thi Nga

THANH HOA WATER SUPPLY JOINT STOCK COMPANY
No. 99 Mat Son Street, Hac Thanh Ward
Thanh Hoa Province, Vietnam

FORM B 02 - DN

Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance

**PART III: VAT DEDUCTIBLE, VAT REFUNDABLE,
VAT REDUCTION, VAT ON DOMESTIC SALES**

From 01 January 2025

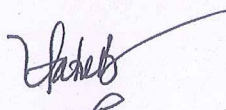
to 30 September 2025


Items	Codes	This period	Accumulated
I. VAT Deductible			
1. VAT deductible and refundable at the beginning of the period	10		221,653,344
2. VAT deductible incurred during the period	11	4,186,390,224	4,186,390,224
3. VAT deducted, refunded, VAT on returned goods, and non-deductible VAT (12 = 13 + 14 + 15 + 16)	12	3,964,241,170	3,964,241,170
Include:			
a/ VAT deducted	13	3,962,313,876	3,962,313,876
b/ VAT refunded	14	1,927,294	1,927,294
c/ VAT on returned goods, discounts on purchased goods	15		
d/ VAT not deductible	16		
4. VAT deductible and refundable at the end of the period (17 = 10 + 11 - 12)	17	222,149,054	443,802,398
II. VAT Refundable			
1. VAT refundable at the beginning of the period	20		
2. VAT refundable incurred during the period	21		
3. VAT refunded	22		
4. VAT refundable at the end of the period (23 = 20 + 21 - 22)	23		
III. VAT Reduction			
1. VAT reduction at the beginning of the period	30		
2. VAT reduction incurred during the period	31		
3. VAT reduced	32		
4. VAT reduction at the end of the period (33 = 30 + 31 - 32)	33		
IV. VAT on Domestic Sales			
1. VAT on domestic sales payable at the beginning of the period	40	-110,800,215	-67,314,584
2. Output VAT incurred	41	6,595,897,877	6,595,897,877
3. Input VAT deducted	42	3,962,313,876	3,962,313,876
4. VAT on returned goods, discounts on sales	43		
5. VAT reduced from payable VAT	44		
6. VAT on domestic sales paid to the state budget	45	2,540,000,000	2,540,000,000
7. VAT on domestic sales payable at the end of the period (46=40+41-42-43-44-45)	46	-17,216,214	-17,216,214

Thanh Hoa, date month year 2025

Prepared by

Chief Accountant


Dang Thi Tien


Nguyen Thi Nga


Chairman
Le The Son

Cash Flow Statement
(Direct method)
From 01 January 2025 to 30 September 2025

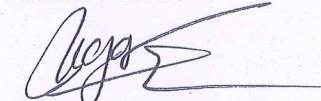
	Items	Code	Current year (Unit: VND)	Prior year (Unit: VND)
I.	Cash flows from operating activities			
1.	revenues	01	402,071,659,238	385,036,047,259
2.	Cash paid to suppliers of goods and services	02	-89,513,311,670	-88,823,010,274
3.	Amounts paid to employees	03	-122,789,837,798	-111,643,738,039
4.	Interest paid	04	-5,174,789,056	-6,486,145,489
5.	Enterprise income tax paid	05	-200,000,000	-9,856,629,987
6.	Other receipts from trading	06	491,900,089,580	320,038,334,840
7.	Other expenditures on trading	07	-605,280,053,312	-438,429,964,331
	Net cash flow from operating activities	20	71,013,756,982	49,834,893,979
II.	Cash flows from investing activities			
1.	Acquisition and construction of fixed assets and other long-term assets	21	-66,681,678,429	-43,084,471,230
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22		
3.	Cash outflow for lending, buying debt instruments of other entities	23	-128,011,965,259	-122,802,567,542
4.	Cash recovered from lending, selling debt instruments of other entities	24	142,420,456,403	144,240,412,840
5.	Equity investments in other entities	25		
6.	Cash recovered from investments in other Entities	26		
7.	Interest earned, dividends and profits received	27	181,942,570	682,698,157
	Net cash flow from investing activities	30	-52,091,244,715	-20,963,927,775
III.	Lưu chuyển tiền từ hoạt động tài chính			
1.	Proceeds from share issue and owners' contributed capital	31		
2.	Capital withdrawals, buy-back of issued shares	32		
3.	Proceeds from borrowings	33	66,285,301,772	
4.	Repayment of borrowings	34	-55,797,275,400	-14,996,373,952
5.	Repayment of obligations under finance leases	35		
6.	Dividends and profits paid	36	-43,502,900,106	-33,298,234,942
	Net cash flow from financing activities	40	-33,014,873,734	-48,294,608,894
	Net increase/(decrease) in cash	50	-14,092,361,467	-19,423,642,690
	Cash and cash equivalents at the beginning of the year	60	45,366,481,134	67,904,368,603
	<i>Effects of changes in foreign currency exchange rates</i>	<i>61</i>		
	Cash and cash equivalents at the end of the year	70	31,274,119,667	48,480,725,913

Thanh Hoa, date month year 2025

Prepared by


Dang Thi Tien

Chief Accountant


Nguyen Thi Nga



NOTES TO THE FINANCIAL STATEMENTS

From: 01/07/2025 to: 30/09/2025

I- Business Characteristics.

1. Ownership Structure: State-owned.
2. Business Fields: Production and trading of clean water, project design and construction of water supply and drainage systems, construction works, transportation, irrigation, and providing catering and hotel services.
3. Business Activities.
4. Normal Production and Business Cycle: Monthly and yearly;
5. Business Activities in the Financial Year Affecting the Financial Statements.
6. Business Structure;
7. Statement on Information Comparability: Comparable.

II- Accounting period, currency used in accounting.

1. Accounting period: The company's financial year begins from 01 January to 31 December.
2. Currency used in accounting: VND.

III- Accounting Standards and system applied.

1. The Company adopted Vietnamese accounting regulations as stipulated in Circular No. 200/2014/TT-BTC ("Circular 200") dated 22 December 2014 issued by the Ministry of Finance.
2. Statement of Compliance with Accounting Standards and Accounting System: The Financial Statements are prepared and presented in accordance with the Vietnamese Accounting Standards and Accounting System.
3. Accounting form applied: Accounting on computer.

IV- Accounting Policies Applied

1. Principle for Converting Financial Statements from Foreign Currency to Vietnamese
2. Types of Exchange Rates Applied in Accounting
3. Principle for Determining the Effective Interest Rate
4. Principle for Recognizing Cash and Cash Equivalents.
5. Principle for Recognizing Financial Investments:
 - a) Trading securities;
 - b) Held-to-maturity investments;
 - c) Loans receivable;
 - d) Investments in subsidiaries and associates;
 - e) Investments in equity instruments of other entities;
6. Principle for Accounting Receivables.
7. Principles for Recognizing Inventory:
 - Principle for Recognizing Inventory: Recognized at historical cost.
 - Method for Valuing Inventory: Weighted average method.
 - Inventory Accounting Method: Periodic inventory system.
 - Method for Provision for Inventory Write-down: No provision made.
8. Principles for Recognizing and Depreciating Fixed Assets (FA), Finance-Leased Fixed Assets, and Investment Property:
 - Principles for Recognizing Fixed Assets (Tangible, Intangible, and Finance-Leased Assets): Fixed assets are recognized at cost. In the Balance Sheet, they are presented under three categories: Cost, Accumulated depreciation, Net book value;
 - Depreciation Method for Fixed Assets (Tangible, Intangible, and Finance-Leased Assets): Straight-line depreciation method.
9. Accounting Principles for Joint Venture Contracts.
10. Accounting Principles for Deferred Income Tax.
11. Accounting Principles for Prepaid Expenses
 - Prepaid Expenses: Primarily the value of water meters used.;

- Other Expenses: Other reasonable expenses are accounted for as expenses
- Method of Allocating Prepaid Expenses: The straight-line method as per the regulations of the Ministry of Finance;
- 12. Accounting Principles for Payables:
In accordance with the contract between the borrower and the lender, and in compliance with current state regulations..
- 13. Principles for Recognizing Borrowings and Finance Lease Liabilities:
 - Short-term Investments in Securities;
 - Other Short-term and Long-term Investments;
 - Method for Provisioning for Impairment of Short-term and Long-term Investments.
- 14. Principles for Recognizing and Capitalizing Other Expenses:
 - Principle for Recognizing Borrowing Costs: Borrowing costs are capitalized when directly related to the construction investment. Other borrowing costs are recognized as business expenses in the period.
 - Capitalization Rate Used to Determine Capitalized Borrowing Costs: In accordance with Standard No.16.
- 15. Principles for Recognizing Accrued Expenses:
 - Long-term interest payable according to the supplementary loan agreement between the Ministry of Finance and the Company.
 - Other payables under contract, in compliance with current state regulations..
- 16. Principles and Methods for Recognizing Provisions for Payables: No provisions made..
- 17. Principles for Recognizing Equity:
 - Principles for Recognizing Owner's Investment, Share Premium, and Other Owner's Equity: Based on the actual capital of the owner.;
 - Principles for Recognizing Revaluation Surplus of Assets;
 - Principles for Recognizing Exchange Rate Differences;
 - Principles for Recognizing Unappropriated Profit: It is the profit from the company's activities after deducting corporate income tax expenses for the year. The remaining profit is distributed in accordance with current regulations.
- 18. Principles and Methods for Recognizing Revenue:
 - Sales Revenue: Revenue is recognized when finished goods are sold, provided that the majority of the risks and rewards associated with the ownership of the goods or finished products have been transferred to the buyer, and there is no significant uncertainty related to payment, associated costs, or the possibility of returns of the goods or products;
 - Service Revenue: Revenue is recognized when there is no significant uncertainty related to the payment, associated costs, or other factors.
 - Financial Revenue: Fully complies with the two revenue recognition conditions as specified in Accounting Standard No. 14;
 - Construction Contract Revenue: Revenue is recognized based on the completion volume, according to the acceptance report, AB settlement, or the volume confirmation table with the project owner.
 - Other income
- 19. Principles for Revenue Deductions: In accordance with current regulations.
- 20. Principles for Accounting Cost of Goods Sold: The total cost of goods sold incurred in accordance with current regulations..
- 21. Principles for Accounting Financial Expenses: The total financial expenses incurred during the period.
- 22. Principles for Accounting Selling Expenses and Administrative Expenses: In accordance with current regulations..
- 23. Principles and Methods for Accounting Corporate Income Tax Expense:
It is determined based on the total taxable income of the enterprise and the current corporate income tax rate..
- 24. Other Accounting Principles and Methods

V. Accounting Policies Applied (in case the company does not meet the going concern assumption)

1. Are long-term assets and long-term liabilities reclassified as current?
2. Principles for determining the value of each type of asset and liability (according to net realizable value, recoverable value, fair value, current value, current price...)
3. Principles of financial handling for:
 - Provisions;
 - Differences in asset revaluation and exchange rate differences (still reflected on the Balance Sheet - if any).

	Cost	Closing balance Provision	Fair value	Cost	Opening balance Provision	Fair value
c) Investment in capital contribution to other entities (details of each investment according to the capital holding ratio and voting rights ratio)						
- Investment in subsidiaries						
- Investment in joint ventures and associates;						
- Investment in other entities;						
- Summary of the operations of subsidiaries, joint ventures and associates during the period;						
- Significant transactions between the enterprise and subsidiaries, joint ventures and associates during the period,						
- In case the fair value cannot be determined, explain the reason,						
03, Receivables			Closing balance			Opening balance
a) Short-term receivables from customers			25,018,089,940			27,680,797,147
b) Long-term receivables from customers						
c) Receivables from related parties (detailed by each entity)						
04, Other receivables			Closing balance			Opening balance
a) Short-term						
- Receivables from equitization;						22,161,382,353
- Receivables from dividends and profit distribution;			32,282,024,349			711,449,636
- Receivables from employee;			711,449,636			
- Deposits and guarantee payments;						
- Loans receivable;			1,064,330,000			46,000,000
- Payments on behalf of others;			30,506,244,713			21,403,932,717
- Others,						
b) Long-term						
- Receivables from equitization;						
- Receivables from dividends and profit distribution;						
- Receivables from employee;						
- Deposits and guarantee payments;						
- Loans receivable;						
- Payments on behalf of others;						
- Others,						
Total			32,282,024,349			22,161,382,353
		Closing balance			Opening balance	

09, Increase or Decrease in Tangible Fixed Assets:

Items	Buildings, Structures	Machinery, Equipment	Motor Vehicles	Office Equipment	Perennial Plants and Livestock	Other assets	Total
Historical Cost	2111	2112	2113	2114	2115	2118	
Opening balance	372,421,010,967	205,761,557,944	913,023,161,571	3,355,821,259			1,494,561,551,741
- Addition							
- Capital Construction Investment	2,439,927,658	6,405,783,636	8,499,952,714				17,345,664,008
- Other increases		608,324,450					608,324,450
- Transfer to Property Investment							
- Disposal							
- Other decreases							
Closing balance	374,860,938,625	212,775,666,030	921,523,114,285	3,355,821,259			1,512,515,540,199
Accumulated Depreciation							
Opening balance	240,894,936,407	146,863,275,733	545,330,140,901	2,790,902,335			935,879,255,376
- Charge for the year	10,338,229,153	12,113,209,563	20,026,092,561	172,220,973			42,649,752,250
- Other increases							
- Transfer to Property Investment							
- Disposal							
- Other decreases							
Closing balance	251,233,165,560	158,976,151,962	565,356,233,462	2,963,123,308			978,528,674,292
Net book value							
- Opening balance	131,526,074,560	58,898,282,211	367,693,020,670	564,918,924			558,682,296,365
- Closing balance	123,627,773,065	53,799,180,734	356,166,880,823	392,697,951			533,987,199,241

- The residual value of tangible fixed assets used as collateral for loans as at;

- The cost of tangible fixed assets that have been fully depreciated but are still in use as at ;

- The cost of tangible fixed assets at the end of the year awaiting disposal;

- Commitments Regarding the Purchase or Sale of Tangible Fixed Assets with Significant Future Value;

- Other Changes in Tangible Fixed Assets,

10. Increase or Decrease in Intangible Fixed Assets:

Items	Land Use Rights	Issuance Rights	Copyright, Patent	Trademark, Trade Name	Software Program	Franchise Licenses	Other Intangible fixed asset	Total
Historical cost	2131	2132	2133	2134	2135	2136	2138	
Opening balance					893,953,550	58,668,000		952,621,550
- Addition								
- Created from within the company								
- Increase due to business combination								
- Other increases								
- Disposal								
- Other decreases								
Closing balance					893,953,550	58,668,000		952,621,550
Accumulated Depreciation								
Opening balance					510,686,868	58,668,000		569,354,868
- Charge for the year					64,433,354			64,433,354
- Other increases								
- Disposal								
- Other decreases								
Closing balance					575,120,222	58,668,000		633,788,222
Net book value								
- Opening balance					383,266,682			383,266,682
- Closing balance					318,833,328			318,833,328

- The residual value of intangible fixed assets used as collateral for loans as at;
- The cost of intangible fixed assets that have been fully depreciated but are still in use as at ;
- Explanatory Notes and Other Disclosures;

11, Increase or Decrease in Financial lease fixed assets:

Items	Buildings, Structures	Machinery, Equipment	Motor Vehicles	Other assets	Intangible Fixed Assets	Total
Historical cost						
Opening balance						
- Finance lease during the year						
- Purchase of finance leased fixed assets						
- Other increases						
- Return of finance leased fixed assets						
- Other decreases						
Closing balance						
Accumulated Depreciation						
Opening balance						
- Charge for the year						
- Purchase of leased fixed assets						
- Other increases						
- Return of leased fixed assets						
- Other decreases						
Closing balance						
Net book value						
- Opening balance						
- Closing balance						

- Additional rent is recognized as an expense in the year;

- Basis for determining additional rent;

- Lease renewal terms or right to purchase assets;

12, Increase or Decrease in Investment Property:

Items	Opening balance	Addition	Decrease	Closing balance
a) Investment real estate for rent				
Historical cost				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructure				
Accumulated Depreciation				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructure				
Net book value				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructure				
b) Real estate investment held for years waiting for price increase				
Historical cost				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructure				
Loss due to impairment				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructure				
Net book value				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructure				

- The remaining value at the end of the period of investment real estate used as mortgage or pledge to secure the loan;
- The original value of investment real estate that has been fully depreciated but is still leased or held for price increase;
- Data explanation and other explanations;

13, Prepayments:

- a) Short-term (details for each item)
 - Prepaid expenses for fixed asset operating lease;
 - Tools and equipment used;
 - Borrowing costs;
 - Other items (details if large in value),
- b) Long-term
 - Business establishment costs
 - Insurance costs;
 - Other items (details if large in value),

Total

Closing balance
26,287,121,065

Opening balance
17,397,524,145

26,287,121,065
Closing balance

17,397,524,145
Opening balance

14, Other assets

- a) Short-term (details for each item)
- b) Long-term (details for each item)

Total

15, Loans and obligations under finance leases

	Closing balance Value	Ability to pay	During the year Addition	Decrease	Opening balance Giá trị	Ability to pay
a) Short-term loans	155,206,584,894		66,285,301,772	55,797,275,400	144,718,558,522	
b) Short-term loans (Details by term) Total	155,206,584,894		66,285,301,772	55,797,275,400	144,718,558,522	
c) Financial leasing debts						

Term	Current year			Previous year		
	Total lease payments	Interest' rental payment	Principal repayment	Total lease payments	Interest' rental payment	Principal repayment
Under 1 year						
Over 1 year to 5 years						
Over 5 years						

d) Overdue and unpaid loans and financial lease debts

- Loan;
- Financial lease debt;
- Reason for non-payment

Total

e) Detailed explanation of loans and financial lease debts to related parties

16, Account payables

- a) Short-term trade payables
- b) Long-term trade payables (similar to short-term details)
Total
- c) Unpaid overdue debt
 - Details of each subject accounting for 10% or more of the total overdue debt;
 - Other subjects

Total

d) Payable to related parties (details for each entity)

	Closing balance Principal	Interest	Opening balance Principal	Interest
	Value	Ability to pay	Value	Ability to pay

	Closing balance Value	Ability to pay	Opening balance Value	Ability to pay

33,224,534,764 36,329,619,951

17, Receivables/payables to the state budget,	Opening balance	Amount payable during the year	Amount actual paid during the year	Closing balance
a) Payable (details by tax type)				
- Value-Added Tax (VAT)	-110,800,215	6,595,897,877	6,502,313,876	-17,216,214
- Special Consumption Tax				
- Export-Import Duties				
- Corporate Income Tax	-1,075,856	1,954,376,688	200,000,000	1,753,300,832
- Personal Income Tax	-79,833,637	888,662,753	903,212,953	-94,383,837
- Resource Tax	131,422,310	383,671,660	395,461,660	119,632,310
- Property Tax and Land Lease Fees	28,128,789	41,580,000	69,708,789	
- Environmental Protection Fees				
- Other Fees, Charges, and Payable Amounts,	2,806,460,271	8,726,570,128	8,864,644,725	2,668,385,674
Total	2,774,301,662	18,590,759,106	16,935,342,003	4,429,718,765
b) Receivables (details by tax type)				
Total				

18, Accrual Expense

a) Short-term

- Provision for salary expenses during leave;
- Expenses during business suspension;
- Loan interest
- Other provisions;

b) Long-term

- Loan interest
- Other expenses (details of each item)

Total

Closing balance

Opening balance

2,774,301,662

18,590,759,106

Closing balance

Opening balance

19, Other short-term payables

a) Short-term

- Surplus assets awaiting settlement;
- Union funds;
- Social insurance;
- Health insurance;
- Unemployment insurance;
- Payables for equitization;
- Short-term deposits and bets received;
- Dividends and profits payable;
- Other payables and payables,

Total

38,985,929,928

41,728,485,695

39,017,061,979

41,935,705,297

b) Long-term (details of each item)

- Long-term deposits and bets received
- Other payables

c) Overdue debt not yet paid (details of each item, reasons for not paying overdue debt)

20, Unrealized revenue

a) Short-term

- Revenue received in advance;
- Revenue from traditional customer programs;
- Other unearned revenues,

Total

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

c) Possibility of not being able to perform the contract with the customer (details of each item, reasons for inability to perform),

21, Bonds issued

21,1, Regular bonds (details by type)

Closing balance
Value Interest Term

Opening balance
Value Interest Term

a) Bonds issued

- Type issued at par value;
- Type issued at discount;
- Type issued with premium,

Total

b) Detailed explanation of bonds held by related parties (by type of bond)

Total

...

...

21,2, Convertible bonds:

a, Convertible bonds at the beginning of the period:

- Time of issuance, original term and remaining term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Face value, interest rate of each type of convertible bond;
- Conversion rate into shares of each type of convertible bond;
- Discount rate used to determine the value of the principal debt of each type of convertible bond;
- Value of the principal debt and stock option of each type of convertible bond,

b, Convertible bonds additionally issued during the period:

- Time of issuance, original term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Face value, interest rate of each type of convertible bond;
- Conversion rate into shares of each type of convertible bond;
- Discount rate used to determine the value of the principal debt of each type of convertible bond;
- The value of the principal and stock option portion of each type of convertible bond,

c, Convertible bonds converted into shares during the period:

- Number of each type of bond converted into shares during the period; Number of additional shares issued during the period to convert bonds;
- The value of the principal portion of the convertible bonds recorded as an increase in equity,

d, Mature convertible bonds not converted into shares during the period:

- Number of each type of matured bonds not converted into shares during the period;
- The value of the principal portion of the convertible bonds returned to investors,

e, Convertible bonds at the end of the period:

- Original term and remaining term of each type of convertible bonds;
- Number of each type of convertible bonds;
- Face value and interest rate of each type of convertible bonds;
- Conversion rate into shares of each type of convertible bonds;
- Discount rate used to determine the value of the principal portion of each type of convertible bonds;
- The value of the principal and stock option portion of each type of convertible bond,

g Detailed explanation of the bonds held by related parties (by type of bond)

22, Preferred shares classified as liabilities

- Face value;
- Issued entities (management, officers, employees, other entities);
- Repurchase terms (Time, repurchase price, other basic terms in the issuance contract);
- Repurchased value during the period;
- Other explanations,

<i>23, Provisions for payables</i>	Closing balance	Opening balance
a) Short-term		
- Provision for product warranty;		
- Provision for construction warranty;		
- Provision for restructuring;		
- Provision for other payables (Periodic repair costs of fixed assets, environmental restoration costs,,,))		
Total		
b) Long-term (details of each item as short-term)		
<i>24, Deferred income tax assets and deferred income tax liabilities</i>		
a- Deferred income tax assets:	Closing balance	Opening balance
- Corporate income tax rate used to determine the value of deferred income tax assets		
- Deferred income tax assets related to deductible temporary differences		
- Deferred income tax assets related to unused tax losses		
- Deferred income tax assets related to unused tax incentives		
- Amount offset against deferred income tax payable		
Total		
b- Deferred income tax payable		
- Corporate income tax rate used to determine deferred income tax liability		
- Deferred income tax liability arising from taxable temporary differences		
- Amount offset against deferred income tax assets		
Total		

25, Equity
a) Equity Fluctuation Comparison Table

	Items of equity								Total
	Owner's contributed capital 1	Surplus equity 2	Convertible bond option 3	Other owner's capital 4	Differences upon asset revaluation 5	Exchange rate difference 6	Undistributed taxable profit and funds 7	Others ” 8	
A									
Opening balance of previous year									
- Capital increase in previous year									
- Profit in previous year									
- Other increases									
- Capital decrease in previous year									
- Loss in previous year									
- Other decreases									
Opening balance	329,954,110,000						62,147,000,152	35,117,230,089	427,218,340,241
- Capital increase this year							55,428,140,312	9,322,050,023	64,750,190,335
- Profit this year									
- Other increases									
- Capital decrease this year							72,264,286,395		72,264,286,395
- Loss this year									
- Other decreases									
Closing balance	329,954,110,000						45,310,854,069	44,439,280,112	419,704,244,181

b) Details of owner's capital contribution	Closing balance	Opening balance
- Contributed capital of the parent company (if it is a subsidiary)	...	...
- Contributed capital of other subjects	...	...
Total	...	...
c) Capital transactions with Owners and distribution of dividends and profit sharing	Current year	Prior year
- Owner's investment capital		...
+ Contributed capital at the beginning of the year	329,954,110,000	329,954,110,000
+ Contributed capital increased during the year		...
+ Contributed capital decreased during the year		...
+ Contributed capital at the closing of the year	329,954,110,000	329,954,110,000
- Dividends and distributed profits		...
d) Shares	Closing balance	Opening balance
- Number of shares registered for issuance	...	...
- Number of shares sold to the public	...	...
+ Common shares	...	...
+ Preferred shares (classified as equity)	...	...
- Number of shares repurchased (treasury shares)	...	...
+ Common shares	...	...
+ Preferred shares (classified as equity)	...	...
- Number of shares outstanding	...	...
+ Common shares	...	...
+ Preferred shares (classified as equity)	...	...
* <i>Outstanding share price</i> :.....,		
e) Dividends		
- Dividends declared after the end of the accounting period:		
+ Dividends declared on common stock:,		
+ Dividends declared on preferred stock.....,		
- Unrecognized cumulative preferred stock dividends:,		
e) Corporate funds:		
- Development investment fund;	44,439,280,112	35,117,230,089
- Enterprise arrangement support fund;		
- Other funds belong to equity,		
g) Income and expenses, gains or losses are recognized directly in equity in accordance with the provisions of specific accounting standards,		
26, Difference in asset revaluation	Current year	Prior year
Reasons for changes between the beginning and end of the year (in what cases are revalued, which assets are revalued, according to what decision?...)	...	...
27, Exchange rate differences	Current year	Prior year
- Exchange rate differences due to converting financial statements prepared in foreign currency to VND	...	...
- Exchange rate differences arise due to other reasons (specify the cause)	...	...
28, Funding source	Current year	Prior year
- Funding provided during the year		...

- Non-business expenditures ...
- Remaining funds at the end of the year ...

29, Off-balance sheet items

- a) Leased assets: Total future minimum rentals of non-cancelable operating leases for the following periods
- Under 1 year;
 - Over 1 year to 5 years;
 - Over 5 years;

Closing balance	Opening balance
--------------------	--------------------

...	...
...	...
...	...
...	...

- b) Assets held for safekeeping: Company must explain in detail the quantity, type, specifications, and quality of each type of asset at the end of the period,
- Goods and materials held for safekeeping, processing, and consignment: Company must explain in detail the quantity, type, specifications, and quality at the end of the period,
 - Goods sold for safekeeping, consigned, pledged, and mortgaged: Company must explain in detail the quantity, type, specifications, and quality of each type of goods;
- c) Foreign currencies of all kinds: Company must explain in detail the quantity of each type of foreign currency in original currency, Monetary gold must present the volume in domestic and international units of Ounce, explain the value in USD,
- d) Precious metals and gemstones: Company must explain in detail the original price, quantity (in international units) and types of precious metals and gemstones,
- e) Bad debts that have been resolved: Company must explain in detail the value (in original currency and VND) of bad debts that have been resolved within 10 years from the date of resolution according to each subject, the reason for the deletion of bad debt accounting,
- f) Other information about items outside the Balance Sheet,

30, Other information explained and explained by the Company itself,

VII, Additional information for items presented in the Income Statement

01, Total revenue from sales and service provision

- a) Sales revenue and service provision
- Sales revenue;
 - Construction contract revenue;

Total

Current year	Unit..... Prior year
129,584,158,156	122,424,503,632
125,448,741,835	119,490,990,486
4,135,416,321	2,933,513,146
129,584,158,156	122,424,503,632

- b) Revenue to related parties (details for each subject),
- c) In case of recording revenue from asset leasing as the total amount received in advance, the enterprise must further explain to compare the difference between recording revenue by the method of gradually allocating over the lease term; the possibility of decline in future profits and cash flows due to recording revenue for the entire amount received in advance.

02, Deductions

In which:

- Trade discounts;
- Reduce sales prices;
- Goods sold are returned,

03, Cost of good sold

- Cost price of goods sold;
- Cost price of finished products sold;

In which: Pre-deducted cost of goods and finished real estate products sold includes

- + Pre-accrued expense items;
- + Pre-accrued value to the cost of each item;
- + Expected time of cost occurrence.

Current year	Prior year
86,764,706,128	85,797,657,675

- Cost price of services provided;
- Residual value, sale and liquidation costs of investment real estate;
- Investment real estate business expenses;
- Value of inventory loss during the period;
- Value of each type of inventory lost outside the norm during the period;
- Other expenses exceeding normal levels;
- Provision for devaluation of inventory;
- Deductions in cost of goods sold,

Total

86,764,706,128

85,797,657,675

04, Financial income

Current year

Prior year

- Interest on deposits and loans
- Gains from selling investments;
- Dividends and profits are distributed;
- Interest on exchange rate differences;
- Sales interest on deferred payments, payment discounts;
- Revenue from other financial activities,

Total

166,198,893

265,480,611

166,198,893

265,480,611

05, Financial expense

Current year

Prior year

- Loan interest;
- Payment discounts, deferred sales interest;
- Loss due to liquidation of financial investments;
- Exchange rate difference loss;
- Provision for devaluation of trading securities and investment losses;
- Other financial costs;
- Deductions in financial expenses,

Total

2,214,350,534

2,506,163,265...

2,214,350,534

2,506,163,265

06, Others income

Current year

Prior year

- Disposal of fixed assets;
- Gains due to revaluation of assets;
- Fines collected;
- Taxes are reduced;
- Other accounts,

Total

2.214.350.534

2,506,163,265

2.214.350.534

2,506,163,265

07, Others expense

Current year

Prior year

- Remaining value of fixed assets and costs of liquidation and sale of fixed assets;
- Loss due to revaluation of assets;
- Fines;
- Other accounts,

Total

20,000,000

08, Selling expenses and Administration expenses

Current year

Prior year

- a) Business management expenses incurred during the period
- Details of items accounting for 10% or more of total business management expenses;
- Other business management expenses,,
- b) Sales expenses incurred during the period
- Details of items accounting for 10% or more of total sales expenses;
- Other sales expenses,

6,750,652,203

6,564,340,336

14,515,791,389

9,597,814,669

c) Amounts recorded as reductions in sales expenses and business management expenses

- Reversal of product and goods warranty provisions;
- Reversal of restructuring provisions and other provisions;
- Other reductions,

09, Production and business costs by factor

- Cost of raw materials
- Labor costs;
- Depreciation costs of fixed assets;
- Expenses for services purchased from outside;
- Other expenses by cash,

Current year	Prior year
28,939,601,090	28,417,126,331
48,170,088,762	37,754,390,483
14,359,693,616	13,955,312,115
12,864,780,677	12,831,882,915
6,713,721,756	12,018,939,784
111,047,885,901	104,977,651,628

Total

Note: The indicator "Production and business costs by element" is the costs incurred during the period reflected in the Balance Sheet and Business Results Report,

- For manufacturing enterprises, the explanation of costs by element is based on the number arising in the following accounts:

- + Account 621 - Direct material costs;
- + Account 622 - Direct labor costs;
- + Account 623 - Construction machinery costs;
- + Account 627 - General production costs;
- + Account 641 - Sales costs;
- + Account 642 - Business management costs,

- For commercial enterprises, the explanation of costs by element is based on the number arising in the following accounts (excluding the purchase price of goods):

- + Account 156 - Goods;
- + Account 632 - Cost of goods sold;
- + Account 641 - Selling expenses;
- + Account 642 - Business management expenses,

- Enterprises have the right to choose other bases but must ensure full explanation of costs by element,

10, Current corporate income tax expenses

- Corporate income tax expense calculated on taxable income for the current year
- Adjustment of corporate income tax expense of previous years into current income tax expense of this year
- Total current corporate income tax expense

Current year	Prior year
1,954,376,688	3,784,682,700
...	...
1,954,376,688	3,784,682,700

11, Chi phí thuế thu nhập doanh nghiệp hoãn lại

- Deferred corporate income tax expense arising from taxable temporary differences;
- Deferred corporate income tax expense arising from the reversal of deferred tax assets;
- Deferred corporate income tax income arising from deductible temporary differences;
- Deferred corporate income tax income arising from unused tax losses and tax credits;
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities;
- Total deferred corporate income tax expense,,

Current year	Prior year
...	...
...	...
(...)	(...)
(...)	(...)
(...)	(...)
...	...

VIII, Add-ons for items presented in the balance sheet Cash flow statement

1, Non-cash transactions affect future cash flow statements

- Purchase of assets by assuming directly related liabilities or through financial leasing;
- Purchase of businesses through issuance of shares;

Current year	Prior year
...	...

- Conversion of debt into equity;
- Other non-cash transactions

2, Amounts of cash held by the enterprise but not used: Present 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 constraints that the enterprise must fulfill,

3, Actual borrowings received during the period:

- Proceeds from borrowing under regular contracts;
- Proceeds from issuing common bonds;
- Proceeds from issuing convertible bonds;
- Proceeds from issuing preferred shares classified as liabilities;
- Proceeds from repurchasing government bonds and securities REPOs;
- Proceeds from borrowing in other forms,

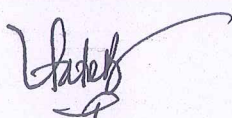
4, Amount actually paid back during the period:

- Repayment of loan principal under normal contracts;
- Repayment of principal of common bonds;
- Repayment of principal of convertible bonds;
- Repayment of principal of preferred shares classified as payables;
- Payment for repurchase transactions of government bonds and securities REPO;
- Repayment of loans in other forms


IX, Others information

1. Potential debts, commitments and other financial information:.....,
2. Events arising after the end of the accounting period:.....,
3. Information about related parties:.....,
4. Present assets, revenue, and business results by department (by business field or geographical area) according to the provisions of Accounting Standard No, 28 "Segment reporting" (2):,
5. Comparative information (changes in information in financial statements of previous accounting years):.....,
6. Information about continuous operations:.....,
7. Other information,,,

Prepared by


Dang Thi Tien

Chief accountant


Nguyen Thi Nga

Created, date month 5, 49, year 2025



Le The Son