



MOORE AISC

MOORE AISC Auditing and Informatics Services Company Limited
An independent member firm of Moore Global Network Limited

AUDITED FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

**DANANG HOUSING DEVELOPMENT JOINT
STOCK COMPANY**

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REPORT OF THE BOARD OF GENERAL DIRECTORS

For the fiscal year ended December 31, 2024

The Board of General Directors has the honor of submitting this report and the audited financial statements for the fiscal year ended December 31, 2024.

1. Business highlights of the Company

Establishment:

Danang Housing Development Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company converted into a joint stock company under Decision No. 1629/QD-UBND dated February 19, 2008 of the People's Committee of Danang City from the Construction and Traffic Engineering Enterprise under Danang Housing Investment Development Company. The Company operates in accordance with the Certificate of Business Registration of a Joint Stock Company No. 0400620833 dated May 2, 2008 issued by the Department of Planning and Investment of Danang City. The Certificate of Business Registration of a Joint Stock Company was changed for the 12th time on January 10, 2025 regarding the merger of administrative units by Danang City.

Structure of ownership: Listed public joint stock company.

The Company's principal activities:

- Building houses for residence. Details: Construction of civil works;
- Construction of non-residential houses. Details: Construction of industrial works;
- Road construction;
- Construction of other civil engineering works. Details: Construction of irrigation works, hydroelectric works, wharves, urban technical infrastructure, industrial parks. Construction of power works from 110kV and below, urban water supply and drainage works, post and telecommunications works, petroleum works. Investment in water plants;
- Real estate business, land use rights owned by the owner, owner or lessee. Details: Real estate business. Investing in developing real estate projects, commercial centers, offices for rent. Investment - business - transfer (BOT), investment transfer (BT);
- Electrical installation;
- Installation of other building systems;
- Construction completion;
- Installation of water supply, drainage, heating and air conditioning systems;
- Wholesale of other construction materials and installation equipment;
- Production of concrete and other products from concrete, cement and plaster (not operating at headquarters);
- Leasing of machinery, equipment and other tangible goods without operators. Details: Leasing of construction machinery and equipment; Leasing of office machinery and equipment (including computers); Leasing of other machinery, equipment and tangible goods not elsewhere classified.

Short name: NDX.

Stock code: NDX. Listed on Hanoi Stock Exchange (HNX).

Head office: 31 Nui Thanh, Binh Thuan Ward, Hai Chau District, Da Nang City, Vietnam.

2. Financial position and results of operation:

The Company's financial position and results of operation in the year are presented in the attached financial statements.

REPORT OF THE BOARD OF GENERAL DIRECTORS

For the fiscal year ended December 31, 2024

3. Board of Management, Board of Supervisors, Board of General Directors and Chief Accountant:

Board of Management, Board of Supervisors, Board of General Directors and Chief Accountant holding office in the year and at the reporting date include:

Board of Management:

Mr.	Nguyen Van Hieu	Chairman (appointed on April 15, 2023)
Ms.	Vo Thi Ngoc	Vice Chairman (appointed on April 15, 2023)
Mr.	Nguyen Quang Minh Khanh	Member (appointed on April 15, 2023)
Mr.	Nguyen Quang Minh Khoa	Member (appointed on April 15, 2023)
Mr.	Luong Thanh Vien	Member (appointed on April 15, 2023)

Board of Supervisors

Ms.	Duong Thi Thanh Hai	Chief Supervisor
Ms.	Hoang Yen Ninh	Member (appointed on April 15, 2023)
Ms.	Pham Thi Thanh Thuy	Member

Board of General Directors and Chief Accountant:

Mr.	Luong Thanh Vien	General Director
Mr.	Nguyen Van Hieu	Deputy General Director
Mr.	Ong Van Hung	Deputy General Director
Mr.	Pham Truong Chau	Deputy General Director
Ms.	Le Thi Anh Truc	Chief Accountant (Chief Accountant's authority and appointment of chief accountant from April 22, 2024)

Legal representative of the Company in the year and to the reporting date is:

Mr.	Luong Thanh Vien	General Director
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4. Other information

In 2024, the Company's revenue decreased sharply compared to last year, mainly due to a sharp decrease in construction revenue.

5. Auditor

Moore AISC Auditing and Informatics Services Limited Company (MOORE AISC) - Branch in Danang has been appointed as an independent auditor for the fiscal year ended December 31, 2024.

6. Statement of the Responsibility of the Board of General Directors in respect of the Financial Statements

The Board of General Directors of the Company is responsible for the preparation of the financial statements which give a true and fair view of the financial position of the Company as of December 31, 2024 as well as its results of operation and cash flows for the year then ended. In order to prepare these financial statements, the Board of General Directors have considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- The financial statements of the Company are prepared on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

REPORT OF THE BOARD OF GENERAL DIRECTORS

For the fiscal year ended December 31, 2024

6. Statement of the Responsibility of the Board of General Directors in respect of the Financial Statements (Con't)

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements are prepared in compliance with the registered accounting policies stated in the Notes to the Financial Statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and thus taking reasonable steps for the prevention and detection of fraud and other irregularities.

7. Approval of the Financial Statements

In the Board of General Directors's opinion, the financial statements consisting of Balance Sheet as at December 31, 2024, Income Statement, Cash Flow Statement and Notes to the Financial Statements enclosed with this report give a true and fair view of the financial position of the Company as well as its operating results and cash flows for the fiscal year ended December 31, 2024.

The financial statements are prepared in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System.

Danang, March 28, 2025

On behalf of the Board of General Directors



Luong Thanh Vien

GENERAL DIRECTOR

No: A0724038-R/MOORE AISDN-DN

INDEPENDENT AUDITOR'S REPORT**TO: SHAREHOLDERS, BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS
DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY**

We have audited the financial statements of **DaNang Housing Development Joint Stock Company** ("the Company") consisting of Balance Sheet as at December 31, 2024, Income Statement, Cash Flow Statement for the year then ended and Notes to the Financial Statements as set out on Page 06 to Page 44, which were prepared on March 28, 2025.

Responsibility of the Board of General Directors

The Company's Board of General Directors is responsible for the preparation and fair presentation of the financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to the preparation and presentation of the financial statements and also for the internal control that the Board of General Directors considers necessary for the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

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

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

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

INDEPENDENT AUDITOR'S REPORT (Con't)**Auditor's opinion**

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of **DaNang Housing Development Joint Stock Company** as at December 31, 2024 and of its results of operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to the preparation and presentation of the financial statements.

Other Matter

The separate financial statements for the year ended 31 December 2023 were audited by an Auditor of another Auditing Firm. This auditor issued the auditor's report on March 29, 2024 with an unqualified opinion.

Danang, March 28, 2025

Moore AISC Auditing and Informatics Services Limited Company - Branch in Danang



Nguyen Thi Hiep

Deputy Director

Certificate of Audit Practice Registration

No. 1401-2023-005-1

Ho Thi Ha Lan

Auditor

Certificate of Audit Practice Registration

No. 3080-2024-005-1

BALANCE SHEET

As at December 31, 2024

Unit: VND

ASSETS	Code	Note	Dec. 31, 2024	Jan. 01, 2024
A. CURRENT ASSETS	100		132,268,424,923	148,834,232,830
I. Cash and cash equivalents	110	V.1	2,602,722,195	793,559,394
1. Cash	111		2,602,722,195	793,559,394
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	V.2a	1,035,250	1,695,600
1. Trading securities	121		1,758,830	2,773,411
2. Allowance for diminution in the value of trading securities	122		(723,580)	(1,077,811)
3. Held-to-maturity investments	123		-	-
III. Accounts receivable – short-term	130		125,550,412,456	145,758,161,328
1. Accounts receivable from customers	131	V.3	62,198,588,403	85,404,547,311
2. Prepayments to suppliers	132	V.4	35,000,000	800,000
3. Intra-company receivables	133		-	-
4. Receivables on construction contracts according to stages of completion	134		-	-
5. Loans receivable	135		-	-
6. Other receivables	136	V.6	65,428,829,579	62,459,444,543
7. Allowance for doubtful debts	137	V.7	(2,112,005,526)	(2,106,630,526)
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140	V.8	2,954,861,941	1,861,630,614
1. Inventories	141		2,954,861,941	3,000,068,881
2. Allowance for inventories	149		-	(1,138,438,267)
V. Other current assets	150		1,159,393,081	419,185,894
1. Short-term prepaid expenses	151	V.9a	770,075,732	400,215,444
2. Deductible value added tax	152		389,317,349	-
3. Taxes and others receivable from State Treasury	153	V.15b	-	18,970,450
4. Government bonds under purchase and resale agreements	154		-	-
5. Other current assets	155		-	-

BALANCE SHEET

As at December 31, 2024

Unit: VND

ASSETS	Code	Note	Dec. 31, 2024	Jan. 01, 2024
B. LONG - TERM ASSETS	200		37,315,513,612	34,561,541,630
I. Accounts receivable – long-term	210		7,000,000,000	-
1. Accounts receivable from customers – long-term	211		-	-
2. Prepayments to suppliers – long-term	212		-	-
3. Operating capital allocated to subordinated units	213		-	-
4. Intra-company long-term receivables	214		-	-
5. Loans receivable – long-term	215	V.5	7,000,000,000	-
6. Other long-term receivables	216		-	-
7. Allowance for doubtful long-term debts	219		-	-
II. Fixed assets	220		11,414,630,352	15,606,954,265
1. Tangible fixed assets	221	V.10	6,370,315,336	10,327,326,236
- Cost	222		62,375,230,491	62,375,230,491
- Accumulated depreciation	223		(56,004,915,155)	(52,047,904,255)
2. Finance lease tangible fixed assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.11	5,044,315,016	5,279,628,029
- Cost	228		5,317,449,029	5,317,449,029
- Accumulated amortisation	229		(273,134,013)	(37,821,000)
III. Investment property	230	V.12	1,147,785,200	1,202,885,415
- Cost	231		1,283,337,318	1,283,337,318
- Accumulated depreciation	232		(135,552,118)	(80,451,903)
IV. Long-term work in progress	240		-	-
1. Long-term work in progress	241		-	-
2. Construction in progress	242		-	-
V. Long-term financial investments	250	V.2b	17,244,847,256	17,347,395,440
1. Investments in subsidiaries	251		23,057,000,000	23,057,000,000
2. Investments in associates, joint-ventures	252		-	-
3. Equity investments in other entities	253		-	-
4. Allowance for diminution in the value of long-term financial investments	254		(5,812,152,744)	(5,709,604,560)
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		508,250,804	404,306,510
1. Long-term prepaid expenses	261	V.9b	508,250,804	404,306,510
2. Deferred tax assets	262		-	-
3. Long-term tools, supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		169,583,938,535	183,395,774,460

BALANCE SHEET

As at December 31, 2024

Unit: VND

RESOURCES	Code	Note	Dec. 31, 2024	Jan. 01, 2024
C. LIABILITIES	300		57,963,804,382	68,168,886,440
I. Current liabilities	310		57,792,804,382	68,168,886,440
1. Accounts payable to suppliers	311	V.13	6,558,527,602	9,966,589,962
2. Advances from customers	312	V.14	90,000	738,001
3. Taxes and others payable to State Treasury	313	V.15a	98,508,039	1,105,840,835
4. Payables to employees	314	V.16	490,377,317	487,907,547
5. Accrued expenses	315		-	-
6. Intra-company payables	316		-	-
7. Payables on construction contracts according to stages of completion	317		-	-
8. Unearned revenue – short-term	318	V.17	29,988,012	-
9. Other payables – short-term	319	V.18a	26,675,285,214	28,640,264,449
10. Short-term borrowings and finance lease liabilities	320	V.19	23,201,023,227	26,709,162,342
11. Provisions – short-term	321		-	-
12. Bonus and welfare funds	322	V.20	739,004,971	1,258,383,304
13. Price stabilization fund	323		-	-
14. Government bonds under sale and repurchase agreements	324		-	-
II. Long-term liabilities	330		171,000,000	-
1. Long-term accounts payable to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Intra-company payables for operating capital received	334		-	-
5. Long-term intra-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other payables – long-term	337	V.18b	171,000,000	-
8. Long-term borrowings and finance lease liabilities	338		-	-
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred tax liabilities	341		-	-
12. Provisions – long-term	342		-	-
13. Science and technology development fund	343		-	-

BALANCE SHEET

As at December 31, 2024

Unit: VND

RESOURCES	Code	Note	Dec. 31, 2024	Jan. 01, 2024
D. EQUITY	400		111,620,134,153	115,226,888,020
I. Owners' equity	410	V.21	111,620,134,153	115,226,888,020
1. Contributed capital	411		99,875,570,000	99,875,570,000
- Ordinary shares with voting rights	411a		99,875,570,000	99,875,570,000
- Preference shares	411b		-	-
2. Capital surplus	412		250,000,000	250,000,000
3. Options to convert bonds into shares	413		-	-
4. Other capital	414		-	-
5. Treasury shares	415		(7,426,893,655)	(7,426,893,655)
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		1,272,340,620	1,272,340,620
9. Enterprise reorganization assistance fund	419		-	-
10. Other equity funds	420		-	-
11. Retained profits	421		17,649,117,188	21,255,871,055
- Retained profits brought forward	421a		17,470,957,180	16,978,323,189
- Retained profits for the current year	421b		178,160,008	4,277,547,866
12. Capital expenditure fund	422		-	-
Non-business expenditure fund and other				
II. funds	430		-	-
1. Non-business expenditure fund	431		-	-
2. Non-business expenditure fund invested in fixed assets	432		-	-
TOTAL RESOURCES	440		169,583,938,535	183,395,774,460

Danang, March 28, 2025

PREPARED BY

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Do Thi Thuy Trang



Le Thi Anh Truc



Luong Thanh Vien



INCOME STATEMENT

For the fiscal year ended December 31, 2024

Unit: VND

ITEMS	Code	Note	Year 2024	Year 2023
1. Revenue from sales of goods and provision of services	01	VI.1	45,160,562,462	111,096,430,647
2. Revenue deductions	02		-	-
3. Net revenue	10	VI.2	45,160,562,462	111,096,430,647
4. Cost of sales	11	VI.3	46,810,379,539	107,921,372,377
5. Gross profit (20 = 10 - 11)	20		(1,649,817,077)	3,175,058,270
6. Financial income	21	VI.4	6,606,636,114	6,769,785,260
7. Financial expenses	22	VI.5	1,671,057,250	1,593,003,728
<i>In which: Interest expense</i>	23		1,568,379,781	787,158,180
8. Selling expenses	25	VI.6	698,543,720	930,330,350
9. General and administration expenses	26	VI.7	2,265,429,982	1,916,767,224
10. Net operating profit (30 = 20 + (21 - 22) - (25 + 26))	30		321,788,085	5,504,742,228
11. Other income	31	VI.8	9,760,525	10,144,182
12. Other expenses	32	VI.9	30,942,806	42,923,956
13. Results of other activities (40 = 31 - 32)	40		(21,182,281)	(32,779,774)
14. Accounting profit before tax (50 = 30 + 40)	50		300,605,804	5,471,962,454
15. Income tax expense – current	51	VI.11	122,445,796	1,194,414,588
16. Income tax expense – deferred	52		-	-
17. Net profit after tax (60 = 50 - 51 - 52)	60		178,160,008	4,277,547,866

PREPARED BY



Do Thi Thuy Trang


CHIEF ACCOUNTANT



Le Thi Anh Truc

Danang, March 28, 2025

GENERAL DIRECTOR



Lương Thanh Viên

CASH FLOW STATEMENT

(Under direct method)

For the fiscal year ended December 31, 2024

Unit: VND

ITEMS	Code	Note	Year 2024	Year 2023
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash from sale of goods, service supply and other revenues	01		78,807,153,872	101,763,194,831
2. Cash paid to suppliers for goods and services	02		(59,567,965,550)	(116,490,374,630)
3. Cash paid to employees	03		(4,114,639,896)	(5,355,519,864)
4. Payment for interest on loan	04		(1,546,994,984)	(787,158,180)
5. Corporate income tax paid	05		(964,138,631)	(1,995,592,650)
6. Other receipts from operating activities	06		326,030,719	3,668,883,560
7. Other payments for operating activities	07		(3,639,048,661)	(5,734,340,971)
Net cash flows from operating activities	20		9,300,396,869	(24,930,907,904)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for additions to fixed assets and other long-term assets	21		-	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Payments for granting loans, purchase of debt instruments of other entities	23		(7,000,000,000)	-
4. Receipts from collecting loans, sales of debt instruments of other entities	24		-	-
5. Payments for investments in other entities	25		-	-
6. Collections on investments in other entities	26		-	-
7. Receipts of interests and dividends	27	VI.4	6,606,541,489	6,769,785,260
Net cash flows from investing activities	30		(393,458,511)	6,769,785,260
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from equity issued or capital contributed by owners	31		-	-
2. Payments for capital refunds and shares redemptions	32		-	-
3. Proceeds from borrowings	33	IX.1	56,024,932,682	35,206,007,363
4. Payments to settle loan principals	34	IX.2	(59,533,071,797)	(12,446,845,021)
5. Payments to settle finance lease liabilities	35		-	-
6. Payments of dividends	36		(3,589,636,442)	(8,607,782,835)
Net cash flows from financing activities	40		(7,097,775,557)	14,151,379,507

CASH FLOW STATEMENT

(Under direct method)

For the fiscal year ended December 31, 2024

Unit: VND

ITEMS	Code	Note	Year 2024	Year 2023
Net cash flows during the year ($50 = 20 + 30 + 40$)	50		1,809,162,801	(4,009,743,137)
Cash and cash equivalents at the beginning of the year	60		793,559,394	4,803,302,531
Effect of exchange rate fluctuations on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the year ($70 = 50 + 60 + 61$)	70	V.1	<u>2,602,722,195</u>	<u>793,559,394</u>

Danang, March 28, 2025

PREPARED BY

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Do Thi Thuy Trang

Le Thi Anh Truc

Luong Thanh Vien

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***I. BUSINESS HIGHLIGHTS****1. Establishment:**

Danang Housing Development Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company converted into a joint stock company under Decision No. 1629/QĐ-UBND dated February 19, 2008 of the People's Committee of Danang City from the Construction and Traffic Engineering Enterprise under Danang Housing Investment Development Company. The Company operates in accordance with the Certificate of Business Registration of a Joint Stock Company No. 0400620833 dated May 2, 2008 issued by the Department of Planning and Investment of Danang City. The Certificate of Business Registration of a Joint Stock Company was changed for the 12th time on January 10, 2025 regarding the merger of administrative units by Danang City.

Structure of ownership: Listed public joint stock company.

Short name: NDX.

Stock code: NDX. Listed on Hanoi Stock Exchange (HNX).

Head office: 31 Nui Thanh, Binh Thuan Ward, Hai Chau District, Da Nang City, Vietnam.

2. Business sector:

Business areas are construction, manufacturing and services.

3. The Company's principal activities:

- Building houses for residence. Details: Construction of civil works;
- Construction of non-residential houses. Details: Construction of industrial works;
- Road construction;
- Construction of other civil engineering works. Details: Construction of irrigation works, hydroelectric works, wharves, urban technical infrastructure, industrial parks. Construction of power works from 110kV and below, urban water supply and drainage works, post and telecommunications works, petroleum works. Investment in water plants;
- Real estate business, land use rights owned by the owner, owner or lessee. Details: Real estate business. Investing in developing real estate projects, commercial centers, offices for rent. Investment - business - transfer (BOT), investment transfer (BT);
- Electrical installation;
- Installation of other building systems;
- Construction completion;
- Installation of water supply, drainage, heating and air conditioning systems;
- Wholesale of other construction materials and installation equipment;
- Production of concrete and other products from concrete, cement and plaster (not operating at headquarters);
- Leasing of machinery, equipment and other tangible goods without operators. Details: Leasing of construction machinery and equipment; Leasing of office machinery and equipment (including computers); Leasing of other machinery, equipment and tangible goods not elsewhere classified.

4. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from January 01 and ending on December 31.

5. Operations in the fiscal year affecting the financial statements:

In 2024, the Company's revenue decreased sharply compared to last year, mainly due to a sharp decrease in construction revenue.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND*

6. Total employees to December 31, 2024: 63 employees. (December 31, 2023: 83 employees)

7. The Company has subsidiaries as follows:

List of subsidiaries

As of December 31, 2024, the Company has two (02) directly owned subsidiaries as follows:

Name of Subsidiaries and Head Office Address	Principal activities	Contributed capital ratio	Benefit ratio	Voting rights ratio
Da Nang Ngoc Hoi Water Supply Joint Stock Company - Residential Group 5, Plei Kan Town, Ngoc Hoi District, Kon Tum Province, Vietnam	Water exploitation, treatment and supply	62.2%	62.2%	62.2%
New Light Ray Investment Joint Stock Company - No. 38 Nguyen Chi Thanh, Thach Thang Ward, Hai Chau District, Da Nang City, Vietnam	Trade and services	92%	92%	92%

8. Disclosure on comparability of information in the Financial Statements

The selection of figures and information need to be presented in the financial statements has been implemented on the principles of comparability among corresponding accounting periods.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. Fiscal year

The fiscal year is begun on January 01 and ended December 31 annually.

2. Reporting currency

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

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

1. Applicable Accounting System

The Company applies Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises issued in accordance with the guidance of Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular 200/2014/TT-BTC and other Circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting financial statements.

Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System for

2. enterprises

The Board of General Directors ensures compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises issued in accordance with the guidance of Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular 200/2014/TT-BTC as well as the circular guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting financial statements.

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

Financial statements are prepared on the basis of accrual accounting (except for information related to cash flows).

2. Principles for recording cash and cash equivalents

Cash includes cash on hand, demand deposit and time deposit.

3. Principles of accounting for financial investments**Principles for trading securities**

An investment is classified as a trading security when it is held for the purpose of trading for profit.

Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined based on the fair value of the payments at the time the transaction occurs plus the costs related to the purchase of trading securities.

The time of recording trading securities is the time when the investor has ownership, specifically as follows:

- Listed securities are recorded at the time of matching (T+0);
- Unlisted securities are recorded at the time in which the ownership is acquired as prescribed in regulations of law.

Interest, dividends and profits of periods prior to the purchase of trading securities are recorded as a reduction in the value of the trading securities themselves. Interest, dividends and profits of periods subsequent to the purchase of trading securities are recorded as revenue. Dividends received in shares are only tracked by the number of shares increased, not recorded as the value of shares received/recorded at par value (except for state-owned enterprises in accordance with current regulations of law - only for updating with state-owned enterprises).

Provisions for devaluation of trading securities are made for each type of securities traded on the market and have a market price lower than the original price. When determining the fair value of trading securities listed on the stock market or traded on the UPCOM, the fair value of the securities is the closing price at the end of the fiscal year. In case the stock market or UPCOM is not trading at the end of the fiscal year, the fair value of the securities is the closing price of the previous trading session adjacent to the end of the accounting period.

Increase or decrease in the provision for devaluation of trading securities that needs to be set up at the end of the accounting period is recorded in financial expenses.

Principles for loans

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

Principles for investments in subsidiaries

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

Investments in a company are initially recorded at cost, which includes the purchase price or capital account plus any costs directly attributable to the investment. In the first case of using a non-monetary asset, the investment account price is recorded at the fair value of the non-monetary asset at the time of acquisition.

Provision for losses on investments in subsidiaries is made when the subsidiary makes a loss, with the provision equal to the difference between the actual capital contributions of the parties at the subsidiary and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contributions of the parties at the subsidiary.

(If the subsidiary is the subject of the Consolidated Financial Statements, the basis for determining the loss provision is the Consolidated Financial Statements).

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***4. Principles for recording trade receivables and other receivables:**

Principle for recording receivables: At original cost less provision for doubtful debts.

The classification of receivables is carried out according to the following principles:

- **Accounts receivable** from customers reflect commercial receivables arising from purchase-sale transactions between the Company and the buyer, who is an independent unit of the Company.

- **Other receivables** reflect non-commercial receivables, not related to purchase-sale transactions.

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

- For overdue receivables: The Company estimates the lost value as a loss that is difficult to recover, and sets up provisions according to current regulations.

- For receivables that are not overdue but are unlikely to be recovered: based on the expected level of loss, sets up provisions.

Increases or decreases in bad debt provision balances that need to be adjusted at the end of the fiscal year are recorded in corporate management expenses.

5. Principles for recording inventories:

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

The cost of inventories is determined as follows:

- **Raw materials:** include purchase costs and other directly relevant costs incurred in bringing inventories to their present location and condition.

- **Finished goods:** includes the cost of raw materials, direct labor and related general manufacturing costs allocated based on normal levels of activity.

- **Cost of unfinished production and business:** includes the cost of main raw materials, direct labor and general production costs incurred during the production process of implementing the construction of unfinished basic construction works.

Method of determining cost of inventories in the end of the period: Weighted Average Method

Method of accounting for the inventories: Perpetual method.

Method of setting up inventory allowance: Inventory allowance is set up for each inventory item whose original cost is greater than its net realizable value. Net realizable value is the estimated selling price of the inventory in the normal course of business less the estimated costs of completion and the estimated costs necessary to consume them. (For unfinished services, the setting up of allowance is calculated for each type of service with a separate price.)

Increases and decreases in the balance of inventory price reduction reserve that must be set up at the end of the accounting period are recorded in cost of goods sold.

6. Principles for recording fixed assets and depreciation of fixed assets**6.1 Principles for recording tangible fixed assets**

Tangible fixed assets are recorded at cost less (-) accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures incurred in bringing the asset to its working condition and location for its intended use. The expenditures incurred beyond their originally assessed standard of performance are capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures that do not meet the above conditions are charged to the expenses for the year.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***6. Principles for recording fixed assets and depreciation of fixed assets (Con't)**

When assets are sold or disposed, their original costs and the accumulated depreciation, which have been written off and any gain or loss from the disposal of assets are recorded in the income statement.

Determination of original costs of tangible fixed assets:

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (less (-) trade discounts or reductions), taxes (excluding taxes to be refunded) and relevant expenses calculated at the time when such fixed assets are put into operation, such as fees for the installation and trial operation of fixed assets, specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalisation price of the construction project, other relevant direct costs and the registration fee (if any).

Fixed assets which are buildings, structures attached to land use right, the value of land use right is computed separately and recorded as intangible fixed assets.

6.2 Principles for recording intangible fixed assets:

Intangible fixed assets are recorded at their original cost less (-) accumulated depreciation. The original cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the asset is ready for use. Expenses related to intangible fixed assets incurred after initial recognition are recorded as production and business expenses in the period unless these expenses are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

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

Determination of original cost of intangible fixed assets

Land use right

Land use rights are all actual costs that the Company has spent directly related to the land used, including: money spent to obtain land use rights, costs for compensation, site clearance, site leveling, registration fees, etc. When land use rights are purchased together with houses and structures on the land, the value of land use rights is determined separately and recorded as intangible fixed assets.

Land use rights leased before the effective date of the 2003 Land Law (before July 1, 2004) for which the Company has paid land rent for the entire lease term or has paid land rent in advance for many years; with the remaining paid land lease term being at least 5 years, and a land use right certificate has been issued by a competent authority.

Computer software

Costs relating to computer software programs that are not an integral part of the related hardware are capitalized. The cost of computer software is the total cost incurred by the Company up to the date the software is put into use.

6.3 Method of depreciating and amortizing fixed assets

Fixed assets are depreciated on a straight-line basis over the estimated useful lives. Estimated useful lives mean the duration in which the fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows:

<i>Buildings and structures</i>	<i>06 - 30 years</i>
<i>Machinery and equipment</i>	<i>06 - 12 years</i>
<i>Transportation and facilities</i>	<i>08 - 15 years</i>
<i>Computer software</i>	<i>05 years</i>

Land use rights with a term are amortized in accordance with the land allocation period (50 years).

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***7. Principles of recording and depreciating investment real estate**

Principles of recognition of Investment real estate: Investment real estate is the right to use land, house, part of house or infrastructure owned by the Company or finance leased for the purpose of earning profit from renting or waiting for price increase. Investment real estate is stated at original cost less accumulated depreciation.

Original cost of investment property: Is the total cost that the Company has to pay or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction of that investment property.

Expenses related to investment real estate incurred after initial recognition are recorded as business expenses in the period, unless these expenses are likely to make the investment real estate generate more economic benefits in the future than the initially assessed level of operation, then they are recorded as an increase in the original cost of investment real estate.

When investment properties are sold, their cost and accumulated depreciation are eliminated from the accounts and any resulting gain or loss is recognized in income or expense for the period.

Investment properties are depreciated on the straight-line method to write off the cost of the assets over their estimated useful lives.

The estimated useful lives of investment properties used for rental purposes are as follows:

Buildings and structures

15 years

Land use rights with a term are amortized in accordance with the land allocation period (50 years).

8. Principles for recording prepaid expenses

Prepaid expenses at the Company include actual expenses that have been incurred but are related to the business results of many accounting periods. Method of allocating prepaid expenses: Calculating and allocating prepaid expenses to business operating expenses each period according to the straight-line method.

The company's prepaid expenses include the following expenses:

Tools and supplies: Tools and supplies already put into use are allocated to expenses using the straight-line method with an allocation period not exceeding 1 years.

Repair costs: One-time repair costs of high value are allocated to expenses using the straight-line method with an allocation period not exceeding 3 years.

Insurance costs: Vehicle physical insurance costs and fire and explosion insurance costs incurred each time are allocated to expenses using the straight-line method with an allocation period not exceeding 1 year.

Other prepaid expenses: Other expenses already put into use are allocated to expenses by the straight-line method with an allocation period not exceeding 2 years.

9. Principles for recording liabilities

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

The classification of payables as accounts payable to suppliers, payable expenses and other payables is carried out according to the following principles:

- **Payable to suppliers** reflect trade payables arising from purchases of goods, services, assets and suppliers are independent units of the Company, including payables when imported through a consignee.

- **Other payables** reflect non-commercial payables, not related to transactions of buying, selling or providing goods and services.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***10. Loan recognition principles**

The value of loans recorded is the total amount borrowed from banks.

Loans and financial lease liabilities are tracked in detail for each lending entity, each debt agreement and each type of debt asset.

11. Principles for recording unrealized revenue

Unearned revenue is revenue that will be recorded corresponding to the obligations that the Company will have to perform in one or more subsequent accounting periods.

Unearned revenue includes the amount of money customers have paid in advance for one or more accounting periods for asset leasing; interest received in advance when lending capital or purchasing debt instruments; the difference between the deferred or installment sales price as committed and the cash sales price, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...

The method of allocating unearned revenue according to the principle is consistent with the obligations that the Company will have to perform in one or more subsequent accounting periods.

12. Principles for recording Owner's Equity**Principles for recording Owner's Equity**

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

Share premium is the difference between the cost over and above the nominal value of the first issued, additionally issued share and the differences (increase or decrease) of the actual receiving amount against the repurchase price when treasury share is issued. In case where shares are bought to cancel immediately at the purchase date, shares' value for business capital written down at purchase date is the actual repurchase price and the business resource should be written down in details according to the par value and share premium of the repurchased shares.

Principles for recording undistributed profit:

Profit after corporate income tax is distributed to shareholders after funds have been appropriated according to the Company's Charter as well as legal regulations and approved by the General meeting of shareholders.

The distribution of profits to shareholders takes into account non-monetary items included in undistributed after-tax profits that may affect cash flow and the ability to pay dividends such as taxable profits, revaluation of assets contributed as capital, profits due to revaluation of monetary items, financial instruments and other non-monetary items

Dividends are recorded as liabilities when approved by the General meeting of shareholders.

13. Principles of recording treasury stocks

When repurchasing shares issued by the Company, the amount paid including costs related to the transaction is recorded as treasury shares and reflected as a deduction in equity.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***14. Principles for recording revenues****Principles and methods of recording revenue from sales of goods**

Revenue from sales of goods is recognized when all of the following five conditions are met simultaneously: 1. The enterprise has transferred the significant risks and rewards associated with ownership of the product or goods to the buyer. 2. The enterprise no longer retains control over the goods as the owner or controller. 3. The revenue is reasonably determinable. When the contract allows the buyer to return the purchased product or goods under specific conditions, revenue is recognized only when those specific conditions no longer exist, and the buyer is not entitled to return the product or goods (except in cases where customers have the right to return goods in exchange for other goods or services). 4. The enterprise has received or will receive economic benefits from the sales transaction. 5. The costs related to the sales transaction are identifiable.

Principles and methods of recognizing revenue from services rendered

Revenue from services rendered is recognized when the outcome of that transaction can be determined reliably. In case the service is performed in many periods, the revenue recognized in the period is based on the results of the work completed at the end of the accounting period.

The results of a services rendered are determined when all four (4) conditions are met: 1. Revenue can be determined relatively reliably. When the contract stipulates that the buyer is entitled to return the purchased services under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the purchased services. provide; 2. Able to obtain economic benefits from the transaction providing that service; 3. Determine the work completed at the end of the accounting period; 4. Determine the costs incurred for the transaction and the costs to complete the services rendered.

Principles and methods of recognizing revenue from construction contracts

For construction contracts that stipulate that the contractor pays according to the value of the volume performed: When the results of construction contract performance are reliably determined and confirmed by the customer, revenue and costs related to the contract are recorded in proportion to the completed work portion confirmed by the customer received during the period reflected on the issued invoice.

Increases and decreases in construction volume, compensation revenues and other revenues are only recorded as revenue when agreed upon with customers.

When the results of performance of a construction contract cannot be reliably estimated, then: Revenue is only recorded equivalent to the contract costs incurred whose repayment is relatively certain; Contract costs are only recorded as expenses when incurred.

The difference between the total accumulated revenue of the recorded construction contract and the accumulated amount recorded on the payment invoice according to the planned progress of the contract is recorded as a receivable or payable according to the planned progress of construction contracts.

Principles and methods of recording revenue from financial activities

Revenue from financial activities is recognized when two conditions are simultaneously satisfied: 1. It is possible to gain benefits from that transaction; 2. Revenue is determined relatively reliably.

Revenue from financial activities includes: interest, stock investment interest.

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

When it is impossible to recover an amount that was previously recorded in revenue, the potentially irrecoverable or uncertainly recoverable amount must be accounted for in expenses incurred in the period and not recorded as a decrease in revenue.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***15. Principles and method of recording cost of goods sold**

Cost of goods sold reflects the production cost of construction and installation products (for construction enterprises) sold in the reporting period. The cost of goods sold is recorded at the date the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on conformity principles.

16. Principles and methods of recording financial expenses

Financial costs include: Borrowing costs, stock investment loss, financial investment loss and other expenses.

Financial expenses are recorded in detail for each expense item when actually incurred during the period and determined reliably when there is sufficient evidence of these expenses.

17. Principles and methods for recording current corporate income tax expenses and deferred corporate income tax expenses

Corporate income tax expense includes current corporate income tax expense and deferred corporate income tax expense incurred during the year as a basis for determining the Company's after-tax business results for the year current finances.

Current income tax is a tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable income and losses moved

Deferred income tax is the corporate income tax that will be payable or refunded due to the temporary difference between the book value of assets and liabilities for the purpose of preparing financial statements and tax basis. income. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that taxable profits will be available in the future against which these deductible temporary differences can be utilized.

The company has been treasury for tax inspection until 2017.

Taxes payable to the state budget will be specifically settled with the tax authority. The difference between the tax amount payable according to the books and the finalization check data will be adjusted when there is an official settlement with the tax authority.

Tax policy according to the conditions prescribed for the company in the current year is as follows: The company applies a corporate income tax rate of 20%.

18. Financial instruments:**Initial recognition****Financial assets**

According to Circular No. 210/2009/TT-BTC dated November 6, 2009 ("Circular 210"), financial assets are classified appropriately, for disclosure purposes in financial reports, into Financial assets are recorded at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are determined at cost plus related direct transaction costs.

The Company's financial assets include cash, short-term deposits, customer receivables and loan receivables.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

18. Financial instruments: (con't)**Financial liabilities**

Financial liabilities within the scope of Circular 210 are, for disclosure purposes in the financial statements, appropriately classified as financial liabilities recognized through the income statement. business activities, financial liabilities are determined according to allocated value. The Company determines the classification of financial liabilities at the time of initial recognition.

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

The Company's financial liabilities include debts and loans, payables to vendors, other payables and payable expenses.

The following value is recorded for the first time

There is currently no requirement to re-determine the value of financial instruments after initial recognition.

Clearing of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the financial statements if, and only if, the entity has an enforceable legal right to offset the amounts. recognition and intend to settle on a net basis, or realize the assets and settle the liabilities simultaneously.

19. Related parties

According to Accounting Standard No. 26 - Information about related parties at the company is as follows:

- (i) Enterprises that control, or are controlled directly or indirectly through one or more intermediaries, or are under common control with the reporting enterprise (including subsidiaries);
- (ii) Key management employees have the rights and responsibilities for planning, managing and controlling the activities of the reporting enterprise, including leaders and management staff of the company and close family members of these individuals;

In considering each relationship between related parties, it is necessary to pay attention to the nature of the relationship, not just the legal form of those relationships.

20. Principles for presenting assets, revenue, and business results by department

Business divisions include divisions by business fields and divisions by geographical areas.

A business segment is a distinguishable component of the Company that is engaged in the production or provision of an individual product or service, or a group of related products or services. This segment has risks and economic benefits that are different from other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in producing or providing products or services within a particular economic environment in which this segment is exposed to risk. economic risks and benefits are different from those of business segments in other economic environments.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalents	Dec. 31, 2024	Jan. 01, 2024
Cash	2,602,722,195	793,559,394
Cash on hand	548,868,361	252,639,085
Demand deposit	2,053,853,834	540,920,309
Total	2,602,722,195	793,559,394

2. Financial investments (see page 40-41)

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

Accounts receivable from 3. customers		Dec. 31, 2024		Jan. 01, 2024	
		Amount	Provision	Amount	Provision
a. Short-term		62,198,588,403	(1,893,642,156)	85,404,547,311	(1,888,267,156)
Local customers		62,198,588,403	(1,893,642,156)	85,404,547,311	(1,888,267,156)
- Danang Housing Development Investment Joint Stock Company		13,489,072,050	-	13,489,072,050	-
- Han Giang Viet Company Limited		15,056,067,015	-	27,297,471,667	-
- Branch of Construction Joint Stock Company No. 5					
- Construction Factory No. 9		16,764,659,582	-	30,150,598,285	-
- Other customers		16,888,789,756	(1,893,642,156)	14,467,405,309	(1,888,267,156)
Total		62,198,588,403	(1,893,642,156)	85,404,547,311	(1,888,267,156)
b. Accounts receivable from customers who are related parties					
- Danang Housing Development Investment Joint Stock Company		13,489,072,050	-	13,489,072,050	-
Total		13,489,072,050	-	13,489,072,050	-
Short-term supplier					
4. prepayment		Dec. 31, 2024		Jan. 01, 2024	
		Amount	Provision	Amount	Provision
Local suppliers		35,000,000	-	800,000	-
Other Suppliers		35,000,000	-	800,000	-
Total		35,000,000	-	800,000	-
5. Loans receivable		Dec. 31, 2024		Jan. 01, 2024	
		Amount	Provision	Amount	Provision
a. Long-term		7,000,000,000	-	-	-
New Light Ray Investment Joint Stock Company (*)		7,000,000,000	-	-	-
Total		7,000,000,000	-	-	-
b. Loans receivable who are related parties					
New Light Ray Investment Joint Stock Company		7,000,000,000	-	-	-
Total		7,000,000,000	-	-	-

Loan Description

(*) Loan to New Light Ray Investment Joint Stock Company (a related party) under contract No. 01/2024/HD.NDX-TSM dated May 13, 2024 with an interest rate of 0.9%/year, loan term of 3 years, from May 13, 2024 to May 13, 2027.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

6. Other short-term receivables	Dec. 31, 2024		Jan. 01, 2024	
	Amount	Provision	Amount	Provision
Deposits	100,000,000	-	-	-
Reveivables from employees	36,743,585	-	48,131,522	-
Accrued interest	39,834,247	-	-	-
Other receivables	65,252,251,747	(218,363,370)	62,411,313,021	(218,363,370)
- Command 2	8,219,144,840	-	-	-
- Command 5	56,814,538,819	-	61,540,745,038	-
- Other receivables	218,568,088	(218,363,370)	870,567,983	(218,363,370)
Total	65,428,829,579	(218,363,370)	62,459,444,543	(218,363,370)

Other receivables by project

Constructing separate wastewater collection infrastructure and sewer lines to transfer rainwater to the Han River for the basin from Xuan Huong Lake to the border of Quang Nam province.

Lien Chieu Wastewater Treatment Plant - Construction of technical infrastructure and auxiliary items

Other projects

Total

Dec. 31, 2024	Jan. 01, 2024
43,251,151,392	46,072,147,638
6,109,281,187	6,309,846,209
15,673,251,080	10,029,319,174
65,033,683,659	62,411,313,021

7. Allowance for doubtful debts (see page 42)

8. Inventories

	Dec. 31, 2024		Jan. 01, 2024	
	Value	Provision	Value	Provision
Raw materials	2,284,410,082	-	283,125,273	-
Work in progress	615,095,155	-	2,662,777,654	(1,138,438,267)
Finished goods	55,356,704	-	54,165,954	-
Total	2,954,861,941	-	3,000,068,881	(1,138,438,267)

The carrying amount of inventories pledged as security for liabilities: Not applicable.

Value of stagnant, poor, quality inventory that cannot be sold at the end of the year:

	Dec. 31, 2024	Jan. 01, 2024
Work in progress	-	2,662,777,654
Total	-	2,662,777,654

The situation of fluctuations in provisions for devaluation of inventory is as follows:

	Year 2024	Year 2023
Opening balance	1,138,438,267	1,138,438,267
Reversal of provision	(1,138,438,267)	-
Closing balance	-	1,138,438,267

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

9. Prepaid expenses	Dec. 31, 2024	Jan. 01, 2024
a. Short-term prepaid expenses	770,075,732	400,215,444
Cost of repairs, insurance, vehicle inspection	765,252,759	365,377,314
Tools and equipment for use	4,822,973	28,614,640
Others	-	6,223,490
b. Long-term prepaid expenses	508,250,804	404,306,510
Repair costs	505,169,459	322,608,099
Others	3,081,345	81,698,411
Total	1,278,326,536	804,521,954

10. Tangible fixed assets

Items	Buildings & structures	Machinery & equipment	Transportation	Total
Original cost				
Opening balance	3,779,352,822	15,816,709,422	42,779,168,247	62,375,230,491
Closing balance	3,779,352,822	15,816,709,422	42,779,168,247	62,375,230,491
Accumulated depreciation				
Opening balance	2,951,507,119	13,737,891,445	35,358,505,691	52,047,904,255
Charge for the year	171,855,898	951,073,192	2,834,081,810	3,957,010,900
Closing balance	3,123,363,017	14,688,964,637	38,192,587,501	56,004,915,155
Net book value				
Opening balance	827,845,703	2,078,817,977	7,420,662,556	10,327,326,236
Closing balance	655,989,805	1,127,744,785	4,586,580,746	6,370,315,336

Remaining value of tangible fixed assets used as mortgage or pledge to secure loans: 4,203,866,961 VND.

Original cost of tangible fixed assets at the end of the year has been fully depreciated but still in use: 23,108,619,240 VND.

11. Intangible fixed assets

Items	Land use rights (*)	Computer software	Total
Original cost			
Opening balance	5,279,628,029	37,821,000	5,317,449,029
Closing balance	5,279,628,029	37,821,000	5,317,449,029
Accumulated depreciation			
Opening balance	-	37,821,000	37,821,000
Charge for the year	235,313,013	-	235,313,013
Closing balance	235,313,013	37,821,000	273,134,013
Net book value			
Opening balance	5,279,628,029	-	5,279,628,029
Closing balance	5,044,315,016	-	5,044,315,016

(*) Land use rights according to certificate number AC 148860 at 31 Nui Thanh, Binh Thuan ward, Hai Chau district, Da Nang city with a term of use of 50 years until November 1, 2054.

Remaining value of intangible assets used as mortgage or pledge to secure loans: 5,044,315,016 VND

Original cost of intangible fixed assets at the end of the year has been fully depreciated but still in use: 37,821,000 VND

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

12. Increases, decreases in investment properties

Investment property for rent

Items	Land use rights (*)	Houses	Total
Original cost			
Opening balance	1,199,468,955	83,868,363	1,283,337,318
Closing balance	1,199,468,955	83,868,363	1,283,337,318
Accumulated depreciation			
Opening balance	-	80,451,903	80,451,903
Charge for the year	53,460,331	1,639,884	55,100,215
Closing balance	53,460,331	82,091,787	135,552,118
Net book value			
Opening balance	1,199,468,955	3,416,460	1,202,885,415
Closing balance	1,146,008,624	1,776,576	1,147,785,200

(*) Investment real estate is a part of land area and constructions on land according to land use right certificate No. AC 148860 at 31 Nui Thanh, Binh Thuan ward, Hai Chau district, Da Nang city with a term of use of 50 years until November 1, 2054 and is being leased by the Company.

The investment property portfolio as at the end of the financial year is as follows:

	Original cost	Accumulated depreciation	Net book value
Office building at 31 Nui Thanh, Binh Thuan ward, Hai Chau district, Da Nang city	83,868,363	(82,091,787)	1,776,576
Land use rights at 31 Nui Thanh, Binh Thuan ward, Hai Chau district, Da Nang city	1,199,468,955	(53,460,331)	1,146,008,624
Total	1,283,337,318	(135,552,118)	1,147,785,200

Income and expenses related to leasing investment properties are as follows:

	Year 2024	Year 2023
Rental income	378,557,444	235,167,778

Remaining value of investment properties used as mortgage or pledge to secure loans: 1,147,785,200 VND

Original cost of investment properties fixed assets at the end of the year has been fully depreciated but still in use: 0 VND.

Data explanation and other explanations: At the reporting date, the Company has not determined the fair value of the investment properties held for explanation in the financial statements because the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime currently do not have guidance on how to calculate fair value using valuation techniques. The fair value of these investment properties may differ from the carrying value. However, based on the leasing situation and market prices of these properties, the Board of General Directors believes that the fair value of the investment properties is greater than the carrying value at the end of the financial year.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

13. Short-term trade payables

	Dec. 31, 2024		Jan. 01, 2024	
	Amount	Debt Service Coverage	Amount	Debt Service Coverage
Local suppliers	6,558,527,602	6,558,527,602	9,966,589,962	9,966,589,962
- Khoi Phat Loc Company Limited	-	-	2,187,321,417	2,187,321,417
- Quang Nam Cement Distribution Company Limited	1,993,677,546	1,993,677,546	2,529,161,996	2,529,161,996
- Mai Ngoc Anh Transport Company Limited	2,408,031,734	2,408,031,734	2,049,704,307	2,049,704,307
- Le Trung Gia Trading and Service Company Limited	1,306,095,945	1,306,095,945	225,105,804	225,105,804
- Other suppliers	850,722,377	850,722,377	2,975,296,438	2,975,296,438
Total	6,558,527,602	6,558,527,602	9,966,589,962	9,966,589,962

14. Short-term prepayment by buyers

	Dec. 31, 2024	Jan. 01, 2024
Local customers	90,000	738,001
Other customers	90,000	738,001
Total	90,000	738,001

Taxes and others payable to

15. State Treasury

	Jan. 01, 2024	Payable amount	Paid amount	Dec. 31, 2024
a. Payables				
VAT	175,381,461	1,122,786,235	1,298,167,696	-
Corporate income tax	930,459,374	122,445,796	964,138,631	88,766,539
Personal income tax	-	136,057,431	126,315,931	9,741,500
Land and housing taxes	-	10,440,738	10,440,738	-
Other taxes	-	3,000,000	3,000,000	-
Other fees, duties and obligations	-	11,738,930	11,738,930	-
Total	1,105,840,835	1,406,469,130	2,413,801,926	98,508,039
b. Receivables				
Personal income tax	18,970,450	18,970,450	-	-
Total	18,970,450	18,970,450	-	-

Taxes payable to the State Treasury will be specifically settled with the tax authority. The difference between the tax amount payable according to the books and the finalization check data will be adjusted when there is an official settlement with the tax authority.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

15. Taxes and others payable to State Treasury (con't)

Describe how to determine taxes, fees, and charges payable.

VAT

The company pays VAT according to the deduction method. VAT tax rate is as follows:

	Tax rate
- Value added tax rate for construction and service provision	10%

In the first 6 months of the year, the Company is entitled to a VAT reduction according to Decree 94/2023/ND-CP reducing VAT by 8% from January 1, 2024 and Resolution of the 6th Session, Resolution 110/2023/QH15 dated November 29, 2023..

In the last 6 months of the year, the Company is entitled to a VAT reduction according to Decree 72/2024/ND-CP reducing VAT by 8% from July 1, 2024 and Resolution of the 7th Session, Resolution 142/2024/QH15 dated June 29, 2024.

Corporate income tax

Income from activities is subject to corporate income tax at a tax rate of 20%.

Other taxes

The Company declared and paid according to the regulations.

16. Payables to employees

Salary payable

Dec. 31, 2024 Jan. 01, 2024

490,377,317 487,907,547

Total

490,377,317 487,907,547

17. Short-term unearned revenue

Rental income received in advance

Dec. 31, 2024 Jan. 01, 2024

29,988,012 -

Total

29,988,012 -

18. Other payables

Dec. 31, 2024 Jan. 01, 2024

a. Short-term

Union funds

559,148,812 498,970,612

Social insurance

- 111,869,000

Dividends, profits payable

79,419,882 73,722,449

Must pay the contracted

25,913,787,598 27,830,228,609

- Command 1

1,687,543,901 1,565,973,321

- Command 4

9,043,494,692 9,602,504,846

- Command 5

13,731,973,898 16,608,490,620

- Other teams

1,450,775,107 53,259,822

Other payables and payables

122,928,922 125,473,779

Total

26,675,285,214 28,640,264,449

b. Long-term

Receive deposits, long-term bets

171,000,000 -

Total

171,000,000 -

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

18. Other payables (con't)

	Dec. 31, 2024	Jan. 01, 2024
Payable to detail teams by project		
Monarchy Block B Resort Complex	9,043,494,692	9,602,504,846
Lien Chieu Wastewater Treatment Plant	6,543,481,488	8,052,576,027
Other projects	10,326,811,418	10,175,147,736
Total	25,913,787,598	27,830,228,609

19. Short-term loan

	Dec. 31, 2024		Jan. 01, 2024	
	Amount	Debt Service Coverage	Amount	Debt Service Coverage
Bank loan	23,201,023,227	23,201,023,227	26,709,162,342	26,709,162,342
VietNam Joint Stock Commercial Bank For Industry And Trade - Song Han Branch	23,201,023,227	23,201,023,227	26,709,162,342	26,709,162,342
Total	23,201,023,227	23,201,023,227	26,709,162,342	26,709,162,342

Explanation of bank loans

Loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Song Han Branch to supplement working capital for production and business according to Loan Limit Contract No.3014116454/2024/HDHMCV/NHCT490-NDX dated September 6, 2024. With a total loan limit of 30 billion VND. Limit maintenance period: from September 6, 2024 to September 4, 2025. Loan interest rate: according to each debt receipt. This loan is secured by assets such as specialized cars, machinery and equipment and real estate including the following mortgage contracts:

+ Mortgage contract No. 3014116454/2021/HDBĐ/NHCT490 dated August 26, 2021.

+ Real estate mortgage contract No. 3014116454/2023/HDBĐ/NHCT490 dated August 24, 2023.

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

Short-term loan	Year 2024	Year 2023
Opening balance	26,709,162,342	3,950,000,000
Loan Amount Incurred	56,024,932,682	35,206,007,363
Loan amount paid	(59,533,071,797)	(12,446,845,021)
Closing balance	23,201,023,227	26,709,162,342

20. Bonus and welfare fund

	Year 2024	Year 2023
Opening balance	1,258,383,304	1,581,951,063
Increase due to provision from profit	189,580,000	457,264,000
Fund expenditure	(708,958,333)	(780,831,759)
Opening balance	739,004,971	1,258,383,304

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

21. Owners' equity

1. Comparison schedule for changes in Owner's Equity (see page 43)

2. Details of owners' shareholding	% of shareholding	Dec. 31, 2024	Jan. 01, 2024
Danang Housing Development Investment Joint Stock Company	44.12%	44,070,000,000	44,070,000,000
Ms. Vo Thi Ngoc	5.24%	5,232,940,000	5,232,940,000
Mr. Tran Xuan Duc	5.21%	5,200,000,000	5,094,000,000
Shareholding owned by other owners	41.42%	41,372,630,000	41,478,630,000
Treasury shares	4.00%	4,000,000,000	4,000,000,000
Total	100.00%	99,875,570,000	99,875,570,000

The status of charter capital contribution is as follows:

	According to the Business Registration Certificate		Contributed charter capital	Charter capital still needs to be contributed
	VND	Ratio %	VND	VND
Contribute capital in cash	99,875,570,000	100%	99,875,570,000	-
Total	99,875,570,000	100%	99,875,570,000	-

By December 31, 2024, the Company has fully contributed charter capital according to the Business Registration Certificate of 99,875,570,000 VND.

3. Capital transactions with owners and distribute dividends and share profits	Year 2024	Year 2023
Owner's capital contribution		
Contributed capital at the beginning of the year	99,875,570,000	99,875,570,000
Contributed capital at the end of the year	99,875,570,000	99,875,570,000
Dividends and distributed profits	3,595,333,875	8,628,801,300

4. Dividends	Year 2024	Year 2023
Dividends declared after the balance sheet date		
Dividends on ordinary shares	non-announcement	3.75%

5. Shares	Dec. 31, 2024	Jan. 01, 2024
Number of shares authorised to be issued		
Number of shares issued shares and fully paid	9,987,557	9,987,557
Ordinary share	9,987,557	9,987,557
Number of shares repurchased	400,000	400,000
Ordinary share	400,000	400,000
Number of existing shares in issue	9,587,557	9,587,557
Ordinary share	9,587,557	9,587,557
Outstanding shares face value: VND/share.	10,000	10,000

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

6. Profit distribution

Present information on profit distribution during the year:

Resolution of the 2024 Annual General Meeting of Shareholders No. 01/NQ-DHCD-NDX dated April 20, 2024 approved the 2023 profit distribution plan as follows:

	VND
· Dividends to shareholders	3,595,333,875
· Benefit reward fund	189,580,000
Total	3,784,913,875

7. Treasury shares

As of December 31, 2024, the number of treasury shares repurchased is 400,000 shares with a value of 7,426,893,655 VND (As of December 31, 2023, it is 400,000 treasury shares with a value of 7,426,893,655 VND)

8. Corporate funds

	Dec. 31, 2024	Jan. 01, 2024
Investment and development fund	1,272,340,620	1,272,340,620
Total	1,272,340,620	1,272,340,620

* Purpose of appropriating and using funds

Investment and development fund is established from the profit after tax of the enterprise and used for expanding the operating scale or investing further in the enterprise.

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

1. Revenue from sales of goods and provision of services	Year 2024	Year 2023
a. Sales		
Revenue from sales of finished products and goods	25,888,797,721	25,369,421,183
Revenue from service rendered	436,375,626	235,167,778
Revenue from construction contract	18,835,389,115	85,491,841,686
Total	45,160,562,462	111,096,430,647
b. Related parties	Year 2024	Year 2023
<i>Danang Housing Development Investment Joint Stock Company</i>	-	3,676,712,364
Total	-	3,676,712,364
2. Net sales	Year 2024	Year 2023
Net revenue from sale of finished products and goods	25,888,797,721	25,369,421,183
Net revenue from service rendered	436,375,626	235,167,778
Net revenue from construction contract	18,835,389,115	85,491,841,686
Total	45,160,562,462	111,096,430,647

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

3. Cost of sales	Year 2024	Year 2023
Cost of finished products and goods sold	28,499,671,243	26,731,229,715
Cost of service rendered	297,740,879	63,471,693
Cost of construction	18,012,967,417	81,126,670,969
Total	46,810,379,539	107,921,372,377
4. Financial income	Year 2024	Year 2023
Interest income from deposits, loans	6,606,541,489	6,769,785,260
Profit from selling securities	94,625	-
Total	6,606,636,114	6,769,785,260
5. Financial expenses	Year 2024	Year 2023
Interest expense	1,568,379,781	787,158,180
Loss from selling securities	363,140	-
Provision/Reversal on long-term financial investments	102,548,184	806,077,426
Provision/Reversal of impairment of trading securities	(354,231)	(362,300)
Securities depository fee, SMS fee	120,376	130,422
Total	1,671,057,250	1,593,003,728
6. Selling expenses	Year 2024	Year 2023
Salaries	593,820,220	903,555,350
Other cash expenses	104,723,500	26,775,000
Total	698,543,720	930,330,350
7. General and administration expenses	Year 2024	Year 2023
Salaries	1,230,518,500	1,178,740,000
Depreciation	252,742,967	100,508,296
Taxes, fees and duties	13,440,738	16,422,968
Provision/(Reversal) for doubtful debts	5,375,000	(26,751,000)
Services bought from outsiders	115,579,413	115,350,120
Other cash expenses	647,773,364	532,496,840
Total	2,265,429,982	1,916,767,224
8. Other income	Year 2024	Year 2023
Other income	9,760,525	10,144,182
Total	9,760,525	10,144,182
9. Other expenses	Year 2024	Year 2023
Administrative sanction costs	14,938,930	32,987,774
Other expenses	16,003,876	9,936,182
Total	30,942,806	42,923,956

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

10. Costs of production and doing business by factors

	Year 2024	Year 2023
Cost of raw materials and materials	36,111,516,399	96,062,243,147
Labour cost	5,129,369,654	6,233,364,971
Depreciation and amortization	4,247,424,128	3,958,650,800
Services bought from outsiders	399,673,595	338,766,747
Other sundry expenses by cash	1,224,782,561	1,006,731,812
Total	47,112,766,337	107,599,757,477

11. Current corporate income tax

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

	Year 2024	Year 2023
1. Gross profit before tax	300,605,804	5,471,962,454
2. Adjustments of corporate income tax liabilities of prior year to those of current year:	158,791,921	337,733,762
2.1. Adjustment to increase	164,791,921	337,733,762
- Non-Deductible Expenses	44,791,921	228,233,762
- Board of Management remuneration not involved in management	120,000,000	109,500,000
2.2. Adjustment to decrease	(6,000,000)	-
- Compensation insurance	(6,000,000)	-
3. Taxable income (3=1+2)	459,397,725	5,809,696,216
4. Tax rate	20%	20%
5. Current corporate income tax	91,879,545	1,161,939,243
6. Adjustment of corporate income tax payable of previous years	30,566,251	32,475,345
Adjustment of corporate income tax settlement of previous years	30,566,251	32,475,345
7. Total Current corporate income tax	122,445,796	1,194,414,588

12. Earnings per share

Information on earnings per share is presented in the Consolidated Financial Statements.

VII. OBJECTIVES AND FINANCIAL RISK MANAGEMENT POLICIES

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

The Board of General Directors reviews and applies management policies for the above risks as follows:

1. Market risks

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk comprises three types of risks: interest rate risk, currency risk, and other price risks, such as equity price risk. Financial instruments affected by market risk include loans and borrowings, and deposits.

Sensitivity analyses, as presented below, are related to the financial position of the Company as of December 31, 2024, and December 31, 2023.

These sensitivity analyses have been prepared based on the carrying amounts of net debts, the proportion of fixed-rate debts to floating-rate debts, and the correlation ratio of financial instruments denominated in foreign currencies, which remain unchanged.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

1. Market risks (con't)

When calculating sensitivity analyses, the Chief Executive Officer assumes that the sensitivity of financial instruments ready for sale on the balance sheet and related items in the statement of comprehensive income is affected by corresponding changes in market risk assumptions. This analysis is based on the financial assets and financial liabilities held by the Company as of December 31, 2024, and December 31, 2023.

1.1. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate with changes in market interest rates. Market risks due to changes in interest rates of the Company mainly relate to the Company's loans and debts, cash and short-term deposits.

The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates that are beneficial for the Company's purposes and remain within its risk management limits.

Sensitivity to interest rates

The sensitivity of the Company's (loans and liabilities, cash and short-term deposits) to reasonably possible changes in interest rates is shown as follows.

With the assumption that other variables do not change, fluctuations in interest rates of (loans) with floating interest rates affect the Company's pre-tax profit as follows:

	Basic point increase/decrease	Impact on pre-tax profits
Year 2024		
VND	+ 100	(205,983,010)
VND	- 100	205,983,010
Year 2023		
VND	+ 100	(259,156,029)
VND	- 100	259,156,029

The basis point increase/decrease used for interest rate sensitivity analysis is assumed based on current observable market conditions. These conditions suggest volatility is not significantly higher than in previous periods.

2. Credit risk

Credit risk is the risk that a party to a financial instrument or customer contract will not fulfill its obligations, leading to financial loss. The Company has credit risk from its production and business activities (mainly for accounts receivable from customers) and from its financial activities, including bank deposits and financial instruments. other.

Receivable from customers

The company minimizes credit risk by only transacting with units with good financial capacity. The company regularly closely monitors receivables to urge collection. On this basis and the Company's receivables relate to many different customers, credit risk is not concentrated on a certain customer.

Bank deposits

The company mainly maintains deposits at large reputable banks in Vietnam. The Company finds that the concentration of credit risk in bank deposits is low.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

2. Credit risk (con't)

The Company's Board of General Directors assesses that most of the financial assets are current and not impaired because these financial assets are related to reputable and solvent customers, except for overdue and impaired receivables presented in the following table:

	Not overdue		Overdue	
	Not impaired	Impaired	Not impaired	Impaired
Dec. 31, 2024				
Under 90 days	60,162,802,547	-	-	-
>181 days	-	-	-	2,035,785,856
Total net value	60,162,802,547	-	-	2,035,785,856
Provision for devaluation	-	-	-	(1,893,642,156)
Net value	60,162,802,547	-	-	142,143,700
Dec. 31, 2023				
Under 90 days	83,368,761,455	-	-	-
>181 days	-	-	-	2,035,785,856
Total net value	83,368,761,455	-	-	2,035,785,856
Provision for devaluation	-	-	-	(1,888,267,156)
Net value	83,368,761,455	-	-	147,518,700

3. Payment risk

Liquidity risk is the risk that the Company will have difficulty fulfilling its financial obligations due to lack of capital. The Company's liquidity risk mainly arises from the fact that financial assets and financial liabilities have different maturity dates.

The Company monitors liquidity risk by maintaining a level of cash and cash equivalents and bank loans that the Board of General Directors considers sufficient to meet the Company's operations and to minimize the impact of cash flow fluctuations.

The table below summarizes the payment terms of the Company's financial liabilities based on expected contractual payments on an undiscounted basis:

Dec. 31, 2024	<i>Under 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Loans and debt	23,201,023,227	-	-	23,201,023,227
Accounts payable to suppliers	6,558,527,602	-	-	6,558,527,602
Total	29,759,550,829	-	-	29,759,550,829
Dec. 31, 2023	<i>Under 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Loans and debt	26,709,162,342	-	-	26,709,162,342
Accounts payable to suppliers	9,966,589,962	-	-	9,966,589,962
Total	36,675,752,304	-	-	36,675,752,304

The company has adequate access to capital sources and loans due within 12 months can be rolled over with existing lenders.

4. Collateral

The Company has used part of its machinery, means of transport, land use rights and real estate as collateral for short-term loans from banks (Note V.19 - Borrowings and financial leasing liabilities).

The Company does not hold any secured assets of the third party as at December 31, 2024 and December 31, 2023.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***VIII. FINANCIAL ASSETS AND FINANCIAL LIABILITIES**

See presentation on page 44

The fair value of financial assets and financial liabilities is reflected at the amount at which the financial instrument could be converted in an existing transaction between the parties, except where required. sell or liquidate.

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

The fair value of cash and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the carrying value of these items attributable to these instruments. have short term.

Except as mentioned above, the fair value of the financial assets and long-term financial liabilities has not been formally assessed and determined as of December 31, 2024 and December 31, 2023 However, the Board of General Directors of the Company assesses that the fair value of these financial assets and financial liabilities has no material difference compared to the carrying value as at the end of the fiscal year.

IX. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

	Year 2024	Year 2023
1. Borrowing amount in the year		
- Proceeds from the borrowing under normal agreement	56,024,932,682	35,206,007,363
2. Payment for principal debts		
- Payment for principal debts under normal agreement	59,533,071,797	12,446,845,021

X. OTHER INFORMATION**1. Contingent liabilities, commitments and other information**

There are no contingent liabilities, commitments and other financial information as of the balance sheet date that require adjustments or disclosures in the financial statements.

2. Subsequent events

There are no significant events since the year end that need to be adjusted or noted in the financial statements.

3. Transactions and balances with related parties

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

3a. Transactions and balances with key management members and individuals related to key management members

Key management members include: members of the Board of General Directors and members of the Executive Board (General Director and Chief Accountant). Individuals related to key management members are close family members of key management members.

The Company does not generate sales transactions and provide services to key management members and individuals related to key management members. During the year, the Company did not have other transactions with key management members and individuals related to key management members.

3a.1. Transactions on sales and service provision

The Company does not have transactions related to sales and provision of services to key management members and individuals related to key management members.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

3a.2. Income of key management members

Remuneration of members of the Board of General Directors and the Board of Supervisors

	Position	Year 2024	Year 2023
Mr. Nguyen Van Hieu	Chairman	60,000,000	60,000,000
Ms. Vo Thi Ngoc	Vice Chairman	48,000,000	48,000,000
Mr. Nguyen Quang Minh Khanh	Member	36,000,000	36,000,000
Mr. Nguyen Quang Minh Khoa (from April 15, 2023)	Member	36,000,000	25,500,000
Mr. Luong Thanh Vien	Member	36,000,000	36,000,000
Ms. Duong Thi Thanh Hai	Chief Supervisor	36,000,000	36,000,000
Ms. Tran Nhat Thao (until April 15, 2023)	Member	-	24,000,000
Ms. Hoang Yen Ninh (from April 15, 2023)	Member	24,000,000	-
Ms. Pham Thi Thanh Thuy	Member	24,000,000	24,000,000
Total		300,000,000	289,500,000

Board of General Directors Income

	Position	Year 2024	Year 2023
Mr. Luong Thanh Vien	General Director	296,885,000	301,827,000
Mr. Nguyen Van Hieu	Deputy General Director	160,218,507	184,701,800
Mr. Ong Van Hung	Deputy General Director	76,526,000	74,000,000
Mr. Pham Truong Chau	Deputy General Director	95,178,000	188,611,000
Total		628,807,507	749,139,800

3b. Transactions and balances with other links

Other related parties to the Company include: subsidiaries and companies that are major shareholders with direct or indirect voting rights in the Company.

Other related parties	Relationship
Danang Housing Development Investment Joint Stock Company	Major shareholder
Da Nang Ngoc Hoi Water Supply Joint Stock Company	Subsidiary company
New Light Ray Investment Joint Stock Company	Subsidiary company

3b.1. Transactions with other related parties

Transactions with subsidiaries have been presented in note V.2b.

Transactions arising between the Company and other related parties that are not subsidiaries are as follows:

Other related parties	Transaction nature	Year 2024	Year 2023
Danang Housing Development Investment Joint Stock Company	Sell	-	3,676,712,364
	Buy services	5,705,280	-
	Service payment	5,705,280	-

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***3b.2. Debts to other related parties**

Debts to related parties are presented in the receivables and payables section in notes V.3b, V.5b.

The amounts due from other related parties are unsecured and will be settled in cash. No allowance for doubtful debts has been made for the amounts due from other related parties.

4. Present assets, revenue, and business results by department

The Company's Board of General Directors has determined that the Company's management decisions are primarily based on the types of products and services provided by the Company and not on the geographical areas in which the Company provides its products and services. Therefore, the Company's primary reporting is by business segment.

Primary segment reporting: by business sector**a. Report on business results of business segments by business sector for fiscal year 2024**

The Company reports its operations by business segments: Sales of finished products, sales of goods; service rendered and construction contract. The Company analyzes revenue and cost of goods sold by segment as follows:

Part	Net revenue	Cost of sales	Compound interest
Revenue from sales of finished products and goods	25,888,797,721	28,499,671,243	(2,610,873,522)
Revenue from service rendered	436,375,626	297,740,879	138,634,747
Revenue from construction contract	18,835,389,115	18,012,967,417	822,421,698
Total	45,160,562,462	46,810,379,539	(1,649,817,077)

b. Report on business results of business segments by business sector for fiscal year 2023

The Company reports its operations by business segments: Sales of finished products, sales of goods; service rendered and construction contract. The Company analyzes revenue and cost of goods sold by segment as follows:

Part	Net revenue	Cost of sales	Compound interest
Revenue from sales of finished products and goods	25,369,421,183	26,731,229,715	(1,361,808,532)
Revenue from service rendered	235,167,778	63,471,693	171,696,085
Revenue from construction contract	85,491,841,686	81,126,670,969	4,365,170,717
Total	111,096,430,647	107,921,372,377	3,175,058,270

5. Comparative information**Present year-end comparison figures**

The comparative figures on the Balance Sheet as of January 1, 2024, the Income Statement, the Cash Flow Statement and corresponding notes for the fiscal year ended December 31, 2023, have been audited by ASCO Auditing and Valuation Company Limited.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

6. Information on going concern: The Company will continue to operate into the future.

PREPARED BY



Do Thi Thuy Trang

CHIEF ACCOUNTANT



Le Thi Anh Truc

Danang, March 28, 2025

GENERAL DIRECTOR



Luong Thanh Vien

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

V.2. Financial investments

a. Trading securities

a. Trading securities		Dec. 31, 2024		Jan. 01, 2024		
	Original price	Fair value	Provision	Original price	Fair value	Provision
Total stock value	1,758,830	1,035,250	(723,580)	2,773,411	1,695,600	(1,077,811)
Saigon - Danang Commercial Joint Stock Bank	1,758,830	1,035,250	(723,580)	2,773,411	1,695,600	(1,077,811)
Total	1,758,830	1,035,250	(723,580)	2,773,411	1,695,600	(1,077,811)

+ Saigon - Hanoi Commercial Joint Stock Bank shares: decreased due to the sale of 56 shares with a total selling price of 2,029,162 VND. Number of shares as of December 31, 2024 is 101 shares.

The situation of fluctuations in the provision for impairment of trading securities is as follows:

	Year 2024	Year 2023
Opening balance	1,077,811	1,440,111
Additional provision	416,169	47,100
Reversal of provisions	(770,400)	(409,400)
Closing balance	723,580	1,077,811

b. Investing capital in other units

b. Investing capital in other units	Dec. 31, 2024			Jan. 01, 2024		
	Original price	Provision	Fair value	Original price	Provision	Fair value
- Investment in subsidiaries	23,057,000,000	(5,812,152,744)		23,057,000,000	(5,709,604,560)	
Da Nang Ngoc Hoi Water Supply Joint Stock Company	20,527,000,000	(5,294,538,390)	(*)	20,527,000,000	(5,137,248,715)	(*)
New Light Ray Investment Joint Stock Company	2,530,000,000	(517,614,354)	(*)	2,530,000,000	(572,355,845)	(*)
Total	23,057,000,000	(5,812,152,744)		23,057,000,000	(5,709,604,560)	

The notes to the financial statements form an integral part of this report.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

V.2. Financial investments (cont)

Provide additional information for each investment in a subsidiary.

According to the Business Registration Certificate No. 6101209288, re-registered on May 4, 2022, issued by the Department of Planning and Investment of Kon Tum Province, the Company registered to invest in Da Nang Ngoc Hoi Water Supply Joint Stock Company at 20,527,000,000 VND, equivalent to 62.2% of charter capital. This year's operating situation: profitable business but the Company has accumulated losses, so it has made full provisions.

According to the Business Registration Certificate No. 0401402429, re-registered on November 16, 2022, issued by the Department of Planning and Investment of Da Nang City, the Company registered to invest in New Light Ray Investment Joint Stock Company at 2,530,000,000 VND, equivalent to 92% of charter capital. This year's operating situation: profitable business but the Company has accumulated losses, so it has made full provisions.

(*) The fair value of long-term investments in subsidiaries has not been officially assessed and determined at the end of the year and the beginning of the year because these companies are not listed on the stock markets, so there is no reliable reference price. The fair value of these investments may differ from the book value.

The situation of changes in provisions for investments in other entities is as follows:

	Year 2024	Year 2023
Opening balance	5,709,604,560	4,903,527,134
Additional provision	190,859,619	863,933,273
Reversal of provisions	(88,311,435)	(57,855,847)
Closing balance	5,812,152,744	5,709,604,560

Transactions with subsidiaries.

Significant transactions between the Company and its subsidiaries are as follows:

	Year 2024	Year 2023
New Light Ray Investment Joint Stock Company		
Spend money on loans	7,000,000,000	-
Interest income from loan contracts	39,834,247	-

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

V.7. Allowance for doubtful debts

Allowance for doubtful debts	Dec. 31, 2024			Jan. 01, 2024		
	Original price	Recoverable amount	Overdue days	Original price	Recoverable amount	Overdue days
Accounts receivable from customers	2,035,785,856	142,143,700		2,035,785,856	147,518,700	
- An Xuan Thinh Construction and Trading Joint Stock Company	338,630,000	56,100,000	Over 3 years	338,630,000	56,100,000	Over 3 years
- Truong Xuan Construction Joint Stock Company	229,261,006	-	Over 3 years	229,261,006	-	Over 3 years
- Other	1,467,894,850	86,043,700	Over 3 years	1,222,922,850	16,783,100	Over 3 years
- Other	-	-		244,972,000	74,635,600	Over 2 years and under 3 years
Other receivables	218,363,370	-		218,363,370	-	
- Phan Xuan Long	218,363,370	-	Over 3 years	218,363,370	-	Over 3 years
Total	2,254,149,226	142,143,700		2,254,149,226	147,518,700	

The situation of changes in provisions for receivables is as follows:

	Short-term receivables	Total
Opening balance	2,106,630,526	2,106,630,526
Additional provision	5,375,000	5,375,000
Closing balance	2,112,005,526	2,112,005,526

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2024**Unit: VND***V.21. Owners' equity****1. Comparison schedule for changes in Owner's Equity**

Items	Owners' Equity	Capital surplus	Treasury shares	Investment and development fund	Retained earnings	Total
Balance as at Jan. 01, 2023	99,875,570,000	250,000,000	(7,426,893,655)	1,272,340,620	26,064,388,489	120,035,405,454
Profit	-	-	-	-	4,277,547,866	4,277,547,866
Dividends 2022	-	-	-	-	(8,628,801,300)	(8,628,801,300)
Appropriation to bonus and welfare funds	-	-	-	-	(457,264,000)	(457,264,000)
Balance as at Dec. 31, 2023	99,875,570,000	250,000,000	(7,426,893,655)	1,272,340,620	21,255,871,055	115,226,888,020
Balance as at Jan. 01, 2024	99,875,570,000	250,000,000	(7,426,893,655)	1,272,340,620	21,255,871,055	115,226,888,020
Profit	-	-	-	-	178,160,008	178,160,008
Dividends 2023	-	-	-	-	(3,595,333,875)	(3,595,333,875)
Appropriation to bonus and welfare funds	-	-	-	-	(189,580,000)	(189,580,000)
Balance as at Dec. 31, 2024	99,875,570,000	250,000,000	(7,426,893,655)	1,272,340,620	17,649,117,188	111,620,134,153

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Unit: VND

VIII. Financial assets and financial liabilities:

The following table specifies book value and fair value of the financial instruments presented in the financial statements.

	Book value		Fair value	
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2024	Dec. 31, 2023
	Amount	Provision	Amount	Provision
Financial assets				
- Accounts receivable from customers	62,198,588,403	(1,893,642,156)	85,404,547,311	(1,888,267,156)
- Loans receivable	7,000,000,000	-	-	-
- Other receivables	218,363,370	(218,363,370)	218,363,370	(218,363,370)
- Cash and cash equivalents	2,602,722,195	-	793,559,394	-
TOTAL	72,019,673,968	(2,112,005,526)	86,416,470,075	(2,106,630,526)
Financial liabilities				
- Borrowings and finance lease liabilities	23,201,023,227	-	26,709,162,342	-
- Accounts payable to suppliers	6,558,527,602	-	9,966,589,962	-
TOTAL	29,759,550,829	-	36,675,752,304	-

