

POWER GENERATION CORPORATION  
DA NHIM - HAM THUAN - DA MI HYDRO  
POWER JOINT STOCK COMPANY

BC-TĐĐHĐ-TCKT  
Dated: 28/04/2025

**FINANCIAL STATEMENTS**  
**1<sup>ST</sup> QUARTER 2025**  
**Separate Financial Statements**

**DA NHIM - HAM THUAN - DA MI HYDRO POWER JOINT STOCK COMPANY**  
**Separate Financial Statements**

**Form No.B01-DN**  
(Issued according to Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance)

**BALANCE SHEET**

**1<sup>st</sup> quarter 2025**

*Unit : VND*

Article	Codes	Notes	Closing Balance	Opening Balance
I	2	3	4	5
<b>A - CURRENT ASSETS (100=110+120+130+140+150)</b>	<b>100</b>		<b>1 968 434 092 518</b>	<b>2 440 051 444 187</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>237 769 711 061</b>	<b>600 676 489 720</b>
1. Cash	111	V.01	15 769 711 061	9 427 172 790
2. Cash equivalents	112		222 000 000 000	591 249 316 930
<b>II. Short-term investments</b>	<b>120</b>	<b>V.02</b>	<b>780 000 000 000</b>	<b>930 000 000 000</b>
1. Held-for-trading securities	121			
2. Provision for held-for-trading securities (*) (2)	122			
3. Held-to-maturity investments	123		780 000 000 000	930 000 000 000
<b>III. Current accounts receivables</b>	<b>130</b>		<b>933 345 942 534</b>	<b>895 791 848 872</b>
1. Short-term trade receivables	131		908 182 194 855	860 146 668 929
2. Short-term advances to suppliers	132		7 991 862 748	4 736 864 756
3. Short-term internal receivables	133		0	0
4. Construction contracts receivables based on agreed progress billings	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136	V.03	19 509 507 964	33 245 938 220
7. Provision for doubtful short-term receivables (*)	137		(2 337 623 033)	(2 337 623 033)
8. Shortage of assets waiting for resolution	139			
<b>IV. Inventories</b>	<b>140</b>		<b>13 838 871 814</b>	<b>13 432 866 637</b>
1. Inventories	141	V.04	13 838 871 814	13 432 866 637
2. Provision for obsolete inventories (*)	149			
<b>V. Other current assets</b>	<b>150</b>		<b>3 479 567 109</b>	<b>150 238 958</b>
1. Short-term prepaid expenses	151		3 479 567 109	150 238 958



Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
2. Value-added tax deductible	152			
3. Tax and other receivables from the State	153	V.05		
4. Government bonds trading	154			
5. Other current assets	155			
<b>B – NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250 + 260)</b>	<b>200</b>		<b>4 630 001 651 965</b>	<b>4 724 747 787 138</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>0</b>	<b>0</b>
1. Long-term trade receivables	211			
2. Long-term advances to suppliers	212		0	0
3. Paid-in capital in dependent units	213			
4. Long-term internal receivables	214	V.06		
5. Long-term loan receivables	215			
6. Other long-term receivables	216	V.07		
7. Provision for doubtful long-term receivables (*)	219			
<b>II. Fixed assets</b>	<b>220</b>		<b>4 205 625 127 199</b>	<b>4 295 398 644 745</b>
1. Tangible fixed assets	221	V.08	4 205 411 353 203	4 295 137 471 583
- Cost	222		14 941 091 131 409	14 939 601 502 705
- Accumulated depreciation (*)	223		(10 735 679 778 206)	(10 644 464 031 122)
2. Finance leases	224	V.09		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	213 773 996	261 173 162
- Cost	228		2 335 628 057	2 335 628 057
- Accumulated amortisation (*)	229		(2 121 854 061)	(2 074 454 895)
<b>III. Investment properties</b>	<b>230</b>	<b>V.12</b>		
- Cost	231			
- Accumulated depreciation (*)	232			
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>11 720 879 490</b>	<b>12 032 167 083</b>
1. Long-term work-in-progress	241			
2. Construction in progress	242		11 720 879 490	12 032 167 083
<b>V. Long-term financial investments</b>	<b>250</b>		<b>319 439 200 000</b>	<b>319 439 200 000</b>


Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
1. Investments in subsidiaries	251		112 000 000 000	112 000 000 000
2. Investments in joint-venture and associates	252		100 079 200 000	100 079 200 000
3. Equity Investments in other entities	253	V.13	37 360 000 000	37 360 000 000
4. Provision for diminution in value of long-term investments (*)	254			
5. Held-to-maturity investments	255		70 000 000 000	70 000 000 000
<b>VI. Other long assets</b>	<b>260</b>		<b>93 216 445 276</b>	<b>97 877 775 310</b>
1. Long-term prepaid expenses	261	V.14	21 737 570 889	25 975 684 523
2. Deferred tax assets	262	V.21		
3. Long-term tools, supplies and spare parts	263		71 478 874 387	71 902 090 787
4. Other long-term assets	268			
5. Goodwill	269			
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>6 598 435 744 483</b>	<b>7 164 799 231 325</b>
<b>A – LIABILITIES (300 = 310 + 330)</b>	<b>300</b>		<b>1 372 992 712 830</b>	<b>2 017 708 372 452</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>225 474 760 347</b>	<b>914 452 676 236</b>
1. Short-term trade payables	311		49 487 613 641	72 672 662 118
2. Short-term advances from customers	312		574 703 982	574 703 982
3. Tax and amounts payable to the State budget	313	V.16	99 139 741 702	173 306 838 456
4. Payables to employees	314		7 130 288 197	25 485 080 701
5. Short-term accrued expenses	315	V.17	3 090 678 291	10 648 742 743
6. Short-term internal payables	316		0	0
7. Construction contract payables based on agreed progress billings	317			
8. Short-term unearned revenues	318			
9. Other current payables	319	V.18	764 606 478	508 465 171 333
10. Short-term loans and obligations under finance lease	320		51 956 220 375	100 480 322 540
11. Short-term provision	321			
12. Bonus and welfare fund	322		13 330 907 681	22 819 154 363
13. Price stabilisation funds	323			
14. Government bonds trading	324			
<b>II. Long-term liabilities</b>	<b>330</b>		<b>1 147 517 952 483</b>	<b>1 103 255 696 216</b>
1. Long-term trade payables	331		0	0

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term internal payables in relation to capital of dependent units	334			
5. Long-term internal payables	335			
6. Long-term unearned revenues	336			
7. Other long-term liabilities	337			
8. Long-term loans	338		1 147 517 952 483	1 103 255 696 216
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred tax liabilities	341	V.21		
12. Long-term provision	342			
13. Scientific and technological development fund	343			
<b>B – OWNERS' EQUITY (400 = 410 + 430)</b>	<b>400</b>		<b>5 225 443 031 653</b>	<b>5 147 090 858 873</b>
<b>I. Capital</b>	<b>410</b>	<b>V.22</b>	<b>5 225 443 031 653</b>	<b>5 147 090 858 873</b>
1. Share capital	411		4 224 000 000 000	4 224 000 000 000
- Owners' investment capital	411a			
- Shares with voting rights	411b		4 224 000 000 000	4 224 000 000 000
- Preference shares	411c			
2. Share premium	412			
3. Convertible bond options	413			
4. Other owners' capital	414			
5. Treasury shares (*)	415			
6. Asset revaluation reserve	416			
7. Foreign exchange differences reserve	417		0	0
8. Investment and development fund	418		499 939 667 271	499 939 667 271
9. Enterprise re-organisation support fund	419			
10. Other funds belonging to owners' equity	420			
11. Undistributed earnings	421		501 503 364 382	423 151 191 602
- Undistributed earnings by the end of prior period	421a		338 671 191 602	24 116 423 386
- Undistributed earnings of current period	421b		162 832 172 780	399 034 768 216



Article	Codes	Notes	Closing Balance	Opening Balance
I	2	3	4	5
12. Fund for capital expenditure	422			
13. Non-controlling interests	429			
<b>II. Budget sources and other funds</b>	<b>430</b>			
1. Funding sources	431	V 23		
2. Funding sources for forming fixed assets	432			
<b>TOTAL LIABILITIES AND OWNERS' EQUITY (440= 300 + 400)</b>	<b>440</b>		<b>6 598 435 744 483</b>	<b>7 164 799 231 325</b>

Preparer  
(Sign, full name)

  
Lê Đình Hoàng Phương

Deputy Chief Accountant  
(Sign, full name)

  
Lê Xuân Phong

Lam Dong, Date 28 month 4 year 2025

General Director  
(Sign, full name, stamp)



  
Đặng Văn Cường

# INCOME STATEMENT

First quarter of 2025

Unit: dong

Article	Codes	Notes	Quarterly report		Accumulated from the beginning of the year to the end of this quarter	
			Current Period	The prior year	Current Period	The prior year
I	2	3	4	5	6	7
1. Gross revenue from goods sold and services rendered	01	VI.25	467 492 499 075	216 124 371 855	467 492 499 075	216 124 371 855
2. Deductions	02					
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		467 492 499 075	216 124 371 855	467 492 499 075	216 124 371 855
4. Cost of sales	11	VI.27	205 412 224 038	183 847 536 469	205 412 224 038	183 847 536 469
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		262 080 275 037	32 276 835 386	262 080 275 037	32 276 835 386
6. Finance income	21	VI.26	7 816 254 156	58 677 188 361	7 816 254 156	58 677 188 361
7. Finance expenses	22	VI.28	53 941 534 060	7 836 032 179	53 941 534 060	7 836 032 179
In which: Interest expenses	23		7 318 020 341	7 593 219 682	7 318 020 341	7 593 219 682
8. Share of profit or loss in a joint venture or associate company	24					
9. Selling expenses	25					
10. General and administrative expenses	26		14 519 539 935	17 398 142 779	14 519 539 935	17 398 142 779
11. Operating profit ( 30=20+ (21-22)+24-(25+26))	30		201 435 455 198	65 719 848 789	201 435 455 198	65 719 848 789
12. Other income	31			3 970 000		3 970 000
13. Other expenses	32					
14. Profit from activities ( 40= 31-32)	40			3 970 000		3 970 000
15. Accounting profit before tax ( 50 = 30 + 40)	50		201 435 455 198	65 723 818 789	201 435 455 198	65 723 818 789
16. Current corporate income tax expense	51	VI.40	38 603 282 418	5 045 367 086	38 603 282 418	5 045 367 086
17. Deferred corporate income tax expense	52	VI.40				
18. Net profit after corporate income tax ( 60 = 50 - 51 - 52 )	60		162 832 172 780	60 678 451 703	162 832 172 780	60 678 451 703
19. Net profit after tax of Parent Company	61		162 832 172 780	60 678 451 703	162 832 172 780	60 678 451 703
20. Net profit after tax of non-controlling shareholders	62					
21. Basic earnings per share (*)	70					
22. Diluted earnings per share (*)	71					

Lam Dong, Date 28 month 4 year 2025

Preparer  
(Sign, full name)

*Lê Đình Hoàng Phương*

Deputy Chief Accountant  
(Sign, full name)

*Lê Xuân Phong*

General Director  
(Sign, full name, stamp)



*Nguyễn Văn Cường*

## CASHFLOW STATEMENT ACCORDING TO THE INDIRECT METHOD

from the first quarter of 2025 to the first quarter of 2025

Unit: VND


Article	Code	Total	
		Current Period	The prior year
<b>1. Cash flows from operating activities</b>			
<b>1. Profit before tax</b>	<b>1</b>	<b>201 435 455 198</b>	<b>65 723 818 789</b>
<b>2. Adjustments for</b>			
- Depreciation and amortisation of fixed assets	2	91 263 146 250	90 699 068 983
- Provisions	3		
- Foreign exchange gain arising from translating foreign currency items	4	46 623 513 719	(23 986 854 243)
- Gain from investment activities	5	(729 624 052)	(31 846 311 667)
- Interest expenses	6	7 318 020 341	7 593 219 682
- Other adjustments	7		
<b>3. Operating profit before changes in working capital</b>	<b>8</b>	<b>345 910 511 456</b>	<b>108 182 941 544</b>
- Increase, decrease in receivables	9	(64 233 099 592)	630 149 552 926
- Increase, decrease in inventories	10	17 211 223	14 676 217
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(583 108 545 778)	(874 622 026 582)



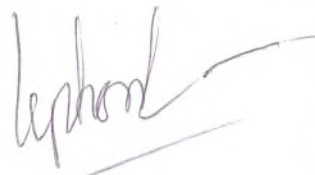
- Increase, decrease in prepaid expenses	12	908 785 483	1 007 982 813
- Increase, decrease in trading securities	13		
- Interest paid	14		
- Corporate income tax paid	15	(111 292 479 866)	(83 710 539 606)
- Other revenues from business activities	16	128 070 119 062	244 614 543 744
- Other expenses from business activities	17	(95 021 537 430)	(243 875 667 532)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>(378 749 035 442)</b>	<b>(218 238 536 476)</b>
<b>II. Cash flows from investing activities</b>			
1.Acquisition and construction of fixed assets and other long-term assets	21	15 122 116 705	0
2.Proceeds from sale, disposal of fixed assets and other long-term assets	22		
3. Cash outflow for lending, buying debt instruments of other entities	23		
4.Cash recovered from lending, selling debt instruments of other entities	24		
5.Expenditure on investment and capital contribution to other units	25		
6.Recovery of capital investment in other units	26		
7.Interest earned, dividends and profits received	27	720 140 078	418 208 463
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>15 842 256 783</b>	<b>418 208 463</b>
<b>III- Cash flows from financing activities</b>			
1.Revenue from issuing shares and receiving capital contributions from owners	31		
2.Pay capital contributions to owners, by back shares of issued enterprises	32		
3.Revenue from borrowing	33		
4.Repayment of borrowings	34		

5. Paying financial lease debt	35		
6. Dividends and profits paid	36		
Net cash flows from financing activities	40		
Net increase/ (decrease) in cash for the period (50=20+30+40)	50	(362 906 778 659)	(217 820 328 013)
Cash and cash equivalents at beginning of the period	60	600 676 489 720	526 550 425 763
Effect of changes in foreign exchange rates	61		
Cash and cash equivalents at end of the period (taken according to account balance)	70	237 769 711 061	308 730 097 750

Preparer  
(Sign, full name)

  
Lê Đình Hoàng Phương

Deputy Chief Accountant  
(Sign, full name)

  
Lê Xuân Phong

Lam Dong, Date 28 month 4 year 2025

General Director  
(Sign, full name, stamp)



  
Đặng Văn Cường

1<sup>st</sup> quarter 2025

#### VI. Additional information for items presented in the Balance Sheet

Unit: VND

01 - Cash	Closing Balance	Opening Balance
- Cash	69 537 703	551 815 214
- Bank deposits	15 700 173 358	8 875 357 576
- Money is moving		
- Cash equivalent	222 000 000 000	591 249 316 930



Total	237 769 711 061	600 676 489 720
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02 – Financial investments	Closing Balance			Opening Balance		
	Original price	Value reasonable	Preventive	Original price	Value reasonable	Preventive
a) Held-for-trading securities						
- Total value of shares						
- Total bond value						
- Other investments						
- The reason varies with each investment/type of stock and bond						
About quantity						
About value						

	Closing Balance		Opening Balance	
	Original price	Book value	Original price	Book value
b) Held-to-maturity investments	850 000 000 000	850 000 000 000	1 000 000 000 000	1 000 000 000 000
b1) Short term	780 000 000 000	780 000 000 000	930 000 000 000	930 000 000 000
- Held-to-maturity investments	780 000 000 000	780 000 000 000	930 000 000 000	930 000 000 000
- Bonds				
- Other investments				
b2) Long term	70 000 000 000	70 000 000 000	70 000 000 000	70 000 000 000
- Held-to-maturity investments	70 000 000 000	70 000 000 000	70 000 000 000	70 000 000 000
- Bonds				
- Other investmtnets				

	Closing Balance			Opening Balance		
	Original price	Preventive	Value reasonable	Original price	Preventive	Value reasonable
c) Investing capital in other units	249 439 200 000		249 439 200 000	249 439 200 000		249 439 200 000

- Invest in subsidiaries	112 000 000 000		112 000 000 000	112 000 000 000		112 000 000 000
- Investments in jointly controlled entities and associates	100 079 200 000		100 079 200 000	100 079 200 000		100 079 200 000
- Investments in other entities	37 360 000 000		37 360 000 000	37 360 000 000		37 360 000 000

- Summary of operations of subsidiaries, joint ventures, and associates during the period
- Significant transactions between the enterprise and its subsidiaries, joint ventures and associates during the period
- In case the fair value cannot be determined, explain the reason

03 - Receivable from customers	Closing Balance	Opening Balance
a) Short-term customer receivables	908 182 194 855	860 146 668 929
b) Receivables from long-term customers		
c) Receivables from customers are related parties		

04 - Other receivables	Closing Balance		Opening Balance	
	Value	Preventive	Value	Preventive
b) Short term	19 509 507 964		33 245 938 220	
- Receivable from equitization				
- Receivable dividends and distributed profits	12 351 161 441		24 280 695 941	
- Receivables from employees				
- Sign a bet, escrow				
- Loan				
- Household expenses	(12 351 199 580)		(12 351 199 580)	
- Other receivables	19 509 546 103		21 316 441 859	
b) Long term				
- Receivable from equitization				
- Receivable dividends and distributed profits				
- Receivables from employees				
- Sign a bet, escrow				





- Loan				
- Household expenses				
- Other receivables				
Total	19 509 507 964		33 245 938 220	

05 - Missing assets awaiting resolution	Closing Balance		Opening Balance	
	Quantity	Value	Quantity	Value
a) Money				
b) Inventories				
c) Fixed assets				
d) Other assets				
- Receivables from employees				
- Sign a bet, escrow				
- Loan				
- Household expenses				
- Other receivables				
Total				

06 - Bad debt	Closing Balance			Opening Balance		
	Original price	Value can be revoked	Debt object	Original price	Value can be revoked	Debt object
Total value of receivables and loans that are overdue or not overdue but difficult to collect (including details of overdue time and value of receivables and overdue loans for each subject). subject if the receivable debt for each subject accounts for 10% or more of the total overdue debt)						
Information on fines, late payment interest receivables... arising from overdue debts but not recorded as						

revenue;						
Ability to collect overdue receivables						
Total						

07 - Inventories	Closing Balance		Opening Balance	
	Original price	Preventive	Original price	Preventive
- Goods are on the way				
- Raw materials and materials	12 546 073 896		12 328 748 516	
- Tools, utensils	622 874 483		605 250 659	
- Expenses for unfinished production and business	669 923 435		498 867 462	
- Finished product				
- Goods				
- Goods for sale				
- Tax-protected warehouse goods				
Total	13 838 871 814		13 432 866 637	
- The value of inventory is stagnant, poor, has lost quality and cannot be sold at the end of the period; Causes and solutions for stagnant, poor, and loss-of-quality inventory				
- The value of inventory used as mortgage or pledge to secure debts payable at the end of the period				
- Reasons leading to additional provision or reversal of provisions for inventory devaluation				

08 - Long-term assets in progress	Closing Balance		Opening Balance	
	Original price	Value can be revoked	Original price	Value can be revoked
a) Long-term work-in-progress				

Total				
b) Construction in progress				
- Shopping	8 501 056 680	8 501 056 680	8 812 074 273	8 812 074 273
- Basic construction	401 811 373	401 811 373	401 811 373	401 811 373
- Repair	2 818 011 437	2 818 011 437	2 818 281 437	2 818 281 437
Total	11 720 879 490	11 720 879 490	12 032 167 083	12 032 167 083

**09 - Increase or decrease in tangible fixed assets**

Item	Houses, architectural objects	Machinery and equipment	Transmission means of transport	Management equipment and tools	Perennial plants and animals work for products	Other tangible fixed assets	Total
Cost							
Balance at Opening Balance	9 026 464 210 267	5 774 736 857 261	80 698 298 185	57 484 756 485		217 380 507	14 939 601 502 705
- Buy during the period		1 489 628 704					1 489 628 704
- Basic construction investment completed							
- Another increase							
- Switch to investment real estate							
- Liquidation and sale							
- Another reduction							
Closing balance	9 026 464 210 267	5 776 226 485 965	80 698 298 185	57 484 756 485		217 380 507	14 941 091 131 409
Accumulated depreciation							
Balance at Opening Balance	5 642 228 431 628	4 883 286 591 361	64 851 724 894	53 879 902 732		217 380 507	10 644 464 031 122
- Depreciation during the year	49 092 874 452	40 884 209 106	826 090 512	412 573 014			91 215 747 084
- Another increase							
- Switch to investment real estate							

- Liquidation and sale							
- Another reduction							
Closing balance	5 691 321 306 080	4 924 170 800 467	65 677 815 406	54 292 475 746		217 380 507	10 735 679 778 206
Residual value of tangible fixed assets							
- On the first day of the year	3 384 235 778 639	891 450 265 900	15 846 573 291	3 604 853 753			4 295 137 471 583
- At the end of the period	3 335 142 904 187	852 055 685 498	15 020 482 779	3 192 280 739			4 205 411 353 203

* Remaining value at the end of the year of tangible fixed assets used as mortgage or loan pledge:	
* Original cost of fixed assets at the end of the year has been fully depreciated but still in use.	
* Original cost of fixed assets at the end of the year awaiting liquidation:	
* Commitments on buying and selling tangible fixed assets of great value in the future:	
* Other changes in tangible fixed assets:	

#### 10 - Increase or decrease intangible fixed assets

Item	Land use rights	Publishing rights	Copyrights, patents	Brand of goods	Computer software	Licenses and franchises	Other intangible fixed assets	Total
Cost								
Balance at Opening Balance					2 335 628 057			2 335 628 057
- Purchased during the year								
- Created from within the business								
- Increase due to business combination								
- Another increase								
- Liquidation and sale								
- Another reduction								



Closing balance					2 335 628 057			2 335 628 057
Accumulated depreciation								
Balance at Opening Balance					2 074 454 895			2 074 454 895
- Depreciation during the year					47 399 166			47 399 166
- Another increase								
- Liquidation and sale								
- Another reduction								
Closing balance					2 121 854 061			2 121 854 061
Residual value of intangible fixed assets								
- On the first day of the year					261 173 162			261 173 162
- At the end of the period					213 773 996			213 773 996

\* Original cost of intangible fixed assets that have been fully depreciated but are still in use:

#### 11 - Increase or decrease fixed assets under financial lease

Item	Houses, architectural objects	Machinery and equipment	Transmission means of transport	Management equipment and tools	Other tangible fixed assets	Intangible fixed assets	Total
Cost							
Balance at Opening Balance							
- Financial lease during the year							
- Another increase							
- Acquisition of fixed assets under financial lease							
- Return financial							



lease fixed assets							
- Another reduction							
Closing balance							
Accumulated depreciation							
Balance at Opening Balance							
- Depreciation during the year							
- Another increase							
- Acquisition of fixed assets under financial lease							
- Return financial lease fixed assets							
- Another reduction							
Closing balance							
Residual value of finance leased fixed assets							
- On the first day of the year							
- At the end of the period							

**12 - Increase or decrease in investment real estate**

Item	Closing balance	Opening balance
a) Investment real estate for rent		
Cost		
- Land use rights		
- House		
- House and land use rights		

- Infrastructure		
Accumulated depreciation		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
- Remaining value		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
b) Investment real estate held for price increase		
Cost		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
Loss due to price decline		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
Remaining value		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		

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

### 13 - Upfront costs

Item	Closing balance	Opening balance
a) Short term	3 479 567 109	150 238 958
- Prepaid expenses for operating lease of fixed assets		
- Tools and equipment for use		
- Borrowing costs		
- Other items (specify in detail if of great value)	3 479 567 109	150 238 958
b) Long term	21 650 771 347	25 888 884 981
- Cost of establishing a business		
- Cost of buying insurance		
- Other items (specify in detail if of great value)	21 650 771 347	25 888 884 981
Total	25 130 338 456	26 039 123 939

### 14 – Other assets

Item	Closing balance	First number of the year
a) Short term		
b) Long term		
Total		

15 - Loan and finance lease	Closing Balance		Number increased during the period	Number decreased during the period	Opening Balance	
	Value	Number capable of repaying debt			Value	Number capable of repaying debt
a) Short-term loan	51 956 220 375	51 956 220 375	1 716 059 105	50 240 161 270	100 480 322 540	100 480 322 540
b) Long-term loan (details by term)	1 147 517 952 483	1 147 517 952 483	44 262 256 267		1 103 255 696 216	1 103 255 696 216
Total	1 199 474 172 858	1 199 474 172 858	45 978 315 372	50 240 161 270	1 203 736 018 756	1 203 736 018 756

	Current Period			The prior year		
	Total finance lease payments	Pay rental interest	Principal payment	Total finance lease payments	Pay rental interest	Principal payment
c) Finance lease debts						
From 1 year or less						
Over 1 year to 5 years						
Over 5 years						

	Closing Balance		Opening Balance	
	Origin	Interest	Origin	Interest
d d) Overdue unpaid loans and financial lease debt				
- Loans				
- Finance lease				
Total				
- Reason for non-payment				

d) Detailed explanation of loans and financial lease debt to related parties

16 - Trade payables	Closing Balance		Opening Balance	
	Value	Number capable of repaying debt	Value	Number capable of repaying debt

a) Short-term payables to suppliers	49 487 613 641	41 572 952 858	72 672 662 118	40 927 754 511
b) Long-term payables to suppliers				
c) Unpaid overdue debt				
d) Payables to sellers are related parties				

17 - Statutory obligations	Opening Balance	Number to be paid during the period	Amount actually paid during the period	Closing Balance
a) Payable				
- Value added tax	8 370 688 522	36 293 661 392	30 199 601 430	14 464 748 484
- Special consumption				
- Import and export tax				
- Corporate income tax	111 192 479 865	38 603 282 418	111 292 479 866	38 503 282 417
- Personal income tax	3 367 904 300	3 371 737 614	5 335 222 600	1 404 419 314
- Natural resources tax	22 792 924 257	62 706 019 222	62 199 006 140	23 299 937 339
- Real estate tax and land rent				
- Other tax		5 000 000	5 000 000	
- Fees, charges and other payables	27 582 841 512	21 467 354 148	27 582 841 512	21 467 354 148
Total	173 306 838 456	162 447 054 794	236 614 151 548	99 139 741 702
b) Receivable				
- Value added tax				
- Special consumption				
- Import and export tax				
- Corporate income tax				
- Personal income tax				
- Natural resources tax				
- Real estate tax and land rent				
- Other tax				



- Fees, charges and other payables				
Total				

18 - Accrued expenses	Closing Balance	Opening Balance
a) Short term	3 090 678 291	10 648 742 743
- Advance deduction of salary expenses during leave period		
- Expenses during business shutdown		
- Accrued expenses temporarily calculate the cost of goods and finished real estate products sold		
- Other accruals		
b) Long term		
- Loan interest		
- Other items (details of each item)		
Total	3 090 678 291	10 648 742 743

19 - Other payables	Closing Balance	Opening Balance
a) Short term	106 364 606 478	614 065 171 333
- Excess assets awaiting resolution		
- Union fees		
- Social insurance	19 839 748	19 839 748
- Health insurance	1 788 000	1 788 000
- Unemployment insurance	102 600	102 600
- Must return equitization		
- Receive deposits and short-term bets		
- Dividends and profits must be paid		
- Other payables and payables	106 342 876 130	614 043 440 985
b) Long term		
- Receive deposits and long-term bets		

- Other payables and payables		
Total	106 364 606 478	614 065 171 333

20 - Unrealized revenue	Closing Balance	Opening Balance
a) Short term		
- Revenue received in advance		
- Revenue from traditional customer programs		
- Other unearned revenues		
Total		
b) Long term		
- Revenue received in advance		
- Revenue from traditional customer programs		
- Other unearned revenues		

	Closing Balance	Opening Balance	Reason
c) The possibility of not being able to perform the contract with the customer (details of each item, reasons for not being able to perform)			

## 21 - Bonds issued

### 21.1. Ordinary bonds

	Closing Balance			Opening Balance		
	Value	Interest rate	Term	Value	Interest rate	Term
a) Bonds issued						
- Type of issue at face value						
- Discounted issue type						
- Issued type with extras						
Total						
b) Detailed explanation of bonds held by related parties (according to each type of bond)						

### 21.2. Convertible bonds

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**22. Preferred shares are classified as liabilities**

- Face value
- Subjects to be released (board of directors, officers, employees, other subjects);
- Buyback terms (Time, buyback price, other basic terms in the issuance contract);
- Value repurchased during the period;
- Other explanations.

23. Payable provisions	Closing Balance	Opening Balance
a) Short term		
- Warranty provisions for products and goods		
- Construction warranty provisions		
- Restructuring provisions		
- Other payable provisions (Periodic fixed asset repair costs, environmental restoration costs...)		
Total		
b) Long term		
- Warranty provisions for products and goods		
- Construction warranty provisions		
- Restructuring provisions		
- Other payable provisions (Periodic fixed asset repair costs, environmental restoration costs...)		
Total		

24. Deferred tax assets and deferred tax liabilities	Closing Balance	Opening Balance
a. Deferred tax assets		
- The corporate income tax rate used to determine the value of deferred tax assets		
- Deferred tax assets relate to deductible temporary differences		
- Deferred tax assets relate to unused tax losses		

- Deferred tax assets relate to unused tax credits		
- Amount offset against deferred tax liabilities		
b. Deferred income tax payable		
- The corporate income tax rate used to determine the value of deferred income tax payable		
- Deferred tax liabilities arise from taxable temporary differences		
- Amount offset against deferred tax assets		

## 25. Owners' equity

Unit: VND

### a. Reconciliation table of equity fluctuations

	Owners' capital contribution	Share premium	Convertible bond options	Other owners' capital	Asset revaluation reserve	Exchange rate difference	Undistributed after-tax profits and funds	Fund for capital expenditure	Enterprise re-organisation support fund	Treasury shares	Quỹ Other funds belonging to owners' equity	Investment and development fund	Total
Balance at the beginning of the previous year	4 224 000 000 000			474 908 605 377			330 155 928 969					25 031 061 894	5 054 095 596 240
- Tăng vốn trong năm trước - Capital increase in the previous year				14 615 280 000									14 615 280 000
- Profit in the previous year							515 682 044 354						515 682 044 354
- Another increase						48 486 097 542							48 486 097 542
- Reduced													



capital in the previous year													
- Loss in the previous year						455 003 592 651						455 003 592 651	
- Another reduction					48 486 097 542						14 615 280 000	63 101 377 542	
Balance at the beginning of Current Period	4 224 000 000 000					317 464 392 060					499 939 667 271	5 041 404 059 331	
- Increase capital Current Period													
- Profit Current Period						721 352 820 143						721 352 820 143	
- Another increase					48 110 143 823							48 110 143 823	
- Reduce capital Current Period													
- Loss Current Period						643 000 647 363						643 000 647 363	
- Another reduction					48 110 143 823							48 110 143 823	
Balance at the end of Current Period	4 224 000 000 000					395 816 564 840					499 939 667 271	5 119 756 232 111	

b) Details of owner's capital contribution	Closing Balance	Opening Balance
- Contributed capital of the parent company (if it is a subsidiary)		



- Capital contributions of other subjects	4 224 000 000 000	4 224 000 000 000
- Number of treasury shares		
<b>Total</b>	<b>4 224 000 000 000</b>	<b>4 224 000 000 000</b>

<b>c) Capital transactions with owners and distribution of dividends and profit sharing</b>	<b>Current Period</b>	<b>The prior year</b>
- Owner's investment capital		
+ Capital contributed at Opening Balance	4 224 000 000 000	4 224 000 000 000
+ Contributed capital increased during the year		
+ Contributed capital decreased during the year		
+ Contributed capital at the end of the year	4 224 000 000 000	4 224 000 000 000
- Dividends and distributed profits	84 480 000 000	

<b>d) Share</b>	<b>Closing Balance</b>	<b>Opening Balance</b>
- Number of shares registered to issue		
- Number of shares sold to the public		
+ Common shares		
+ Preferred stock (type classified as equity)		
- Number of shares to be bought back (treasury shares)		
+ Common shares		
+ Preferred stock (type classified as equity)		
- Number of outstanding shares		
+ Common shares		
+ Preferred stock (type classified as equity)		
* Par value of outstanding shares:		

<b>d) Dividends</b>	<b>Value</b>
- Dividends declared after the end of the annual accounting period:	
+ Dividends declared on common shares	

† Dividends announced on preferred shares	
- Cumulative preferred stock dividends have not been recorded	

<b>e) Enterprise funds</b>	<b>Closing Balance</b>	<b>Opening Balance</b>
- Investment and development fund	499 939 667 271	499 939 667 271
- Enterprise re-organisation support fund		
- Other funds belonging to owners' equity		

<b>26. Difference in asset revaluation</b>	<b>Current Period</b>	<b>The prior year</b>
Reasons for changes between the beginning and end of the year (in what cases are revalued, which assets are revalued, according to what decision?...)		

<b>27. Exchange rate difference</b>	<b>Current Period</b>	<b>The prior year</b>
- Exchange rate difference due to converting financial statements prepared in foreign currency to VND		
- Exchange rate differences arise due to other reasons (specify the cause)		

<b>28. Funding source</b>	<b>Current Period</b>	<b>The prior year</b>
- Funding is allocated during the year		
- Career expenses		
- Funding remaining at the end of the year		

<b>29. Off-balance sheet items</b>		
a) Outsourced assets: The total future minimum rental amount of the irrevocable operating lease contract over the term	<b>Closing Balance</b>	<b>Opening Balance</b>
- From 1 year or less		
- Over 1 year to 5 years		
- Over 5 years		

bb) Assets held in custody: Enterprises must explain in detail the quantity, type, specifications, and quality at the end of the period.

- Supplies and goods kept on behalf of, processed, and entrusted.

Product code	Product name	Types, specifications, qualities	Unit	Quantity
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- Goods to be sold on behalf of, consigned, pledged or mortgaged.

Product code	Product name	Types, specifications, qualities	Unit	Quantity
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## VII. Additional information for items presented in the Income Statement

Unit: VND

1. Total revenue from sales and service provision	Current Period	The prior year
a) Revenue		
- Sales revenue	466 496 122 075	215 138 008 855
- Revenue from service provision	996 377 000	986 363 000
- Construction contract revenue		
+ Construction contract revenue is recognized during the period		
+ Total accumulated revenue of construction contracts is recorded up to the time of preparing the financial statements		
- Other revenue		
Total	467 492 499 075	216 124 371 855
b) Revenue to related parties (details for each subject)		
c) In case revenue from property rental is recorded as the total amount of money received in advance, the business must make additional disclosures to compare the difference between recording revenue according to the method of gradual allocation over the rental period. Potential decline in future profits and cash flows		

2. Revenue deductions	Current Period	The prior year
In there		
- Trade discount		
- Reduced sales price		

- Goods sold are returned		
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3. Cost of goods sold	Current Period	The prior year
- Cost of goods sold	947 405 864 811	961 947 109 302
- Cost of goods sold		
In which: Accrued cost price of goods and finished real estate products sold includes		
+ Accrued expense categories		
+ Value deducted into the cost of each item		
+ Expected cost time to arise		
- Cost of services provided	3 231 276 954	3 214 289 043
- Residual value, sale and liquidation costs of investment real estate		
- Investment real estate business expenses		
- Value of inventory loss during the period		
- The value of each type of inventory is lost outside the norm during the period		
- Other costs exceeding normal levels are calculated directly into the cost price		
- Provision for devaluation of inventory		
- Deductions in cost of goods sold	12 568 030 091	653 929 090
Total	950 637 141 765	965 161 398 345

4. Revenue from financial activities	Current Period	The prior year
- Interest on deposits and loans	54 718 238 080	91 198 442 265
- Gain on sale of investments		
- Dividends and profits are distributed	66 680 013 241	52 837 294 985
- Exchange rate difference interest	31 056 375 494	27 185 270 718
- Sales interest on deferred payments, payment discounts		
- Revenue from other financial activities		
Total	152 454 626 815	171 221 007 968

5. Financial costs	Current Period	The prior year
- Loan interest	7 318 020 341	7 593 219 682
- Payment discounts, deferred sales interest		
- Loss due to liquidation of financial investments		
- Exchange rate difference loss	46 623 513 719	242 812 497
- Provision for devaluation of trading securities and investment losses		
- Other financial costs		
- Financial expense deductions		
Total	53 941 534 060	7 836 032 179

6. Other income	Current Period	The prior year
- Liquidation and sale of fixed assets		
- Gains due to revaluation of assets		
- Fines collected		3 970 000
- Taxes are reduced		
- Other accounts		
Total		3 970 000

7. Other costs	Current Period	The prior year
- Remaining value of fixed assets and costs of liquidation and sale of fixed assets		
- Loss due to revaluation of assets		
- Penalties		
- Other accounts		59 883 200
Total		59 883 200

8. Selling expenses and business management expenses	Current Period	The prior year
a) Selling expenses and business management expenses	14 519 539 935	17 398 142 779
- Details of items accounting for 10% or more of total business management costs;	14 519 539 935	17 398 142 779

- Other business management expenses		
b) Selling expenses incurred during the period		
- - Details of items accounting for 10% or more of total sales costs;		
- Other selling expenses.		
c) Deductions in selling expenses and business management expenses		
- Refund of product and goods warranty provisions		
- Reversal of restructuring provisions and other provisions		
- Other write-downs		

9. Production and business costs by factor	Current Period	The prior year
- Cost of raw materials and materials		2 449 196 217
- Labor costs		28 052 612 700
- Fixed asset depreciation costs		90 699 068 983
- Cost of services purchased from outside		5 710 514 335
- Other expenses in money		73 494 135 017
Total		200 405 527 252

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

- For manufacturing enterprises, the explanation of costs by factor is based on the amount incurred on the following accounts:

- + Account 621 - Direct material costs
- + Account 622 - Direct labor costs
- + Account 623 - Cost of using construction machines
- + Account 627 - General production costs
- + Account 641 - Sales expenses
- + Account 642 - Business management costs

- For commercial enterprises, the explanation of costs by element is based on the amounts incurred on the following accounts (excluding the purchase price of goods)

- + Account 156 - Goods
- + Account 632 - Cost of goods sold



+ Account 641 - Sales expenses

+ Account 642 - Business management costs

- Enterprises have the right to choose other bases but must ensure full disclosure of costs by factor

10. Current corporate income tax expenses	Current Period	The prior year
- Corporate income tax expense is calculated on the current year's taxable income		
- Adjust previous years' corporate income tax expenses to Current Period's current income tax expenses		
- Total current corporate income tax costs	38 603 282 418	5 045 367 086

11. Deferred corporate income tax expense	Current Period	The prior year
- Deferred corporate income tax expense arises from taxable temporary differences		
- Deferred corporate income tax expense arises from the reversal of deferred tax assets		
- Deferred corporate income tax income arising from deductible temporary differences		
- Deferred corporate income tax income arises from unused tax losses and tax incentives		
- Deferred corporate income tax income arises from the reversal of deferred income tax liabilities		
- Total deferred corporate income tax expense		

#### VIII. Additional information for items presented in the Statement of Cash Flows

##### 1. Non-cash transactions affect future cash flow statements

- Buy assets by assuming related debts directly or through financial leasing operations
- Buying a business through issuing shares
- Convert debt into equity
- Other non-monetary transactions

##### 2. Funds held by the enterprise but not used:

Presenting the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other constraints that the enterprise must comply with.

##### 3. The actual amount borrowed during the period

- Proceeds from borrowing under normal contracts

- Proceeds from issuing ordinary bonds
- Proceeds from issuance of convertible bonds
- Proceeds from issuance of preferred shares are classified as liabilities
- Proceeds from resale transactions of Government bonds and securities REPO
- Proceeds from borrowing in other forms

**4. Amount actually paid back on loan principal during the period:**

- Proceeds from borrowing under normal contracts
- Proceeds from issuing ordinary bonds
- Proceeds from issuance of convertible bonds
- Proceeds from issuance of preferred shares are classified as liabilities
- Proceeds from resale transactions of Government bonds and securities REPO
- Proceeds from borrowing in other forms

**Preparer**  
(Sign, full name)


**Deputy Chief Accountant**  
(Sign, full name)


Lam Dong, Date 28 month 4 2025

**Gen Director**  
(Sign stamp)

