

MINISTRY OF CONSTRUCTION
CONSTRUCTION MACHINERY CORPORATION - JSC

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**GENERAL FINANCIAL STATEMENT
CONSTRUCTION MACHINERY CORPORATION – JSC
THE FIRST QUARTER OF 2025**

Ha Noi, April 2025

BALANCE SHEET
As at 31st March 2025

				Unit: VND
ITEMS	Code	Note	31/03/2025	01/01/2025
A. CURRENT ASSETS	100		160.396.933.757	165.535.899.761
I. Cash and cash equivalents	110	V.1	1.290.528.144	3.356.270.433
1. Cash	111		1.290.528.144	3.356.270.433
II. Short-term Financial Investment	120		-	-
1. Held-to-maturity Investment	123		-	-
III. Short-term receivables	130		132.638.655.752	135.289.287.750
1. Short-term receivables from customers	131	V.2	110.069.475.278	111.956.250.514
2. Short-term repayments to suppliers	132	V.3	15.714.880.009	16.722.185.980
3. Short-term intra-company receivables	133		-	-
4. Other short-term receivables	136	V.4	163.109.149.956	162.865.700.747
5. Short-term allowances for doubtful debts (*)	137	V.5	(156.334.611.152)	(156.334.611.152)
6. Shortage of assets awaiting resolution	139		79.761.661	79.761.661
IV. Inventories	140	V.6	16.321.411.765	16.342.046.765
1. Inventories	141		16.321.411.765	16.342.046.765
V. Other current assets	150		10.146.338.096	10.548.294.813
1. Short-term prepaid expenses	151	V.11	44.558.026	44.558.026
2. Deductible value added tax	152		10.095.897.401	10.497.854.118
3. Taxes and other receivables from government bu	153	V.14	5.882.669	5.882.669
B. NON-CURRENT ASSETS	200		232.411.376.005	234.983.463.419
I. Long-term receivables	210		-	-
II. Fixed assets	220		160.309.704.092	162.755.345.703
1. Tangible fixed assets	221	V.7	160.309.704.092	162.755.345.703
- Historical costs	222		256.257.003.965	256.257.003.971
- Accumulated depreciation (*)	223		(95.947.299.873)	(93.501.658.268)
2. Intangible fixed assets	227	V.8	-	-
- Historical costs	228		158.450.000	158.450.000
- Accumulated depreciation (*)	229		(158.450.000)	(158.450.000)
III. Investment properties	230		-	-
IV. Non-current assets in progress	240	V.9	2.789.818.614	2.789.818.614
1. Long-term work in progress	241		2.598.766.083	2.598.766.083
2. Construction in progress	242		191.052.531	191.052.531
V. Long-term investments	250	V.10	68.754.037.908	68.754.037.908
1. Investments in subsidiaries	251		45.130.006.008	45.130.006.008
2. Investments in joint ventures and associates	252		20.877.845.538	20.877.845.538
3. Investments in equity of other entities	253		12.908.269.236	12.908.269.236
4. Allowances for long-term investments (*)	254		(10.162.082.874)	(10.162.082.874)
VI. Other non-current assets	260		557.815.391	684.261.194
1. Long-term prepaid expenses	261	V.11	557.815.391	684.261.194
TOTAL ASSETS	270		392.808.309.762	400.519.363.180

BALANCE SHEET
As at 31st March 2025
(Continued)

ITEMS	Code	Note	31/03/2025	Unit: VND 01/01/2025
C. LIABILITIES	300		388.075.270.378	397.477.160.113
I. Current liabilities	310		332.282.084.478	345.033.168.994
1. Short-term trade payables	311	V.12	55.734.519.824	61.760.653.664
2. Short-term prepayments from customers	312	V.13	8.776.970.993	10.283.075.350
3. Taxes and other payables to government budget	313	V.14	75.653.924.406	76.707.823.031
4. Payables to employees	314		1.839.815.938	2.728.297.870
5. Short-term accrued expenses	315	V.15	25.750.913.721	26.477.345.738
6. Short-term intra-company payables	316		-	-
7. Payables under schedule of construction contract	317		-	-
8. Short-term unearned revenues	318		6.457.906.382	9.267.741.396
9. Other short-term payments	319	V.16	128.612.278.624	128.181.632.894
10. Short-term borrowings and finance lease liabilities	320	V.17	29.455.754.590	29.626.599.051
11. Short-term provisions	321		-	-
12. Bonus and welfare fund	322		-	-
13. Price stabilization fund	323		-	-
14. Government bonds purchased for resale	324		-	-
II. Non-current liabilities	330		55.793.185.900	52.443.991.119
1. Long-term trade payables	331		-	-
5. Long-term intra-company payables	335		-	-
6. Long-term unearned revenues	336		-	-
7. Other long-term payables	337		10.407.534.408	10.075.314.408
8. Long-term borrowings and finance lease liabilities	338		45.385.651.492	42.368.676.711
D. OWNERS' EQUITY	400		4.733.039.384	3.042.203.067
I. Owners' equity	410	V.18	1.856.432.062	165.595.745
1. Contributed capital	411		238.500.000.000	238.500.000.000
- Ordinary shares with voting rights	411a		238.500.000.000	238.500.000.000
2. Enterprise reorganization assistance fund	419		2.946.368.209	2.946.368.209
3. Undistributed profit after tax	421		(239.589.936.147)	(241.280.772.464)
- Undistributed profit after tax brought forward	421a		(241.280.772.464)	(282.835.017.950)
- Undistributed profit after tax for the current year	421b		1.690.836.317	41.554.245.486
II. Funding sources and other funds	430		2.876.607.322	2.876.607.322
1. Funding sources	431		2.876.607.322	2.876.607.322
TOTAL LIABILITIES AND OWNERS' EQUITY	440		392.808.309.762	400.519.363.180

Note: Items with negative figures are presented in parentheses (.)

Ha Noi, April 28th, 2025

Preparer

Chief Accountant

General Director



Kieu Thi Nguyet Nga



Nguyen Ngoc Hai



Dao Duc Tho

INCOME STATEMENT

For the year from 01/01/2025 to 31/03/2025

ITEMS	Code	Note	Quarter 01		Cumulative from the beginning of the year	Unit: VND
			Quarter 01 - 2025	Quarter 01 - 2024		
1. Revenues from sales and services rendered	01	VI.1	28.618.971.926	10.298.788.096	28.618.971.926	10.298.788.096
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered	10		28.618.971.926	10.298.788.096	28.618.971.926	10.298.788.096
4. Costs of goods sold	11	VI.2	21.471.427.388	5.846.904.792	21.471.427.388	5.846.904.792
5. Gross revenues from sales and services rendered	20		7.147.544.538	4.451.883.304	7.147.544.538	4.451.883.304
6. Financial income	21	VI.3	4.854.457	1.231.976	4.854.457	1.231.976
7. Financial expenses	22	VI.4	1.363.127.112	811.565.130	1.363.127.112	811.565.130
- In which: interest expenses	23		1.363.127.112	811.565.130	1.363.127.112	811.565.130
8. Selling expenses	25		-	899.640	-	899.640
9. General administrative expenses	26	VI.5	3.707.826.016	2.718.160.838	3.707.826.016	2.718.160.838
10. Net profits from operating activities	30		2.081.445.867	922.489.672	2.081.445.867	922.489.672
11. Other income	31	VI.6	3.127.193	31.818.182	3.127.193	31.818.182
12. Other expenses	32	VI.7	393.736.743	178.136.429	393.736.743	178.136.429
13. Other profits	40		(390.609.550)	(146.318.247)	(390.609.550)	(146.318.247)
14. Total net profit before tax	50		1.690.836.317	776.171.425	1.690.836.317	776.171.425
15. Current corporate income tax expenses	51		-	-	-	-
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profits after corporate income tax	60		1.690.836.317	776.171.425	1.690.836.317	776.171.425

Preparer

Chief Accountant

Ha Noi, April 28th, 2025

General Director

Kieu Thi Nguyet Nga

Nguyen Ngoc Hai

Dao Duc Tho

CASH FLOW STATEMENT

Indirect method

For the year from 01/01/2025 to 31/03/2025

Unit: VND

ITEMS	Code	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
I. Cash flows from operating activities			
1. Profit before tax	01	1.690.836.317	776.171.425
2. Adjustments for:			
- Depreciation of fixed assets	02	2.445.641.605	648.052.656
- Provisions	03	-	-
- Gains (losses) on exchange rate differences from revaluation	04	-	-
- Gains (losses) on investing activities	05	(4.854.457)	1.231.976
- Interest expenses	06	1.363.127.112	811.565.130
- Other adjustments	07	(11.077.248.459)	(7.853.126.974)
3. Operating profit before changes in working capital	08	(5.582.497.882)	(5.616.105.787)
- Increase (decrease) in receivables	09	(6.947.411.285)	(5.919.608.583)
- Increase (decrease) in inventories	10	20.635.000	(4.000.000)
- Increase (decrease) in payables (Not include interest payable and corporate income tax payable)	11	9.115.559.077	(7.833.147.271)
- Increase (decrease) in prepaid expenses	12	126.445.803	(28.886.473)
- Interest paid	14	(1.649.457.770)	(421.202.719)
- Other payments on operating activities	17	-	-
Net cash flows from operating activities	20	(4.916.727.057)	(19.822.950.833)
II. Cash flows from investing activities			
1. Expenditures on purchase and construction of fixed assets and long-term assets	21	-	-
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22	-	-
6. Proceeds from equity investment in other entities	26	-	-
5. Proceeds from interests, dividends and distributed profits	27	4.854.457	1.231.976
Net cash flows from investing activities	30	4.854.457	1.231.976
III. Cash flows from financial activities			
1. Proceeds from borrowings	33	13.558.974.771	24.143.000.000
2. Repayment of principal	34	(10.712.844.460)	(4.373.000.000)
Net cash flows from financial activities	40	2.846.130.311	19.770.000.000
Net cash flows during the period	50	(2.065.742.289)	(51.718.857)
Cash and cash equivalents at the beginning of the period	60	3.356.270.433	1.293.114.129
Effect of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the period	70	1.290.528.144	1.241.395.272

Ha Noi, April 28th, 2025

Preparer

Chief Accountant

General Director

Kieu Thi Nguyet Nga

Nguyen Ngoc Hai

Dao Duc Tho

NOTES TO THE FINANCIAL STATEMENTS**For the period from 01/01/2025 to 31/03/2025****I. CORPORATION INFORMATION****1. Ownership structure**

Construction Machinery Corporation - JSC formerly known as Construction Mechanical Corporation - One Member LLC, operates under Enterprise Registration Certificate No. 0100106553 issued by Hanoi Department of Planning and Investment, first granted on November 29, 2010, and changed for the fifth time on November 8, 2016. The Corporation equitized and converted to operate as a joint stock Corporation according to Decision No. 2368/QĐ-TTg on December 23, 2015 of the Prime Minister on approving the Equitization Plan and transformation into Construction Machinery Corporation - JSC, and Decision No. 863/QĐ-BXD dated September 1, 2016 of the Ministry of Construction on adjusting the scale and charter capital structure in the equitization plan.

The Corporation's charter capital according to the 5th change in business registration on September 1, 2016 is VND 238,500,000,000 the total number of shares is 23,850,000 shares with par value of 10,000 VND/share, of which:

	Number of shares	Corresponding Amount	Percentage of Charter Capital
State capital contribution (Ministry of Construction)	23,555,200	235,552,000,000	98.76 %
Capital contributed by other shareholders	294,800	2,948,000,000	1.24 %
	23,850,000	238,500,000,000	100 %

Office Address 125D Minh Khai, Minh Khai Ward, Hai Ba Trung District, Ha Noi City.

The Corporation has dependent units as follows:

Name	Address
Coma 1 - Branch of Construction Mechanical Corporation	Residential Group 4, Phuong Canh Ward, Nam Tu Liem District, Ha Noi City
Coma 15 - Branch of Construction Mechanical Corporation	9th floor Coma building, 125D Minh Khai, Hai Ba Trung District, Ha Noi City
Import-Export Center	13th floor Coma building, 125D Minh Khai, Hai Ba Trung District, Ha Noi City
Quang Minh Mechanical Factory	Lot 4 Quang Minh Industrial Park, Me Linh District, Ha Noi City

2. Operating industries

The principal activities of the Corporation during the year 2024: construction and leasing of offices

II. FISCAL YEAR AND ACCOUNTING CURRENCY

Accounting period, accounting currency

The Corporation's accounting period starts on January 1 and ends on December 31 annually.

The Corporation's financial statements are expressed in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applied to Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC and Circular No. 53/2016/TT-BTC amending and supplementing a number of articles of Circular 200/2014/TT-BTC

2. Statements for the compliance with Accounting Standards and System

The Corporation applied Vietnamese Accounting Standards and standard guidance documents issued by the State. Financial statements are prepared and presented in accordance of each standard, circulars guiding the implementation of standards and the Accounting System.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation of the financial statements

Basis of preparation of the financial statements

The financial statements are prepared on the basis of the summary of the financial statements of the dependent units. All transactions and balances between the dependent units have been eliminated when preparing financial statements.

Equitization Settlement

The Corporation transitioned to operate under the joint-stock Corporation from November 8, 2016. The financial statements of the Corporation for the accounting period from January 1, 2024, to 31st March, 2025, do not include adjustments related to the equitization settlement, as the Corporation has not yet received approval for the equitization settlement from the competent authorities at the time of its official transition to a joint-stock Corporation.

2. Cash and cash equivalents

Transactions in foreign currencies are converted into Vietnamese Dong based on the actual exchange rate at the time the transaction occurs. At the time of preparing the financial statements, monetary items denominated in foreign currencies are converted at the buying exchange rate of the commercial bank where the Corporation holds its accounts, as published at the time of preparing the financial statements.

Cash equivalents are short-term investments with a maturity of no more than 3 months, easily convertible into cash, and with minimal risk of changes in value since the investment was made, at the time of the reporting.

3. Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

4. Financial investments

Investments in subsidiaries

A subsidiary is a Corporation controlled by the Corporation. Control is achieved when the Corporation has the ability to control the financial and operational policies of the investee companies to derive benefits from their activities.

Investment in Joint Ventures

A joint venture is a Corporation established based on an agreement where the Corporation and other parties perform economic activities based on joint control. Joint control refers to the requirement that strategic

decisions related to the joint venture's operational and financial policies must be made with the agreement of all parties involved in the joint venture.

Investment in Associates

An associate is a Corporation in which the Corporation has significant influence but does not control or jointly control. Significant influence is indicated by the ability to participate in the decisions regarding financial and operational policies of the investee, without controlling or jointly controlling those policies.

The Corporation initially records investments in subsidiaries, joint ventures, and associates at cost. The Corporation recognizes the share of profit or loss from the investee in its income statement as income from the share of cumulative net profit after the investment date. Other amounts received by the Corporation, other than dividends, are considered a recovery of the investment and are recorded as a reduction of the investment's cost.

Investments in Subsidiaries, Joint Ventures, and Associates are presented in the balance sheet at cost, less any provision for impairment (if any). Provisions for impairment of investments in subsidiaries, joint ventures, and associates are made in accordance with current accounting regulations.

Investment in Equity Instruments of Other Entities

Investment in equity instruments of other entities represents investments in equity instruments where the Corporation does not have control, joint control, or significant influence over the investee.

These investments are reflected at cost, less any provision for impairment.

5. Inventories

Inventory is valued at cost; however, if the net realizable value is lower than the cost, it is valued at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition;

The cost of sales is determined using the weighted average method;

Inventory is accounted for using the perpetual inventory method;

The provision for inventory devaluation is made in accordance with current accounting regulations. Accordingly, the Corporation is allowed to make provisions for inventory that is obsolete, damaged, or of inferior quality, and in cases where the cost of inventory exceeds its net realizable value at the end of the fiscal year.

6. Fixed Assets and Depreciation

Tagible and Intangible Fixed Assets

Tangible and intangible fixed assets are recognized at cost. During their useful life, tangible and intangible fixed assets are recorded at historical cost, accumulated depreciation, and net book value.

Tangible fixed assets formed before 31st March, 2025, were revalued during the equitization of state-owned enterprises. The historical cost and accumulated depreciation were adjusted based on the revaluation results approved by competent authorities in accordance with regulations. The remaining value of these assets is depreciated over their remaining useful life.

Depreciation is calculated using the straight-line method. The depreciation period is based on the estimated useful life, specifically:

- Buildings, structures	02 - 30 years
- Machinery, equipment	02 - 11 years
- Transportation vehicles	03 - 10 years
- Office equipment	03 - 08 years

7. Prepaid expenses

Prepaid expenses that only relate to the current financial year's production and business activities are recognized as short-term prepaid expenses and recorded as production and business costs within the financial year.

Expenses incurred during the financial year but allocated to long-term prepaid expenses are gradually amortized into the operating results over multiple years.

The calculation and allocation of long-term prepaid expenses to production and business costs in each accounting period are based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business costs using the straight-line method.

8. Payables

Classification criteria for Payables

- Payables to Suppliers include trade-related payables arising from transactions involving the purchase of goods, services, or assets. This category also includes payables for imports through designated trustees.
 - Internal Payables include payables between the Corporation (as the parent entity) and its subsidiaries, branches, or dependent units that do not have separate legal status and operate under dependent accounting.
 - Other Payables are payables that do not fall into the categories of payables to suppliers or internal payables.
- Payables are recorded in detail for each creditor, specific payable content, repayment term, and original currency.

Payables with a remaining maturity of less than 12 months (or less than one production and business cycle) as of the financial statement date are classified as short-term liabilities. Other payables that are not classified as short-term liabilities are classified as long-term liabilities. When preparing financial statements, payables are reclassified according to this principle.

The Corporation revalues foreign-currency-denominated payables to suppliers at each financial statement preparation date. The actual exchange rate used for revaluation is the foreign currency selling rate of the commercial bank designated by the Corporation for customer payments at the financial statement date, or the bank with which the Corporation frequently transacts.

The Corporation recognizes a payable immediately when there is evidence indicating that a loss will certainly occur, in compliance with the prudence principle.

Payables are not recorded at an amount lower than the payment obligation.

Provisions for payables are established at the financial statement preparation date in accordance with current regulations.

9. Loans and finance lease liabilities

The value of loans is recorded based on each disbursement and repayment. The value of finance lease liabilities is the total amount payable, calculated as the present value of minimum lease payments or the fair value of the leased asset remaining at the financial statement date.

Loans and finance lease liabilities are accounted for in detail and tracked by each lender, borrower, loan agreement, type of borrowed asset, loan term, and currency of the loan.

When preparing financial statements, the balances of loans and finance lease liabilities denominated in foreign currencies are revalued at the selling exchange rate of the bank with which the Corporation conducts its loan or finance lease transactions.

10. Recognition and capitalization of Borrowing costs

Borrowing costs are recognized as production and business expenses in the year they are incurred, except when they are capitalized in accordance with the provisions of the Vietnamese Accounting Standards on

"Borrowing Costs." Accordingly, borrowing costs directly related to the acquisition, construction, or production of assets that require a substantial period of time to be completed and put into use or business are added to the historical cost of the asset until the asset is ready for use or business purposes. Any income generated from the temporary investment of loans is deducted from the historical cost of the related asset.

For specific loans used for the construction of fixed assets or investment properties, borrowing interest is capitalized even if the construction period is under 12 months.

The capitalization rate for borrowing costs during the period is 0%.

11. Accrued expenses

Liabilities for goods and services received from suppliers or provided to customers, but not yet paid due to the absence of invoices or incomplete accounting documentation, are recorded in production and business expenses based on the matching principle between revenue and expenses. When sufficient accounting documents are available, if there is a discrepancy with the previously recorded amount, the accounting department will record an adjustment to increase or decrease the expenses corresponding to the difference.

12. Owners' equity

Owner's Contributed Capital, Share Premium, and Other Owner's Capital

Owner's contributed capital is recognized based on the actual capital contributed by the owner.

Share premium is recognized as the positive or negative difference between the actual issue price and the par value of shares when shares are issued for the first time, additionally issued, or when treasury shares are reissued.

Other owner's capital is recorded as the remaining value between the fair value of assets donated or granted to the enterprise by organizations or individuals, after deducting (-) any taxes payable (if applicable) related to these donated or granted assets, and the portion supplemented from business operating results.

Undistributed Profits

Undistributed post-tax profit is the profit generated from the business activities of the enterprise after deducting (-) adjustments resulting from the retrospective application of changes in accounting policies and the retrospective correction of material errors from prior years.

Profits are distributed to owners based on the annual resolution of the General Meeting of Shareholders.

13. Revenue

Sales Revenue

Sales revenue is recognized when all of the following conditions are satisfied:

- The significant risks and rewards associated with ownership of the product or goods have been transferred to the buyer;
- The Corporation no longer retains managerial rights or control over the goods as the owner;
- The revenue can be measured reliably;
- The Corporation has received or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined.

Service Revenue

Service revenue is recognized when the outcome of the transaction can be reliably determined. If the service provision spans multiple periods, revenue is recognized in each period based on the portion of work completed as of the balance sheet date. The outcome of the service transaction is determined when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that economic benefits will be received from the service transaction;

- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be measured.
- The portion of completed service work is determined using the work completion method.

Financial Income

Revenue arising from interest, royalties, dividends, profit sharing, and other financial income is recognized when the following two (2) conditions are met:

- It is probable that economic benefits will be received from the transaction;
- The revenue can be measured reliably.

Dividends and profit sharing are recognized when the Corporation has the right to receive the dividend or profit from its capital contribution.

Construction Contract Revenue

Revenue from construction contracts is recognized when the contract outcome can be reliably determined and confirmed by the customer. Revenue and related costs are recognized corresponding to the portion of work completed during the period, as reflected in the issued invoice.

14. Cost of goods sold

When revenue is recognized, the corresponding expenses (cost of sales) related to generating that revenue are simultaneously recognized. These expenses include the costs incurred in the period to generate the revenue, costs from prior periods, or accrued expenses related to the revenue of the current period.

15. Financial expenses

The expenses recognized as financial expenses include:

- Costs related to lending and borrowing capital;
- Losses due to exchange rate fluctuations arising from foreign currency transactions.

The above amounts are recognized at their total amount incurred during the period and are not offset against financial income.

16. Administrative expenses

Administrative expenses reflect all general expenses of the Corporation, such as: salaries and insurance contributions for the Corporation's management staff, depreciation of fixed assets used for enterprise management, land rental fees, business license tax, provision for doubtful debts, and outsourced services used for the Corporation's management operations.

17. Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate for the current year.

Deferred corporate income tax expenses are determined based on the temporary differences to be deducted, taxable temporary differences, and the corporate income tax rate.

18. Related parties

Parties are considered related to another party if they have direct or indirect relationships that allow them to control other parties or have the ability to exert significant influence over related parties through frequent control or the potential to exert significant influence. Transactions with related parties are presented by the Corporation in the Notes to the Financial Statements.

V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

Đơn vị tính: đồng

	31/03/2025	01/01/2025
1. Cash and cash equivalents		
- Cash	96.417.868	384.793.816
- Demand deposit	1.194.110.276	2.971.476.617
Total	1.290.528.144	3.356.270.433
2. Receivables from customers		
a) Short-term receivables from customers	110.069.475.278	111.956.250.514
- Main Contractor (EPC): SINOMA - BAT Consortium	34.472.561.394	34.472.561.394
- Vietnam Trading Development Joint Stock Company	6.499.457.169	6.999.457.169
- Other Customers	69.097.456.715	70.484.231.951
b) Long-term receivables from customers	-	-
Total	110.069.475.278	111.956.250.514
3. Short-term repayments to suppliers		
- COMA 18 Joint Stock Company	3.482.461.246	3.482.461.246
- Construction and Machinery Joint Stock Company No. 7 (COMA 7)	4.101.685.856	4.101.685.856
- Mechanical Construction Joint Stock Company No. 26 (COMA 26)	3.401.442.188	3.480.301.268
- Prepayments to other suppliers	4.729.290.719	5.657.737.610
Total	15.714.880.009	16.722.185.980
4. Other receivables		
	31/03/2025	01/01/2025
	Book value	Book value
a) Short-term	163.109.149.956	162.865.700.747
- Others	156.479.195.142	156.690.549.427
+ Construction and Machinery Joint Stock Company No. 7	36.992.164.150	40.793.667.708
+ Construction machinery and water electric machine installing JSC No.3	41.882.768.212	41.882.768.212
+ Infrastructure development and electrical installation JSC	22.145.227.969	22.645.227.969
+ Minh Khai Lock Joint Stock Company	17.825.149.230	17.625.357.490
+ Construction machinery and water electric machine installing JSC	15.021.034.895	15.221.034.895
+ Hanoi Department of Finance - Deposit for the use of the urban area	7.636.000.000	7.636.000.000
+ COMA 25 Construction And Trading Joint Stock Company	2.351.270.689	2.451.270.689
- Others	12.625.579.997	8.435.222.464
- Advances	5.499.215.195	5.017.027.579
- Mortgage, deposits, collateral	1.130.739.619	1.158.123.741
b) Long-term	-	-
Total	163.109.149.956	162.865.700.747
	(71.814.115.329)	(71.814.115.329)

5. Inventory	31/03/2025		01/01/2025	
	Original value	Allowances	Original value	Allowances
- Raw materials	234.314.555	-	234.314.555	-
- Tools and supplies	7.960.320	-	7.960.320	-
- Work in progress	12.567.410.513	-	12.588.045.513	-
- Real estate (*)	3.511.726.377	-	3.511.726.377	-
Total	16.321.411.765	-	16.342.046.765	-

6. Tangible fixed assets

Items	Buildings Structures	Machinery equipment	Transportation means	Office equipment	Total
History cost					
Opening balance	233.750.349.005	7.983.719.620	4.993.014.545	9.529.920.801	256.257.003.971
Increase	-	-	-	-	-
- Purchase	-	-	-	-	-
Decrease	-	-	-	-	-
- Disposal	-	-	-	-	-
Ending balance	233.750.349.005	7.983.719.620	4.993.014.545	9.529.920.801	256.257.003.971
Accumulated Depreciation					
Opening balance	71.484.587.695	7.767.382.537	4.993.014.545	9.256.673.491	93.501.658.268
Increase	2.419.652.246	9.228.618	-	16.760.741	2.445.641.605
- Depreciation	2.419.652.246	9.228.618		16.760.741	2.445.641.605
- Internal transfer					
Decrease	-	-	-	-	-
- Disposal	-	-	-	-	-
Ending balance	73.904.239.941	7.776.611.155	4.993.014.545	9.273.434.232	95.947.299.873
Netbook value					
Opening balance	162.265.761.310	216.337.083	-	273.247.310	162.755.345.703
Ending balance	159.846.109.064	207.108.465	-	256.486.569	160.309.704.098

7. Intangible fixed assets

Intangible fixed assets are fully amortized by management software

8. Long-term assets in progress

	31/03/2025		01/01/2025	
	Original value	Recoverable amount	Original value	Recoverable amount
- Long-term work in progress(*)	2.598.766.083	2.598.766.083	2.598.766.083	2.598.766.083
- Construction in progress	191.052.531	191.052.531	191.052.531	191.052.531
+ Project 11E6 Pham Hung	191.052.531	191.052.531	191.052.531	191.052.531
Total	2.789.818.614	2.789.818.614	2.789.818.614	2.789.818.614

(*) Long-term work in progress are projects classified from short-term unfinished production and business costs, and the Corporation has not assessed the impairment as of December 31, 2024. Details::

Construction	31/03/2025	01/01/2025
- Long Bien Interchange Project	2.301.606.161	2.301.606.161

- Work in progress for the Coma1 project	297.159.922	491.054.842
Total	2.598.766.083	2.792.661.003

9. Long-term investments

	31/03/2025		01/01/2025	
	Original value	Allowances	Original value	Allowances
a) Investments in subsidiaries	45.130.006.008	(9.575.725.908)	45.130.006.008	(9.575.725.908)
Ha Bac Construction Machinery JSC No.2 (Coma 2)	14.475.873.012	-	14.475.873.012	-
Thai Binh Construction and Mechanical JSC Limited (Coma 16)	3.633.663.558	-	3.633.663.558	-
Minh Khai Lock Joint Stock Company	16.220.236.781	-	16.220.236.781	-
Construction Machinery and Water Electric Machine Installing JSC (Comael)	5.669.250.000	(5.669.250.000)	5.669.250.000	(5.669.250.000)
Construction and Material Equipment Trade Company Limited No. 27	202.007.497	(202.007.497)	202.007.497	(202.007.497)
The Import-Export Manufactured Service and Countryside Development Company	4.928.975.160	(3.704.468.411)	4.928.975.160	(3.704.468.411)
b) Investments in joint ventures and associates	20.877.845.538	-	20.877.845.538	-
ZENNER - COMA water meter joint venture company limited	1.836.527.663	-	1.836.527.663	-
Mechanical Works and Construction Investment Joint Stock Company No. 9	11.044.119.443	-	11.044.119.443	-
Song Chu Construction and Machinery Joint Stock Company (Coma 17)	7.997.198.432	-	7.997.198.432	-
c) Investments in other entities	12.908.269.236	(586.356.966)	12.908.269.236	(586.356.966)
Coma Property Business & Investment Joint Stock Company (Comare)	562.478.011	(562.478.011)	562.478.011	(562.478.011)
So 10 Mechanical Construction Joint Stock	500.000.000	-	500.000.000	-
Huong Son Hydropower JSC(*)	1.107.569.300	-	1.107.569.300	-
Construction and Mechanical Consulting Joint Stock Company	500.000.000	(23.878.955)	500.000.000	(23.878.955)
COMA 25 Construction and Trading Joint Stock Company	10.238.221.925	-	10.238.221.925	-
Total	78.916.120.782	(10.162.082.874)	78.916.120.782	(10.162.082.874)

List of important Subsidiaries, Joint Ventures and Associates

Name	Relations	Charter capital	Contributed capital par value as 31/03/2025	Percentage of tributed capital
Ha Bac Construction Machinery JSC No.2	Subsidiary	17.122.460.000	8.797.500.000	51,38%
Thai Binh Construction and Mechanical JSC Limited	Subsidiary	6.000.000.000	3.216.420.000	53,61%
Minh Khai Lock JSC	Subsidiary	6.600.000.000	4.453.320.000	67,47%
Construction Machinery and Water Electric Machine Installing JSC (Comael)	Subsidiary	11.000.000.000	5.669.250.000	51,54%
Construction and Material Equipment Trade Company Limited No. 27	Subsidiary	12.938.190.118	12.938.190.118	100,00%
The Import-Export Manufactured Service and Countryside Development Company Limited	Subsidiary	127.295.272	127.295.272	100,00%
ZENNER - COMA water meter joint venture company limited	Joint Venture	2.998.125.337	929.418.854	31,00%
Mechanical Works and Construction Investment JSC No. 9	Associate	45.000.000.000	9.000.000.000	20,00%

Song Chu Construction and Machinery JSC	Associate	13.938.000.000	7.997.198.432	48,39%
10. Prepaid expenses		31/03/2025	01/01/2025	
a) Short-term		44.558.026	44.558.026	
- Unallocated tools and equipment		44.558.026	44.558.026	
b) Long-term		557.815.391	684.261.194	
- Unallocated tools and equipment		292.396.939	172.119.705	
- Chi phí sửa chữa Repairs expenses		265.418.452	511.626.208	
- Cost of renting industrial park infrastructure		-	515.281	
- Other long-term prepaid expenses		-	-	
Total		602.373.417	728.819.220	
11. Trade payables		31/03/2025	01/01/2025	
	Value	Repayable amount	Value	Repayable amount
a) Short-term trade payables	55.734.519.824	55.734.519.824	61.760.653.664	61.760.653.664
- Ha Bac Construction Machinery JSC No.2 (COMA 2)	5.151.934.719	5.151.934.719	5.151.934.719	5.151.934.719
- Thai Binh Construction and Mechanical JSC Limited (COMA 16)	2.450.392.216	2.450.392.216	2.950.392.216	2.950.392.216
- Song Chu Construction and Machinery Joint Stock Company (COMA 17)	1.617.157.390	1.617.157.390	1.717.157.390	1.717.157.390
- Construction Machinery Joint Stock Company No. 26 (COMA 26)	5.758.012.085	5.758.012.085	5.758.012.085	5.758.012.085
- Construction Machinery and Water Electric Machine Installing JSC (COMAEL)	1.269.815.622	1.269.815.622	2.465.092.787	2.465.092.787
- Other short-term trade payables	39.487.207.792	39.487.207.792	43.718.064.467	43.718.064.467
b) Long-term trade payables	-	-	-	-
Total	55.734.519.824	55.734.519.824	61.760.653.664	61.760.653.664
12. Prepayments from customers		31/03/2025	01/01/2025	
a) Short-term prepayments from customers		8.776.970.993	10.283.075.350	
- Vietnam National Music Song and Dance Theatre - Bidding Package No. 3		625.000.000	625.000.000	
- Green Diamond Vietnam Group - JSC		965.000.001	965.000.001	
- Construction Investment Project Management Board (Construction of the roa		1.889.219.349	1.889.219.349	
- Others		5.297.751.643	6.803.856.000	
b) Long-term prepayments from customers		-	-	
Total		8.776.970.993	10.283.075.350	
13. Taxes and payables to State Treasury	01/01/2025	Additions	Paid	31/03/2025
a) Payables				
- Output VAT	17.788.046.603	251.036.253	1.926.354.694	16.112.728.162
- Personal income tax	197.215.080	67.223.208	22.633.320	241.804.968
- Land tax, Land rental charges	18.225.717.277	986.324.979	697.415.577	18.514.626.679
- Environment Tax and others	-	4.000.000	4.000.000	-
- Fee, charges and other payables	40.496.844.071	341.098.126	53.177.600	40.784.764.597

Total	76.707.823.031	1.649.682.566	2.703.581.191	75.653.924.406
b) Receivables				
- Output VAT	-	-	-	-
- Personal income tax	5.882.669	-	-	5.882.669
Total	5.882.669	-	-	5.882.669
14. Short-term costs			31/03/2025	01/01/2025
- Advance deduction of Skylight building project cost			12.855.180.917	12.855.180.917
- Deduct the cost of the works in advance			6.322.842.016	6.270.298.887
- Advance deduction of CEC land rent (Tay Mo)			4.703.242.500	4.422.240.000
- Deduct in advance the cost of building the warehouse of Quang Minh Project			-	285.000.000
- Deduct other expenses in advance			1.869.648.288	2.644.625.934
Total			25.750.913.721	26.477.345.738
15. Other payables			31/03/2025	01/01/2025
a) Short-term			128.612.278.624	128.181.632.894
- Trade Union fees			881.299.216	847.528.596
- Insurances payables			7.125.710.089	6.812.908.735
- Others			120.605.269.319	120.521.195.563
+ Additional land use fees payable for the Skyline project			26.873.546.977	26.873.546.977
+ Profit payable to the city - Skylight project (*)			60.298.264.897	60.298.264.897
+ Skylight apartment maintenance fee			1.815.521.845	2.015.521.845
+ Raising capital to purchase adjacent houses			2.677.500.000	2.677.500.000
+ Raising capital to purchase Dong Banh Cement shares			4.505.000.000	4.505.000.000
+ Raising capital for Huong Son Hydropower			560.000.000	560.000.000
+ Interest payable for personal capital mobilization			3.434.566.767	3.261.444.000
+ Interest payable to Construction Mechanical JSC No. 26 (COMA 26)			-	459.453.425
+ Others			20.440.868.833	19.870.464.419
b) Long-term			10.407.534.408	10.075.314.408
- Long-term deposits received			10.407.534.408	10.075.314.408
Total			139.019.813.032	138.256.947.302
16. Borrowings and finance lease liabilities	31/03/2025	Movement during the year		01/01/2025
		Increase	Decrease	
a) Short-term	29.455.754.590	10.541.999.999	10.712.844.460	29.626.599.051
+ Bank deposit	16.148.000.000	10.042.000.000	10.202.844.461	16.308.844.461
- Saigon – Hanoi Commercial Joint Stock Bank - Ha Dong Branch	16.148.000.000	10.042.000.000	10.202.844.461	16.308.844.461
+ Others	13.307.754.590	499.999.999	509.999.999	13.317.754.590
- Ministry of Construction	5.200.000.000	-	-	5.200.000.000
- Construction Machinery Joint Stock Company No. 26	-	-	-	-
- Other short-term personal loans	8.107.754.590	499.999.999	509.999.999	8.117.754.590
b) Long-term	45.385.651.492	3.016.974.781	-	42.368.676.711
- Vietnam ATOP Joint Stock Company	31.993.651.492	3.016.974.781	-	28.976.676.711
- Dai Luc Quang Minh Joint Stock Company	13.392.000.000	-	-	13.392.000.000

Total	74.841.406.082	13.558.974.780	10.712.844.460	71.995.275.762
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17. Owners' equity**a) Changes of owners' equity**

Items	Share capital	Enterprise Restructuring Support Fund	Retained profits	Total
Opening balance of previous year	238.500.000.000	10.946.368.209	(282.835.017.950)	(33.388.649.741)
Increase in the previous year	-	-	-	-
- Other additions	-	-	-	-
Decrease in the previous year	-	(8.000.000.000)	41.554.245.486	33.554.245.486
- Profit (Loss) in the previous year	-	-	41.554.245.486	41.554.245.486
- Other decrease	-	(8.000.000.000)	-	(8.000.000.000)
Ending balance of previous year	238.500.000.000	2.946.368.209	(241.280.772.464)	165.595.745
Increase in the this year	-	-	1.690.836.317	1.690.836.317
- Profit (Loss) in this year	-	-	1.690.836.317	1.690.836.317
- Other additions(*)	-	-	-	-
Decrease in this year	-	-	-	-
Ending balance of this year	238.500.000.000	2.946.368.209	(239.589.936.147)	1.856.432.062

b) Details of owners' equity

	31/03/2025	01/01/2025
- State capital contribution (Ministry of Construction)	235.552.000.000	235.552.000.000
- Capital contributed by other shareholders	2.948.000.000	2.948.000.000
Total	238.500.000.000	238.500.000.000

c) Capital transactions with shareholders and appropriation of profits and div

	This year	Previous year
+ Shareholders' capital		
- Opening balance	238.500.000.000	238.500.000.000
- Increased during the period	-	-
- Closing balance	238.500.000.000	238.500.000.000

d) Shares

	31/03/2025	01/01/2025
Quantity of registered shares	23.850.000	23.850.000
Quantity of issued shares	23.850.000	23.850.000
- Common shares	23.850.000	23.850.000
Purchased shares (treasury shares)	-	-
Outstanding shares	23.850.000	23.850.000
- Common shares	23.850.000	23.850.000

Par value of outstanding shares: 10,000 VND/share

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

Unit: VND

	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
1. Revenue from sales of goods and provision of services		
- Revenue from construction activities	7.923.122.979	(424.668.987)

- Revenue from services and other business activities	11.776.500.873	8.104.288.888
- Revenue from sale of materials and goods	8.919.348.074	2.619.168.195
- Other revenue	-	-
Total	28.618.971.926	10.298.788.096
2. Cost of goods sold	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Cost of construction activities	7.713.175.383	75.626.080.933
- Cost of services and other business activities	5.139.969.448	10.626.168.763
- Cost of materials and goods sold	8.807.110.339	17.394.649.423
- Other costs	-	-
Total	21.660.255.170	103.646.899.119
3. Financial income	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Interest income from deposits	4.854.457	1.231.976
- Gains on disposal of securities	-	-
- Dividends received	-	-
- Foreign exchange gains	-	-
Total	4.854.457	1.231.976
4. Financial expenses	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Interest expense (on borrowings)	1.363.127.112	811.565.130
- Foreign exchange losses	-	-
- Chi phí hoạt động tài chính khác	-	-
- Reversal of financial investment provision	-	-
Total	1.363.127.112	811.565.130
Selling expenses	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Employee expenses	-	-
- Other expenses	-	899.640
Total	-	899.640
5. General and administrative expenses	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Employee expenses	2.410.157.788	1.608.911.820
- Materials expenses	68.849.666	52.962.822
- Office supplies expenses	110.499.190	127.296.505
- Amortization and Depreciation expenses	105.304.426	82.378.290
- Charges and fee	65.205.175	18.330.089
- Provision expenses	-	-
- Outsourcing expenses	259.701.772	50.500.355
- Other cash expense	688.107.999	777.780.957
Total	3.707.826.016	2.718.160.838
6. Other income	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Reversal of project costs	-	-

- Income from the disposal of fixed assets and tools	-	-
- Other income	3.127.193	31.818.182
Total	3.127.193	31.818.182
7. Other expenses	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Late tax payment penalties	299.632.188	82.578.398
- Late social insurance payment penalties	84.104.549	95.558.031
- Cost of selling fixed assets	-	-
- Other expenses	10.000.006	-
Total	393.736.743	178.136.429
8. Production and business expenses by factors	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Raw material expenses	7.642.584.256	105.925.644
- Employee expenses	2.486.896.895	1.608.911.820
- Amortization and Depreciation expenses	2.290.598.844	2.595.881.531
- Provision expenses	-	-
- Outsourcing expenses	1.382.621.484	1.535.845.733
- Other cash expenses	17.818.108.978	1.421.098.904
Total	31.620.810.457	7.715.493.762
9. Deferred corporate income tax expense	Year 2025	Year 2024
a) Profit after corporate income tax (VND)	1.690.836.317	776.171.425
- Adjustments		
- Increase		
- Decrease		
b) Profit / Loss distributable to common shareholders (VND)	1.690.836.317	776.171.425
- Quantity of outstanding common shares (Shares)	23.850.000	23.850.000
c) Basic earnings per share (VND/share)		

VII. OTHERS INFORMATION**1. Comparative figures**

Comparative figures on the financial statements of corporation for the year ended 31 December 2024 which are audited by CPA VIETNAM Auditing Company Limited – A Member of INPACT.

Preparer


Kieu Thi Nguyet Nga

Chief Accountant


Nguyen Ngoc Hai

Ha Noi, April 28th, 2025

General Director




Dao Duc Tho