

Sample number 02

LICOGI 13 JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

No.: 336/2025/LICOGI13-TCKT

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Ha Noi, July 28<sup>th</sup>, 2025

## REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL STATEMENT

To: Hanoi Stock Exchange.

Implementing the regulations in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, LICOGI 13 Joint Stock Company disclosure financial statement (BCTC) for the first quarter of 2025 to Hanoi Stock Exchange as follows:

1. Company name: LICOGI 13 Joint Stock Company
  - Stock code: LIG
  - Address: LICOGI 13 TOWER, Khat Duy Tien Street, Nhan Chinh Ward, Thanh Xuan District, Hanoi City
  - Phone: 0243 854 4623
  - Email: Tonghop@licogi13.com.vn

Website: licogi13.com.vn

### 2. Content of published information:

- Financial statements for the quarter 2 of 2025:
  - ☐ Separate financial statements (Listed company has no subsidiaries and superior accounting units have subordinate units);
  - ☒ Consolidated financial statements (Listed company with subsidiaries);
  - ☐ General financial statements (Listed company has subordinate accounting units with their own accounting systems).

- Cases subject to explanation of reasons:

+ The auditing organization issued a non-unqualified opinion on the financial statements (for the financial statement for the quarter 2 of 2025):

☐ Yes

☒ No

Written explanation in case of Yes:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa (for the financial statement for the quarter 2 of 2025):

☐ Yes

☒ No



Written explanation in case of Yes:

☐ Yes

☐ No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Written explanation in case of Yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period is lost, changing from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☒ No

Written explanation in case of Yes:

☐ Yes

☐ No

This information was published on the company's website on date: 28<sup>th</sup> July, 2025 at the link: <https://licogi13.com.vn/vi/bao-cai-tai-chinh.html>

3. Report on transactions valued at 35% or more of total assets in 2025.

In case a listed company has a transaction, it is required to fully report the following contents: No

- Transaction content: ... No .....
- Proportion of transaction value/total asset value of the company (%) (based on the most recent year's financial statement); .....
- Transaction completion date: .....

We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.

**Attached documents:**

- Financial statements for quarter 2 of 2025
- Explanation of fluctuations in profit after corporate income tax in the quarter 2 of 2025 compared to the same period last year

**AUTHORIZED INFORMATION  
DISCLOSURE OFFICER**



**Tran Thi Van Anh**





**LICOI13**

## **LICOI 13 JOINT STOCK COMPANY**

Head Office: LICOI 13 Building – Khuat Duy Tien Street –  
Thanh Xuan Ward – Hanoi City.

Tel : (84)04.35530194 Fax: (84)04.8544107

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# **FINANCIAL STATEMENTS CONSOLIDATED QUARTER 2 OF 2025**

**JULY 2025**



## CONSOLIDATED BALANCE SHEET

Quarter 2 Year 2025

Unit: VND

ASSETS	Code	Notes	30/06/2025	01/01/2025
<b>A. SHORT-TERM ASSETS</b>	<b>100</b>		<b>4.159.004.583.888</b>	<b>3.734.010.298.544</b>
(100 = 110 + 120 + 130 + 140 + 150)				
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.01</b>	<b>22.593.279.838</b>	<b>36.636.267.168</b>
1. Cash	111		19.043.279.838	33.086.267.168
2. Cash equivalents	112		3.550.000.000	3.550.000.000
<b>II. Short-term investments</b>	<b>120</b>		<b>62.499.306.363</b>	<b>67.937.334.003</b>
3. Held-to-maturity investment	123		62.499.306.363	67.937.334.003
<b>III. Current accounts receivable</b>	<b>130</b>		<b>3.269.932.196.617</b>	<b>3.019.690.844.458</b>
1. Short-term trade receivables	131	VIII.01	1.618.279.001.424	1.668.434.274.912
2. Short-term advances to suppliers	132	VIII.02	922.949.651.320	677.441.220.174
4. Construction contract receivables based on agreed progress billings	134		-	
5. Other - term receivables	135		18.565.908.902	12.465.908.902
6. Other - term receivables	136	V.02	745.198.966.644	693.593.315.587
7. Provision for doubtful receivables	137		(35.061.331.673)	(32.243.875.117)
<b>IV. Inventories</b>	<b>140</b>		<b>763.416.666.435</b>	<b>569.398.906.174</b>
1. Inventories	141	V.03	763.416.666.435	569.398.906.174
<b>V. Other current assets</b>	<b>150</b>		<b>40.563.134.635</b>	<b>40.346.946.741</b>
1. Short-term prepaid expenses	151		1.616.360.490	1.678.033.068
2. Value added tax deductible	152		28.710.733.533	38.570.564.995
3. Tax and other receivables from the State	153		10.236.040.612	98.348.678
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>2.418.400.210.413</b>	<b>2.349.715.645.434</b>
(200 = 210 + 220 + 240 + 250 + 260 + 269)				
<b>I. Long-term receivables</b>	<b>210</b>		<b>67.754.173.891</b>	<b>228.115.430.311</b>
2. Long-term prepayment to seller	212		3.516.685.331	3.438.704.091
4. Long-term loan receivable	215		27.000.000.000	27.000.000.000
5. Other long-term receivables	216		37.237.488.560	197.676.726.220
<b>II. Fixed assets</b>	<b>220</b>		<b>233.718.678.800</b>	<b>232.530.754.844</b>
<b>1. Tangible fixed assets</b>	<b>221</b>	<b>V.04</b>	<b>139.252.036.485</b>	<b>144.302.036.320</b>
- Cost	222		290.608.680.493	288.375.994.339
- Accumulated depreciation (*)	223		(151.356.644.008)	(144.073.958.019)
<b>2. Leased fixed assets</b>	<b>224</b>	<b>V.05</b>	<b>92.788.076.077</b>	<b>86.541.818.952</b>
- Cost	225		130.119.854.837	116.633.848.847
- Accumulated depreciation (*)	226		(37.331.778.760)	(30.092.029.895)
<b>3. Intangible fixed assets</b>	<b>227</b>	<b>V.06</b>	<b>1.678.566.238</b>	<b>1.686.899.572</b>
- Cost	228		1.881.066.240	1.881.066.240
- Accumulated depreciation (*)	229		(202.500.002)	(194.166.668)
<b>III. Investment properties</b>	<b>230</b>		<b>134.689.283.050</b>	<b>86.376.056.707</b>
- Cost	231		134.689.283.050	87.633.840.203
- Accumulated depreciation (*)	232			(1.257.783.496)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>1.445.121.428.090</b>	<b>1.253.028.054.703</b>
1. Long - term work in progress	241			62.589.501.923
2. Long-term construction in progress	242		1.445.121.428.090	1.190.438.552.780
<b>V. Long-term construction in progress</b>	<b>250</b>		<b>482.788.452.375</b>	<b>490.742.018.990</b>
2. Invest in joint ventures and associates.	252	VIII.05	478.205.959.593	410.002.074.358
3. Investing in other entities.	253		5.391.666.667	81.275.516.260
4. Provision for impairment of long-term financial assets	254		(809.173.885)	(535.571.628)
<b>VI. Other long-term assets</b>	<b>260</b>		<b>54.328.194.207</b>	<b>58.923.329.879</b>
1. Long-term prepaid expenses	261	V.08	3.375.687.119	2.155.730.062
3. Long-term tools, supplies and spare parts	263		42.000.000	42.000.000
5. Goodwill	269		50.910.507.088	56.725.599.817
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>6.577.404.794.301</b>	<b>6.083.725.943.978</b>



No. B01a - DNHN

**CONSOLIDATED BALANCE SHEET**  
**Quarter 2 Year 2025**  
 (next)

Until: VND

RESOURCES	Code	Notes	30/06/2025	01/01/2025
<b>C. LIABILITIES (300=310+330)</b>	<b>300</b>		<b>5.288.802.322.112</b>	<b>4.940.781.331.785</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>3.556.523.762.200</b>	<b>3.438.757.156.071</b>
1. Short-term trade payables	311	VIII.06	974.183.869.138	895.495.318.035
2. Short-term advances from customers	312	VIII.07	375.214.899.674	397.633.352.182
3. Statutory obligations	313	V.10	12.435.610.794	11.982.953.689
4. Payable to employees	314		22.213.228.380	28.496.095.783
5. Short-term accrued expenses	315		158.821.544.119	166.431.800.218
8.Short-term unearned revenue	318		1.984.317.752	1.443.742.151
9.Short-term other payables	319	V.11	161.414.202.383	259.521.795.855
10.Borrowings and finance lease liabilities	320		1.846.756.211.591	1.674.417.371.872
11.Short-term provisions for payables	321			
12.Bonus and welfare Funds	322		3.499.878.369	3.334.726.286
<b>II. Long-term liabilities</b>	<b>330</b>		<b>1.732.278.559.912</b>	<b>1.502.024.175.714</b>
1. Long-term payables to suppliers	331		155.370.314.459	111.583.365.094
2.Long term prepayment buyer	332			27.106.332.405
7.Other long - term payables	337		559.632.062.874	530.817.282.964
8.Borrowings and finance lease liabilities	338	V.12	1.011.289.255.812	827.364.761.746
12. Long-term provisions	342		5.986.926.767	5.152.433.505
<b>D.OWNER'S EQUITY (400=410+420)</b>	<b>400</b>		<b>1.288.602.472.189</b>	<b>1.142.944.612.193</b>
<b>I. Owner's Equity</b>	<b>410</b>	<b>V.13</b>	<b>1.288.602.472.189</b>	<b>1.142.944.612.193</b>
1. Share capital	411		950.845.690.000	950.845.690.000
2. Share premium	412		308.550.000	308.550.000
3. Other capital of the owner	413		50.149.592	50.149.592
4.Treasury shares	414		(12.034.773.335)	(12.034.773.335)
8.Development Investment Fund	418		27.266.625.742	20.157.161.767
9.Other funds belong to equity	419		40.583.505	44.624.422
11.Undistributed profit after tax	421		7.868.270.955	6.309.787.855
- Undistributed PAT accumulate to the end of th	421a		(4.241.196.589)	4.220.675.338
-Undistributed PAT this period	421b		12.109.467.544	2.089.112.517
13. Non-controlling interests	429		314.257.375.730	177.263.421.892
<b>TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400+439)</b>	<b>440</b>		<b>6.577.404.794.301</b>	<b>6.083.725.943.978</b>

Ha Noi, 28. rd July 2025

**LICOGI 13 – JOINT STOCK COMPANY**

Prepared by

Chief Accountant

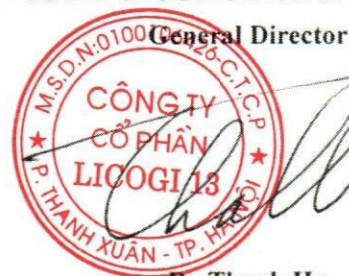


Pham Thuy Linh



Lai Thi Tho

General Director



Do Thanh Ha



**LICOGI 13 – JOINT STOCK COMPANY**

Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi

Tel: 043 5 534 369

Fax: 042 8 544 107

**CONSOLIDATED FINANCIAL STATEMENTS***Quarter 2 Year 2025***No. B02a - DNHN****CONSOLIDATED INCOME STATEMENT***Quarter 2 Year 2025**Unit: VND*

ITEMS	Code	TM	Quarter II		Cumulative	
			Beginning balance	Previous year	Beginning balance	Previous year
1. Revenue from sales of goods and rendering of services	01	VI.14	1.588.293.773.916	1.017.640.807.446	2.226.625.665.881	1.582.551.698.676
2. Deductions	02					
3. Net revenue from sales of goods and rendering services (10 = 01 - 02 )	10		1.588.293.773.916	1.017.640.807.446	2.226.625.665.881	1.582.551.698.676
4. Cost of goods sold	11	VI.15	1.528.446.479.639	992.005.908.538	2.135.185.849.499	1.516.079.373.489
5. Gross profit (20 = 10 - 11)	20		59.847.294.277	25.634.898.908	91.439.816.382	66.472.325.187
6. Revenue from financial activities	21	VI.16	5.086.562.673	53.454.018.265	14.630.256.199	53.812.108.149
7. Financial expenses	22	VI.17	34.232.784.153	60.656.950.105	59.214.599.633	84.408.451.999
<i>In which, interest payable</i>	23		13.469.072.403	14.007.460.105	31.534.948.046	37.758.961.999
8. Shares of profit off associates	24		-	749.744.147		749.744.147
9. Selling expnses	25		-			112.117.661
10. General and administrative expenses	26	VIII.08	23.113.754.463	19.049.086.487	37.605.530.913	35.113.120.453
11. Net profit from operating activities [30 = 20 + (21-22)+24 - (25+26)]	30		7.587.318.334	132.624.728	9.249.942.035	1.400.487.370
12. Other income	31	VIII.09	15.628.942	36.441.573	191.818.182	3.955.801.486
13. Other expenses	32	VIII.10	354.699.140	344.898.316	1.003.203.641	3.750.564.161
14. Other profits ( 40 = 31 - 32)	40		(339.070.198)	(308.456.743)	(811.385.459)	205.237.325
15. Profits/ (loss) before tax ( 50=30+40)	50		7.248.248.136	(175.832.015)	8.438.556.576	1.605.724.695



ITEMS	Code	TM	Quarter II		Cumulative	
			Beginning balance	Previous year	Beginning balance	Previous year
16. Current corporate income tax expenses	51		2.151.221.108	880.696.100	2.960.518.732	1.473.804.106
17. Deferred tax expense	52					
18. Profit after Corporate Income Tax (60 = 50 -51 -52)	60		5.097.027.028	(1.056.528.115)	5.478.037.844	131.920.589
19. Net profit after tax attributable to non-controlling interests	61		3.442.871.631	414.368.798	3.732.827.312	1.128.152.791
20. Net profit after tax attributable to shareholders of the parent ( 62 = 60 - 61 )	62		1.654.155.397	(1.470.896.913)	1.745.210.532	(996.232.202)
21. Basic earnings per share	70	VL.18	18	(16)	19	(11)

Hà Nội, 28<sup>th</sup> July 2025

LICOGI 13 – JOINT STOCK COMPANY

Prepared by



Pham Thuy Linh

Chief Accountant



Lai Thi Tho

General Director



Do Thanh Ha

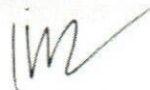
## SEPARATE CASH FLOW STATEMENTS

(By the direct method) (\*)

Quarter 2 year 2025

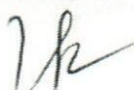
Criteria	IND EX	Not es	Cumulative from the beginning of the year to the end of this	Cumulative from the beginning of the year to the end of this
1	2	3	4	5
<b>I. CASH FLOW FROM OPERATING ACTIVITIES</b>				
1. Revenue from sales, services and other revenues	01		2.229.393.665.956	1.759.336.433.579
2. Money paid to suppliers of goods and services.	02		(2.637.096.896.348)	(1.975.717.244.979)
3. Money paid to workers.	03		(111.873.057.102)	(91.049.864.585)
4. Interest payments	04		(38.259.813.029)	(29.705.809.647)
5. Money spent on corporate income tax.	05		(2.727.429.811)	(1.760.496.811)
6. Other income from operating activities.	06		653.492.718.330	505.256.086.324
7. Other expenses for business activities.	07		(349.582.831.327)	(273.960.646.295)
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>(256.653.643.331)</b>	<b>(107.601.542.414)</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES.</b>				
1. Cash spent on purchasing, constructing fixed assets and other long-term a	21		(41.193.221.186)	(13.457.337.549)
2. Proceeds from liquidation, sale of fixed assets and other long-term assets.	22		10.000.000	4.258.100
3. Money spent on lending and purchasing debt instruments of other entities	23		(42.255.719.240)	(87.700.000.000)
4. Proceeds from loans and resale of debt instruments of other entities	24		41.593.746.880	47.986.276.691
5. Money spent on investing in other entities.	25		(193.375.600.000)	
6. Cash receipts from capital investments in other entities.	26		-	39.800.000.000
7. Interest income, dividends and profits.	27		829.954.272	382.799.876
<b>Net cash flow from investing activities.</b>	<b>30</b>		<b>(234.390.839.274)</b>	<b>(12.984.002.882)</b>
<b>III. NET CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Proceeds from issuing shares, receiving capital contributions from owners	31		332.754.000.000	
2. Money paid for capital contributions to owners, repurchase of shares issued by the enterprise	32		-	(10.000.000.000)
3. Proceeds from borrowing	33		1.819.968.969.895	1.355.851.020.551
4. Money to pay off loan principal.	34		(1.652.572.852.412)	(1.232.722.654.644)
5. Lease payment.	35		(6.067.622.208)	(5.550.759.800)
6. Dividends, profits paid to owners.	36		(17.081.000.000)	
<b>Net cash flow from financing activities</b>	<b>40</b>		<b>477.001.495.275</b>	<b>107.577.606.107</b>
<b>Net cash flow during the period (20+30+40)</b>	<b>50</b>		<b>(14.042.987.330)</b>	<b>(13.007.939.189)</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>36.636.267.168</b>	<b>33.317.484.128</b>
<b>The effects of changes in foreign exchange rates</b>	<b>61</b>		<b>0</b>	<b>0</b>
<b>Cash and cash equivalents at the end of the period (50+60+61)</b>	<b>70</b>		<b>22.593.279.838</b>	<b>20.309.544.939</b>

Preparer



Pham Thuy Linh

Chief Accountant



Lai Thi Tho

Ha Noi, 28 July 2025

General Director





**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025****I. CORPORATE INFORMATION.****1. Ownership Structure.**

LICOGI 13 Joint Stock Company ("the Company") was formerly a state-owned enterprise, subsequently equitized under Decision No. 2088/QĐ-BXD dated December 29, 2004, issued by the Ministry of Construction, and operates under Enterprise Registration Certificate No. 0103008046 dated June 10, 2005, issued by the Hanoi Department of Planning and Investment. The Company has amended its registration certificate 27 times.

According to the 27th amended Enterprise Registration Certificate dated July 10, 2025, the Company's charter capital is VND 950,845,690,000. On July 10, 2025, Licogi 13 Joint Stock Company made the 27th amendment to its business registration certificate as a result of a change in the position of the company's legal representative..

On April 22, 2010, the Company's shares were officially listed on the Hanoi Stock Exchange under the ticker symbol: **LIG**.

Par value per share: **VND 10,000**.

**2. Business Fields.**

The main business fields of company are: Construction works; installation of other construction systems; real estate trading; machinery and equipment trading; iron ore, other non-iron metal ores mining...

**3. Business Activities.**

- Mechanical construction: Ground leveling, foundations, and technical infrastructure for civil, industrial, public, irrigation, transportation works, urban areas, and industrial parks.
- Construction of housing, civil, industrial, and public buildings.
- Production and trading of construction materials: block bricks, concrete pipes.
- Industrial production: mechanical processing and manufacturing of construction products; formwork, scaffolding, industrial buildings, spare parts; machinery and equipment installation and maintenance services.
- Services: equipment rental, supply of technical materials, surveying services, construction material testing, foundation surveying, investment consultancy.
- Import and export of materials, equipment, technology, and construction materials.
- Investment and business development of housing, new urban areas, industrial park infrastructure, and medium and small hydropower projects.
- Stone and sand mining.
- Real estate trading.

**4. List of Subsidiaries Consolidated**

Total subsidiaries: 6

Number of consolidated subsidiaries: 6

Number of non-consolidated subsidiaries:

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)*

- |  |   |
|--|---|
| 1. LICOGI 13FC Joint Stock Company                           | - Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Thanh Xuan ward, Hanoi<br>- Benefit rate of parent company: 51%<br>- Parent Company's voting rights: 51% |
| 2. Vocation school of Engineer No 1 Member Company Limited   | - Address: Ninh Hoi, Kim Anh, Ha Noi<br>- Benefit rate of parent company: 100%<br>- Parent Company's voting rights: 100%  |
| 3. Song Nhiem 3 Joint Stock Company                          | - Address: Niem Son Commune, Tuyen Quang Province<br>- Benefit rate of parent company: 98,33%<br>- Parent Company's voting rights: 98,33%   |
| 4. Global Petroleum Energy Joint Stock Company               | - Address: No. 66, Nguyen Trai Street, Group 9, To Hieu Ward, Son La Province<br>- Benefit rate of parent company: 99.41%<br>- Parent Company's voting rights: 99.41%             |
| 5. LIG-Huong Hoa 2 Joint Stock Company                       | - Address: No. 37, Ly Thuong Kiet street, Nam Dong Ha Ward, Quang Tri Province<br>- Benefit rate of parent company: 99.4%<br>- Parent Company's voting rights: 99.4%              |
| 6. LICOGI13 Hoa Lu Joint Stock Company                       | - Address: No. 21, Alley 36, Kim Dong Street, Hoa Lu Ward, Ninh Binh Province<br>- Benefit rate of parent company: 98.00%<br>- Parent Company's voting rights: 98.00%             |
| <b>5. Investing in long-term finance in companies.</b>       |   |
| 1. LICOGI13 Renewable Energy Joint Stock Company             | - Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Thanh Xuan ward, Hanoi<br>- Benefit rate: 3,75%<br>- Voting rights: 3,75%                                |
| 2. LICOGI 13 – Infrastructure Mechanized Joint Stock Company | - Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Thanh Xuan ward, Hanoi<br>- Benefit rate: 64,29%<br>- Voting rights: 64,29%                              |



**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)*

3. Licogi 13 Technology Investment Joint Stock Company - Address: 1st floor, unit A, Licogi 13 building, 164 Khat Duy Tien street, Thanh Xuan ward, Hanoi  
- Benefit rate: 13,4%  
- Voting rights: 13,4%
4. VRG Ngoc Linh Hydropower Joint Stock Company
5. COSEVCO Material Production and Construction Joint Stock Company
6. LICOGI13- Thuan Phuoc Two-Member Limited Company - Address: No. 1224 Hung Vuong Street, HH1 and HH2 Resettlement Area, North Quy Nhon Ward, Gia Lai Province  
- Benefit rate: 45%  
- Voting rights: 45%
7. Mien Dong Wood Industry Joint Stock Company
8. Sai Gon Thanh Dat Agriculture Investment Joint Stock Company - Address: 21 Tran Phu, Hai Chau Ward, Da Nang City  
- Benefit rate: 13,28%  
- Voting rights: 13,28%
9. Licogi 13 - Infrastructure and Construction Investment Joint Stock Company - Address: No. 96, West Belt Road, Caric Residential Area, Quarter 8, An Khanh Ward, Ho Chi Minh City.  
- Benefit rate: 49%  
- Voting rights: 49%
10. Sai Gon Thuan Phuoc Green real estate Joint Stock Company - Address: No. 02 Nguyen Thi Minh Khai, Hai Chau Ward, Da Nang City  
- Benefit rate: 44,78%  
- Voting rights: 44,78%
11. Licogi 13 Construction Material Joint Stock Company - Address: 1st floor, unit A, Licogi 13 building, Khat Duy Tien street, Ward. Thanh Xuan, Hanoi  
- Benefit rate: 45%  
- Voting rights: 45%

**II. Accounting period and currency used in accounting.****1. Accounting period**

The Company's accounting period begins on January 1 and ends on December 31 each year.

**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)***2. Currency used in accounting**

Currency used in accounting records is Vietnam Dong (VND). Accounting according to the principle of historical cost in accordance with the provisions of Vietnam Accounting Law No. 88/2015/QH13 dated November 20, 2017 and Vietnam Accounting Standard No. 01 - General Standards.

**III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES.****1. Applicable Accounting Regimes**

The Company has applied Vietnam Accounting Regimes issued according to Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 202/2014/TT-BTC dated 22 December 2014 of Ministry of Finance.

**2. Declaration of compliance with Accounting standards and regimes**

Consolidated financial statements are made and presented in accordance with Vietnamese Accounting Standards and the current Vietnamese Accounting Regime.

**3. Applicable accounting form**

The company applies general journal recording, using GREENSOFT accounting software.

**IV. APPLICABLE ACCOUNTING POLICIES.****1. Basis for preparing consolidated financial statements.*****Investments in Subsidiaries***

Subsidiaries are entities controlled by the Company. Control is deemed to exist when the Company holds more than 50% of the voting rights or has the power to directly govern the financial and operating policies of an entity to obtain economic benefits from its activities. In assessing control, the existence and effect of potential voting rights that are currently exercisable or convertible are considered.

The financial statements of subsidiaries are consolidated into the Company's consolidated financial statements from the date that control commences until the date that control ceases.

The consolidated financial statements of LICOGI 13 Joint Stock Company are prepared by consolidating the financial statements of subsidiaries over which the Company has a controlling interest as at December 31, 2024. All intra-group transactions, balances, income, and expenses between the Company and its subsidiaries, and between subsidiaries, are eliminated in full on consolidation.

Minority interests in the net assets of consolidated subsidiaries are separately presented under equity in the consolidated balance sheet, distinguished from the Company's shareholders' equity. Minority interests include:

- The minority shareholders' proportion of net assets at the date of initial business combination.
- Their share of subsequent movements in equity since the date of the business combination.

In the consolidated income statement, the portion of profit or loss attributable to minority interests is separately presented as "Profit after tax attributable to minority shareholders."

***Investment in Associated Companies***



**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)*

The results, assets, and liabilities of associates are incorporated in the consolidated financial statements using the equity method. Investments in associates are initially recognized at cost and adjusted thereafter for the post-acquisition changes in the investor's share of the investee's net assets.

Losses of an associate in excess of the Company's interest in that associate are not recognized unless the Company has incurred legal or constructive obligations on behalf of the associate.

Where a group entity transacts with an associate, profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

**2. Principles for determining cash and cash equivalents.**

Cash is a comprehensive indicator reflecting the total amount of money available to the enterprise at the reporting date, including cash on hand, demand deposits at banks, and cash in transit. It is recorded and reported in Vietnamese dong (VND), in accordance with the provisions of the Accounting Law No. 88/2015/QH13 dated November 20, 2015

**3. Principles for recognizing inventory.**

Inventories are stated at **historical cost**.

*Cost of inventories includes:*

- Purchase costs,
- Processing costs, and
- Other costs incurred to bring the inventories to their present location and condition.

*Inventory valuation method:* Specific identification method.

Construction work-in-progress is determined based on end-of-period work-in-progress inventory records.

*Inventory accounting method:* Perpetual inventory system.

**4. Principles of recognition and methods of depreciation for fixed assets.****4.1. Recognition Principles and Depreciation Methods for Tangible Fixed Assets.**

Tangible fixed assets are recognized at original cost and are reflected on the balance sheet according to the indicators of original cost, accumulated depreciation, and remaining value.

The recognition and depreciation method of tangible fixed assets is carried out in accordance with Vietnamese Accounting Standards No. 03 - Tangible fixed assets, Circular No. 200/2014/TT-BTC dated December 22, 2014 of Ministry of Finance and Circular 45/2013/TT-BTC dated April 25, 2013 guiding the regime of management, use and depreciation of fixed assets.

The cost of acquired tangible fixed assets includes the purchase price (excluding trade discounts or rebates), taxes, and any costs directly related to making the asset ready for use.

Expenses incurred after the initial recognition of tangible fixed assets are recorded as increasing the cost of the asset when these expenses certainly increase future economic benefits. Costs incurred that



**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)*

do not satisfy the above conditions are recorded by the Company in production and business expenses during the period.

Tangible fixed assets are applied on a straight-line depreciation method. Tangible fixed assets are classified into groups of assets with similar characteristics and purposes for use in the Company's production and business activities, including:

<i>Type of fixed assets</i>	<i>Depreciation period &lt;year&gt;</i>
- Buildings	25 - 50
- House and structures	5 - 25
- Means of transportation	6 - 10
- Machinery and Equipment	3 - 10
- Office equipments	3 - 5

**4.2 Recognition Principles and Depreciation Methods for financial leased fixed assets**

The Company's finance lease fixed asset is a Land Cruiser car, recognized as a finance lease asset according to the lease purchase contract with the Vietnam International Finance Leasing Company, in accordance with the provisions of Vietnamese Accounting Standard No. 06 - Asset Leasing. Ownership of the asset may be transferred at the end of the lease term.

Finance lease fixed assets are depreciated using the straight-line method over their estimated useful life, similar to the treatment of assets owned by the Company or over the lease term. Specifically, the depreciation period for each asset group is as follows:

<i>Type of fixed assets</i>	<i>Depreciation period &lt;year&gt;</i>
- Means of transportation	6 - 10
- Machinery and equipment	6 - 10

**4.3 Recognition Principles and Depreciation Methods for Intangible Fixed Assets.**

Company's intangible fixed asset is accounting software.

The recognition of intangible fixed assets and depreciation of fixed assets is carried out in accordance with Vietnamese Accounting Standards No. 04 - Intangible fixed assets, Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular 45/2013/TT-BTC dated April 25, 2013 guiding the regime of management, use and depreciation of fixed assets.

Intangible fixed assets are recorded at their original cost, reflected on the Balance Sheet according to the criteria of original price, accumulated depreciation and remaining value.

The company applies the straight-line depreciation method for intangible fixed assets. Intangible fixed assets are classified into groups of assets with similar characteristics and purposes for use in the Company's production and business activities:

<i>Type of fixed assets</i>	<i>Depreciation period &lt;year&gt;</i>
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**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)*

- Accounting software	3
- Customer management software	9

**5. Principles for recording and capitalizing borrowing costs.**

Short-term and long-term borrowings are recognized based on loan agreements, promissory notes, receipts, payments, and bank documents.

Borrowing costs are recognized as financial expenses. Borrowing costs directly attributable to the acquisition, construction, or production of a qualifying asset are capitalized as part of the cost of that asset when meeting the criteria set out in Vietnamese Accounting Standard No. 16 – Borrowing Costs.

**6. Principles for recording and capitalizing other expenses.**

Prepaid expenses are capitalized to be gradually allocated to production and business expenses during the period. These include costs for designing and constructing fire protection systems and expenses for office machinery and equipment, with allocation periods ranging from 12 to 24 months.

**7. Principles for recording payable expenses.**

The Company's payable expenses are pre-deducted construction costs recorded on the basis of economic contracts, value of delivered materials or volume of contractors performing construction according to the Acceptance Minutes.

**8. Principles for recording owner's equity**

Owners' capital contributions are recorded at the actual amounts contributed by shareholders, excluding the parent company's investment in subsidiaries.

Share premium is recorded as the excess of the actual issuance price over the par value when shares are issued.

Undistributed earnings after tax are recorded as the profit (loss) after deducting corporate income tax and other adjustments, excluding minority interests.

Increases and decreases in owners' equity are based on the resolutions of the Annual General Meeting of Shareholders and decisions of the Board of Directors.

Treasury share transactions are conducted according to Board of Directors' resolutions and are reported to the Hanoi Stock Exchange.

**9. Principles and methods of revenue recognition.**

The Company's revenue includes construction revenue, office rental revenue, machine rental revenue, project revenue and revenue from bank deposit interest.

Construction revenue is recognized based on the value of the executed volume, confirmed by the investor through a Minutes of acceptance of volume payment, final settlement for completed quantity, and invoice issuance, in accordance with the regulations of Vietnamese Accounting Standard No. 15 - Construction Contracts



**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)*

Office rental revenue is recognized based on the rent contract and the invoice issued to the customer, which is accepted for payment by the customer. This recognition complies with the four revenue recognition conditions outlined in Vietnamese Accounting Standard No. 14 - Revenue and Other Income

Machine rental revenue is recorded when the machine is delivered to the customer based on the contract and invoice and the customer accepts payment. This recognition complies with the four revenue recognition conditions outlined in Vietnamese Accounting Standard No. 14 - Revenue and Other Income.

Revenue from real estate transfer is recognized based on the amount received from the customers.

Revenue from bank deposit interest is recognized on the basis of time and actual interest rate each period, in accordance with the two conditions for recording revenue arising from interest, royalties, dividends and divided profits according to Vietnamese Accounting Standard No. 14 - "Revenue and other income"

**10. Principles and methods of recording financial cost.**

Financial expenses are recorded in the consolidated income statement as the total financial expenses incurred during the period, including interest expenses, without offsetting against financial income.

**11. Recognition of receivables and payables**

Principles for determining customer receivables based on the Contract and recording according to Sales Invoices issued to customers

Advance payments to suppliers are accounted for based on payment vouchers, bank documents, and economic contracts.

Principles for determining payables to the seller based on the Contract, warehouse receipt and recording according to the Buyer's Purchase Invoice

The buyer's prepayment is recorded based on the contract, receipt, and bank documents.

**12. Principles for recording construction in progress costs**

Assets under construction for production, rental, administration or any other purpose are recorded at cost, at the time of acceptance and finalization of each construction item. submitted or when actual expenses are incurred with complete legal invoices and documents.

**13. Short-term and long-term loans**

Short-term borrowings are borrowings with a term of up to one financial year.

Long-term borrowings are borrowings with a term of more than one financial year.

Borrowings are recognized based on payment vouchers, bank documents, loan agreements, and promissory notes.

**14. Tax obligations**



**NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS****For Quarter 2 Year 2025***(continue)****Value Added Tax***

The company applies VAT declaration and calculation according to the guidance of current tax law with VAT rates of 5%, 8% and 10%.

***Corporate Income Tax***

The company applies a corporate income tax rate of 20% on taxable profits.

The determination of corporate income tax for the company is based on the current tax regulations. However, these regulations change over time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

***Other taxes***

The Company declares and pays other taxes and fees in accordance with applicable regulations.

**15. Principles for recording cost price**

Cost of construction contracts is determined separately for each project corresponding to recognized revenue:

- For completed and delivered projects: based on actual incurred costs.
- For incomplete projects or projects pending final settlement: recognized as total incurred costs less work-in-progress at period-end. Work-in-progress is based on the volume performed but not yet accepted at the closing date, multiplied by the estimated budget unit price.

Cost of office rental services is based on depreciation and operating costs related to the office building.

Cost of equipment rental is based on the rental period and corresponding depreciation expenses.

Cost of real estate sales is based on actual costs incurred to complete the real estate project.

Cost of goods sold is recognized based on the cost and quantity of finished goods sold during the period.



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

(next)

## V. Additional information for items presented in the Consolidated Balance Sheet Quarter II Year 2025

1. Cash and cash equivalents	30/06/2025	01/01/2025
	VND	VND
Cash	6.241.868.358	8.195.128.202
Cash in bank	12.801.411.480	24.891.138.966
Term Deposit	3.550.000.000	3.550.000.000
<b>Total</b>	<b>22.593.279.838</b>	<b>36.636.267.168</b>



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****Quarter 2 Year 2025***(next)*

Detailed information on the company's long-term financial investments as of June 30, 2025, is as follows:

	Long-term financial investments	Value
1	Licogi 13 Technology Investment Joint Stock Company	15.225.000.000
2	LICOGI 13 Renewable Energy Joint Stock Company	9.927.258.225
3	COSEVCO Construction Materials and Manufacturing Joint Stock Company	1.000.000.000
4	VGR Ngoc Linh Joint Stock Company	109.858.035
5	ECOLEX Thai Binh Joint Stock Company	4.200.000.000
6	Saigon Thanh Dat Agricultural Investment Joint Stock Company	53.649.428.372
7	Vietnam-Japan Connection Consulting Joint Stock Company	1.350.000.000
8	LICOGI 13 - Thuan Phuoc Two-Member Limited Liability Company	117.450.000.000
9	Saigon Thuan Phuoc Green Real Estate Joint Stock Company	219.150.000.000
10	LICOGI 13 Building Materials Joint Stock Company	12.926.907.743
11	LICOGI 13 - Infrastructure Investment and Construction Joint Stock Company	44.100.000.000
12	LICOGI 13 - Infrastructure Machinery Joint Stock Company	
13	Mien Dong Wood Industry Joint Stock Company	3.700.000.000
	<b>Total</b>	<b>482.788.452.375</b>



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

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3	Trade receivables	30/06/2025	01/01/2025
		VND	VND
	Short-term trade receivables	1.618.279.001.424	1.668.434.274.912

4.	Other receivables	30/06/2025	01/01/2025
		VND	VND
	LICOGI13-Joint Stock Company	448.363.773.553	410.152.122.821
	LICOGI13 FC -Joint Stock Company	31.215.820.972	17.080.109.114
	Song Nhiem 3 joint stock company (Subsidiary)	19.309.600.274	45.561.585.699
	Global Petro power Joint Stock Company (Subsidiary)	170.776.493.932	172.112.930.782
	LIG Huong Hoa 2 Joint stock company (Subsidiary)	35.574.884.665	46.008.872.546
	One Member Limited Company - Construction Vocational College 1	758.393.248	2.677.694.625
	<b>Total</b>	<b>745.198.966.644</b>	<b>693.593.315.587</b>

5	Inventories	30/06/2025		01/01/2025	
		VND	VND	VND	VND
		Cost	Preventive	Cost	Preventive
	Raw materials inventory	466.255.433	-	594.708.042	-
	Tools and instruments	23.128.500	-	42.000.000	-
	Work in progress	743.753.260.438	-	554.299.441.183	-
	Finished goods inventory	-	-	-	-
	Merchandise	19.174.022.064	-	14.462.756.949	-
	<b>Total</b>	<b>763.416.666.435</b>	<b>-</b>	<b>569.398.906.174</b>	<b>-</b>



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**
**Quarter 2 Year 2025**

(next)

**6 Tangible fixed assets**

Until: VND

Item	Buildings and structures	Machinery and equipment	Vehicles	Management tools and equipment	Other tangible fixed assets	Total
<b>Cost of tangible fixed assets</b>						
- Beginning balance 01/01/2025	173.254.525.939	76.046.965.868	38.178.708.791	895.793.741		288.375.994.339
- Purchased during the period, increase during the year	232.320.800	1.982.850.894	937.037.036			3.152.208.730
- Increase due to capital contributions						-
- Reclassification of assets			1.352.591.417			1.352.591.417
- Increase due to transfer from leased fixed assets			19.886.455			19.886.455
- Other increases						-
- Liquidation or sale			(2.292.000.448)			(2.292.000.448)
- Other decreases						-
- Ending balance 30/06/2025	173.486.846.739	78.029.816.762	38.196.223.251	895.793.741	-	290.608.680.493
<b>Accumulated depreciation</b>						-
- Beginning balance 01/01/2025	(66.169.732.855)	(43.896.778.845)	(33.115.348.013)	(892.098.306)		(144.073.958.019)
- Depreciation for the period	(3.277.265.472)	(4.600.330.620)	(1.693.394.911)	(3.695.434)		(9.574.686.437)
- Increase due to reclassification of assets						-
- Other increases						-
- Transferred to capital contribution						-
- Liquidation, sale			1.233.694.710			1.233.694.710
- Other decreases			1.058.305.738			1.058.305.738
- Ending balance 30/06/2025	(69.446.998.327)	(48.497.109.465)	(32.516.742.476)	(895.793.740)	-	(151.356.644.008)
<b>Prepayments from customers</b>						
- Beginning balance 01/01/2025	107.084.793.084	32.150.187.023	5.063.360.778	3.695.435	-	144.302.036.320
- Ending balance 30/06/2025	104.039.848.412	29.532.707.297	5.679.480.775	1	-	139.252.036.485



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

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## 7. Construction in progress

Unit: VND

Items	Machinery and equipment	Means of transportation	Total
<b>Cost</b>			
- Beginning balance 01/01/2025	109.204.797.090	7.429.051.757	116.633.848.847
- Finance lease for the year	2.431.190.000	12.407.407.407	14.838.597.407
- Decrease during the year			-
- Reclassification			-
- Liquidation			-
- Other decreases		(1.352.591.417)	(1.352.591.417)
- Ending balance 30/06/2025	111.635.987.090	18.483.867.747	130.119.854.837
<b>Accumulated depreciation</b>			
- Beginning balance 01/01/2025	(27.114.942.555)	(2.977.087.340)	(30.092.029.895)
- Depreciation	(4.387.521.620)	(3.795.912.294)	(8.183.433.914)
- Reclassification			-
- Other increases			-
- Decrease during the year			-
- Other decreases		943.685.049	943.685.049
- Ending balance 30/06/2025	(31.502.464.175)	(5.829.314.585)	(37.331.778.760)
<b>Prepayments from customers</b>			
- Beginning balance 01/01/2025	82.089.854.535	4.451.964.417	86.541.818.952
- Ending balance 30/06/2025	80.133.522.915	12.654.553.162	92.788.076.077

## 8. Intangible assets

Unit: VND

Items	Other tangible assets	Softwares	Total
<b>Cost of intangible fixed assets</b>			
- Beginning balance 01/01/2025	1.728.566.240	152.500.000	1.881.066.240
- Purchased during the year			
- Other increases		-	-
- Liquidation, sale			-
- Other decreases		-	-
- Ending balance 30/06/2025	1.728.566.240	152.500.000	1.881.066.240
<b>Accumulated depreciation</b>			
- Beginning balance 01/01/2025	(41.666.668)	(152.500.000)	(194.166.668)
- Depreciation for the year	(8.333.334)		(8.333.334)
- Other decreases		-	-
- Ending balance 30/06/2025	(50.000.002)	(152.500.000)	(202.500.002)
<b>Prepayments from customers</b>			
- Beginning balance 01/01/2025	1.686.899.572	-	1.686.899.572
- Ending balance 30/06/2025	1.678.566.238	-	1.678.566.238



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

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9. Construction in progress	30/06/2025	01/01/2025
	VND	VND
Acquisition of fixed assets	-	
Construction in progress	1.445.121.428.090	1.190.438.552.780
LICOI13-Joint Stock Company	86.769.591.022	14.934.161.541
Global Petro power Joint Stock Company	580.274.786.753	505.747.812.474
LIG Huong Hoa 2 Joint stock company	41.725.905.815	40.552.677.753
Song Nhiem 3 joint stock company	721.217.517.020	628.021.337.648
LICOI13 FC -Joint Stock Company	15.133.627.480	1.182.563.364
<b>Total</b>	<b>1.445.121.428.090</b>	<b>1.190.438.552.780</b>

10. Other long - term assets	30/06/2025	01/01/2025
	VND	VND
a Long term prepaid expenses	3.375.687.119	2.155.730.062
LICOI13-Joint Stock Company	145.415.912	42.388.882
LICOI13 FC -Joint Stock Company	2.296.620.079	2.113.341.180
One Member Limited Company - Construction Vocational College 1	933.651.128	
<b>Total</b>	<b>3.375.687.119</b>	<b>2.155.730.062</b>

**LICOGI 13 – JOINT STOCK COMPANY**

Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi  
Tel: 04 35 534 369 Fax: 04 38 544 107

**CONSOLIDATED FINANCIAL STATEMENTS**

Quarter 2 Year 2025

No. B09a - DNHN

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

Quarter 2 Year 2025

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11	Borrowings and Financial Lease Liabilities	30/06/2025		In period		01/01/2025	
		Value	Amount payable	Increase	Decrease	Value	Amount payable
<b>a</b>	<b>Short-term Borrowings and Financial Lease Liabilities</b>	<b>1.846.756.211.591</b>	<b>1.846.756.211.591</b>	<b>1.828.363.463.525</b>	<b>1.665.534.338.015</b>	<b>1.683.927.086.081</b>	<b>1.674.417.371.872</b>
	LICOGI13 Joint Stock Company	537.241.877.930	537.241.877.930	561.194.874.148	576.780.623.062	552.827.626.844	552.827.626.844
	LICOGI13FC Joint Stock Company	1.309.514.333.661	1.309.514.333.661	1.267.168.589.377	1.088.753.714.953	1.131.099.459.237	1.121.589.745.028
	LICOGI13 - IMC Joint Stock Company	-	-				
	LICOGI13 - ICI Joint Stock Company	-	-				
	LICOGI13 - CMC Joint Stock Company	-	-				
	Global Petro power Joint Stock Company	-	-				
	Greem realty Sai Gon Thuan Phuoc Corporation.	-	-				
	Sai Gon Thanh Dat agriculture investment joint stock co	-	-			-	-
	<b>Total short-term borrowings</b>	<b>1.846.756.211.591</b>	<b>1.846.756.211.591</b>	<b>1.828.363.463.525</b>	<b>1.665.534.338.015</b>	<b>1.683.927.086.081</b>	<b>1.674.417.371.872</b>
<b>b</b>	<b>Long-term Borrowings and Financial Lease Liabilities</b>						
	LICOGI13 Joint Stock Company	35.072.368.754	35.072.368.754	2.625.685.200	47.310.574.992	79.757.258.546	79.757.258.546
	LICOGI13FC Joint Stock Company	33.005.681.437	33.005.681.437	12.489.775.645	6.712.346.053	27.228.251.845	27.228.251.845
	LICOGI13 - IMC Joint Stock Company	-	-			-	-
	LICOGI13 - CMC Joint Stock Company	-	-			-	-
	Global Petro power Joint Stock Company	534.820.384.003	534.820.384.003	122.328.047.108		412.492.336.895	412.492.336.895
	Song Niem 3 Joint Stock Company	408.390.821.618	408.390.821.618	100.503.907.158		307.886.914.460	307.886.914.460
	LICOGI13 - ICI Joint Stock Company	-	-			-	-
	Greem realty Sai Gon Thuan Phuoc Corporation.	-	-			-	-
	Sai Gon Thanh Dat agriculture investment joint stock co	-	-			-	-
	<b>Total</b>	<b>1.011.289.255.812</b>	<b>1.011.289.255.812</b>	<b>237.947.415.111</b>	<b>54.022.921.045</b>	<b>827.364.761.746</b>	<b>827.364.761.746</b>



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

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12. Statutory obligations	01/01/2025	Payable	Paid in period	30/06/2025
	VND	VND	VND	VND
Value added tax	586.476.734	582.294.357	1.153.824.709	14.946.382
Corporate income tax	9.206.504.569	2.961.209.157	2.726.082.874	9.441.630.852
Personal income tax	947.593.486	1.703.239.522	914.178.348	1.736.654.660
Resource tax				
Other taxes	1.242.378.900	-	-	1.242.378.900
<b>Total</b>	<b>11.982.953.689</b>	<b>5.246.743.036</b>	<b>4.794.085.931</b>	<b>12.435.610.794</b>

13. Other short-term payables and accruals	30/06/2025	01/01/2025
	VND	VND
LICOI13-Joint Stock Company	42.629.223.457	60.244.662.674
LICOI13 FC -Joint Stock Company	5.898.713.538	1.716.554.210
Song Nhiem 3 joint stock company	31.361.675.821	14.839.405.823
One Member Limited Company - Construction Vocational College 1	1.610.501.521	1.664.103.169
Global Petro power Joint Stock Company	79.869.088.046	181.012.069.979
LIG Huong Hoa 2 Joint stock company	45.000.000	45.000.000
<b>Total</b>	<b>161.414.202.383</b>	<b>259.521.795.855</b>

**LICOGI 13 – JOINT STOCK COMPANY**

Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi  
Tel: 043 5 534 369 Fax: 043 8 544 107

**CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**14. Owners' equity****14.1 Statement of changes in owners' equity**

Unit: VND

Item	Owner's investment capital	Share premium	Other owners' equity	Treasury stock	Development investment fund	Other reserves under owners' equity	Minority shareholders' interest	Undistributed profit	Total
<b>Beginning balance 01/01/2024</b>	950.845.690.000	308.550.000	50.149.592	(12.034.773.335)	22.598.053.274	40.583.505	428.073.427.047	5.775.693.894	1.395.657.373.977
Profit for the current year								2.089.112.517	2.089.112.517
Increase during the year									-
Allocation to reserves					799.656.435			(1.555.018.556)	(755.362.121)
Profit distribution									-
Minority shareholders' interest					(21.278.642)		3.966.254.042		3.944.975.400
Dividend payment									-
Other decreases					(3.219.269.300)		(254.776.259.197)		(257.995.528.497)
<b>Beginning balance 31/12/2024</b>	950.845.690.000	308.550.000	50.149.592	(12.034.773.335)	20.157.161.767	44.624.422	177.263.421.892	6.309.787.855	1.142.944.612.193
Profit for the current year								5.478.037.844	5.478.037.844
Increase during the year									-
Transfer according to Circular 20(1)									-
Other increases							136.993.953.838		136.993.953.838
Increase in capital from retained earnings									-
Allocation to reserves					7.109.463.975				7.109.463.975
Profit distribution									-
Minority shareholders' interest									-
Dividend payment									-
Other decreases						(4.040.917)		(3.919.554.744)	(3.923.595.661)
<b>Beginning balance 30/06/2025</b>	950.845.690.000	308.550.000	50.149.592	(12.034.773.335)	27.266.625.742	40.583.505	314.257.375.730	7.868.270.955	1.288.602.472.189



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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14.2 Details of owners' investment capital	30/06/2025	01/01/2025
	VND	VND
Pham Van Thang	36.557.120.000	36.557.120.000
Contributions from other parties	914.288.570.000	914.288.570.000
<b>Total</b>	<b>950.845.690.000</b>	<b>950.845.690.000</b>

## VI. Additional disclosures for the items presented in the interim consolidated statement of comprehensive income

15. Net revenue from sales of goods and provision of service	Quarter II/2025	Quarter II/2024
	VND	VND
Net revenue from sales of goods and provision of services	1.588.293.773.916	1.017.640.807.446
<b>Total</b>	<b>1.588.293.773.916</b>	<b>1.017.640.807.446</b>

16. Cost of goods sold	Quarter II/2025	Quarter II/2024
	VND	VND
Cost of goods sold	1.528.446.479.639	992.005.908.538
<b>Total</b>	<b>1.528.446.479.639</b>	<b>992.005.908.538</b>

17. Revenue from financial activities	Quarter II/2025	Quarter II/2024
	VND	VND
Revenue from financial activities	5.086.562.673	53.454.018.265
<b>Total</b>	<b>5.086.562.673</b>	<b>53.454.018.265</b>

18. Financial expenses	Quarter II/2025	Quarter II/2024
	VND	VND
Financial expenses	34.232.784.153	60.656.950.105
Other financial activities revenue	13.469.072.403	14.007.460.105
<b>Total</b>	<b>34.232.784.153</b>	<b>60.656.950.105</b>

19. Basic earnings per share	Quarter II/2025	Quarter II/2024
	VND	VND
Accounting profit after corporate income tax	5.097.027.028	(1.056.528.115)
Adjustments to increase or decrease accounting profit to determine the profit or loss allocated to common shareholders	-	-
Profit or loss allocated to common shareholders	5.097.027.028	(1.056.528.115)
Weighted average common shares outstanding during the period	94.220.661	94.220.661
Basic earnings per share	18	(16)



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

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## VII Other information

1. Accounts receivable from customer:	30/06/2025	01/01/2025
	VND	VND
Company office	304.027.977.932	441.432.108.145
LICOI13 FC -Joint Stock Company	1.308.561.570.691	1.221.345.155.632
Sai Gon Thanh Dat agriculture investment joint stock company	-	-
Song Nhiem 3 joint stock company	4.536.257.317	4.503.815.651
Greem realty Sai Gon Thuan Phuoc Corporation.	-	-
LICOI13 IMC - Joint Stock Company	-	-
LICOI13 ICI - Joint Stock Company	-	-
One Member Limited Company - Construction Vocational College I	1.153.195.484	1.153.195.484
LICOI13 CMC - Joint Stock Company	-	-
<b>Total</b>	<b>1.618.279.001.424</b>	<b>1.668.434.274.912</b>

2. Advance payment to suppliers	30/06/2025	01/01/2025
	VND	VND
LICOI13-Joint Stock Company	186.011.916.176	150.187.795.512
LICOI13 FC -Joint Stock Company	511.106.547.900	323.383.205.421
Sai Gon Thanh Dat agriculture investment joint stock company	-	-
Song Nhiem 3 joint stock company	8.444.234.672	5.964.260.111
One Member Limited Company - Construction Vocational College I	22.500.000	31.225.001
LIG Huong Hoa 2 Joint stock company	17.167.248.084	37.487.466.284
Greem realty Sai Gon Thuan Phuoc Corporation.	-	-
LICOI13 ICI - Joint Stock Company	-	-
Global Petro power Joint Stock Company	100.098.602.244	104.875.600.926
LICOI13 IMC - Joint Stock Company	-	-
LICOI13 CMC - Joint Stock Company	-	-
<b>Total</b>	<b>922.949.651.320</b>	<b>677.441.220.174</b>

3. Long-term receivables from custom	30/06/2025	01/01/2025
	VND	VND
LICOI 13 Joint Stock Company	-	-
<b>Total</b>	<b>-</b>	<b>-</b>



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

(next)

4. Long-term financial investme	Capital contributio	30/06/2025	01/01/2025
		VND	VND
Other long-term investments		482.788.452.375	490.742.018.990
LICOGI13 Renewable Energy Joint Stock Company		9.927.258.225	9.927.258.225
Covesco1 Materials and Construction Manufacturing Joint Stock Company		1.000.000.000	1.000.000.000
VRG Ngoc Linh Hydroelectric Joint Stock Company		109.858.035	109.858.035
ICI An Thinh Joint Stock Company		15.225.000.000	6.803.400.000
LICOGI13 Specialized Materials Joint Stock Company		12.926.907.743	12.777.266.988
LICOGI13 CMC - Joint Stock Company		44.100.000.000	44.100.000.000
LICOGI13 ICI - Joint Stock Company			9.760.000.000
Greem realty Sai Gon Thuan Phuoc Corporation.		219.150.000.000	219.150.000.000
Vietnam-Japan Connection Consulting Joint Stock Company		1.350.000.000	1.350.000.000
Investment in bonds of the Agricultural and Rural Development Bank - Hanoi West Branch			6.764.807.370
ECOLEX Thai Binh Joint Stock Company		4.200.000.000	4.200.000.000
LICOGI 13 - Thuan Phuoc Two-Member Limited Liability Company		117.450.000.000	117.450.000.000
Western Region Wood Industry Joint Stock Company		3.700.000.000	3.700.000.000
Sai Gon Thanh Dat agriculture investment joint stock company		53.649.428.372	53.649.428.372
<b>Total</b>		<b>482.788.452.375</b>	<b>490.742.018.990</b>

5. Accounts payable to suppliers:	30/06/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	188.621.708.987	156.157.058.717
LICOGI13 FC -Joint Stock Company	680.509.810.317	637.537.822.483
Sai Gon Thanh Dat agriculture investment joint stock company	-	
Greem realty Sai Gon Thuan Phuoc Corporation.	-	
Global Petro power Joint Stock Company	68.387.205.822	58.473.215.014
LICOGI13 ICI - Joint Stock Company	-	
Song Nhiem 3 joint stock company	36.298.048.012	43.254.115.021
One Member Limited Company - Construction Vocational College 1	367.096.000	73.106.800
LICOGI13 IMC - Joint Stock Company	-	
LICOGI13 CMC - Joint Stock Company	-	
<b>Total</b>	<b>974.183.869.138</b>	<b>895.495.318.035</b>

6. Short-term advance from customer:	30/06/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	190.373.279.948	215.507.878.797
LICOGI13 FC -Joint Stock Company	184.818.519.726	181.556.091.253
One Member Limited Company - Construction Vocational College 1	23.100.000	31.825.001
<b>Total</b>	<b>375.214.899.674</b>	<b>397.095.795.051</b>



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 Year 2025

(next)

7. General and administrative expense	Quarter II/2025	Quarter II/2024
	VND	VND
General and administrative expenses	23.113.754.463	19.049.086.487
<b>Total</b>	<b>23.113.754.463</b>	<b>19.049.086.487</b>

8. Other income	Quarter II/2025	Quarter II/2024
	VND	VND
LICOI13-Joint Stock Company	-	21.441.573
LICOI13 FC -Joint Stock Company	(9.371.058)	
Song Nhiem 3 joint stock company	-	
One Member Limited Company - Construction Vocational College 1	25.000.000	15.000.000
<b>Total</b>	<b>15.628.942</b>	<b>36.441.573</b>

9. Other expenses	Quarter II/2025	Quarter II/2024
	VND	VND
LICOI13-Joint Stock Company	257.361.850	9.618.800
LICOI13 FC -Joint Stock Company	72.037.469	284.415.760
Global Petro power Joint Stock Company	-	1.238.556
LICOI13 ICI - Joint Stock Company		
One Member Limited Company - Construction Vocational College 1	25.260.000	
LICOI13 IMC - Joint Stock Company		49.625.200
Song Nhiem 3 joint stock company	39.821	
LICOI13 CMC - Joint Stock Company	-	
<b>Total</b>	<b>354.699.140</b>	<b>344.898.316</b>

## 11. Comparative information

It is data extracted from the consolidated financial statements for the period from April 1, 2024, to June 30, 2024.

Ha Noi, 25<sup>th</sup> July 2025

LICOI13 – JOINT STOCK COMPANY

Preparer

Chief Accountant

General Director

Pham Thuy Linh

Lai Thi Tho

