

POWER GENERATION CORPORATION 1
ĐA NHIM - HAM THUAN - ĐA MI
HYDROPOWER JOINT STOCK COMPANY

BC-TĐĐHĐ-TCKT
January 20, 2025

SEPARATE FINANCIAL STATEMENTS
4TH QUARTER 2024
(Pre-audit report)

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

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

BALANCE SHEET

4th quarter 2024

Unit : VND

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
A - CURRENT ASSETS (100=110+120+130+140+150)	100		2 410 051 444 189	2 056 438 284 866
I. Cash and cash equivalents	110		600 676 489 720	526 550 425 763
1. Cash	111	V.01	9 427 172 790	7 070 494 263
2. Cash equivalents	112		591 249 316 930	519 479 931 500
II. Short-term investments	120	V.02	900 000 000 000	70 000 000 000
1. Held-for-trading securities	121			
2. Provision for held-for-trading securities (*) (2)	122			
3. Held-to-maturity investments	123		900 000 000 000	70 000 000 000
III. Current accounts receivables	130		895 791 848 874	1 417 796 391 071
1. Short-term trade receivables	131		860 146 668 929	1 171 117 289 100
2. Short-term advances to suppliers	132		4 736 864 756	4 098 203 602
3. Short-term internal receivables	133		0	0
4. Construction contracts receivables based on agreed progress billings	134			
5. Short-term loan receivables	135			200 000 000 000
6. Other short-term receivables	136	V.03	33 245 938 222	44 601 112 064
7. Provision for doubtful short-term receivables (*)	137		(2 337 623 033)	(2 020 213 695)
8. Shortage of assets waiting for resolution	139			
IV. Inventories	140		13 432 866 637	36 457 331 654
1. Inventories	141	V.04	13 432 866 637	36 457 331 654
2. Provision for obsolete inventories (*)	149			
V. Other current assets	150		150 238 958	5 634 136 378
1. Short-term prepaid expenses	151		150 238 958	384 308 415

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
2. Value-added tax deductible	152			
3. Tax and other receivables from the State	153	V.05		5 249 827 963
4. Government bonds trading	154			
5. Other current assets	155			
B – NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250 + 260)	200		4 754 686 418 614	5 625 273 805 528
I. Long-term receivables	210		0	599 932 824 894
1. Long-term trade receivables	211			
2 Long-term advances to suppliers	212		0	0
3. Paid-in capital in dependent units	213			
4. Long-term internal receivables	214	V.06		
5. Long-term loan receivables	215			599 932 824 894
6. Other long-term receivables	216	V.07		
7. Provision for doubtful long-term receivables (*)	219			
II. Fixed assets	220		4 295 473 639 857	4 554 501 241 725
1. Tangible fixed assets	221	V.08	4 295 212 466 695	4 553 837 434 187
- Cost	222		14 939 676 518 125	14 833 696 766 778
- Accumulated depreciation (*)	223		(10 644 464 051 430)	(10 279 859 332 591)
2. Finance leases	224	V.09		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	261 173 162	663 807 538
- Cost	228		2 335 628 057	2 335 628 057
- Accumulated amortisation (*)	229		(2 074 454 895)	(1 671 820 519)
III. Investment properties	230	V.12		
- Cost	231			
- Accumulated depreciation (*)	232			
IV. Long-term assets in progress	240		11 895 803 447	100 596 498 555
1. Long-term work-in-progress	241			
2. Construction in progress	242		11 895 803 447	100 596 498 555
V. Long-term financial investments	250		349 439 200 000	279 439 200 000

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
1. Investments in subsidiaries	251		112 000 000 000	112 000 000 000
2. Investments in joint-venture and associates	252		100 079 200 000	100 079 200 000
3. Equity Investments in other entities	253	V.13	37 360 000 000	37 360 000 000
4. Provision for diminution in value of long-term investments (*)	254			
5. Held-to-maturity investments	255		100 000 000 000	30 000 000 000
VI. Other long assets	260		97 877 775 310	90 804 040 354
1. Long-term prepaid expenses	261	V.14	25 975 684 523	35 805 666 790
2. Deferred tax assets	262	V.21		
3. Long-term tools, supplies and spare parts	263		71 902 090 787	54 998 373 564
4. Other long-term assets	268			
5. Goodwill	269			
TOTAL ASSETS (270 = 100 + 200)	270		7 164 737 862 803	7 681 712 090 394
A – LIABILITIES (300 = 310 + 330)	300		2 014 167 824 528	2 521 929 694 612
I. Current liabilities	310		910 912 128 312	1 293 647 930 357
1. Short-term trade payables	311		72 672 662 118	146 095 934 134
2. Short-term advances from customers	312		574 703 982	240 636 582
3. Tax and amounts payable to the State budget	313	V.16	174 634 104 070	132 296 698 151
4. Payables to employees	314		21 806 527 701	36 902 367 150
5. Short-term accrued expenses	315	V.17	10 648 742 743	11 718 984 836
6. Short-term internal payables	316		0	0
7. Construction contract payables based on agreed progress billings	317			
8. Short-term unearned revenues	318			
9. Other current payables	319	V.18	507 614 425 496	845 540 888 494
10. Short-term loans and obligations under finance lease	320		100 480 322 540	101 389 844 451
11. Short-term provision	321			
12. Bonus and welfare fund	322		22 480 639 662	19 462 576 559
13. Price stabilisation funds	323			
14. Government bonds trading	324			
II. Long-term liabilities	330		1 103 255 696 216	1 228 281 764 255
1. Long-term trade payables	331		0	0

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term internal payables in relation to capital of dependent units	334			
5. Long-term internal payables	335			
6. Long-term unearned revenues	336			
7. Other long-term liabilities	337			
8. Long-term loans	338		1 103 255 696 216	1 228 281 764 255
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred tax liabilities	341	V.21		
12. Long-term provision	342			
13. Scientific and technological development fund	343			
B – OWNERS' EQUITY (400 = 410 + 430)	400		5 150 570 038 275	5 159 782 395 782
I. Capital	410	V.22	5 150 570 038 275	5 159 782 395 782
1.Share capital	411		4 224 000 000 000	4 224 000 000 000
- Owners' investment capital	411a			
- Shares with voting rights	411b		4 224 000 000 000	4 224 000 000 000
- Preference shares	411c			
2. Share premium	412			
3. Convertible bond options	413			
4. Other owners' capital	414		499 939 667 271	474 908 605 377
5. Treasury shares (*)	415			
6. Asset revaluation reserve	416			
7. Foreign exchange differences reserve	417		0	0
8. Investment and development fund	418			25 031 061 894
9. Enterprise re-organisation support fund	419			
10. Other funds belonging to owners' equity	420			
11. Undistributed earnings	421		426 630 371 004	435 842 728 511
- Undistributed earnings by the end of prior period	421a		544 361 776 882	0
- Undistributed earnings of current period	421b		(117 731 405 878)	435 842 728 511

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
12. Fund for capital expenditure	422			
13. Non-controlling interests	429			
II. Budget sources and other funds	430			
1. Funding sources	431	V.23		
2. Funding sources for forming fixed assets	432			
TOTAL LIABILITIES AND OWNERS' EQUITY (440= 300 + 400)	440		7 164 737 862 803	7 681 712 090 394

Lam Dong, Date 20 month 01 year 2025

Preparer
(Sign, full name)


Le Quan Phong

Chief Accountant
(Sign, full name)


Pham Thi Hong Ha

General Director
(Sign, full name, stamp)


Dang Van Cường

INCOME STATEMENT
 Fourth quarter of 2024

Unit: dong

Article	Codes	Notes	Quarterly report		Accumulated from the beginning of the year to the end of this quarter	
			Current Period	The prior year	Current Period	The prior year
1	2	3	4	5	6	7
1. Gross revenue from goods sold and services rendered	01	VI.25	733 811 837 885	503 955 997 790	2 008 218 681 839	2 287 628 612 685
2. Deductions	02					
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		733 811 837 885	503 955 997 790	2 008 218 681 839	2 287 628 612 685
4. Cost of sales	11	VI.27	293 502 669 999	286 627 092 310	950 637 141 765	965 161 398 345
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		440 309 167 886	217 328 905 480	1 057 581 540 074	1 322 467 214 340
6. Finance income	21	VI.26	25 926 421 379	11 715 273 123	152 454 626 815	171 221 007 968
7. Finance expenses	22	VI.28	(37 220 433 569)	(4 804 733 605)	30 373 561 915	39 826 062 681
In which: Interest expenses	23		7 494 661 091	8 401 532 225	30 097 788 674	38 081 939 501
8. Share of profit or loss in a joint venture or associate company	24					
9. Selling expenses	25					
10. General and administrative expenses	26		16 849 843 550	26 596 558 158	72 656 094 753	85 135 615 275
11. Operating profit { 30=20+ (21-22)+24-(25+26)}	30		486 606 179 284	207 252 354 050	1 107 006 510 221	1 368 726 544 352
12. Other income	31		106 432 450	39 916 008	1 625 182 877	75 303 511
13. Other expenses	32		(83 664 525)	29 797 200		59 883 200
14. Profit from activities (40= 31-32)	40		190 096 975	10 118 808	1 625 182 877	15 420 311
15. Accounting profit before tax (50 = 30 + 40)	50		486 796 276 259	207 262 472 858	1 108 631 693 098	1 368 741 964 663
16. Current corporate income tax expense	51	VI.40	90 965 005 389	41 167 715 178	199 237 745 480	258 810 539 605
17. Deferred corporate income tax expense	52	VI.40				
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		395 831 270 870	166 094 757 680	909 393 947 618	1 109 931 425 058
19. Net profit after tax of Parent Company	61		395 831 270 870	166 094 757 680	909 393 947 618	1 109 931 425 058
20. Net profit after tax of non-controlling shareholders	62					
21. Basic earnings per share (*)	70					
22. Diluted earnings per share (*)	71					

Lam Dong, Date 20 month 01 year 2025

Preparer
 (Sign, full name)

Le Xuan Phong
 Lê Xuân Phong

Chief Accountant
 (Sign, full name)

Phạm Thị Hồng Hà
 Phạm Thị Hồng Hà

General Director
 (Sign, full name, stamp)

Trần Văn Cường


CASHFLOW STATEMENT ACCORDING TO THE INDIRECT METHOD

from the first quarter of 2024 to the fourth quarter of 2024

Unit: VND

Article	Code	Total	
		Current Period	The prior year
I. Cash flows from operating activities			
1. Profit before tax	1	1 108 631 693 098	1 368 741 964 663
2. Adjustments for			
- Depreciation and amortisation of fixed assets	2	365 007 353 215	355 347 485 383
- Provisions	3	317 409 338	93 295 585
- Foreign exchange gain arising from translating foreign currency items	4	(1 816 593 279)	(24 661 703 217)
- Gain from investment activities	5	(121 398 251 321)	(144 035 737 250)
- Interest expenses	6	30 097 788 674	38 081 939 501
- Other adjustments	7		
3. Operating profit before changes in working capital	8	1 380 839 399 725	1 593 567 244 665
- Increase, decrease in receivables	9	2 982 314 688 707	(651 707 127 814)
- Increase, decrease in inventories	10	6 491 656 588	3 019 380 525
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(2 962 814 199 379)	(68 714 138 155)

- Increase, decrease in prepaid expenses	12	10 064 051 724	(10 196 629 219)
- Increase, decrease in trading securities	13		
- Interest paid	14	(33 568 422 029)	(40 247 656 620)
- Corporate income tax paid	15	(170 558 982 512)	(241 387 755 973)
- Other revenues from business activities	16	96 646 649 071	0
- Other expenses from business activities	17	(710 529 140 939)	(47 692 063 774)
Net cash flows from operating activities	20	598 885 700 956	536 641 253 635
II. Cash flows from investing activities			
1.Acquisition and construction of fixed assets and other long-term assets	21	(88 765 008 295)	(26 445 939 750)
2.Proceeds from sale, disposal of fixed assets and other long-term assets	22		
3. Cash outflow for lending, buying debt instruments of other entities	23		(100 000 000 000)
4.Cash recovered from lending, selling debt instruments of other entities	24	799 932 824 894	402 980 000 000
5.Expenditure on investmen and capital contribution to other units	25		
6.Recovery of capital investment in other units	26		
7.Interest earned, dividends and profits received	27	42 164 448 921	146 668 366 086
Net cash flows from investing activities	30	753 332 265 520	423 202 426 336
III- Cash flows from financing activities			
1.Revenue from issuing shares and receiving capital contributions from owners	31		
2.Pay capital contributions to owners, by back shares of issued enterprises	32		
3.Revenue from borrowing	33		
4.Repayment of borrowings	34	(74 257 410 976)	(189 295 679 272)

5.Paying financial lease debt	35		
6.Dividends and profits paid	36	(1 203 840 000 000)	(1 436 160 000 000)
Net cash flows from financing activities	40	(1 278 097 410 976)	(1 625 455 679 272)
Net increase/ (decrease) in cash for the period (50=20+30+40)	50	74 120 555 500	(665 611 999 301)
Cash and cash equivalents at beginning of the period	60	526 550 425 763	1 192 156 781 826
Effect of changes in foreign exchange rates	61	5 508 457	5 643 258
Cash and cash equivalents at end of the period (taken according to account balance)	70	600 676 489 720	526 550 425 783

Preparer
(Sign, full name)


Lê Xuân Phong

Chief Accountant
(Sign, full name)


Phạm Thị Hồng Hà

Lam Dong, Date 20 month 01 year 2025

General Director
(Sign, full name, stamp)




Đặng Văn Cường

NOTES TO FINANCIAL STATEMENTS

4th quarter 2024

I. Operational characteristics of the enterprise

II. Accounting period, currency used in accounting

1. The annual accounting period on the date
2. Currency unit used in accounting

In case there is a change in the accounting currency compared to the previous year, clearly explain the reason and impact of the change

III. Applicable accounting standards and regulations

1. Applicable accounting regime:
2. Declaration of compliance with Accounting Standards and Accounting Regime

IV. Applicable accounting policies

V. Applicable accounting policies (in case the business does not meet the going concern assumption)

VI. Additional information for items presented in the Balance Sheet

Unit: VND

01 - Cash	Closing Balance	Opening Balance
- Cash	551 815 214	152 044 073
- Bank deposits	8 875 357 576	6 918 450 190
- Money is moving		
- Cash equivalent	591 249 316 930	519 479 931 500

Total	600 676 489 720	526 550 425 763
-------	-----------------	-----------------

02 – Financial investmens	Closing Balance			Opening Balance		
	Original price	Value reasonable	Preventive	Original price	Value reasonable	Preventive
a) Held-for-trading securities						
- Tatal value of shares						
- Total bond value						
- Other investments						
- The reason varies with each investment/type of stock and bond						
About quantity						
About value						

	Closing Balance		Opening Balance	
	Original price	Book value	Original price	Book value
b) Held-to-maturity investments	1 000 000 000 000	1 000 000 000 000	100 000 000 000	100 000 000 000
b1) Short term	900 000 000 000	900 000 000 000	70 000 000 000	70 000 000 000
- Held-to-maturity investments	900 000 000 000	900 000 000 000	70 000 000 000	70 000 000 000
- Bonds				
- Other investments				
b2) Long term	100 000 000 000	100 000 000 000	30 000 000 000	30 000 000 000
- Held-to-maturity investments	100 000 000 000	100 000 000 000	30 000 000 000	30 000 000 000
- Bonds	0	0	0	0
- Other investmnets				

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

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

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

03 - Receivable from customers	Closing Balance	Opening Balance
a) Short-term customer receivables	860 146 668 929	1 171 117 289 100
b) Receivables from long-term customers		
c) Receivables from customers are related parties		

04 - Other receivables	Closing Balance		Opening Balance	
	Value	Preventive	Value	Preventive
b) Short term	33 245 938 222		44 601 112 064	
- Receivable from equitization				
- Receivable dividends and distributed profits	24 280 695 941		5 403 149 555	
- Receivables from employees				
- Sign a bet, escrow				
- Loan				
- Household expenses	(12 351 199 580)		(38 139)	
- Other receivables	21 316 441 861		39 198 000 648	
b) Long term				
- Receivable from equitization				
- Receivable dividends and distributed profits				
- Receivables from employees				
- Sign a bet, escrow				

- Loan			
- Household expenses			
- Other receivables			
Total	33 245 938 222		44 601 112 064

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

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

revenue;					
Ability to collect overdue receivables					
Total					

07 - Inventories	Closing Balance		Opening Balance	
	Original price	Preventive	Original price	Preventive
- Goods are on the way				
- Raw materials and materials	12 328 748 516		35 048 532 725	
- Tools, utensils	605 250 659		1 066 135 639	
- Expenses for unfinished production and business	498 867 462		342 663 290	
- Finished product				
- Goods				
- Goods for sale				
- Tax-protected warehouse goods				
Total	13 432 866 637		36 457 331 654	
- The value of inventory is stagnant, poor, has lost quality and cannot be sold at the end of the period; Causes and solutions for stagnant, poor, and loss-of-quality inventory				
- The value of inventory used as mortgage or pledge to secure debts payable at the end of the period				
- Reasons leading to additional provision or reversal of provisions for inventory devaluation				

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

Total				
b) Construction in progress				
- Shopping	8 812 074 273	8 812 074 273	99 943 996 273	99 943 996 273
- Basic construction	401 811 373	401 811 373	401 811 373	401 811 373
- Repair	2 681 917 801	2 681 917 801	250 690 909	250 690 909
Total	11 895 803 447	11 895 803 447	100 596 498 555	100 596 498 555

09 - Increase or decrease in tangible fixed assets

Item	Houses, architectural objects	Machinery and equipment	Transmission means of transport	Management equipment and tools	Perennial plants and animals work for products	Other tangible fixed assets	Total
Cost							
Balance at Opening Balance	9 025 001 953 491	5 673 031 071 713	78 148 724 111	57 297 636 956		217 380 507	14 833 696 766 778
- Buy during the period	1 038 258 720	99 900 025 998	2 546 296 296	180 804 714			103 665 385 728
- Basic construction investment completed	499 013 476	1 675 352 143					2 174 365 619
- Another increase		54 687 858 272	3 277 778	2 785 153 008			57 476 289 058
- Switch to investment real estate							
- Liquidation and sale							
- Another reduction		54 557 450 865		2 778 838 193			57 336 289 058
Closing balance	9 026 539 225 687	5 774 736 857 261	80 698 298 185	57 484 756 485		217 380 507	14 939 676 518 125
Accumulated depreciation							
Balance at Opening Balance	5 445 476 910 130	4 721 165 866 115	61 089 871 558	51 909 304 281		217 380 507	10 279 859 332 591
- Depreciation during the year	196 751 541 806	162 120 725 246	3 761 853 336	1 970 598 451			364 604 718 839
- Another increase				718 307 628			718 307 628
- Switch to investment real estate							

- Liquidation and sale							
- Another reduction				718 307 628			718 307 628
Closing balance	5 642 228 451 936	4 883 286 591 361	64 851 724 894	53 879 902 732		217 380 507	10 644 464 051 430
Residual value of tangible fixed assets							
- On the first day of the year	3 579 525 043 361	951 865 205 598	17 058 852 553	5 388 332 675			4 553 837 434 187
- At the end of the period	3 384 310 773 751	891 450 265 900	15 846 573 291	3 604 853 753			4 295 212 466 695

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

10 - Increase or decrease intangible fixed assets

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

Closing balance					2 335 628 057			2 335 628 057
Accumulated depreciation								
Balance at Opening Balance					1 671 820 519			1 671 820 519
- Depreciation during the year					402 634 376			402 634 376
- Another increase								
- Liquidation and sale								
- Another reduction								
Closing balance					2 074 454 895			2 074 454 895
Residual value of intangible fixed assets								
- On the first day of the year					663 807 538			663 807 538
- At the end of the period					261 173 162			261 173 162

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

11 - Increase or decrease fixed assets under financial lease

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

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

12 - Increase or decrease in investment real estate

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

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

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

13 - Upfront costs

Item	Closing balance	Opening balance
a) Short term	150 238 958	384 308 415
- Prepaid expenses for operating lease of fixed assets		
- Tools and equipment for use		
- Borrowing costs		
- Other items (specify in detail if of great value)	150 238 958	384 308 415
b) Long term	25 888 884 981	35 718 867 248
- Cost of establishing a business		
- Cost of buying insurance		
- Other items (specify in detail if of great value)	25 888 884 981	35 718 867 248
Total	26 039 123 939	36 103 175 663

14 – Other assets

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

15 - Loan and finance lease	Closing Balance		Number increased during the	Number decreased during the period	Opening Balance	
	Value	Number capable			Value	Number capable

		of repaying debt	period			of repaying debt
a) Short-term loan	100 480 322 540	100 480 322 540	104 032 233 970	104 941 755 881	101 389 844 451	101 389 844 451
b) Long-term loan (details by term)	1 103 255 696 216	1 103 255 696 216	88 827 176 191	213 853 244 230	1 228 281 764 255	1 228 281 764 255
Total	1 203 736 018 756	1 203 736 018 756	192 859 410 161	318 795 000 111	1 329 671 608 706	1 329 671 608 706

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

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

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

16 - Trade payables	Closing Balance		Opening Balance	
	Value	Number capable of repaying debt	Value	Number capable of repaying debt
a) Short-term payables to suppliers	72 672 662 118	41 472 753 046	146 095 934 134	58 877 595 785
b) Long-term payables to suppliers				

c) Unpaid overdue debt				
d) Payables to sellers are related parties				

17 - Statutory obligations	Opening Balance	Number to be paid during the period	Amount actually paid during the period	Closing Balance
a) Payable				
- Value added tax		146 552 729 374	138 182 040 852	8 370 688 522
- Special consumption				
- Import and export tax				
- Corporate income tax	83 710 539 605	199 368 188 386	170 558 982 512	112 519 745 479
- Personal income tax	1 003 348 100	17 714 153 456	15 349 597 256	3 367 904 300
- Natural resources tax	20 153 817 202	270 473 763 512	267 834 656 457	22 792 924 257
- Real estate tax and land rent				
- Other tax				
- Fees, charges and other payables	27 428 993 244	126 904 419 896	126 750 571 628	27 582 841 512
Total	132 296 698 151	761 013 254 624	718 675 848 705	174 634 104 070
b) Receivable				
- Value added tax	4 373 810 240	4 373 810 240		
- Special consumption				
- Import and export tax				
- Corporate income tax				
- Personal income tax				
- Natural resources tax				
- Real estate tax and land rent	876 017 723	3 188 314 003	2 312 296 280	
- Other tax				
- Fees, charges and other payables				
Total	5 249 827 963	7 562 124 243	2 312 296 280	

18 - Accrued expenses	Closing Balance	Opening Balance
a) Short term	10 648 742 743	11 718 984 836
- Advance deduction of salary expenses during leave period		
- Expenses during business shutdown		
- Acrued expenses temporarily calculate the cost of goods and finished real estate products sold		
- Other accruals		
b) Long term		
- Loan interest		
- Other items (details of each item)		
Total	10 648 742 743	11 718 984 836

19 - Other payables	Closing Balance	Opening Balance
a) Short term	613 214 425 496	951 140 888 494
- Excess assets awaiting resolution		
- Union fees		
- Social insurance	19 839 748	19 839 748
- Health insurance	1 788 000	1 788 000
- Unemployment insurance	102 600	102 600
- Must return equitization		
- Receive deposits and short-term bets		
- Dividends and profits must be paid		
- Other payables and payables	613 192 695 148	951 119 158 146
b) Long term		
- Receive deposits and long-term bets		
- Other payables and payables		
Total	613 214 425 496	951 140 888 494

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

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

21 – Bonds issued

21.1. Ordinary bonds

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

21.2. Convertible bonds

--

22. Preferred shares are classified as liabilities

- Face value
- Subjects to be released (board of directors, officers, employees, other subjects);

- Buyback terms (Time, buyback price, other basic terms in the issuance contract);
- Value repurchased during the period;
- Other explanations.

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

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

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

25. Owners' equity

Unit: VND

a. Reconciliation table of equity fluctuations

	Owners' capital contribution	Share premium	Convertible bond options	Other owners' capital	Asset revaluation reserve	Exchange rate difference	Undistributed after-tax profits and funds	Fund for capital expenditure	Enterprise re-organization support fund	Treasury shares	Quỹ Other funds belonging to owners' equity	Investment and development fund	Total
Balance at the beginning of the previous year	4 224 000 000 000			462 732 633 103			1 533 932 409 911					56 207 034 168	6 276 872 077 182
- Tăng vốn trong năm trước - Capital increase in the previous year				12 087 875 274									12 087 875 274
- Profit in the previous year							3 781 944 997 683						3 781 944 997 683
- Another increase						150 399 946 497							150 399 946 497
- Reduced capital in the previous year													
- Loss in the previous							4 979 507 231 906						4 979 507 231 906

year													
- Another reduction						150 399 946 497						31 087 875 274	181 487 821 771
Balance at the beginning of Current Period	4 224 000 000 000			474 908 605 377			330 155 928 969					25 031 061 894	5 054 095 596 240
- Increase capital Current Period				25 031 061 894									25 031 061 894
- Profit Current Period							1 811 617 868 744						1 811 617 868 744
- Another increase						218 269 156 313							218 269 156 313
- Reduce capital Current Period													
- Loss Current Period							1 820 830 226 251						1 820 830 226 251
- Another reduction						218 269 156 313						25 031 061 894	243 300 218 207
Balance at the end of Current Period	4 224 000 000 000			499 939 667 271			320 943 571 462						5 044 883 238 733

b) Details of owner's capital contribution	Closing Balance	Opening Balance
- Contributed capital of the parent company (if it is a subsidiary)		
- Capital contributions of other subjects	4 224 000 000 000	4 224 000 000 000
- Number of treasury shares		
Total	4 224 000 000 000	4 224 000 000 000

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

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

d) Dividends	Value
- Dividends declared after the end of the annual accounting period:	
+ Dividends declared on common shares	
+ Dividends announced on preferred shares	
- Cumulative preferred stock dividends have not been recorded	

e) Enterprise funds	Closing Balance	Opening Balance
- Investment and development fund		25 047 059 619
- Enterprise re-organisation support fund		
- Other funds belonging to owners' equity		

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

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

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

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

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

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

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

VII. Additional information for items presented in the Income Statement

		Unit: VND	
1. Total revenue from sales and service provision		Current Period	The prior year
a) Revenue			
- Sales revenue		2 004 452 607 641	2 283 967 798 273
- Revenue from service provision		3 766 074 198	3 660 814 412
- Construction contract revenue			
+ Construction contract revenue is recognized during the period			
+ Total accumulated revenue of construction contracts is recorded up to the time of preparing the financial statements			
- Other revenue			
Total		2 008 218 681 839	2 287 628 612 685
b) Revenue to related parties (details for each subject)			
c) In case revenue from property rental is recorded as the total amount of money received in advance, the business must make additional disclosures to compare the difference between recording revenue according to the method of gradual allocation over the rental period. Potential decline in future profits and cash flows			

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

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

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

5. Financial costs	Current Period	The prior year
- Loan interest	30 097 788 674	38 081 939 501

- Payment discounts, deferred sales interest		
- Loss due to liquidation of financial investments		
- Exchange rate difference loss	275 773 241	1 744 123 180
- Provision for devaluation of trading securities and investment losses		
- Other financial costs		
- Financial expense deductions		
Total	30 373 561 915	39 826 062 681

6. Other income	Current Period	The prior year
- Liquidation and sale of fixed assets		
- Gains due to revaluation of assets		
- Fines collected	35 026 480	62 212 603
- Taxes are reduced		
- Other accounts	1 590 156 397	13 090 908
Total	1 625 182 877	75 303 511

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

8. Selling expenses and business management expenses	Current Period	The prior year
a) Selling expenses and business management expenses	72 656 094 753	85 135 615 275
- Details of items accounting for 10% or more of total business management costs;	72 656 094 753	85 135 615 275
- Other business management expenses		
b) Selling expenses incurred during the period		

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

9. Production and business costs by factor	Current Period	The prior year
- Cost of raw materials and materials	17 730 611 835	19 260 356 247
- Labor costs	95 895 535 774	120 162 159 103
- Fixed asset depreciation costs	304 146 810 961	355 345 414 047
- Cost of services purchased from outside	21 574 440 248	31 998 861 645
- Other expenses in money	418 984 902 765	510 519 752 414
Total	858 332 301 583	1 037 286 543 456

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

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

+ Account 621 – Direct material costs

+ Account 622 - Direct labor costs

+ Account 623 - Cost of using construction machines

+ Account 627 - General production costs

+ Account 641 - Sales expenses

+ Account 642 - Business management costs

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

+ Account 156 - Goods

+ Account 632 - Cost of goods sold

+ Account 641 - Sales expenses

+ Account 642 - Business management costs

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

10. Current corporate income tax expenses	Current Period	The prior year
- Corporate income tax expense is calculated on the current year's taxable income		
- Adjust previous years' corporate income tax expenses to Current Period's current income tax expenses		
- Total current corporate income tax costs	199 237 745 480	258 810 539 605

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

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

1. Non-cash transactions affect future cash flow statements

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

2. Funds held by the enterprise but not used:

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

3. The actual amount borrowed during the period

- Proceeds from borrowing under normal contracts
- Proceeds from issuing ordinary bonds
- Proceeds from issuance of convertible bonds
- Proceeds from issuance of preferred shares are classified as liabilities

- Proceeds from resale transactions of Government bonds and securities REPO
- Proceeds from borrowing in other forms

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

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

Preparer
(Sign, full name)

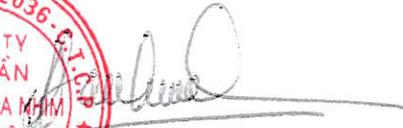

Lê Xuân Phong

Chief Accountant
(Sign, full name)


Phạm Thị Hồng Hà

Lam Dong, Date *20* month *01* year *2025*

General Director
(Sign, full name, stamp)



Đặng Văn Cường