

HANOI HOUSING DEVELOPMENT AND INVESTMENT JOINT-STOCK COMPANY NO.6

INTERIM CONSOLIDATED INCOME STATEMENT  
 Quý 4, 2024

Items	Code	Description	Quarter 4		Accumulated from the beginning of the year to this quarter	
			Current year	Previous year	Current year	Previous year
1 Revenues from sales of goods and rendering of services	01	VI.25	589,467,048,777	271,763,719,050	901,410,794,996	421,266,189,844
2 Revenue deductions	02					
3 Net revenue from sales of goods and rendering of services (10=01-02)	10		589,467,048,777	271,763,719,050	901,410,794,996	421,266,189,844
4 Cost of goods sold and services rendered	11	VI.27	423,743,749,014	197,834,476,010	700,650,579,023	312,880,485,689
5 Gross profit from sales of goods and rendering of services (20=10-11)	20		165,723,299,763	73,929,243,040	200,760,215,973	108,385,704,155
6 Financial income	21	VI.26	1,465,168,384	1,484,830,169	8,110,490,245	2,129,608,716
7 Financial expenses	22	VI.28	423,759,175	4,007,831,197	470,274,858	4,926,967,454
- in which: loan interest expenses	23			0	0	0
8 Selling expenses	24		37,818,841,818	33,791,323,093	51,030,609,210	37,530,703,338
9 General and administrative expenses	25		10,978,516,465	8,223,758,923	31,314,274,294	23,637,677,637
10 Net operating profit {30=20+(21-22)-(24+25)}	30		117,967,350,689	29,391,159,996	126,055,547,856	44,419,964,442
11 Other income	31		941,856,676	2,001,386,905	11,656,539,703	3,132,920,878
12 Other expenses	32		20,295,074,097	500,690,273	28,414,369,300	1,686,910,204
13 Other profits (40=31-32)	40		(19,353,217,421)	1,500,696,632	(16,757,829,597)	1,446,010,674
15 Profit before tax (50=30+40)	50		98,614,133,268	30,891,856,628	109,297,718,259	45,865,975,116
16 Current corporate income tax expenses	51	VI30	22,992,679,343	8,316,673,250	26,052,382,554	12,009,813,625
17 Deferred corporate income tax expenses	52	VI30				
18 Profit after corporate income tax (60=50-51-52)	60		75,621,453,925	22,575,183,378	83,245,335,705	33,856,161,491
- Minority interest			26,003,023,508	9,529,450,052	29,195,163,487	12,725,565,280
- Profit after tax of the parent company			49,618,430,417	13,045,733,326	54,050,172,218	21,130,596,211

Hanoi, December 31, 2024

Prepared by

Bùi Thu Hằng

Chief Accountant

Dương Thị Thái Hương



Bê Ngọc Long

**INTERIM CONSOLIDATED BALANCE SHEET**

On December 31, 2024

Items	Code	Description	31/12/2024 VND	Unit: VND 01/01/2024 VND
<b>ASSETS</b>				
<b>A Current assets (100=110+120+130+140+150)</b>	<b>100</b>		<b>606,497,208,146</b>	<b>428,986,186,755</b>
<b>I Cash and cash equivalents</b>	<b>110</b>	V.01	<b>67,849,430,186</b>	<b>74,850,182,819</b>
1 Cash	111		38,639,508,388	21,156,391,121
2 Cash equivalents	112		29,209,921,798	53,693,791,698
<b>II Short-term financial investment</b>	<b>120</b>		<b>35,205,836,260</b>	<b>42,090,846,260</b>
1 Held to maturity investments	121		35,205,836,260	42,090,846,260
<b>III Short-term receivables</b>	<b>130</b>		<b>492,846,957,742</b>	<b>254,401,931,902</b>
1 Short-term trade receivables customers	131	V.02	193,888,956,713	63,685,538,573
2 Prepayments to suppliers	132	V.03	91,942,723,966	35,541,406,365
3 Short-term loans receivables	135	V.04	78,750,139,954	56,200,139,954
4 Other current account receivables	136	V.05	138,604,732,022	109,314,441,923
5 Provision for short-term doubtful receivables (*)	137		(10,339,594,913)	(10,339,594,913)
<b>IV Inventories</b>	<b>140</b>		<b>9,116,938,871</b>	<b>17,459,415,351</b>
1 Inventories	141	V.06	9,116,938,871	17,459,415,351
<b>V Other current assets</b>	<b>150</b>		<b>1,478,045,087</b>	<b>40,183,810,423</b>
1 Short-term prepaid expenses	151		0	39,295,127,874
2 Deductible value added tax	152	V.07	482,459,410	3,141,952
3 Tax and other receivables from the State	153		995,585,677	885,540,597
<b>B Non-current assets (200=210+220+230+240+250+26)</b>	<b>200</b>		<b>204,133,972,446</b>	<b>833,185,484,094</b>
<b>I Non-current account receivables</b>	<b>210</b>		<b>(2,018,636,260)</b>	<b>10,200,000,000</b>
1 Other long-term receivables	216			10,200,000,000
2 Provision for long-term doubtful receivables (*)	219		(2,018,636,260)	
<b>II Fixed assets</b>	<b>220</b>	V.08	<b>74,375,396,057</b>	<b>40,345,103,472</b>
1 Tangible fixed assets	221		74,375,396,057	40,345,103,472
- Historical cost	222		102,933,160,417	64,009,226,111
- Accumulated depreciation (*)	223		(28,557,764,360)	(23,664,122,639)
<b>III Investment properties</b>	<b>230</b>		<b>8,607,932,217</b>	<b>1,622,567,454</b>
- Historical cost	231		8,929,221,417	1,943,856,654
- Accumulated depreciation (*)	232		(321,289,200)	(321,289,200)
<b>IV Long-term fixed assets in progress</b>	<b>240</b>		<b>112,246,213,980</b>	<b>768,439,761,901</b>
1 Long-term unfinished construction costs	242	V.09	112,246,213,980	768,439,761,901
<b>V Long-term financial investments</b>	<b>250</b>		<b>4,600,000,000</b>	<b>4,600,000,000</b>
1 Investments in associated companies, joint ventures	252	V.11	4,600,000,000	4,600,000,000
<b>VI Other non-current assets</b>	<b>260</b>		<b>6,323,066,452</b>	<b>7,978,051,267</b>
1 Long-term prepaid expenses	261	V.13	764,890,855	1,019,875,670
2 Deferred income tax assets	262		5,558,175,597	6,958,175,597
<b>Total assets (270=100+200)</b>	<b>270</b>		<b>810,631,180,592</b>	<b>1,262,171,670,849</b>

Items	Code	Description	31/12/2024 VND	01/01/2024 VND
<b>RESOURCES</b>				
<b>A Liabilities (300=310+330)</b>	<b>300</b>		<b>403,438,847,904</b>	<b>953,191,682,160</b>
<b>I Current liabilities</b>	<b>310</b>		<b>298,991,045,821</b>	<b>807,889,685,940</b>
1 Short-term trade accounts payables	311	V.14	52,626,176,231	49,934,304,236
2 Advances from customers	312		6,554,989,482	38,146,295,191
3 Tax and other payables to the State	313	V.16	41,260,514,527	11,880,125,011
4 Payables to employees	314		3,103,171,352	2,371,024,427
5 Accrued expenses	315	V.17	31,698,651,929	536,097,282
6 Short-term unearned revenue	318			581,985,280,363
7 Other short-term payables	318	V.18	73,027,493,809	98,875,210,655
8 Short-term borrowings and capital lease debts	319	V.15	78,815,340,000	13,536,468,989
9 Bonus and welfare funds	322		11,904,708,491	10,624,879,786
<b>II Non-current liabilities</b>	<b>330</b>		<b>104,447,802,083</b>	<b>145,301,996,220</b>
1 Long-term unearned revenue	336		12,838,729,668	33,172,189,255
2 Other long-term payables	337	V.19	63,752,558,123	71,964,054,346
3 Long-term borrowings and capital lease debts	338	V.20	3,034,250,000	37,837,144,759
4 Provision for long-term payables	342		24,822,264,292	2,328,607,860
<b>B Owner's equity (400=410+430)</b>	<b>400</b>		<b>407,192,332,688</b>	<b>308,979,988,689</b>
<b>I Owner's equity</b>	<b>410</b>		<b>407,192,332,688</b>	<b>308,979,988,689</b>
1 Contributed capital (400=410+430)	411		151,200,000,000	151,200,000,000
2 Share surplus	412		1,273,275,917	1,273,275,917
3 Development investment fund	418		21,165,271,079	17,498,491,463
4 Other equity funds	420		1,535,326,407	1,535,326,407
5 Undistributed after-tax profits	421		99,490,985,259	67,161,016,354
6 Construction investment fund	422		1,423,176,288	1,423,176,288
7 Minority interest	429		131,104,297,738	68,888,702,260
<b>II Reserves and other funds</b>	<b>430</b>			
<b>Total resources (440=300+400)</b>	<b>440</b>		<b>810,631,180,592</b>	<b>1,262,171,670,849</b>

Ha Noi, December 31, 2024

Prepared by



Bùi Thu Hằng

Chief Accountant



Dương Thị Thái Hương

General Director



Bé Ngọc Long

**INTERIM CONSOLIDATED CASH FLOW STATEMENT**

(According to the direct method)

Q4, 2024

Items	Code	Description	Accumulated from the beginning of the year to the end this quarter	
			Current year	Previous year
1	2			
<b>I. Cash flow from operation activities.</b>				
1. Revenues from sales of goods, rendering of services and other revenues	01		107,078,516,528	246,936,566,930
2. Payment to suppliers	02		(147,595,832,118)	(106,315,123,322)
3. Payment to employees	03		(27,623,578,164)	(24,081,488,342)
4. Interest paid	04		(116,707,464)	(833,516,148)
5. Corporate income tax paid	05		(11,257,498,239)	(10,102,901,092)
6. Other receipt from operating activities	06		173,971,950,343	3,367,357,952
7. Other payments for operating activities	07		(101,915,362,821)	(102,652,514,068)
<b>Net cash flows from operating activities (20=01+02+03+04+05+06+07)</b>	<b>20</b>		<b>(7,458,511,935)</b>	<b>6,318,381,910</b>
<b>II. Cash flow from investment activities.</b>				
1. Payments for acquisitions, constructions of fixed assets and long-term assets	21		(27,565,000)	(24,400,000)
2. Proceeds from disposal and liquidation of fixed assets and other long-term assets	22		1,447,407,581	9,314,490,179
3. Payment for loans and purchases of debt instruments of other entities	23		(258,486,893,114)	(171,563,870,000)
4. Proceeds from loans given and disposal of debt instruments of other entities	24		261,862,057,114	151,501,506,000
5. Payments for equity investment in other entities	25		(80,500,000,000)	(10,000,000,000)
6. Proceed from equity investments in other entities	26			
7. Proceed from interest, dividends and profit distribution received	27		11,003,881,710	46,864,735,728
<b>Net Cash flow from investment activities (30=21+22+23+24+25+26+27)</b>	<b>30</b>		<b>(64,701,111,709)</b>	<b>26,092,461,907</b>
<b>III. Cash flow from financial activities.</b>				
1. Proceeds from issuance of shares, capital contribution from shareholders	31			7,200,000,000
2. Repayments of capital contribution to owners, repurchases of shares issued	32			
3. Proceeds from short-term and long-term loans	33		81,100,000,000	68,330,000,000
4. Repayments of loans principal	34		(821,128,989)	(69,703,423,031)
5. Repayments for of financial leasehold assets	35			
6. Dividends paid, profits shared to shareholders	36		(15,120,000,000)	(16,237,826,032)
<b>Net Cash flow from financial activities. (40=31+32+33+34+35+36)</b>	<b>40</b>		<b>65,158,871,011</b>	<b>(10,411,249,063)</b>
<b>Net cash flows during the period (50=20+30+40)</b>	<b>50</b>		<b>(7,000,752,633)</b>	<b>21,999,594,754</b>
Cash and cash equivalents at the beginning of the period	60		74,850,182,819	52,850,588,065
Foreign exchange differences on cash and cash equivalents				
<b>Cash and cash equivalents at the end of period. (70=50+60+61)</b>	<b>70</b>		<b>67,849,430,186</b>	<b>74,850,182,819</b>

Hanoi, December 31, 2024

Prepared by



Bùi Thu Hằng

Chief Accountant



Dương Thị Thái Hương



Bê Ngọc Long

Hanoi housing development and investment corporation  
**Hanoi housing development and investmet joint stock company No 6**  
6A Floor, Diamond Flower Building, 48 Le Van Luong

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## **NOTES OF INTERIM CONSOLIDATED FINANCIAL STATEMENT**

### **For the financial year ended on 31/12/2024**

#### **1. General information of the enterprise**

##### **1.1 Form of capital ownership.**

Hanoi housing development and investment joint stock company No 6 (referred to as "the company"), formerly known as Hanoi Housing Investment and Development Company No. 6 (belonging to Hanoi Housing Investment and Development Corporation) converted to operate under the Joint Stock Company model according to the Decision No. 8847/QD-UB dated December 2, 2014 of Hanoi City People's Committee on approving the enterprise value and equitization plan of Hanoi Housing Investment and Development Company No. 6 under Hanoi Housing Investment and Development Corporation. The company operates under the Business Registration Certificate No. 0100383878, registered for the first time on March 31, 2005, and registered for the 11th change on September 18, 2023.

Charter capital: The company's charter capital is 151,200,000,000 VND, in which:

- State shareholder ownership ratio	16.27%
- Other shareholder ownership ratio	83.73%

Headquarters: 6A Floor, Diamond Flower Building, 48 Le Van Luong Road, Nhan Chinh province, Thanh Xuan District, Hanoi City.

##### **1.2 Business lines.**

The Company's bussiness lines according to the Business Registration Certificate are as follows:

- Invest in construction, housing development business
- Construct and install civil works, industrial works, traffic works, irrigation works, sports works;
- Construct technical infrastructure, industrial areas and urbans.
- Construct and install wirelines and 35KVA transformer stations; Construct and install electrical equipment systems, common water supply and drainage systems;
- Excavate and fill soil and rock, masonry work and carpentry work, concrete and steel in construction;
- Install equipment, civil electricity and water, construction mechanical products, elevators, woodworks, steelworks;
- Construct, renovate houses for sale and rent.
- Producing and trading of construction materials, specialized construction machineries and equipments;
- Consulting on investment and construcion, consulting on construction and erection supervisor, consulting on projects management, Consulting on drafting bidding documents and evaluating bid documents, Consulting on equipments in construction and erection for
- Consulting on architectural design, interior and exterior, general layout for civil construction works and industrial works.
- Restaurants and hotels business.
- Travel and tourism business.
- Organize service for operations management and exploit new urban areas and apartment complex areas.
- The Company's main activities are construction investment, houses development business, construction and installation/erection of civils works, traffic works, irrigation works, and sports works.

#### **2. Basis for preparing financial statements and accounting period.**

##### **Basis for preparing financial statements**

The attached financial statements are presented in Vietnamese dong (VND), according to the principle of original cost and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting Regime and other relevant current regulations in Vietnam.

##### **Fiscal year**

The Company's financial year starts on January 01 and ends on December 31.

#### **3. Applicable Accounting Standards and Regime**

##### **Applicable Accounting**

The Company applies the relevant Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime issued together with Circular No. 200/2014/TT-BTC dated December 22, 2014, documents guiding, supplementing, and amending the accounting regime issued by the Ministry of Finance.

#### **Form of applicable accounting book application**

The company applies the form of accounting book, Book-entry documents

#### **4. Applicable Accounting policies**

The following are main accounting policies applied by the Company in preparing Financial Statements.

##### ***Accounting estimates***

Preparation of Financial Statements in accordance with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date.

##### ***Cash and cash equivalents***

Cash and cash equivalents include cash in the fund, bank deposits, transferring money, demand deposits and other short-term investments with high payment ability and an initial maturity period not exceeding 3 months or less.

##### ***Receivables and provision for doubtful debts.***

Provision for doubtful debts are appropriated for receivables that are overdue for payment for 6 months or more or for receivables that the debtors have not ability to pay due to liquidation, bankruptcy or same difficulties.

Provision for doubtful debts is appropriated on the basis of evaluating the company's ability to collect debts and in accordance with the instructions in the Circular No 228/2009/TT-BTC dated 07/12/2009 in term of guidance on provisioning regime and usage of provisions for inventory devaluation, loss of financial investments, bad debts and warranty for products, goods, and construction works at the

##### ***Inventories***

Inventories is determined on historical costs. In case the historical costs of inventories are higher than the net realizable values, they must be calculated according to the net realizable values. The historical costs of inventories include direct raw materials expenses, direct labor cost and general production costs, if any, to bring the inventories to their present locations and conditions. The net realizable values can be determined by the estimated selling prices minus costs/expenses of completion and costs to be incurred in marketing, selling and distribution. The inventories are accounted according to the regular declaration method and are priced according to the weighted average method.

The company's Provision for devaluation of inventories is appropriated according to current accounting regulations. Accordingly, the company is allowed to make a provision for devaluation of obsolete, damaged and poor quality inventories in case the actual value of inventories is higher than the net realizable value at the time of closing the accounting year.

##### ***Fixed assets and depreciation.***

Tangible fixed assets are reflected on historical costs and presented by historical costs minus accumulated depreciation values.

Tangible fixed assets are depreciated by straight line method based on the estimated effective time. The specific depreciation period is as follows:

- Houses, architecture objects	06 - 25 years
- Machines, equipments	05 - 08 years
- Means of transport	06 - 10 years
- Office equipments	03 - 05 years

##### ***Intangible fixed assets and amortization***

Intangible fixed assets are business advantages recognized at the time of transfer from a State Company to a Joint Stock Company and are presented at historical costs minus accumulated depreciation values with amortization period of 5 years.

##### ***Investment properties.***

Investment properties include land use rights, houses held by the company for the purpose of earning rental income or awaiting prices increase, are presented at historical costs minus accumulated depreciation values. The historical costs of purchased investment properties include purchase prices and direct related costs such as related legal consulting service fees, registration tax and other related transaction costs. The historical costs of self-constructed investment properties are the settlement values of the construction project or direct related costs of the investment properties.

Investment properties are depreciated according to the straight line method over the estimated effective period of from 12 to 27 years.

##### ***Basic construction.***

Assets under construction for production, rental, administrative purposes or for any other purpose are recorded at historical costs. These costs include service costs and related interest costs in accordance with the Company's accounting policies. Depreciation of these assets is applied the same other assets, starting from the time the assets are in a ready-to-use state.

**Long-term prepayments.**

Long-term prepaid expenses related to tools and supplies and scaffolding formwork are initially stated at historical costs and distributed according to the straight-line method over a period of 2 to 3 years.

**Expenses payables**

Actual costs that have not yet incurred but are deducted in advance into production and business costs in the period to ensure that when actual costs arise do not cause fluctuations in production and business costs on the basis of ensuring the principle of compatibility between revenue and costs. When those costs arise, if there is a difference with the deducted amount, the accountant will record additional costs or reduced costs corresponding to the difference amounts.

**Owner's equity**

Owner's equity is recorded according to the owner's actual contributed capital.

Share capital surplus is recorded according to the larger/or smaller difference between the actual issuing price and the face value of shares when issuing shares for the first time, issuing additional shares or re-issuing treasury shares.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the dividend announcement is issued by the Board of Directors of the Company.

Undistributed after-tax profit is the amount of profit from the enterprise's activities after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of major errors of the last years.

**Revenue recognition**

Sales revenue is recognized when the five (5) following conditions are simultaneously satisfied:

- (a) The Company has transferred substantially all the risks and rewards associated with ownership of the products or goods to the buyer;
- (b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) Revenue is determined relatively reliably;
- (d) The company will collect the costs associated with the sales transaction;

Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. In case that a service provision transaction involves multiple periods, revenue is recognized in the year according to the result of work completed at the Balance Sheet date of that period. The result of a service provision transaction is determined when all four (4) following conditions are satisfied:

- (a) Revenue is determined relatively reliably;
- (b) It is possible to obtain economic benefits from the transaction of providing that service.;
- (c) Determine the work completed at the Balance Sheet date;
- (d) Determine the costs incurred for the transaction and the costs to complete the provision transaction of that service.

Deposit interest is recognized on an accrual basis, determined on the balance of deposit accounts and the applicable interest rate.

**Construction contract**

In case the construction contract stipulates that the Company is paid according to the planned progress, when the results of construction contract performance are reliably estimated, revenue and costs related to the contract are recorded corresponding to the completed work as determined by the Company itself on the date of preparing the Financial Statement, regardless of whether the payment invoice according to the planned schedule is made or not and regardless of what is the amount stated on the invoice.

In case the construction contract stipulates that the Company is paid according to the value of the volume performed, when the results of construction contract performance are reliably determined and confirmed by the customer, then revenue and expenses related to the contract will be recorded corresponding to the completed work confirmed by the customer during the year reflected on the invoice prepared.

When the results of contract performance cannot be reliably estimated, in case the Company can recover the contract costs spent, reasonable revenue is recognized only to the extent of the spent costs recoverable. At that time, no profit will be recorded, even when the total cost of implementing the contract may exceed the total revenue of the contract.

**Loan interest expenses**

Borrowing costs directly relating to the purchase, construction investment or production of assets that take a relatively long time to complete and put into use or sale are added to the historical costs of the assets until those assets are put into use or sale. Incomes arising from the temporary investment of loans are recorded as a decrease in the historical costs of the relevant assets. All other loan interest expenses are recorded in the Income Statement when incurred.

**Tax**

Corporate income tax represents the total value of current payable taxes and deferred taxes.

The current payable tax amount is calculated based on taxable income for the year. Taxable income other than net profit as reported in the Business Performance Statement does not include items of income or expenses that are taxable or deductible in other years (including loss carried forward, if any) and also does not include non-taxable or non-deductible items.

The determination of the Company's income tax is based on current regulations on tax. However, these regulations change from time to time and the final determination of corporate income tax depends on the inspection results of the competent tax authority.

Deferred income tax is calculated on the differences between the carrying value of assets or liabilities on the Balance Sheet and the income tax base. Deferred income taxes are accounted for using the Balance Sheet method. Deferred tax liabilities must be recognized for all temporary differences and deferred tax assets are recognized only when it is probable that there will be sufficient future taxable profit to utilize the difference. Temporary deviations are deductible.

Deferred income tax is determined at the tax rate expected to apply in the year the asset is recovered or the liability is settled. Deferred income tax is recognized in profit or loss unless the tax is related to items recorded directly in equity. In that case, deferred tax is also recorded directly in equity.

Deferred income tax assets and deferred income tax liabilities payable are offset when the Company has a legally enforceable right to offset between current income tax assets against current income tax liabilities payable and when the deferred income tax assets and deferred income tax liabilities payable related to the corporate income taxes are managed by the same tax authority and the Company intends to pay current income taxes on a net basis.

Other taxes are applied according to current tax laws of Vietnam.

### Earnings per share

Primary earning per share for common shares is calculated by dividing profits or losses belonging to the common shareholders by weighted average number of common shares deposited during the period. The earning per share is determined by adjusting the profits or losses belonging to the common shareholders and the weighted average number of outstanding common shares due to the effects of common shares with potential to decline including interchangeable bonds and share options

### Related parties

Considered as related parties are businesses including the Parent Company, subsidiaries of the Parent Company, individuals who directly or indirectly or indirectly through one or more intermediaries have the rights to control over the company or subject to common control with the Company. Affiliates and individuals who directly or indirectly hold the voting rights of the Company and have significant influence over the Company. Key management positions such as General Directors, officers of the company, close family members of these individuals or affiliated parties or companies affiliated with these individuals are also considered as related parties.

## 5. Additional information for items presented on Balance Sheet and Income Statement

	31/12/2024	<i>Đơn vị tính: VND</i> 01/01/2024
	VND	VND
<b>1. Cash</b>		
Cash, bank deposits	38,639,508,388	21,156,391,121
Cash equivalents	29,209,921,798	53,693,791,698
	-	-
<b>Total</b>	<b>67,849,430,186</b>	<b>74,850,182,819</b>
<b>2. Receivables from customers</b>	<b>31/12/2024</b>	<b>01/01/2024</b>
	VND	VND
	193,888,956,713	63,685,538,573
<b>Total</b>	<b>193,888,956,713</b>	<b>63,685,538,573</b>
<b>3. Short-term prepayments to suppliers</b>	<b>31/12/2024</b>	<b>01/01/2024</b>
	VND	VND
Short-term prepayment to the suppliers	91,942,723,966	35,541,406,365
<b>Total</b>	<b>91,942,723,966</b>	<b>35,541,406,365</b>
<b>4. Short-term loans receivables</b>	<b>31/12/2024</b>	<b>01/01/2024</b>
	VND	VND
	35,205,836,260	42,090,846,260
<b>Total</b>	<b>35,205,836,260</b>	<b>42,090,846,260</b>

	31/12/2024 VND	01/01/2024 VND
<b>5. Receivables from short-term lending</b>	78,750,139,954	56,200,139,954
<b>Total</b>	<b>78,750,139,954</b>	<b>56,200,139,954</b>

	31/12/2024 VND	01/01/2024 VND
<b>6. Other current account receivables</b>		
- Advances	15,846,773,006	22,154,770,240
- Other receivables	122,757,959,016	87,159,671,683
<b>Total</b>	<b>138,604,732,022</b>	<b>109,314,441,923</b>

	31/12/2024 VND	01/01/2024 VND
<b>7. Inventories.</b>		
- Unfinished production and business costs	9,116,938,871	17,459,415,351
<b>Total</b>	<b>9,116,938,871</b>	<b>17,459,415,351</b>

	31/12/2024 VND	01/01/2024 VND
<b>8. Tax and other receivables from the State.</b>		
- VAT deducted	482,459,410	3,141,952
- Taxes overpaid to the State	995,585,677	885,540,597
<b>Total</b>	<b>1,478,045,087</b>	<b>888,682,549</b>

9. Increase or decrease tangible fixed assets.					
Targets	Machines, equipment	Transport vehicles and transmission equipment	Management tools and equipment	Investment properties	Total
<b>I. Historical costs of tangibel fixed assets</b>					
1. Balance on 01/01/202	12,991,825,270	11,714,940,453	39,302,460,388	1,943,856,654	65,953,082,765
2. Increase in the year	-	-	38,923,934,306	6,985,364,763	45,909,299,069
- Purchase during the fiscal year				6,985,364,763	6,985,364,763
- New constructions and other			38,923,934,306		38,923,934,306
3. Decrease in the year	0	0	0	0	-
- Liquidation or transfer					-
- Other decreases					-
4. Balance on 31/12/202	12,991,825,270	11,714,940,453	78,226,394,694	8,929,221,417	111,862,381,834
<b>II. Accumlated depreciation</b>					
1. Balance on 01/01/202	12,991,825,270	9,862,496,274	809,801,101	321,289,200	23,985,411,845
2. Increase in the year	-	690,761,652	4,202,880,063	-	4,893,641,715
- Depriciate		690,761,652	4,202,880,063		4,893,641,715
- Transfer					-
3. Decrease in the year	-	-	-	-	-
- Liquidation or transfer					-
- Other					-
4. Balance on 31/12/202	12,991,825,270	10,553,257,926	5,012,681,164	321,289,200	28,879,053,560
<b>III. Remaining value</b>					
1. Balance on 01/01/202	-	1,852,444,179	38,492,659,287	1,622,567,454	41,967,670,920
2. Balance on 31/12/202	-	1,161,682,527	73,213,713,530	8,607,932,217	82,983,328,274

	31/12/2024	01/01/2024
	VND	VND
<b>10. Construction in progress</b>		
Projects belonging to city budget capital	1,438,848,234	1,438,848,234
Business projects of company	110,807,365,746	767,000,913,667
- In which:		
+ Project C1 Trung Hoa - Nhan Chinh	107,218,537,916	179,921,906,961
+ Project in Ha Long city		583,490,178,876
+ Other projects	3,588,827,830	3,588,827,830
<b>Total</b>	<b>112,246,213,980</b>	<b>768,439,761,901</b>
<b>11. Investment in Affiliated Company, Joint ventures</b>		
- Nhan Viet Real Estate Transaction Center and Trading Service Joint Stock Company	4,000,000,000	4,000,000,000
- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company	600,000,000	600,000,000
<b>Total</b>	<b>4,600,000,000</b>	<b>4,600,000,000</b>
<b>13. Prepaid expenses</b>		
- Short-term	-	39,295,127,874
- Long-term	764,890,855	1,019,875,670
<b>Total</b>	<b>764,890,855</b>	<b>40,315,003,544</b>
<b>14. Short-term payables to the sellers</b>		
<b>Total</b>	<b>52,626,176,231.00</b>	<b>49,934,304,236</b>
<b>15. Short-term loans and financial lease debt</b>		
Loans from individuals	78,815,340,000	12,715,340,000
BIDV Thai Ha		821,128,989
<b>Total</b>	<b>78,815,340,000</b>	<b>13,536,468,989</b>
<b>16. Taxes and other payables to the State</b>		
- Value added tax	16,003,809,493	2,481,731,422
- Profit tax	24,010,963,394	9,085,973,411
- Personal income tax	1,245,741,640	312,420,178
<b>Total</b>	<b>41,260,514,527</b>	<b>11,880,125,011</b>
<b>17. Expenses payable</b>		
Expenses payable	31,698,651,929	536,097,282
<b>Total</b>	<b>31,698,651,929</b>	<b>536,097,282</b>
<b>18. Other short-term payables</b>		
- Trade union fees	582,595,726	571,201,415
- Payables to construction units	40,849,293	-
- Dividends payable	7,378,259,068	7,378,259,068
- Other payables	65,025,789,719	90,925,750,172
<b>Total</b>	<b>73,027,493,806</b>	<b>98,875,210,655</b>

	31/12/2024 VND	01/01/2024 VND
<b>19. Other long-term payables</b>		
- Received capital contribution for business cooperation from Hanoi Commercial and Investment Joint Stock Company under the construction contract of C1 THNC building	52,802,558,123	61,014,054,346
- Received capital contribution for business cooperation from Dai Hai Ha Joint Stock Company under the Contract No. 12/2009 (Project C2 Trung Hoa - Nhan Chinh)	500,000,000	500,000,000
- Received capital contribution for business cooperation from Vietnam DIT Commercial and Investment Joint Stock Company	9,200,000,000	9,200,000,000
- Received capital contribution fro business cooperation from individuals of the HT KT	1,250,000,000	1,250,000,000
<b>Total</b>	<b>63,752,558,123</b>	<b>71,964,054,346</b>

	31/12/2024 VND	01/01/2024 VND
<b>20. Long-term borrowings and capital lease debts</b>		
Long-term borrowings and capital lease debts	3,034,250,000	37,837,144,759
<b>Total</b>	<b>3,034,250,000</b>	<b>37,837,144,759</b>

	31/12/2024 VND	01/01/2024 VND
<b>21. Provision for long-term payables</b>		
	24,822,264,292	2,328,607,860
<b>Total</b>	<b>24,822,264,292</b>	<b>2,328,607,860</b>

## 22. Owner's equity

### a. Owner's equity Fluctuation Reconciliation Table

	Owner's equity	Share surplus	Development Investment Fund	Construction investment fund	Undistributed after-tax profit
Balance on 01/01/2024	151,200,000,000	1,273,275,917	17,498,491,463	1,535,326,407	67,161,016,355
<b>Increase in capital in previous year</b>					4,431,741,800
- Shareholders' contributed capital					
- Profit/Loss					4,431,741,800
- Distribute profits					
- Other increment					
<b>Decrease in year</b>					
- Dividends					
- Distribute profits					
- Other decreasing					
Balance on 30/09/2024	151,200,000,000	1,273,275,917	17,498,491,463	1,535,326,407	71,592,758,154
Balance on 01/10/2024	151,200,000,000	1,273,275,917	17,498,491,463	1,535,326,407	71,592,758,154
<b>Increase in capital in previous year</b>			3,666,779,618		49,618,430,417
- Shareholders' contributed capital					
- Profit/Loss					49,618,430,417
- Distribute profits			3,666,779,618		
- Other increment					
<b>Decrease in year</b>					(21,720,203,312)
- Dividends					(15,120,000,000)
- Distribute profits					(6,600,203,312)
- Other decreasing					
Balance on 31/12/2024	151,200,000,000	1,273,275,917	21,165,271,081	1,535,326,407	99,490,985,259

	31/12/2024 VND	01/01/2024 VND
<b>b. Owner's capital details</b>		
- State-owned shareholder's capital contribution	24,602,450,000	24,602,450,000
- Other shareholder's capital contribution	126,597,550,000	126,597,550,000
<b>Total</b>	<b>151,200,000,000</b>	<b>151,200,000,000</b>

	31/12/2024 VND	01/01/2024 VND
<b>c. Capital transactions with owners and dividend distribution, profit sharing</b>		
<b>Owner's capital contribution</b>		
Capital contribution as of 01/01/2024	151,200,000,000	151,200,000,000
Capital contribution as of 31/12/2024	151,200,000,000	151,200,000,000

	Year 2024 Shares	Year 2023 Shares
<b>d. Shares</b>		
<b>Number of shares registered for issuance</b>	<b>15,120,000</b>	<b>15,120,000</b>
<i>Face value of outstanding shares (VND/Share)</i>	10,000	10,000

#### VI. Additional information for the items presented in the Business Performance Statement

	31/12/2024 VND	31/12/2023 VND
<b>23. Revenues from sales of goods and rendering of services</b>		
Revenue from construction contracts	-	33,836,140,745
Revenue from business and real estate rental	575,783,869,000	203,675,250,583
Other revenues	13,683,179,777	34,252,327,722
<b>Total</b>	<b>589,467,048,777</b>	<b>271,763,719,050</b>

	31/12/2024 VND	31/12/2023 VND
<b>24. Cost of goods sold and services rendered</b>		
Costs of construction contracts	0	34,598,435,326
Costs from operation and real estate rental	410,318,580,364	140,606,243,289
Other costs	13,425,168,650	22,629,797,395
<b>Total</b>	<b>423,743,749,014</b>	<b>197,834,476,010</b>

	31/12/2024 VND	31/12/2023 VND
<b>25. Financial income</b>		
Bank deposits interests, loan interests	1,465,168,384	1,484,830,169
<b>Total</b>	<b>1,465,168,384</b>	<b>1,484,830,169</b>

	31/12/2024 VND	31/12/2023 VND
<b>26. Financial expenses</b>		
- Credit interests	423,759,175	4,007,831,197
<b>Total</b>	<b>423,759,175</b>	<b>4,007,831,197</b>

	31/12/2024	31/12/2023
	VND	VND
<b>27. Other income</b>	941,856,676	2,001,386,905
<b>Total</b>	<b>941,856,676</b>	<b>2,001,386,905</b>
<b>28. Other expenses</b>	20,295,074,097	500,690,273
<b>Total</b>	<b>20,295,074,097</b>	<b>500,690,273</b>
<b>29. General and administrative expense and sales costs</b>	10,978,516,465	8,223,758,923
- General and administrative expenses	37,818,841,818	33,791,323,093
- Sales costs		
<b>Total</b>	<b>48,797,358,283</b>	<b>42,015,082,016</b>
<b>30. Current corporate income tax expenses</b>	98,614,133,268	30,891,856,628
Profit before tax	5,371,099,953	19,613,879
Adjustments for increasing taxable income		
Adjustments for decreasing taxable income		
Taxable incomes		
Tax rate	,20%	,20%
<b>Current income tax expenses</b>	<b>22,992,679,343</b>	<b>8,316,673,250</b>
<b>31. Primary earnings per share</b>	75,621,453,925	22,575,183,378
Profit after corporate income tax (VND)	15,120,000	15,120,000
Average outstanding common shares in the period	5,001	1,493
Primary earnings (loss) per share (VND/share)		

Chief accountant



Dương Thị Thái Hương

Hà Nội, December 31, 2024

General director



Bê Ngọc Long