



+ 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 audited financial statements in 2023):

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: 24<sup>th</sup> January, 2025 at the link: <https://licogi13.com.vn/vi/bao-cao-tai-chinh.html>

3. Report on transactions valued at 35% or more of total assets in 2024.

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

- Transaction content:.....
- 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 fourth quarter of 2024
- Explanation of fluctuations in profit after corporate income tax in the fourth quarter 2024 compared to the same period last year .....

**AUTHORIZED INFORMATION  
DISCLOSURE OFFICER**



**Tran Thi Van Anh**





## **LICO GI 13 JOINT STOCK COMPANY**

Head Office: LICO GI 13 Building – Khuat Duy Tien Street –  
Nhan Chinh Ward – Thanh Xuan District – Hanoi City.  
Tel : (84)04.35530194 Fax: (84)04.8544107

# **FINANCIAL STATEMENTS CONSOLIDATED QUARTER 4 OF 2024**

**JANUARY 2025**

## CONSOLIDATED BALANCE SHEET

Mẫu số B 01a - DNHN

Quarter 4 Year 2024

Unit: VND

ASSETS	Code	Notes	31 December 2024	01 January 2024
<b>A. SHORT-TERM ASSETS</b>	<b>100</b>		<b>3.828.685.763.776</b>	<b>4.158.129.075.577</b>
(100 = 110 + 120 + 130 + 140 + 150)				
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.01</b>	<b>36.636.267.168</b>	<b>40.940.018.117</b>
1. Cash	111		33.086.267.168	37.390.018.117
2. Cash equivalents	112		3.550.000.000	3.550.000.000
<b>II. Short-term investments</b>	<b>120</b>		<b>67.937.334.003</b>	<b>73.831.366.533</b>
3. Held-to-maturity investment	123		67.937.334.003	73.831.366.533
<b>III. Current accounts receivable</b>	<b>130</b>		<b>3.115.234.698.210</b>	<b>3.123.706.068.192</b>
1. Short-term trade receivables	131	VIII.01	1.723.073.755.602	1.625.035.144.091
2. Short-term advances to suppliers	132	VIII.02	688.432.725.805	629.805.808.125
4. Construction contract receivables based on agreed progress billings	134		-	12.298.895.758
5. Other - term receivables	135		12.465.908.902	35.272.474.825
6. Other - term receivables	136	V.02	723.506.183.018	846.659.870.976
7. Provision for doubtful receivables	137		(32.243.875.117)	(25.366.125.583)
<b>IV. Inventories</b>	<b>140</b>		<b>569.591.812.241</b>	<b>825.124.759.613</b>
1. Inventories	141	V.03	569.591.812.241	825.124.759.613
<b>V. Other current assets</b>	<b>150</b>		<b>39.285.652.154</b>	<b>94.526.863.122</b>
1. Short-term prepaid expenses	151		616.738.481	3.617.397.014
2. Value added tax deductible	152		24.942.263.103	90.479.400.864
3. Tax and other receivables from the State	153		13.726.650.570	430.065.244
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>2.174.785.674.597</b>	<b>2.425.907.368.412</b>
(200 = 210 + 220 + 240 + 250 + 260 + 269)				
<b>I. Long-term receivables</b>	<b>210</b>		<b>68.560.212.170</b>	<b>466.892.156.299</b>
1. Long-term receivables from customers	211	VIII.04		7.797.088.900
2. Long-term prepayment to seller	212		3.438.704.091	14.687.675.052
4. Long-term loan receivable	215		27.000.000.000	
5. Other long-term receivables	216		38.121.508.079	444.407.392.347
<b>II. Fixed assets</b>	<b>220</b>		<b>232.530.754.844</b>	<b>279.272.771.988</b>
<b>1. Tangible fixed assets</b>	<b>221</b>	<b>V.04</b>	<b>142.178.076.641</b>	<b>193.916.028.155</b>
- Cost	222		286.242.741.326	394.038.631.821
- Accumulated depreciation (*)	223		(144.064.664.685)	(200.122.603.666)
<b>2. Leased fixed assets</b>	<b>224</b>	<b>V.05</b>	<b>88.665.778.631</b>	<b>82.487.496.306</b>
- Cost	225		118.767.101.860	110.900.700.059
- Accumulated depreciation (*)	226		(30.101.323.229)	(28.413.203.753)
<b>3. Intangible fixed assets</b>	<b>227</b>	<b>V.06</b>	<b>1.686.899.572</b>	<b>2.869.247.527</b>
- Cost	228		1.881.066.240	5.655.144.100
- Accumulated depreciation (*)	229		(194.166.668)	(2.785.896.573)
<b>III. Investment properties</b>	<b>230</b>		<b>86.316.056.707</b>	<b>182.285.143.733</b>
- Cost	231		87.573.840.203	193.414.827.328
- Accumulated depreciation (*)	232		(1.257.783.496)	(11.129.683.595)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>1.243.578.054.703</b>	<b>1.189.268.205.516</b>
1. Long-term work in progress	241			
2. Long-term construction in progress	242		1.243.578.054.703	1.189.268.205.516
<b>V. Long-term construction in progress</b>	<b>250</b>		<b>484.512.783.248</b>	<b>232.995.667.648</b>
1. Investments in subsidiaries	251			
2. Invest in joint ventures and associates.	252	VIII.05	479.544.359.593	147.450.000.000
3. Investing in other entities.	253		5.391.666.667	85.768.910.660
4. Provision for impairment of long-term financial inv	254		(423.243.012)	(423.243.012)
5. Held-to-maturity investment	255			200.000.000
<b>VI. Other long-term assets</b>	<b>260</b>		<b>59.287.812.925</b>	<b>75.193.423.228</b>
1. Long-term prepaid expenses	261	V.08	3.217.024.649	8.189.261.036
3. Long-term tools, supplies and spare parts	263		42.000.000	42.000.000
5. Goodwill	269		56.028.788.276	66.962.162.192
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>6.003.471.438.373</b>	<b>6.584.036.443.989</b>

## CONSOLIDATED BALANCE SHEET

Quarter 4 Year 2024

(next)

Until: VND

RESOURCES	MÃ SỐ	THUYẾT MINH	31 December 2024	01 January 2024
<b>C. LIABILITIES (300=310+330)</b>	<b>300</b>		<b>4.862.498.421.276</b>	<b>5.183.574.598.999</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>3.608.570.193.177</b>	<b>3.673.439.406.007</b>
1. Short-term trade payables	311	VIII.06	985.976.551.156	1.073.998.984.975
2. Short-term advances from customers	312	VIII.07	442.142.545.325	315.390.954.775
3. Statutory obligations	313	V.10	7.301.672.173	38.197.889.997
4. Payable to employees	314		28.496.095.783	107.611.851.342
5. Short-term accrued expenses	315		142.921.838.197	213.562.033.533
8.Short-term unearned revenue	318		1.443.742.151	8.110.845.965
9.Short-term other payables	319	V.11	227.217.394.364	222.333.747.032
10.Borrowings and finance lease liabilities	320		1.769.735.627.742	1.690.597.329.401
11.Short-term provisions for payables	321			152.804.317
12.Bonus and welfare Funds	322		3.334.726.286	3.482.964.670
<b>II. Long-term liabilities</b>	<b>330</b>		<b>1.253.928.228.099</b>	<b>1.510.135.192.992</b>
1. Long-term payables to suppliers	331		213.069.066.933	237.684.594.235
2.Long term prepayment buyer	332			94.269.873.064
7.Other long - term payables	337		299.211.144.031	301.967.371.190
8.Borrowings and finance lease liabilities	338	V.12	736.495.583.629	874.333.144.747
12. Long-term provisions	342		5.152.433.506	1.880.209.756
<b>D.OWNER'S EQUITY (400=410+420)</b>	<b>400</b>		<b>1.140.973.017.097</b>	<b>1.400.461.844.990</b>
<b>I. Owner's Equity</b>	<b>410</b>	<b>V.13</b>	<b>1.140.973.017.097</b>	<b>1.400.461.844.990</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		26.940.573.659	22.598.053.274
9.Other funds belong to equity	419		40.583.505	40.583.505
11.Undistributed profit after tax	421		8.372.270.827	10.580.164.907
- Undistributed PAT accumulate to the end of the last	421a		2.298.076.078	7.660.750.110
-Undistributed PAT this period	421b		6.074.194.749	2.919.414.797
13. Non-controlling interests	429		166.449.972.849	428.073.427.047
<b>TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400+439)</b>	<b>440</b>		<b>6.003.471.438.373</b>	<b>6.584.036.443.989</b>

Hà Nội, 24<sup>th</sup> rd January 2025

LICOGI 13 – JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Lai Thi Tho



Nguyen Thi Thom



Pham Van Thang

**LICOGI 13 – JOINT STOCK COMPANY**

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

Tel: 043 5 534 369

Fax: 042 8 544 107

**CONSOLIDATED FINANCIAL STATEMENTS**

Quarter 4 Year 2024

Mẫu số B 02a - DNHN

**CONSOLIDATED INCOME STATEMENT**

Quarter 4 Year 2024

Unit: VND

ITEMS	MÃ SỐ	TM	Quarter IV		Cumulative	
			Beginning balance	Previous year	Beginning balance	Previous year
1. Revenue from sales of goods and rendering of services	01	VI.14	1.466.351.472.037	1.410.902.874.330	3.766.238.031.498	3.321.609.026.524
2. Deductions	02			1.218.919.500		3.933.918.500
3. Net revenue from sales of goods and rendering services (10 = 01 - 02 )	10		1.466.351.472.037	1.409.683.954.830	3.766.238.031.498	3.317.675.108.024
4. Cost of goods sold	11	VI.15	1.430.341.792.884	1.373.726.643.664	3.630.797.836.854	3.245.862.375.222
5. Gross profit (20 = 10 - 11)	20		36.009.679.153	35.957.311.166	135.440.194.644	71.812.732.802
6. Revenue from financial activities	21	VI.16	4.559.556.441	191.169.826.758	22.079.346.671	316.047.103.013
7. Financial expenses	22	VI.17	2.415.568.010	199.891.070.270	66.296.762.567	288.254.319.617
<i>In which, interest payable</i>	23		6.766.825.740	199.891.070.270	74.986.593.983	288.254.319.617
8. Shares of profit off associates	24		35.216.456		784.960.603	
9. Selling expnses	25		-	1.447.179.025	112.117.661	2.557.243.322
10. General and administrative expenses	26	VIII.08	32.491.989.361	22.276.002.807	81.323.612.045	80.535.441.011
11. Net profit from operating activities [30 = 20 + (21-22)+24 - (25+26)]	30		5.696.894.679	3.512.885.822	10.572.009.645	16.512.831.865
12. Other income	31	VIII.09	580.371.207	4.111.321.877	4.606.246.047	5.951.383.899
13. Other expenses	32	VIII.10	2.762.082.618	7.143.047.942	9.064.866.057	12.333.600.855
14. Other profits ( 40 = 31 - 32)	40		(2.181.711.411)	(3.031.726.065)	(4.458.620.010)	(6.382.216.956)

ITEMS	MÃ SỐ	TM	Quarter IV		Cumulative	
			Beginning balance	Previous year	Beginning balance	Previous year
15. Profits/ (loss) before tax ( 50=30+40)	50		3.515.183.268	481.159.757	6.113.389.635	10.130.614.909
16. Current corporate income tax expenses	51		2.312.294.876	343.826.743	4.624.589.752	2.809.513.736
17. Deferred tax expense	52		-			
18. Profit after Corporate Income Tax (60 = 50 -51 -52)	60		1.202.888.392	137.333.014	1.488.799.883	7.321.101.173
19. Net profit after tax attributable to non-controlling interests	61		1.452.652.397	63.410.731	848.055.946	728.182.661
20. Net profit after tax attributable to shareholders of the parent	62		(249.764.005)	73.922.283	640.743.937	6.592.918.512
( 62 = 60 - 61 )					-	
21. Basic earnings per share	70	VI.18	(3)	1	7	70

Hà Nội, 24<sup>th</sup> January 2025

LICOGI 13 – JOINT STOCK COMPANY

Prepared by

*Lai Thi Tho*

Lai Thi Tho

Chief Accountant

*Thom*

Nguyen Thi Thom

General Director



Pham Van Thang

## SEPARATE CASH FLOW STATEMENTS

(By the direct method) (\*)

Quarter 4 year 2024

Criteria	INDEX	Notes	Cumulative from the beginning of the year to the end of this quarter	Cumulative from the beginning of the year to the end of this quarter
1	2	3	4	5
<b>I. CASH FLOW FROM OPERATING ACTIVITIES</b>				
1. Revenue from sales, services and other revenues	01		3.970.354.903.049	3.414.041.361.569
2. Money paid to suppliers of goods and services.	02		(4.219.517.728.023)	(3.590.622.213.150)
3. Money paid to workers.	03		(161.101.043.861)	(160.320.561.533)
4. Interest payments	04		(47.064.916.825)	(131.751.253.217)
5. Money spent on corporate income tax.	05		(3.241.158.761)	(8.657.904.966)
6. Other income from operating activities.	06		1.344.322.732.066	1.296.015.588.419
7. Other expenses for business activities.	07		(897.898.406.795)	(948.131.834.401)
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>(14.145.619.150)</b>	<b>(129.426.817.279)</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES.</b>			0	0
1. Cash spent on purchasing, constructing fixed assets and other long-term assets	21		(42.617.257.977)	(63.419.308.395)
2. Proceeds from liquidation, sale of fixed assets and other long-term assets.	22		395.358.100	
3. Money spent on lending and purchasing debt instruments of other entities..	23		(116.850.000.000)	(84.141.314.519)
4. Proceeds from loans and resale of debt instruments of other entities	24		108.379.885.396	53.818.311.172
5. Money spent on investing in other entities.	25		(12.500.000.000)	(106.707.434.400)
6. Cash receipts from capital investments in other entities.	26		39.800.000.000	
7. Interest income, dividends and profits.	27		654.948.349	5.733.776.303
<b>Net cash flow from investing activities.</b>	<b>30</b>		<b>(22.737.066.132)</b>	<b>(194.715.969.839)</b>
<b>III. NET CASH FLOWS FROM FINANCING ACTIVITIES</b>			0	0
1. Proceeds from issuing shares, receiving capital contributions from owners	31		12.700.000.000	198.732.000.000
2. Money paid for capital contributions to owners, repurchase of shares issued by the enterprise	32		(29.141.179.924)	(10.000.000.000)
3. Proceeds from borrowing	33		2.845.506.575.970	2.743.595.703.400
4. Money to pay off loan principal.	34		(2.777.831.296.029)	(2.458.433.978.246)
5. Lease payment.	35		(11.781.865.684)	(153.240.186.892)
6. Dividends, profits paid to owners.	36		(6.873.300.000)	(530.300.000)
<b>Net cash flow from financing activities</b>	<b>40</b>		<b>32.578.934.333</b>	<b>320.123.238.262</b>
<b>Net cash flow during the period (20+30+40)</b>	<b>50</b>		<b>(4.303.750.949)</b>	<b>(4.019.548.856)</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>40.940.018.117</b>	<b>44.850.984.134</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>36.636.267.168</b>	<b>40.831.435.278</b>

Preparer



Lai Thi Tho

Chief Accountant



Nguyen Thi Thom

Hanoi, 24/12/2024 January 2025  
General Director
  
Pham Van Thang

**NOTE TO CONSOLIDATED FINANCIAL STATEMENT**  
**For the fourth quarter period ended 31 December 2024**

**I. CHARACTERISTICS OF ENTERPRISES' OPERATION****1. Form of capital ownership**

LICOGI 13 Joinstock Company (hereinafter referred to as the “Company”), abbreviated name is LICOGI13. LICOGI13 was formerly a State-owned enterprise, then converted into a Joint Stock Company according to Decision No. 2088/QĐ-BXD dated December 29, 2004 of the Ministry of Construction and operating under Business Registration Certificate No. 0103008046 dated June 10, 2005 issued by Hanoi Department of Planning and Investment. The Company has changed the Business Registration Certificate 26 times.

According to the twenty-fifth change of Business Registration Certificate dated June 23, 2022, the Company's charter capital is 950,845,690,000 VND

February 1, 2023 Licogi 13 Joint Stock Company changed its business registration license for the 26th time due to updating information of the Company's legal representative

On April 22, 2010, the Company's shares were listed on the Hanoi Stock Exchange with stock code: **LIG**

Share per value: **10,000 VND** (Ten thousand Vietnamese dong)

**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 and installation: Grounds, foundations and technical infrastructure of all types of civil, industrial, public, irrigation, transportation, urban areas, industrial parks;
- Construction of building, civil, industrial and public works;
- Producing and trading construction materials: concrete Blocks, concrete sewer pipes;
- Industrial production; processing and manufacturing construction mechanical products; shaped formwork, scaffolding, industrial buildings, spare parts, repair services, machinery and equipment installation;
- Service activities: equipment rental, provision of technical materials, topographic and geological survey services; Testing construction materials and foundations; investment consulting;
- Import and export of supplies, equipment, technology and construction materials;
- Investment and business in housing development, new urban areas, technical infrastructure of industrial parks, small and medium hydropower projects;
- Stone mining;
- Sand and gravel mining;
- Real estate trading.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)***4. List of the Company's consolidated subsidiaries**

Total number of subsidiaries: 5 companies

Number of consolidated subsidiaries: 6 companies

Number of Subsidiaries not consolidated: 0

List of consolidated subsidiaries:

1. LICOGI 13FC Joint Stock Company
  - Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Nhan Chinh ward, Thanh Xuan, Hanoi
  - Benefit rate of parent company: 51%
  - Parent Company's voting rights: 51%
  
2. Vocation school of Engineer No 1 Member Company Limited
  - Address: Tan Dan, Soc Son, Ha Noi
  - Benefit rate of parent company: 100%
  - Parent Company's voting rights: 100%
  
3. Song Nhiem 3 Joint Stock Company
  - Address: Niem Son Commune, Meo Vac District, Ha Giang Province
  - Benefit rate of parent company: 98,33%
  - Parent Company's voting rights: 98,33%
  
4. Global Petroleum Energy Joint Stock Company
  - Address: No. 66, Nguyen Trai Street, Group 9, Quyet Thang Ward, Son La City, Son La Province
  - Benefit rate of parent company: 88.26%
  - Parent Company's voting rights: 88.26%
  
5. LIG-Huong Hoa 2 Joint Stock Company
  - Address: No. 37, Ly Thuong Kiet street, Dong Luong Ward, Dong Ha City,

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

Quang Tri Province

- Benefit rate of parent company: 99.4%

- Parent Company's voting rights: 99.4%

**5. Investing in long-term finance in companies:**

- |   |  |
|---|--|
| 1. LICOGI13 Renewable Energy Joint Stock Company                    | Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Nhan Chinh ward, Thanh Xuan, Hanoi<br><br>- Benefit rate: 3,75%<br><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, Nhan Chinh ward, Thanh Xuan, Hanoi<br><br>- Benefit rate: 64,29%<br><br>- Voting rights: 64,29%                         |
| 3. Licogi 13 Technology Investment Joint Stock Company              | Address: 1st floor, unit A, Licogi 13 building, 164 Khuat Duy Tien street, Nhan Chinh ward, Thanh Xuan, Hanoi<br><br>- Benefit rate: 13,4%<br><br>- 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: 21 No. 1229 Hung Vuong Street, Resettlement Planning Area HH1 and HH2, Tran Quang Dieu Ward, Quy Nhon City, Binh Dinh Province<br><br>- Benefit rate: 45%<br><br>- Voting rights: 45% |
| 7. Mien Dong Wood Industry Joint Stock                              |  |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

## Company

- |  |  |
|--|--|
| 8. Sai Gon Thanh Dat Agriculture<br>Investment Joint Stock Company               | Address: 21 Tran Phu, Thach Thang<br>Ward, Hai Chau District, Da Nang City<br>- Benefit rate: 13,28%<br>- Voting rights: 13,28%                              |
| 9. Licogi 13 - Infrastructure and Construction<br>Investment Joint Stock Company | Address: 2nd Floor, No. 35, Street 2,<br>Quarter 4, An Phu Ward, District 2, Ho<br>Chi Minh City<br>- Benefit rate: 49%<br>- Voting rights: 49%              |
| 10. Sai Gon Thuan Phuoc Green real estate<br>Joint Stock Company                 | Address: - Address: No. 02 Nguyen Thi<br>Minh Khai, Thap Thang Ward, Hai Chau<br>District, Da Nang City<br>- Benefit rate: 44,78%<br>- Voting rights: 44,78% |
| 11. Licogi 13 Construction Material Joint<br>Stock Company                       | Address: 1st floor, unit A, Licogi 13<br>building, Khuat Duy Tien street, Ward.<br>Nhan Chinh, TX, Hanoi<br>- Benefit rate: 45%<br>- Voting rights: 45%      |

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

Accounting period of the Company begins on 1 January and ends on 31 December

**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**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

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*****Investment in Subsidiaries***

Subsidiaries are entities controlled by the Company. Control is understood as when the Company holds more than 50% of the voting rights directly in a company or has the ability to directly influence the financial policies or operations of an entity to obtain economic benefits from this activity. When assessing control, potential voting rights that are currently effective or will be convertible are taken into account. The financial statements of subsidiaries are consolidated in the consolidated financial statements from the date control begins until the date control ends

The consolidated financial statements of Licogi 13 Joint Stock Company are prepared based on the consolidation of the financial statements of the joint-stock companies in which the Company holds controlling shares as of December 31, 2024. Internal transactions and balances between the Company and its subsidiaries, as well as among the subsidiaries themselves, have been eliminated in the consolidation of the financial statements

The interests of minority shareholders in the net assets of consolidated subsidiaries are identified as a separate item distinct from the equity of the Company's shareholders. The interests of minority shareholders include: the value of minority shareholders' interests at the initial consolidation date and the portion of minority shareholders' interests in the fluctuations of total equity from the date of business consolidation

On the consolidated income statement, the interests of minority shareholders are identified and presented separately in the section 'Net Profit After Tax Attributable to Minority Shareholders.' The interests of minority shareholders are determined based on the proportion of minority shareholders' interests and the net profit after corporate income tax of the subsidiaries.

**Investment in Associated Companies**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

The business results, assets, and liabilities of associated companies are consolidated in the financial statements using the equity method. The investments in associates are presented in the balance sheet at cost, adjusted for changes in the Company's share of the net assets of the associate after the date of investment acquisition. Any profits or losses from the associate that exceed the Company's investment in that associate are not recognized

In case a member of the Company conducts a transaction with a company affiliated with the Company, the unrealized interest error corresponding to the capital contribution of the Company's affiliate has not been eliminated from the main financial statements best

**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:**

Inventory is recognized according to the original cost

**The original cost of inventory includes:** purchase costs, processing costs, and other directly related expenses incurred to bring the inventory to its current location and condition

**Method for calculating inventory value:** Specific identification method

The expense of construction in progress at the end of period is determined based on the inventory report of unfinished volume at the end of the period

**Inventories are accounted for using the perpetual inventory method**

**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

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

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 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

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)***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. 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>
- Accounting software	3
- Customer management software	9

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

The Company's short-term (long-term) loans are recorded according to contracts, loan agreements, receipts, payment slips and bank documents.

Borrowing costs are recorded in financial operating expenses. Particularly, borrowing costs directly related to the production of unfinished assets are included in the value of that asset (capitalized) when they meet the conditions specified 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**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

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**

Owner's equity is stated at actually contributed capital of owners

Equity surplus is recorded according to the greater difference between the actual value of the issue and the par value of the shares when the shares are issued.

Retained earnings are the profit (earnings) from the company's operations after deducting the corporate income tax for the current year and other adjustments to after-tax profit, excluding the interests of minority shareholders

The increase or decrease of the owner's investment capital is carried out according to the Resolution of the Annual General Meeting of Shareholders and decided by the Board of Directors.

The company purchases treasury shares based on the resolution of the Board of Directors and the approval notification from 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

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

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

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 costs**

Financial expenses recorded in the Income Statement are the total financial expenses incurred during the period, without compensation to revenue from financial activities, including interest expenses

**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 and long-term loans are recorded on the basis of receipts, bank documents, loan agreements and loan contracts. Loans with a term of 1 financial year or less are recorded by the Company as short-term loans. Loans with a term of more than 1 financial year are recorded by the Company as long-term loans

**14. Tax obligations*****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.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****For the fourth quarter period ended 31 December 2024***(continue)*

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***

Other taxes and fees are declared and paid by the Company to the tax authorities in accordance with current State regulations

**15. Principles for recording cost price**

The cost of construction activities is determined for each separate contract and construction project and corresponds to the revenue recorded in the period and the costs of each contract and project have been recorded. Specifically as follow :

- For completed and handover projects, costs of construction activities are determined according to actual costs incurred (no costs in progress).

- For projects that have not been completed at the end of the period or have been completed but have not yet had settlement or liquidation of the contract, the cost price in the period to be carried forward is determined by all costs collected up to the time of accounting closure minus go to the value of work in progress at the end of the period. The value of work in progress at the end of the period is determined on the basis of an inventory of the volume completed up to the end of the period but not yet accepted, multiplied by the estimated unit price.

The cost of renting office floors and provision of building services is recorded on the basis of depreciation costs and actual costs incurred to serve the building

The cost of machine rental is recorded on the basis of the machine rental contract (stipulating the rental term) and the corresponding depreciation expense

Cost of real estate transfer sold before construction is completed is transferred based on actual construction costs incurred to complete real estate project

Cost of goods is recorded according to the value and quantity of finished products sold to customers, in accordance with the revenue recorded in the period

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

## V. Additional information for items presented in the Consolidated Balance Sheet Quarter IV Year 2024

1.	Cash and cash equivalents	31/12/2024	01/01/2024
		VND	VND
	Cash	33.086.267.168	37.390.018.117
	Cash in bank	24.851.313.657	25.299.847.692
	Term Deposit	3.550.000.000	3.550.000.000
	<b>Total</b>	<b>36.636.267.168</b>	<b>40.940.018.117</b>

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****Quarter 4 Year 2024***(next)*

Detailed information on the company's long-term financial investments as of December 31, 2024, is as follows:

	Long-term financial investments	Value
1	LICOGI 13 Technology and Specialized Materials Joint Stock Company	6.803.400.000
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	54.185.000.000
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	12.777.266.988
11	LICOGI 13 - Infrastructure Investment and Construction Joint Stock Company	44.100.000.000
12	LICOGI 13 - Infrastructure Machinery Joint Stock Company	9.760.000.000
13	Mien Dong Wood Industry Joint Stock Company	3.700.000.000
	<b>Total</b>	<b>484.512.783.248</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

3	Trade receivables	31/12/2024		01/01/2024	
		VND		VND	
	Short-term trade receivables	1.723.073.755.602		1.625.035.144.091	
4.	Other receivables	31/12/2024		01/01/2024	
		VND		VND	
	LICOGI13-Joint Stock Company	440.064.990.252		208.719.457.053	
	LICOGI13 FC -Joint Stock Company	17.080.109.114		9.281.475.335	
	Sai Gon Thanh Dat agriculture investment joint stock company	-		86.011.192.163	
	Song Nhiem 3 joint stock company (Subsidiary)	45.561.585.699		57.850.003.656	
	LICOGI13 IMC - Joint Stock Company	-		4.719.445.564	
	LICOGI13 ICI - Joint Stock Company	-		55.309.447.546	
	Global Petro power Joint Stock Company (Subsidiary)	172.112.930.782		181.765.619.857	
	LIG Huong Hoa 2 Joint stock company (Subsidiary)	46.008.872.546		45.588.872.546	
	One Member Limited Company - Construction Vocational College 1	2.677.694.625		8.232.414.863	
	Green realty Sai Gon Thuan Phuoc Corporation.	-		112.069.575.284	
	LICOGI13 CMC - Joint Stock Company	-		77.112.367.109	
	<b>Total</b>	<b>723.506.183.018</b>		<b>846.659.870.976</b>	
5	Inventories	31/12/2024		01/01/2024	
		VND Cost	VND Preventive	VND Cost	VND Preventive
	Raw materials inventory	594.708.042	-	8.166.520.136	-
	Tools and instruments	42.000.000	-	524.028.044	-
	Work in progress	554.492.347.250	-	783.272.256.208	-
	Finished goods inventory	-	-	19.671.512.837	-
	Merchandise	14.462.756.949	-	13.490.442.388	-
	<b>Total</b>	<b>569.591.812.241</b>	<b>-</b>	<b>825.124.759.613</b>	<b>-</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

## 4. 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 01/01/2024	163.210.552.688	144.318.500.176	57.926.785.045	1.111.575.608	27.471.218.304	394.038.631.821
- Purchased during the period, increase during the period	12.030.957.360	1.968.580.972	4.948.750.955			18.948.289.287
- Increase due to capital contributions						-
- Reclassification of assets						-
- Increase due to transfer from leased fixed assets						-
- Other increases	5.677.272.728		983.271.217		261.319.217	6.921.863.162
- Liquidation or sale		(817.818.182)	(447.897.378)			(1.265.715.560)
- Other decreases	(7.664.256.837)	(69.422.297.098)	(27.365.454.061)	(215.781.867)	(27.732.537.521)	(132.400.327.384)
- Ending balance 31/12/2024	173.254.525.939	76.046.965.868	36.045.455.778	895.793.741	-	286.242.741.326
<b>Accumulated depreciation</b>						
- Beginning balance 01/01/2024	(61.965.541.317)	(81.311.140.080)	(45.634.456.260)	(1.098.160.176)	(10.113.305.833)	(200.122.603.666)
- Depreciation for the period	(5.857.334.039)	(10.372.106.338)	(5.279.774.170)	(9.720.000)	(382.165.369)	(21.901.099.916)
- Increase due to reclassification of assets			(2.137.722.933)			(2.137.722.933)
- Other increases	(232.072.813)		(912.175.896)			(1.144.248.709)
- Transferred to capital contribution						-
- Liquidation, sale			135.380.835			135.380.835
- Other decreases	1.885.215.314	47.795.760.910	20.713.400.408	215.781.870	10.495.471.202	81.105.629.704
- Ending balance 31/12/2024	(66.169.732.855)	(43.887.485.508)	(33.115.348.016)	(892.098.306)	-	(144.064.664.685)
<b>Prepayments from customers</b>						
- Beginning balance 01/01/2024	101.245.011.371	63.007.360.096	12.292.328.785	13.415.432	17.357.912.471	193.916.028.155
- Ending balance 31/12/2024	107.084.793.084	32.159.480.360	2.930.107.762	3.695.435	-	142.178.076.641

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

## 7. Construction in progress

Unit: VND

Items	Machinery and equipment	Means of transport	Total
<b>Cost</b>			
- Beginning balance 01/01/2024	96.414.330.126	14.486.369.933	110.900.700.059
- Finance lease for the year	16.831.972.000	19.291.201.215	36.123.173.215
- Decrease during the year	(7.570.131.677)		(7.570.131.677)
- Reclassification	(2.824.074.074)	2.824.074.074	-
- Liquidation			-
- Other decreases	(10.695.447.433)	(9.991.192.304)	(20.686.639.737)
- Ending balance 31/12/2024	<b>92.156.648.942</b>	<b>26.610.452.918</b>	<b>118.767.101.860</b>
<b>Accumulated depreciation</b>			
- Beginning balance 01/01/2024	(19.367.376.607)	(9.045.827.146)	(28.413.203.753)
- Depreciation	(12.533.514.396)	(1.564.877.797)	(14.098.392.193)
- Reclassification	(734.603.974)	734.603.974	-
- Other increases			-
- Decrease during the year	7.350.631.846	5.059.640.871	12.410.272.717
- Other decreases			-
- Ending balance 31/12/2024	<b>(25.284.863.131)</b>	<b>(4.816.460.098)</b>	<b>(30.101.323.229)</b>
<b>Prepayments from customers</b>			
- Beginning balance 01/01/2024	77.046.953.519	5.440.542.787	82.487.496.306
- Ending balance 31/12/2024	<b>66.871.785.811</b>	<b>21.793.992.820</b>	<b>88.665.778.631</b>

## 8. Intangible assets

Unit: VND

Items	Other tangible assets	Softwares	Total
<b>Cost of intangible fixed assets</b>			
- Beginning balance 01/01/2024	5.502.644.100	152.500.000	5.655.144.100
- Purchased during the year	50.000.000		
- Other increases			-
- Liquidation, sale			-
- Other decreases	(3.824.077.860)	-	(3.824.077.860)
- Ending balance 31/12/2024	<b>1.728.566.240</b>	<b>152.500.000</b>	<b>1.881.066.240</b>
<b>Accumulated depreciation</b>			
- Beginning balance 01/01/2024	(2.633.396.573)	(152.500.000)	(2.785.896.573)
- Depreciation for the year	(175.248.800)		(175.248.800)
- Other decreases	2.766.978.705	-	2.766.978.705
- Ending balance 31/12/2024	<b>(41.666.668)</b>	<b>(152.500.000)</b>	<b>(194.166.668)</b>
<b>Prepayments from customers</b>			
- Beginning balance 01/01/2024	2.869.247.527	-	2.869.247.527
- Ending balance 31/12/2024	<b>1.686.899.572</b>	<b>-</b>	<b>1.686.899.572</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

9. Construction in progress	31/12/2024	01/01/2024
	VND	VND
Acquisition of fixed assets	-	
Construction in progress	1.243.578.054.703	1.189.268.205.516
LICOGI13-Joint Stock Company	68.073.663.464	56.710.492.115
Global Petro power Joint Stock Company	505.747.812.474	276.363.636.611
LIG Huong Hoa 2 Joint stock company	40.552.677.753	36.346.691.368
Song Nhiem 3 joint stock company	628.021.337.648	505.695.988.603
LICOGI13 FC -Joint Stock Company	1.182.563.364	29.934.110.602
LICOGI13 CMC - Joint Stock Company	-	2.135.111.288
Greem realty Sai Gon Thuan Phuoc Corporotion.	-	282.082.174.929
<b>Total</b>	<b>1.243.578.054.703</b>	<b>1.189.268.205.516</b>

10. Other long - term assets	31/12/2024	01/01/2024
	VND	VND
a Long term prepaid expenses	3.217.024.649	8.189.261.036
LICOGI13-Joint Stock Company	42.388.882	193.590.010
LICOGI13 FC -Joint Stock Company	2.113.341.180	2.382.056.154
Greem realty Sai Gon Thuan Phuoc Corporotion.	-	860.299.480
LICOGI13 CMC - Joint Stock Company	-	3.283.539.278
One Member Limited Company - Construction Vocational College 1	1.061.294.587	1.053.033.395
LICOGI13 ICI - Joint Stock Company	-	34.545.454
LICOGI13 IMC - Joint Stock Company	-	382.197.265
<b>Total</b>	<b>3.217.024.649</b>	<b>8.189.261.036</b>

**LICOGI 13 – JOINT STOCK COMPANY**

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

**CONSOLIDATED FINANCIAL STATEMENTS**  
*Quarter 4 Year 2024*

Mẫu số B 09a - DNHN

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
*Quarter 4 Year 2024*  
 (next)

	31/12/2024		In period		01/01/2024	
	Value	Amount payable	Increase	Decrease	Value	Amount payable
<b>11 Borrowings and Financial Lease Liabilities</b>						
<b>a Short-term Borrowings and Financial Lease Liabilities</b>	<b>1.769.735.627.742</b>	<b>1.769.735.627.742</b>	<b>2.609.570.220.779</b>	<b>2.530.431.922.438</b>	<b>1.690.597.329.401</b>	<b>1.690.597.329.401</b>
LICOGI13 Joint Stock Company	552.827.626.844	552.827.626.844	1.008.909.268.269	1.029.813.257.204	573.731.615.779	573.731.615.779
LICOGI13FC Joint Stock Company	1.216.908.000.898	1.216.908.000.898	1.532.935.016.000	1.303.666.820.818	987.639.805.716	987.639.805.716
LICOGI13 - IMC Joint Stock Company	-	-	22.265.797.491	88.999.064.567	66.733.267.076	66.733.267.076
LICOGI13 - ICI Joint Stock Company	-	-	-	-	-	-
LICOGI13 - CMC Joint Stock Company	-	-	41.460.139.019	93.952.779.849	52.492.640.830	52.492.640.830
Global Petro power Joint Stock Company	-	-	-	-	-	-
Green really Sai Gon Thuan Phuoc Corporation.	-	-	4.000.000.000	14.000.000.000	10.000.000.000	10.000.000.000
Sai Gon Thanh Dat agriculture investment joint stock company	-	-	-	-	-	-
<b>Total short-term borrowings</b>	<b>1.769.735.627.742</b>	<b>1.769.735.627.742</b>	<b>2.609.570.220.779</b>	<b>2.530.431.922.438</b>	<b>1.690.597.329.401</b>	<b>1.690.597.329.401</b>
<b>b Long-term Borrowings and Financial Lease Liabilities</b>						
LICOGI13 Joint Stock Company	79.757.258.546	79.757.258.546	20.161.350.572	96.006.135.583	155.602.043.557	155.602.043.557
LICOGI13FC Joint Stock Company	27.288.251.845	27.288.251.845	9.604.164.178	7.314.428.471	24.998.516.138	24.998.516.138
LICOGI13 - IMC Joint Stock Company	-	-	-	857.380.149	857.380.149	857.380.149
LICOGI13 - CMC Joint Stock Company	-	-	-	6.860.734.252	6.860.734.252	6.860.734.252
Global Petro power Joint Stock Company	321.563.158.778	321.563.158.778	626.620.424.185	529.933.368.594	224.876.103.187	224.876.103.187
Song Niem 3 Joint Stock Company	307.886.914.460	307.886.914.460	-	6.100.801.935	313.987.716.395	313.987.716.395
LICOGI13 - ICI Joint Stock Company	-	-	-	5.966.835.139	5.966.835.139	5.966.835.139
Green really Sai Gon Thuan Phuoc Corporation.	-	-	238.345.156.765	379.528.972.695	141.183.815.930	141.183.815.930
Sai Gon Thanh Dat agriculture investment joint stock company	-	-	-	-	-	-
<b>Total</b>	<b>736.495.583.629</b>	<b>736.495.583.629</b>	<b>894.731.095.700</b>	<b>1.032.568.656.818</b>	<b>874.333.144.747</b>	<b>874.333.144.747</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

12. Statutory obligations	01/01/2024	Payable	Paid in period	31/12/2024
	VND	VND	VND	VND
Value added tax	4.872.336.921	17.070.355.617	21.356.215.804	586.476.734
Corporate income tax	10.135.835.737	5.328.194.507	9.578.071.126	5.885.959.118
Personal income tax	2.014.241.241	2.190.273.180	3.410.697.252	793.817.169
Resource tax	3.089.084.600	1.023.218.000	4.112.302.600	-
Other taxes	18.086.391.498	1.194.821.795	19.245.794.141	35.419.152
<b>Total</b>	<b>38.197.889.997</b>	<b>26.806.863.099</b>	<b>57.703.080.923</b>	<b>7.301.672.173</b>

13. Other short-term payables and accruals	31/12/2024	01/01/2024
	VND	VND
LICOGI13-Joint Stock Company	60.244.662.674	50.883.289.384
LICOGI13 FC -Joint Stock Company	1.716.554.210	36.984.468.649
LICOGI13 IMC - Joint Stock Company	-	18.022.053.439
LICOGI13 CMC - Joint Stock Company	-	15.196.455.051
LICOGI13 ICI - Joint Stock Company	-	26.253.616.558
Song Nhiem 3 joint stock company	14.839.405.823	35.948.237.649
One Member Limited Company - Construction Vocational College 1	1.664.103.169	2.978.623.205
Global Petro power Joint Stock Company	148.707.668.488	33.930.382.002
LIG Huong Hoa 2 Joint stock company	45.000.000	45.000.000
Greem realty Sai Gon Thuan Phuoc Corporation.	-	2.091.621.095
Sai Gon Thanh Dat agriculture investment joint stock company		
<b>Total</b>	<b>227.217.394.364</b>	<b>222.333.747.032</b>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
Quarter 4 Year 2024  
(next)

## 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 01/01/2022</b>	648.980.320.000	308.550.000	50.149.592	(12.034.773.335)	20.194.945.176	40.583.505	175.249.369.196	52.006.205.487	884.795.349.621
Profit for the current year								15.865.042.111	15.865.042.111
Increase during the year	301.865.370.000								301.865.370.000
Transfer according to Circular 200									
Other increases									
Increase in capital from retained earnings									
Allocation to reserves					2.246.456.994				
Profit distribution								(2.246.456.994)	
Minority shareholders' interest							159.503.389.148		159.503.389.148
Dividend payment								(44.865.370.000)	(44.865.370.000)
Other decreases					78.906.659			(10.674.298.481)	(10.595.391.822)
<b>Beginning balance 31/12/2022</b>	950.845.690.000	308.550.000	50.149.592	(12.034.773.335)	22.520.308.829	40.583.505	334.752.758.344	10.085.122.123	1.306.568.389.058
Profit for the current year									
Increase during the year									
Increase in minority shareholders' interest from the subsidiary's capital contribution during the period							100.000.000.000		100.000.000.000
Other increases					77.744.445		70.248.585		147.993.030
Profit or loss for the period							(31.268.734)	2.919.414.798	2.888.146.064
Allocation to reserves									
Profit distribution									
Decrease due to loss of control over the subsidiary							(133.993.030)		(133.993.030)
Dividend payment							(6.584.318.118)	(2.424.372.014)	(9.008.690.132)
Other decreases									
<b>Beginning balance 31/12/2023</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	10.580.164.907	1.400.461.844.990
Profit for the current year									
Increase during the year									
Allocation to reserves					6.496.255.349				6.496.255.349
Profit distribution					43.425.799				43.425.799
Minority shareholders' interest									
Dividend payment									
Other decreases									
<b>Beginning balance 31/12/2024</b>	950.845.690.000	308.550.000	50.149.592	(12.034.773.335)	26.940.573.659	40.583.505	166.449.972.849	8.372.270.827	1.140.973.017.097

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

14.2 Details of owners' investment capital	31/12/2024	01/01/2024
	VND	VND
LICOGI Group's capital	18.534.516.500	18.534.516.500
Contributions from other parties	932.311.173.500	932.311.173.500
<b>Total</b>	<b>950.845.690.000</b>	<b>950.845.690.000</b>

## VI. Additional information for items presented in the consolidated income statement

15. Net revenue from sales of goods and provision of services	Quarter IV/2024	Quarter IV/2023
	VND	VND
Net revenue from sales of goods and provision of services	1.466.351.472.037	1.409.683.954.830
<b>Total</b>	<b>1.466.351.472.037</b>	<b>1.409.683.954.830</b>

16. Cost of goods sold	Quarter IV/2024	Quarter IV/2023
	VND	VND
Cost of goods sold	1.430.341.792.884	1.373.726.643.664
<b>Total</b>	<b>1.430.341.792.884</b>	<b>1.373.726.643.664</b>

17. Revenue from financial activities	Quarter IV/2024	Quarter IV/2023
	VND	VND
Revenue from financial activities	4.559.556.441	191.169.826.758
<b>Total</b>	<b>4.559.556.441</b>	<b>191.169.826.758</b>
18. Financial expenses	Quarter IV/2024	Quarter IV/2023
	VND	VND
Financial expenses	2.415.568.010	199.891.070.270
Other financial activities revenue	6.766.825.740	199.891.070.270
<b>Total</b>	<b>2.415.568.010</b>	<b>199.891.070.270</b>

19. Basic earnings per share	Quarter IV/2024	Quarter IV/2023
	VND	VND
Accounting profit after corporate income tax	1.202.888.392	137.333.014
Adjustments to increase or decrease accounting profit to determine the profit or loss allocated to common shareholders	-	-
Profit or loss allocated to common shareholders	1.202.888.392	137.333.014
Weighted average common shares outstanding during the period	94.220.661	94.220.661
Basic earnings per share	(3)	1

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

## VII. Other information

1.	Accounts receivable from customers	31/12/2024	01/01/2024
		VND	VND
	Company office	441.432.108.145	509.343.526.329
	LICOGI13 FC -Joint Stock Company	1.275.984.636.322	945.023.762.928
	Sai Gon Thanh Dat agriculture investment joint stock company	-	5.237.094.561
	Song Nhiem 3 joint stock company	4.503.815.651	4.964.004.630
	Greem realty Sai Gon Thuan Phuoc Corporotion.	-	19.117.596.411
	LICOGI13 IMC - Joint Stock Company	-	78.775.274.118
	LICOGI13 ICI - Joint Stock Company	-	8.643.062.899
	One Member Limited Company - Construction Vocational College 1	1.153.195.484	1.562.630.646
	LICOGI13 CMC - Joint Stock Company	-	52.368.191.569
	<b>Total</b>	<b>1.723.073.755.602</b>	<b>1.625.035.144.091</b>

2.	Advance payment to suppliers	31/12/2024	01/01/2024
		VND	VND
	LICOGI13-Joint Stock Company	150.187.795.512	203.857.273.144
	LICOGI13 FC -Joint Stock Company	323.383.205.421	47.076.591.439
	Sai Gon Thanh Dat agriculture investment joint stock company	-	162.149.048.292
	Song Nhiem 3 joint stock company	5.964.260.111	5.142.367.519
	One Member Limited Company - Construction Vocational College 1	31.225.001	31.225.001
	LIG Huong Hoa 2 Joint stock company	37.487.466.284	37.676.777.204
	Greem realty Sai Gon Thuan Phuoc Corporotion.	-	331.711.575
	LICOGI13 ICI - Joint Stock Company	-	21.612.065.809
	Global Petro power Joint Stock Company	85.689.386.738	55.511.666.919
	LICOGI13 IMC - Joint Stock Company	-	24.436.137.742
	LICOGI13 CMC - Joint Stock Company	-	16.469.276.562
	<b>Total</b>	<b>688.432.725.805</b>	<b>629.805.808.125</b>

3.	Long-term receivables from customers	31/12/2024	01/01/2024
		VND	VND
	LICOGI 13 Joint Stock Company	-	7.797.088.900
	<b>Total</b>	<b>-</b>	<b>7.797.088.900</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

4. Long-term financial investments	Capital contributio	31/12/2024	01/01/2024
		VND	VND
Other long-term investments		484.512.783.248	232.995.667.648
LICOI13 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			30.000.000.000
LICOI13 Specialized Materials Joint Stock Company		6.803.400.000	6.803.400.000
LICOI13 CMC - Joint Stock Company		12.777.266.988	
LICOI13 ICI - Joint Stock Company		44.100.000.000	
LICOI13 FC -Joint Stock Company		9.760.000.000	
Greem realty Sai Gon Thuan Phuoc Corporotion.		219.150.000.000	
Vietnam-Japan Connection Consulting Joint Stock Company		1.350.000.000	
Investment in bonds of the Agricultural and Rural Development Bank - Hanoi West Branch			200.000.000
ECOLEX Thai Binh Joint Stock Company		4.200.000.000	3.893.394.400
LICOI 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		54.185.000.000	59.911.756.988
<b>Total</b>		<b>484.512.783.248</b>	<b>232.995.667.648</b>

5. Accounts payable to suppliers	31/12/2024	01/01/2024
	VND	VND
LICOI13-Joint Stock Company	156.157.058.717	188.275.231.756
LICOI13 FC -Joint Stock Company	728.019.055.604	610.076.622.970
Sai Gon Thanh Dat agriculture investment joint stock company	-	38.620.747.945
Greem realty Sai Gon Thuan Phuoc Corporotion.	-	916.254.482
Global Petro power Joint Stock Company	58.473.215.014	37.437.962.615
LICOI13 ICI - Joint Stock Company	-	27.570.845.254
Song Nhiem 3 joint stock company	43.254.115.021	35.244.657.033
One Member Limited Company - Construction Vocational College 1	73.106.800	259.366.000
LICOI13 IMC - Joint Stock Company	-	63.510.711.233
LICOI13 CMC - Joint Stock Company	-	72.086.585.687
<b>Total</b>	<b>985.976.551.156</b>	<b>1.073.998.984.975</b>

6. Short-term advance from customers	31/12/2024	01/01/2024
	VND	VND
LICOI13-Joint Stock Company	215.507.878.797	138.732.488.355
LICOI13 FC -Joint Stock Company	226.602.841.527	51.749.412.075
Sai Gon Thanh Dat agriculture investment joint stock company	-	423.769.760
One Member Limited Company - Construction Vocational College 1	31.825.001	32.325.001
LICOI13 ICI - Joint Stock Company	-	44.830.677.633
LICOI13 IMC - Joint Stock Company	-	28.338.595.617
LICOI13 CMC - Joint Stock Company	-	50.746.129.203
<b>Total</b>	<b>442.142.545.325</b>	<b>315.390.954.775</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2024

(next)

7. General and administrative expenses	Quarter IV/2024	Quarter IV/2023
	VND	VND
General and administrative expenses	32.491.989.361	22.276.002.807
<b>Total</b>	<b>32.491.989.361</b>	<b>22.276.002.807</b>

8. Other income	Quarter IV/2024	Quarter IV/2023
	VND	VND
LICOGI13-Joint Stock Company	15.818.180	15.272.727
LICOGI13 FC -Joint Stock Company	564.553.027	51.053.896
Greem realty Sai Gon Thuan Phuoc Corporation.	-	266.440.720
Sai Gon Thanh Dat agriculture investment joint stock company	-	-
Song Nhiem 3 joint stock company	-	950.925.925
One Member Limited Company - Construction Vocational College 1	-	-
LICOGI13 CMC - Joint Stock Company	-	2.827.628.609
<b>Total</b>	<b>580.371.207</b>	<b>4.111.321.877</b>

9. Other expenses	Quarter IV/2024	Quarter IV/2023
	VND	VND
LICOGI13-Joint Stock Company	83.303.961	1.156.337.006
LICOGI13 FC -Joint Stock Company	2.677.346.504	535.370.195
LICOGI13 ICI - Joint Stock Company	-	222.488.275
One Member Limited Company - Construction Vocational College 1	-	14.118.000
LICOGI13 IMC - Joint Stock Company	-	146.658.899
Song Nhiem 3 joint stock company	-	841.767.671
LICOGI13 CMC - Joint Stock Company	-	4.218.107.896
<b>Total</b>	<b>2.762.082.618</b>	<b>7.143.047.942</b>

## 11. Comparative information

It is data extracted from the consolidated financial statements for the period from October 1, 2023, to December 31, 2023.

Hà Nội, 24<sup>th</sup> January 2025

LICOGI 13 JOINT STOCK COMPANY

Preparer

Chief Accountant

General Director





Lai Thi Tho

Nguyen Thi Thom

Phạm Văn Thang

No: 45/2025/LICOGI13-CBTT

Regarding: "Explanation of fluctuations in profit after corporate income tax in the fourth quarter 2024 compared to the same period last year"

Ha Noi, January 24, 2025

**Dear:** - The State Securities Commission;  
- Hanoi Stock Exchange.

- Name of company: **LICOGI 13 Joint Stock Company**
- Stock code: **LIG**
- Address of headoffice: 4th Floor, LICOGI 13 TOWER, Khuat Duy Tien Street, Nhan Chinh Ward, Thanh Xuan District, Hanoi City
- Phone: 0243 854 4623 Fax: (024) 3 8544 107
- Information Disclosure Officer.: **Tran Thi Van Anh** - Head of General Planning Department  
Address: 308A, Ho Quynh, Thanh Nhan Ward, Hai Ba Trung District, Hanoi City  
ID card: 019174000374 issued by the Director of the Police Department for administrative management of social order on June 28, 2022
- Content of published information:

Based on the Financial Statement (separate + consolidated) of the fourth quarter of 2024 of LICOGI 13 Joint Stock Company, we would like to explain the fluctuation in profit after corporate income tax compared to the same period in 2023, specifically can be as follows:

• **Separate financial statements for the fourth quarter of 2024:**

Content	4th quarter 2023	4th quarter 2024	Increase in fluctuation	
	(million dong)	(million dong)	3=1-2	4=(1-2)/1*100%
	1	2		
Profit after corporate income tax (separate financial statements 4th quarter 2024)	388	2.722	2.334	601.55 %

**Cause of fluctuation:** Profit after tax in the fourth quarter of 2024 increased due to reduced administrative expenses and finance expenses

• **Consolidated financial statements for the fourth quarter of 2024:**

Content	4th quarter 2023	4th quarter 2024	Increase in fluctuation	
	(million dong)	(million dong)	3=1-2	4=(2-1)/1*100%
	1	2		
Profit after tax Corporate income (Consolidated financial statements of the fourth quarter of 2024)	137	1.203	5.542	778%

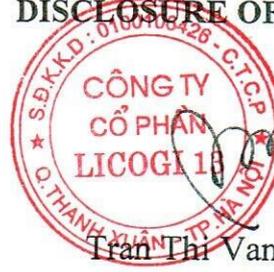


**Cause of fluctuation:** Profit after tax in the fourth quarter of 2024 increased due to increased profits of the parent company and subsidiaries

To:

- above address:
- Board of Director (report)
- Board of General Director (report)
- Kept in the finance and accounting  
Dpt. and General planing Dept.;

**AUTHORIZED INFORMATION  
DISCLOSURE OFFICER**



Trần Thị Van Anh

