

No: 31 /2025/CBTT-DIC

Ho Chi Minh City, date 24 february 2025

DISCLOSURE OF ANNUAL FINANCIAL STATEMENTS INFORMATION

To: Ha Noi Stock Exchange.

Pursuant to the Clause 3, Article 14 of Circular No.96/2020/TT-BTC 16 November 2020 the Ministry of Finance providing guidelines on the disclosure of information on securities market, DIC Investment and trading Joint Stock Company discloses the financial statements information for the 4th quarter of 2024 at the Hanoi Stock Exchange:

1. Name of company: **DIC Investment and Trading Joint Stock Company**

- Stock symbol: DIC
- Address: 82 Tran Huy Lieu, Ward 15, Phu Nhuan District, Ho Chi Minh City.
- Tel: 028.39311966 Fax: 028.38439279
- E-mail: info@dic-intranco.vn Website: <http://dic-intraco.vn>

2. Contents of information disclosure:

- Financial statements for the 4th quarter of 2024
 - Separate financial statements (The listed company has no subsidiaries, and the superior accounting unit has affiliated units);
 - Consolidated financial statements (The listed company has subsidiaries);
 - Combined financial statements (The listed company has an affiliated accounting unit organized with its own accounting apparatus);
- Cases subject to explanation of causes:
 - + The audit firm gives an opinion that is not an unqualified opinion on the financial statements (for financial statements audited 2024):
 - Yes No
 - Explanation document in cases of tick Yes:
 - Yes No



+ Profit after tax in the reporting period differed by 5% and above before and after the audit, carrying forward losses to profits or vice versa (for financial statements audited 2024).

Yes

No

Explanation document in cases of tick Yes:

Yes

No

+ Profit after corporate income tax in the reporting period differed by 10% and above compared with the same period reported last year:

Yes

No

Explanation document in cases of tick Yes:

Yes

No

+ The after-tax profit for the reporting period recorded a loss, transitioning from a profit in the same period of the previous year to a loss in the current period or vice versa?

Yes

No

Explanation document in cases of tick Yes:

Yes

No



This information has been published on the company's website on:
at via: <http://dic-intraco.vn/vi/quan-he-co-dong.html>.

attachments:

- Financial statements for the 4th quarter of 2024;
- Explanation document

CHAIRMAN OF THE BOARD OF DIRECTORS



**Chairman of the board
Nguyen Duc Hai**

**DIC INVESTMENT AND TRADING JOINT
STOCK COMPANY
DIC - INTRACO**



FINANCIAL STATEMENTS

Q4 of the fiscal year 2024

HO CHI MINH CITY, FEBRUARY 2025



FINANCIAL STATEMENTS

Q4 of the fiscal year 2024

SEPARATE BALANCE SHEET

Unit: VND.

Items	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
A . CURRENT ASSETS	100		937.149.475.464	1.062.690.503.134
(100 = 110 + 120 + 130 + 140 + 150)				
I. Cash and cash equivalents	110		915.776.131	1.035.424.344
1. Cash	111		915.776.131	1.035.424.344
2. Cash equivalents	112		-	-
II. Short-term financial investment	120		-	-
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Investments held to maturity dates	123		-	-
III. Short-term accounts receivable	130		750.857.889.916	877.401.748.771
1. Receivable from customers	131		301.788.197.405	411.349.692.014
2. Short-term prepayments to suppliers	132		270.678.365.912	265.491.846.436
3. Short-term inter-company receivable	133		-	-
4. Receivable according to the progress of construction con	134		-	-
5. Receivable on short-term loans	135		17.000.000.000	17.000.000.000
6. Other receivable	136		190.706.458.015	213.286.931.019
7. Provision for short-term bad debts	137		(29.315.131.416)	(29.726.720.698)
8. Deficient assets to be treated	139		-	-
IV. Inventories	140		168.241.702.161	168.241.702.161
1. Inventories	141		168.241.702.161	168.241.702.161
2. Provisions for devaluation of inventories	149		-	-
V. Other current assets	150		17.134.107.256	16.011.627.858
1. Short-term prepaid expenses	151		4.667.041.499	4.122.745.602
2. VAT deductible	152		12.055.033.190	11.785.390.001
3. Taxes and accounts receivable from the State	153		384.032.567	103.492.255
4. Transaction of repurchasing the Government's bonds	154		-	-
4. Other current assets	155		28.000.000	-

B. LONG-TERM ASSETS	200		157.509.552.536	173.475.702.467
(200 = 210 + 220 + 230 + 240 + 250 + 260)				
I. Long-term accounts receivable	210		-	-
1. Long-term accounts receivable from customers	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivable	214		-	-
5. Receivable on long-term loans	215		-	-
6. Other long-term receivable	216		-	-
7. Provision for long-term bad debts (*)	219		-	-
II. Fixed assets	220		67.525.035.014	82.385.646.704
1. Tangible assets	221		67.525.035.014	82.385.646.704
. Historical costs	222		252.924.395.271	252.924.395.272
. Accumulated depreciation (*)	223		(185.399.360.257)	(170.538.748.568)
2. Financial leasehold assets	224		-	-
. Historical costs	225		-	-
. Accumulated depreciation (*)	226		-	-
3. Intangible assets	227		-	-
. Historical costs	228		-	-
. Accumulated depreciation (*)	229		-	-
III. Investment property	230		-	-
. Historical costs	231		-	-
. Accumulated depreciation (*)	232		-	-
IV. Long-term assets in progress	240		2.931.895.342	3.055.535.666
1. Long-term operating expenses in progress	241		-	-
2. Construction in progress	242		2.931.895.342	3.055.535.666
V. Long-term financial investment	250		79.998.221.741	80.075.570.997
1. Investment in subsidiaries	251		19.700.000.000	19.700.000.000
2. Investment in associates and joint ventures	252		36.433.118.056	36.433.118.056
3. Investment, capital contribution in other entities	253		31.722.700.000	31.722.700.000
4. Provision for long-term financial investment (*)	254		(7.857.596.315)	(7.780.247.059)
5. Investment held until maturity date	255		-	-
V. Other long-term assets	260		7.054.400.439	7.958.949.100
1. Long-term prepaid expenses	261		7.054.400.439	7.958.949.100
2. Deferred income tax assets	262		-	-
3. Long-term equipment, materials, spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS (270=100+200)	270		1.094.659.028.000	1.236.166.205.601

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RESOURCES	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
A. LIABILITIES	300		1.154.794.740.557	1.289.744.203.210
(300 = 310 + 330)				
I. Current liabilities	310		1.154.343.740.813	1.289.744.203.210
1. Short-term payable to suppliers	311		96.125.581.885	112.858.991.231
2. Short-term advances from customers	312		85.304.529.499	84.757.533.766
3. Taxes and other obligations to the State Budget	313		7.206.165.223	7.433.057.443
4. Payable to employees	314		1.063.706.735	1.404.595.312
5. Short-term accrued expenses	315		362.451.638.604	298.515.950.860
6. Short-term inter-company payable	316		-	-
7. Payable according to the progress of construction contra	317		-	-
8. Short-term unrealized revenues	318		-	-
9. Other payable	319		11.812.158.237	69.826.210.165
10. Short-term financial leasehold loans and debts	320		590.327.246.380	714.925.964.433
11. Provision for current liabilities	321		-	-
12. Bonus and welfare funds	322		52.714.250	21.900.000
13. Price stabilization fund	323		-	-
14. Transaction of repurchasing the Government's bonds	324		-	-
II. Long-term liabilities	330		450.999.744	-
1. Long-term accounts payable to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payable on working capital	334		-	-
5. Long-term inter-company payable	335		-	-
6. Long-term unrealized revenue	336		-	-
7. Other long-term payable	337		450.999.744	-
8. Long-term loans and financial lease debts	338		-	-
9. Transferable bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax	341		-	-
12. Provision for long-term liabilities	342		-	-
13. Scientific and technological development fund	343		-	-
B. OWNER'S EQUITY	400		(60.135.712.557)	(53.577.997.609)
(400 = 410 + 430)				
I. Owner's equity	410		(60.135.712.557)	(53.577.997.609)
1. Owner's contribution capital	411		265.858.400.000	265.858.400.000

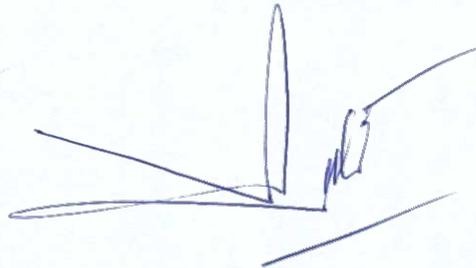
RESOURCES	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
- Common shares with voting right	411a		265.858.400.000	265.858.400.000
- Preferred shares	411b		-	-
2. Share premiums	412		1.397.230.362	1.397.230.362
3. Option on converting shares	413		-	-
4. Owner's other capital	414		-	-
5. Treasury stocks (*)	415		(3.694.761.833)	(3.694.761.833)
6. Differences on asset revaluation	416		-	-
7. Foreign exchange rate differences	417		-	-
8. Business promotion fund	418		4.377.229.506	4.377.229.506
9. Business reorganization support fund	419		-	-
10. Other funds	420		-	-
11. Retained profit after tax	421		(328.073.810.592)	(321.516.095.644)
- Retained profit after tax accumulated by the end of the previous period	421a		(321.516.095.644)	(322.777.198.582)
- Retained profit after tax of the current period	421b		(6.557.714.948)	1.261.102.938
12. Capital sources for construction	422		-	-
II. Other sources and funds	430		-	-
1. Funding sources	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL RESOURCES (440=300+400)	440		1.094.659.028.000	1.236.166.205.601

11 February 2025

Prepared by

Chief Accountant

General Director



BUI PHAN QUYNH BAO

NGUYEN ANH KIET

NGUYEN ĐUC HAI



FINANCIAL STATEMENTS

Q4 of the fiscal year 2024

SEPARATE INCOME STATEMENT - Q4

Unit: VND.

Items	Cod e	Note	Q4 (Current year)	Q4 (Previous year)	Accumulated from the beginning of the year to the end of the quarter (Current year)	Accumulated from the beginning of the year to the end of the quarter (Previous year)
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01	VI.2	51.294.805.772	81.193.117.360	90.495.107.250	1.081.848.315.907
2. Deductible items	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10		51.294.805.772	81.193.117.360	90.495.107.250	1.081.848.315.907
4. Cost of goods sold	11	VI.2	-	38.118.215.258	-	991.566.085.031
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		51.294.805.772	43.074.902.102	90.495.107.250	90.282.230.876
6. Revenue from financial activities	21	VI.2	135.539	20.251.360	110.760.757	22.607.491
7. Financial expenses	22	VI.2	15.782.231.655	17.197.774.245	66.122.593.480	67.872.494.981
- In which: Interest expense	23		15.134.231.655	17.271.621.609	64.590.382.661	66.171.797.242
8. Selling expenses	24		142.125.243	-	2.180.675.011	1.258.810.746
9. Administrative expenses	25		8.421.541.260	8.919.376.280	30.516.424.219	19.522.461.202
10 Net profit from operating activities (30=20+(21-22)-(25+26))	30		26.949.043.153	16.978.002.937	(8.213.824.703)	1.651.071.438
11. Other income	31		1.811.234.423	38.838.000	2.888.480.033	134.538.000
12. Other expenses	32		90.307.084	210.700.071	1.242.912.030	524.506.500
13. Other profit (40 = 31 - 32)	40		1.720.927.339	(171.862.071)	1.645.568.003	(389.968.500)
14. Total profit before tax (50 = 30 + 40)	50		28.669.970.492	16.806.140.866	(6.568.256.700)	1.261.102.938
15. Current corporate income tax expenses	51	VI.3	-	-	-	-
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profit after tax (60=50-51-52)	60		28.669.970.492	16.806.140.866	(6.568.256.700)	1.261.102.938

Prepared by

BUI PHAN QUYNH BAO

Chief Accountant

NGUYEN ANH KIET



NGUYEN DUC HAI



FINANCIAL STATEMENTS

(Issued under Circular 200/2014/TT-BTC dated December 22, 2014 by the Minister of Finance)

Q4 of the fiscal year 2024

SEPARATE CASH FLOW STATEMENT - Q4 (Direct method)

Unit: VND.

Items	Code	Note	Accumulated from the beginning of the year to the end of the quarter (Current year)	Accumulated from the beginning of the year to the end of the quarter (Previous year)
1	2		3	4
I. Cash flows from operating activities				
1. Receipt from sales of merchandises, services rendered	01		201.640.562.244	1.058.653.934.085
2. Payments to suppliers of merchandises and services	02		23.209.517.010	996.408.014.982
3. Payments to employees	03		7.389.571.204	5.377.203.628
4. Interest payment	04		-	-
5. Corporate income tax payment	05		-	-
6. Other receipt from operating activity	06		102.397.192.293	95.141.072.602
7. Other payments for operating activity	07		149.059.596.483	144.537.196.274
Net cash flows from operating activities	20		124.379.069.840	7.472.591.803
II. Cash flow from investing activities				
1. Payments for fixed asset purchase, construction	21		-	-
2. Receipt from liquidating, selling fixed asset and other	22		-	-
3. Payments for loaning, buying securities from other entities	23		-	-
4. Receipt from loaning, selling securities	24		-	-
5. Payments for investing in the other entities	25		-	-
6. Receipt from investment in other entities	26		-	-
7. Receipt from loan interest, dividend, divided profits	27		-	-
Net cash from investing activities	30		-	-
III. Cash flows from financing activities				
1. Receipts from stocks issuing and captial contribution from equity owners	31		-	-
2. Fund returned to equity owners. issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		-	-
4. Loan repayment	34		124.498.718.053	7.400.000.000
5. Finance lease principle paid	35		-	-
6. Dividends. profit paid to equity owners	36		-	-
Net cash from financing activities	40		(124.498.718.053)	(7.400.000.000)
Net cash during the period (50=20+30+40)	50		(119.648.213)	72.591.803
Cash and cash equivalentents at the beginning of year	60		1.035.424.344	962.832.541
Impact of foreign exchange fluctuation	61			
Cash and cash equivalentents at the end of year (70=50+60+61)	70	29	915.776.131	1.035.424.344

Prepared by

BUI PHAN QUYNH BAO

Chief Accountant

NGUYEN ANH KIET



NGUYEN DUC HAI



FINANCIAL STATEMENTS

Q4 of the fiscal year 2024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

I- BUSINESS HIGHLIGHTS

- 1- Form of ownership: *Joint Stock Company*
- 2- Operating field: *Production, trading, construction, services*
- 3- Business sectors: *Production, trading construction materials, investment in construction*
4. Common producing and business cycle.
- 5- Characteristics of a company's operations during the fiscal year affect the financial statements
6. Company's structure

Branches of the Company :

1. *Branch of DIC Investment and Trading Joint Stock Company*
Address: 82 Tran Huy Lieu, Ward 15, Phu Nhuan District, Ho Chi Minh City
2. *Branch of DIC Investment and Trading Joint Stock Company*
Address : Cluster A2, Lot 8 Chon Thanh Industrial Park, Chon Thanh District, Binh Phuoc Province
3. *Branch of DIC Investment and Trading Joint Stock Company*
Address : Area 3, Huu Nghi Cement Apartment Complex, Van Phu Ward, Viet Tri City, Phu Tho Province
7. Declaration on the comparability of information on the financial statements

II- Accounting period, currency used in accounting

- 1- Accounting period : *Starting from January 1st, ending on December 31st*
- 2- Standard currency unit used in accounting: *VND*

III- ACCOUNTING STANDARDS AND SYSTEM APPLIED

- 1- Accounting system: *Circular 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance*
- 2- Statement on the compliance with the accounting standards and system

The company has applied Vietnamese Accounting Standards and the guiding documents issued by the State

The financial statements are prepared and presented in accordance with all regulations of each standard, guiding circulars for implementing the standards and the currently applicable accounting regime

IV- ACCOUNTING POLICIES APPLIED

1. Principles for converting financial statements prepared in foreign currencies to Vietnamese Dong
2. Types of exchange rates applied in accounting: according to the actual exchange rate at the time of the transaction
3. Principles for determining the actual interest rate (effective interest rate) used for discounting cash flows.
4. Principles for determining cash and cash equivalents: Use a consistent currency unit, which is the Vietnamese Dong, with foreign currencies converted at the current exchange rate as announced by the State Bank of Vietnam
 - Principles and methods for converting foreign currencies to the accounting currency: The accounting exchange rate at the end of the quarter is adjusted according to the actual exchange rate
5. Principles of accounting for financial investments

- a) Trading securities; recorded at cost
- b) Held-to-maturity investments recorded at cost
- c) Loans;
- d) Investment in subsidiaries; joint ventures, associates; recorded at cost
- đ) Investment in equity instruments of other entities;
- e) Accounting methods for other transactions related to financial investments
6. Principles of accounting for receivables : According to actual occurrences
7. Principles for inventory recognition
- Principles for recognizing inventory: Recorded at cost
 - Method for valuing inventory: Weighted average method
 - Method for accounting for inventory: Perpetual inventory system
 - Method for making provisions for inventory devaluation
8. Principles of recognizing and depreciating fixed assets, finance lease fixed assets, and investment properties:
- Principles for recognizing fixed assets: Actual cost
 - Method for depreciating tangible and intangible fixed assets: Straight-line method
9. Principles of accounting for business cooperation contracts.
10. Principles of accounting for deferred corporate income tax. *Actual occurrences*
11. Principles of accounting for prepaid expenses. *Actual occurrences*
- Prepaid expenses are gradually allocated to business production costs using the straight-line method.
12. Principles of accounting for payables: According to actual occurrences
13. Principles of recognizing loans and finance lease payables *Actual occurrences*
14. Principles of recognizing and capitalizing borrowing costs. *Actual occurrences*
15. Principles of recognizing accrued expenses. *According to actual projected occurrences*
16. Principles and methods of recognizing provisions for payables: Actual occurrences
17. Principles of recognizing unearned revenue. *Actual occurrences*
18. Principles of recognizing convertible bonds.
- 19- Principles for recognizing equity:
- Principles for recognizing owner's capital, share premium, and other owner's capital: Recognized according to the actual capital contribution by t
 - Principles for recognizing revaluation differences on assets
 - Principles for recognizing exchange rate differences
 - Principles for recognizing undistributed profits
- Profits from the company's activities after deducting adjustments due to retrospective application of changes in accounting policies and retrospective adjustments of material errors from previous years
- 20- Principles and methods for recognizing revenue:
- Sales revenue: Completion of delivery and issuance of invoice
 - Service revenue: Completion of service and issuance of invoice.
 - Financial activity revenue: Actual occurrence according to bank or financial institution statement
 - Construction contract revenue: Completion of each stage and acceptance
 - Other income
21. Principles of accounting for revenue deductions *Actual occurrences*
22. Principles of accounting for the cost of goods sold: Recognized in the same period as the revenue occurrence
- Current corporate income tax expenses are determined based on taxable income and the current period's corporate income tax rate. Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.
- 23- Principles of accounting for financial costs: Actual occurrences according to
24. Principles of accounting for sales expenses and corporate management expenses.
25. Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses.

26. Other accounting principles and methods.

V- Additional information for items presented in the Balance Sheet

Unit: VND

01- Cash and cash equivalents	31/12/2024	01/01/2024
Cash on hand	239.314.161	236.933.355
Cash in banks	676.461.970	798.490.989
Cash equivalents (original term deposits up to 12 months)	-	0
- Money in transit	-	-
Total	915.776.131	1.035.424.344

02- Financial investments	31/12/2024			01/01/2024		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
a) Trading securities	-	-	-	-	-	-
Total value of shares						
Total value of bonds						
Other investments						
Reasons for changes in equity	-	-	-	-	-	-

b) Held-to-maturity investments	31/12/2024			01/01/2024	
b1) Short-term	Cost	Fair Value	Provision	Cost	Book value
- Short-term investment	-	-	-	-	-
- Term deposits	-	-	-	-	-
- Other short-term investments	-	-	-	-	-
Total	-	-	-	-	-

b2) Long-term	31/12/2024			01/01/2024		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
- Term deposits						
- Bonds						
- Other investments						
c) Investment in equity of other entities (detailed by each investment according to the percentage of equity held and the percentage of voting rights)						
- Investment in subsidiaries						
- Investment in joint ventures and associates						
- Investment in other entities;						
- Summary of the activities of subsidiaries, joint ventures, and associates during the period;						
- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period.						
- Explanation of reasons in cases where fair value cannot be determined						

3. Trade receivables	31/12/2024	01/01/2024
a) Short-term receivables	301.788.197.405	411.349.692.014
b) Long-term receivables		
c) Receivables from related parties :		

Total	301.788.197.405		411.349.692.014	
	31/12/2024		01/01/2024	
4. Other receivables	Value	Provision	Value	Provision
a) Short-term				
- deposits and guarantees	5.335.652.773		30.384.132.773	
- Loans;	-		-	
- Payments made on behalf of others;	-		-	
- Other receivables.	185.370.805.242		182.902.798.246	
Total	190.706.458.015	-	213.286.931.019	-
b) Long-term:				
Long-term deposits and guarantees	-		-	
Total	-	-	-	-

5. Deficient assets to be treated	31/12/2024		01/01/2024	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventory;				
c) Fixed assets;				
d) Other assets.				

6. Bad debts	31/12/2024			01/01/2024		
	Cost	Recoverable amount	Debtor	Cost	Recoverable amount	Debtor
- Total value of overdue receivables and loans, or receivables that are not overdue but are unlikely to be recovered; (Including detailed overdue periods and values of receivables and loans by each debtor if receivables for each debtor account for 10% or more of total overdue receivables)						
- Information on fines, interest receivables for late payments, etc. arising from overdue receivables but not recognized as revenue						
- Recoverability of overdue receivables.						

07- Inventory	Total		31/12/2024		01/01/2024	
	Cost	Provision	Cost	Provision	Cost	Provision
- Goods in transit						
- Raw materials and	8.296.173.080		8.296.173.080			
- Tools and instruments	314.942.364		314.942.364			
- Work in progress	-		-			
- Finished products	58.321.555.899		58.321.555.899			
- Goods	101.309.030.818		101.309.030.818			
- Consigned goods	-		-			
- Provision for inventory	-		-			
- Real estate inventory	-		-			
Total	168.241.702.161		168.241.702.161			

- Value of unsellable, stagnant, poor, or damaged inventory at the end of the period
Causes and solutions for stagnant, poor, or damaged inventory;

Ending balance of the	68.561.226.452	109.871.846.405	6.443.692.147	380.277.269	142.317.985	185.399.360.257
III- Net book value						
- At the beginning of the quarter	40.223.959.613	41.109.873.017	1.021.394.187	17.302.396	13.117.491	82.385.646.704
- At the end of the quarter	33.839.144.958	32.838.727.885	816.742.283	17.302.396	13.117.491	67.525.035.014

* Remaining value at the end of the period of tangible fixed assets used as collateral or pledge for loans

* Original cost at the end of the period of fully depreciated tangible fixed assets that are still in use VND

* Original cost at the end of the period of tangible fixed assets pending liquidation

* Commitments for the purchase or sale of tangible fixed assets of significant value in the future

* Other changes in tangible fixed assets

10 - Increase, decrease of finance lease fixed assets:

Items	Buildings and structures	Machinery, equipment	Transportation means	Management tools and equipment	Other fixed assets	Total
I- Cost	-	-		-	-	-
Beginning balance of the						
Purchases during the quarter						
Liquidation and sale						
Ending balance of the	-	-	-	-	-	-
II- Accumulated	-	-	-	-	-	-
Beginning balance of the						
Depreciation + wear and						
Liquidation and sale						
Ending balance of the	-	-	-	-	-	-
III- Net book value						
- At the beginning of the	-	-	-	-	-	-
- At the end of the quarter	-	-	-	-	-	-

* Additional rental expenses incurred are recognized as expenses for the year;

* Basis for determining additional rental expenses incurred;

* Lease renewal terms or option to purchase the asset;

11 - Increase, decrease of intangible fixed assets:

Items	Land use rights	Issuing rights	Copyrights, patents	Licenses and franchising rights	Other intangible fixed assets	Total
I- Cost						-
Beginning balance of the	-	-	-	-	-	-
Purchases during the	-	-	-	-	-	-
Created internally by	-	-	-	-	-	-
Increase due to	-	-	-	-	-	-

Other increases	-	-	-	-	-	-
Liquidation and sale	-	-	-	-	-	-
Ending balance of the	-	-	-	-	-	-
II- Accumulated	-	-	-	-	-	-
Beginning balance of the	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Other increases	-	-	-	-	-	-
Other decreases	-	-	-	-	-	-
Ending balance of the	-	-	-	-	-	-
III- Net book value	-	-	-	-	-	-
- At the beginning of the	-	-	-	-	-	-
- At the end of the	-	-	-	-	-	-

12 - Increase, decrease of investment properties:

Items	Beginning balance	Increase during the year	Decrease during the year	Ending balance
a) Investment properties for rent				
Cost of investment properties	-	-	-	-
- Land use rights	-	-	-	-
- House	-	-	-	-
- House and land use rights	-	-	-	-
- Infrastructure	-	-	-	-
Accumulated depreciation	-	-	-	-
- Land use rights	-	-	-	-
- House	-	-	-	-
- House and land use rights	-	-	-	-
- Infrastructure	-	-	-	-
Net book value	-	-	-	-
- Land use rights	-	-	-	-
- House	-	-	-	-
- House and land use rights	-	-	-	-
- Infrastructure	-	-	-	-
b) Investment properties held for price appreciation				
Cost				
- Land use rights				
- House				
- House and land use rights				
- Infrastructure				
Loss due to impairment				
- Land use rights				

- House
- House and land use rights
- Infrastructure

Net book value

- Land use rights
- House
- House and land use rights
- Infrastructure
- Remaining value of investment properties used as collateral to secure loans;
- Cost of fully depreciated investment properties that are still rented out or held for price appreciation;
- Explanation of figures and other clarifications.

	31/12/2024	01/01/2024
13. Prepaid expenses		
a) Short-term	4.667.041.499	4.122.745.602
- Prepaid expenses for operating leases of tangible fixed assets	-	-
- Tools and instruments issued for use	3.701.481.994	3.701.481.994
- Borrowing costs	-	-
- Other items (service costs awaiting	965.559.505	421.263.608
	-	-
b) Long-term	7.054.400.439	7.958.949.100
- Business establishment costs	-	-
- Insurance purchase costs	-	-
- Other items	-	-
- Other long-term prepaid expenses (office repairs, land lease, awaiting allocation, etc.)	7.054.400.439	7.958.949.100
- Other long-term prepaid expenses (production machinery	-	-
	-	-
Total	11.721.441.938	12.081.694.702

	31/12/2024	01/01/2024
14. Other assets		
a) Short-term (details for each item)		
b) Long-term (details for each item)		

	Ending balance Value	Beginning Value
15. Financial leasehold loans and debts		
a-Short-term loans:	590.327.246.380	714.925.964.433
	590.327.246.380	714.925.964.433

Current portion of long-term loans	25.641.025.592	25.641.025.592
-An Binh Bank - Saigon Branch		
- Loans from BIDV Bank	25.641.025.592	25.641.025.592
- Loans from Eximbank		
-Short-term foreign	-	-
An Binh Bank - Saigon Branch	-	
Bank for Investment and Development of Ca	-	
BIDV Bank - Saigon Branch	-	
HD Bank - Nguyen Dinh Chieu Branch	-	-
-Short-term VND	564.686.220.788	689.284.938.841
	-	-
BIDC Bank - Cambodia Branch	77.342.606.743	97.474.860.792
BIDV Bank - Saigon Branch	451.163.033.840	553.779.497.844
Mr. Nguyen Vu Thinh	6.462.125.000	6.462.125.000
Vietnam-Russia Joint Venture Bank - Ho Chi	29.718.455.205	31.568.455.205
b- Long-term loans	-	-
An Binh Bank - Saigon Branch	-	0
Loans from BIDV Bank	-	0
Loans from Vietnam Export-Import Commer	-	0
Loans from other entities		
c) Finance lease liabilities	-	-
VCB Bank	-	-
BIDV-SUMITRUST Financial Leasing Company	-	-
CHAILEASE International Finance Leasing Co., I	-	-
d) Current portion of long-term loans	31/12/2024	01/01/2024

	Principal amount	Interest	Principal amount	Interest
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Total

đ) Detailed explanation of borrowings and finance leases with related parties

16. Trade payables	31/12/2024	01/01/2024
	Value	Value
a) Short-term payables	96.125.581.885	112.858.991.231
Short-term payables to suppliers	96.125.581.885	112.858.991.231
Payables to other entities		

b) Long-term payables to suppliers (details similar to short-term)

Total



c) Overdue debts not yet paid

Details of each entity accounting for 10% or more of the total overdue amount
Other entities

Total

c) Payables to related parties (details for each entity)

17- Taxes and other payables to the State **31/12/2024** **01/01/2024**

a) Payable

Input VAT (Value-	-	-
Output VAT (Value-	-	-
VAT on imported goods	-	-
Import and export taxes	-	-
Corporate income tax	322.090.466	322.090.466
Capital gains tax	-	-
Resource tax	-	-
Land and housing tax, land lease fees	-	-
Personal income tax	1.024.771.945	699.082.832
Other types of taxes	5.805.744.994	5.793.770.994
Various fees, charges, and other items	53.557.818	618.113.151
Total	7.206.165.223	7.433.057.443

b) Receivable

Output VAT (Value-	-	-
VAT on imported goods	99.984.987	99.984.987
Import and export taxes	3.507.268	3.507.268
Other types of taxes	280.540.312	-
Total	384.032.567	103.492.255

18- Accrued expenses **31/12/2024** **01/01/2024**

a) Short-term

- Accrued expenses for vacation wages;

- Expenses during business suspension;

- Accrued estimated cost of goods sold and real estate products sold;

Interest payable

- Accrued expenses (production electricity, interest, transportation, others...) 362.451.638.604 298.515.950.860

Total **362.451.638.604** **298.515.950.860**

b) Long-term

- Interest payable

- Other items (detailed

Total

19- Other payables	31/12/2024	01/01/2024
a) Short-term		
Excess assets awaiting resolution	-	-
Union funds	377.295.969	330.223.404
Social insurance, health insurance, unemploy	2.305.270.268	3.545.562.769
Payables related to equitization; dividends pa	-	-
Short-term deposits and guarantees received	-	-
Dividends and profits payable	9.129.592.000	9.130.250.526
Other payables and obligations	-	56.820.173.466
Total	11.812.158.237	69.826.210.165

b) Long-term

Long-term deposits and

Other payables and obligations

c) Overdue debts not yet paid:

20. Unrealized revenues **31/12/2024** **01/01/2024**

a) Short-term

Revenue received in advance

Revenue from customer loyalty programs

Other unearned revenue

Total

b) Long-term (details for each item as in short-term)

c) Inability to fulfill contracts with customers (detailed for each item, reasons for inability to fulfill)

21. Issued bonds

21.1. Ordinary bonds:	Ending balance			Beginning balance		
	Value	Interest rate	Term	Value	Interest	rate

a) Issued bonds

- Issued at face value;

- Issued at a discount;

- Issued at a premium.

Total

b) Detailed explanation of bonds held by related parties (by type of bonds)

Total

21.2. Convertible bonds:

a. Convertible bonds at the beginning of the period:

Issuance date, original term, and remaining term of each type of convertible bond;

Offsetting amount with deferred income tax liabilities

b- Deferred income tax liabilities

31/12/2024

01/01/2024

Corporate income tax rate used to determine the value of deferred income tax liabilities

Deferred income tax liabilities arising from taxable temporary differences

Offsetting amount with deferred income tax assets

25- Owner's equity

a. Reconciliation table of changes in owners' equity

	Equity items				
	Owner's contributed	Share premiums	Treasury shares	Development Investment Fund	Undistributed after-tax profit
A	1	2	3	4	5
	-	-	-	-	-
Beginning balance of this year:	265.858.400.000	1.397.230.362	(3.694.761.833)	4.377.229.506	(321.516.095.644)
- Capital increase during					
- Profit during the year					(6.568.256.700)
- Other increases					
- Increase from profit appropriation					
- Capital decrease					
- Loss during the year					
- Dividends distributed					
- Other increases and					10.541.752
Ending balance of this year	265.858.400.000	1.397.230.362	(3.694.761.833)	4.377.229.506	(328.073.810.592)
	-	-	-	-	-
b. Details of owners' capital			31/12/2024		01/01/2024
- Capital contribution of Development Inves			25.313.770.000		25.313.770.000
Construction Joint Stock Company					
- Capital contribution of other entities			240.544.630.000		240.544.630.000
Total			265.858.400.000		265.858.400.000

* Value of bonds converted into shares during the year

* Number of treasury shares: 369.476

c. Capital transactions with owners and distribution of dividends and profits

31/12/2024

01/01/2024

- Owner's investment	265.858.400.000	265.858.400.000
+ Beginning contribution of the	265.858.400.000	265.858.400.000
+ Increase in contribution during		
+ Decrease in contribution during		

+ End of quarter contribution	265.858.400.000	265.858.400.000
'- Dividends and profits distributed		
d. Share	31/12/2024	01/01/2024
- Number of shares registered for issuance	26.585.840	26.585.840
- Number of shares sold to the public	26.585.840	26.585.840
+ Common shares	26.585.840	26.585.840
+ Preferred shares		
- Number of repurchased shares		
+ Common shares		
+ Preferred shares		
- Number of outstanding shares		
+ Common shares	26.585.840	26.585.840
+ Preferred shares		
* Par value of outstanding shares:	10.000 VND/Share	
d) Dividends		
Dividends declared after the end of the fiscal year:		
Dividends declared on common shares:		
Dividends declared on preferred shares:		
Cumulative dividends on preferred shares not yet recognized:		
	31/12/2024	01/01/2024
e. Enterprise funds	4.377.229.506	4.377.229.506
Development investment fund	4.377.229.506	4.377.229.506
Corporate restructuring support fund		
Other funds under equity		
g. Income and expenses, gains or losses recognized directly into equity as per specific accounting standards		
26. Revaluation surplus of assets	31/12/2024	01/01/2024
27. Exchange rate differences		
Exchange rate differences due to the conversion of financial statements prepared in foreign currency to VND		
Exchange rate differences arising from other causes		
28- Funding sources	31/12/2024	01/01/2024
Funding sources allocated during the year	-	-
Operational expenses	-	-
Remaining funding sources at the end of the :	-	-
29. Off-balance sheet items	31/12/2024	01/01/2024
a) Leased assets:		
Up to 1 year;		
Over 1 year to 5 years;		
Over 5 years;		
b) Custodial assets:		

- Materials and goods held in custody, processed, entrusted:
 Goods held for resale, consignment, pledge, mortgage:
 c) Various foreign currencies:
 d) Precious metals, gemstones:
 d) Bad debts written off:
 e) Other information about off-balance sheet items

VI- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

	(Unit : VND)	
	Current quarter	Previous quarter
1- Total revenue from sales of goods and provision of services (code 01)	51.294.805.772	81.193.117.360
Among which:	-	-
Revenue from sales	51.294.805.772	81.193.117.360
Revenue from provision of services		
Revenue from construction contracts (for enterprises engaged in construction activities)		
Revenue from construction contracts recognized during the period		-
+Cumulative revenue from construction contracts recognized up to the financial statement date		
b) Revenue from related parties:		
c) Revenue from asset leasing is the total amount received in		
2- Deductions from	Current quarter	Previous quarter
Among which:		-
Trade discounts	-	-
Sales allowances		
Sales returns		
Special consumption tax		-
Export tax		-
3- Net revenue from sales and provision of services (code 10)	51.294.805.772	81.193.117.360
Among which:	-	-
Net revenue from the exchange of products at	-	-
Net revenue from the exchange of services	-	-
4- Cost of goods sold (code 11)	Current quarter	Previous quarter
Cost of sold goods	-	38.118.215.258

Cost of sold finished		
utilized pre-allocated		
costs		
Amount allocated to costs for each item		
Expected time of cost incurrence		
Cost of services provided		
Remaining value, selling cost, liquidation cost of investment properties		
Operating cost of investment properties		
Value of lost inventory during the period		
Value of various types of inventory shortages beyond standard limits during the period		
Other abnormal costs directly accounted into cost		
Provisions for inventory devaluation		
Recorded Cost reductions		
Total	-	38.118.215.258

5- Revenue from financial activities (code	Current quarter	Previous quarter
Interest from deposits and loans		
Interest from bond investments, promissory notes, treasury bills		
Dividends and profit shares received		
Profit from foreign currency sales		-
Realized foreign exchange gain		
Unrealized foreign exchange gain		-
Profit from installment sales		-
Other financial activities revenue	135.539	20.251.360
Total	135.539	20.251.360

6- Financial expenses (code 22)	Current quarter	Previous quarter
Interest on loans	15.134.231.655	17.271.621.609
Discounts on payments, interest on installment sales	-	-
Loss on disposal of short-term and long-term investments	-	-
Loss on foreign currency sales	-	-
Realized foreign exchange loss	-	-
Unrealized foreign exchange loss	-	-
Provisions for devaluation of short-term and long-term investmer	-	-
Other financial expenses	648.000.000	(73.847.364)
Total	15.782.231.655	17.197.774.245

7. Other income:	Current year	Previous year
Disposal and sale of fixed assets		
Profit from revaluation of assets		
Finés collected		
Tax reductions		
Other items		
Total		

8. Other expenses	Current year	Previous year
Remaining value of fixed assets and disposal costs, sale of fixed assets		

	Current quarter	Previous quarter
Purchase of assets by assuming directly related debts or through finance lease transactions;		
Acquisition of enterprises through issuance of shares;		
Conversion of debt into equity;
Other non-cash transactions;
2. Funds held by the		
3. Actual amount borrowed during the period:		
Proceeds from borrowing under ordinary contracts;		
Proceeds from issuing regular bonds;		
Proceeds from issuing convertible bonds;		
Proceeds from issuing preferred shares classified as liabilities;		
Proceeds from repurchase transactions of government bonds and REPO securities;		
Proceeds from borrowing in other forms;		
4. Actual amount of principal repaid during the period:		
Principal repayment under ordinary contracts;		
Principal repayment of regular bonds;		
Principal repayment of convertible bonds;		
Principal repayment of preferred shares classified as liabilities;		
Payments for repurchase transactions of government bonds and REPO securities;		
Principal repayment in other forms		



VIII- Other information:

- 1- Ontingent liabilities, commitments, and other financial information:
- 2- Events occurring after the end of the fiscal year:
- 3- Information about related parties
- 4- Presentation of assets, revenue, and business results by segment:
- 5- Comparative information (Changes in information in the financial statements of previous accounting periods)
- 6- Information on continuous operations
- 7- Other information

11 February 2025

Prepared by

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General Director



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