



PHATDAT
CORPORATION
Real Estate Development

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
Report of the Board of Management
And
Interim Consolidated Financial Statements for Quarter IV.2024
December 31, 2024

Phat Dat Real Estate Development Corporation

Interim Consolidated Financial Statements

December 31, 2024



Phat Dat Real Estate Development Corporation

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Phat Dat Real Estate Development Corporation

GENERAL INFORMATION

THE COMPANY

Phat Dat Real Estate Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprises of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Department of Planning and Investment of Ho Chi Minh City on September 13, 2004 with amendments.

The Company's shares were listed on the Ho Chi Minh Stock Exchange in accordance with the License No. 1207/SGDHCM-NY issued by the HOSE on July 9, 2010.

The current principal business activities of the Company and its subsidiaries are to construct and trade residential properties, to undertake the civil, industrial, and infrastructure construction projects, to provide real estate brokerage and valuation services, real estate trading center and management,

The Company's registered head office is located at No. 39, Pham Ngoc Thach Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Nguyen Van Dat	Chairman
Mr. Nguyen Tan Danh	Vice Chairman
Mr. Bui Quang Anh Vu	Member
Mr. Le Quang Phuc	Member
Mr. Tran Trong Gia Vinh	Independent member
Mr. Duong Hao Ton	Independent member

AUDIT COMMITTEE

Members of the Audit Committee during the period and at the date of this report are:

Mr. Duong Hao Ton	Chairman of the Audit Committee
Mr. Tran Trong Gia Vinh	Member
Mr. Le Quang Phuc	Member

THE BOARD OF MANAGEMENT

Members of the Board of Management during the period and at the date of this report are:

Mr. Bui Quang Anh Vu	Chief Executive Officer	
Mr. Nguyen Dinh Tri	Vice President	
Mr. Truong Ngoc Dung	Vice President	
Mr. Nguyen Khac Sinh	Vice President	
Mr. Phan Le Hoa	Vice President	
Ms. Le Tran Bich Thuy	Vice President	Appointed on March 1, 2024 Dismissed on October 15, 2024

LEGAL REPRESENTATIVES

The legal representatives of the Company during the period and at the date of this report are Mr. Nguyen Van Dat and Mr. Bui Quang Anh Vu.

Phat Dat Real Estate Development Corporation

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management ("BOM") of Phat Dat Real Estate Development Corporation ("the Company") is pleased to present the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for for Quarter IV-2024 ended on December 31, 2024.

THE BOM'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The BOM is responsible for the interim consolidated financial statements of the Group of each accounting period which give a true and fair view of the interim consolidated financial position of the Group, and of the interim consolidated results of its operation and the interim consolidated cash flows for Quarter IV-2024, In preparing these interim consolidated financial statements, the BOM is required to:

- ▶ Select suitable accounting policies and then apply them consistently;
- ▶ Make judgements and estimates that are reasonable and prudent;
- ▶ State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements for Quarter IV-2024 ended December 31, 2024; and
- ▶ Prepare the interim consolidated financial statements for Quarter IV-2024 on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

The BOM is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. The BOM is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The BOM confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE BOARD OF MANAGEMENT

The Board of Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at December 31, 2024, and of the interim consolidated results of its operations and its interim consolidated cash flows for Quarter IV-2024 then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of the Board of Management



Bui Quang Anh Vu
Chief Executive Officer

January 23 , 2025

INTERIM CONSOLIDATED BALANCE SHEET FOR QUARTER IV-2024
As at December 31, 2024

VND

Code	ASSETS	Notes	As at December 31, 2024	As at December 31, 2023
100	A. CURRENT ASSETS		21,706,107,274,318	16,916,369,227,862
110	<i>I. Cash and cash equivalents</i>	4	343,676,133,736	505,106,794,464
111	1. Cash		343,676,133,736	505,106,594,464
112	2. Cash equivalents		-	200,000
120	<i>II. Short-term investment</i>		115,370,299,200	15,370,299,200
123	1. Held-to-maturity investments	5	115,370,299,200	15,370,299,200
130	<i>III. Current accounts receivable</i>		7,761,982,987,784	4,114,801,234,933
131	1. Short-term trade receivables	6	3,860,347,301,821	2,311,498,091,152
132	2. Short-term advances to suppliers	7	3,060,448,061,894	884,525,552,477
136	3. Other short-term receivables	8	859,729,168,444	928,819,135,679
137	4. Provision for doubtful short-term receivables	6,8	(18,541,544,375)	(10,041,544,375)
140	<i>IV. Inventory</i>	9	13,400,486,298,117	12,199,560,056,415
141	1. Inventories		13,400,486,298,117	12,199,560,056,415
150	<i>V. Other current assets</i>		84,591,555,481	81,530,842,850
151	1. Short-term prepaid expenses		2,720,874,665	5,089,012,941
152	2. Value-added tax deductible	18	81,870,680,816	76,441,829,909
200	B. NON-CURRENT ASSETS		2,410,241,014,380	4,151,453,437,647
210	<i>I. Long-term receivables</i>		38,724,892,655	733,226,788,580
216	1. Other long-term receivables	8	38,724,892,655	733,226,788,580
220	<i>II. Fixed assets</i>		744,223,360,291	27,038,307,984
221	1. Tangible fixed assets	11	343,563,454,497	23,171,738,081
222	Cost		410,684,197,903	78,837,654,237
223	Accumulated depreciation		(67,120,743,406)	(55,665,916,156)
227	2. Intangible fixed assets	12	400,659,905,794	3,866,569,903
228	Cost		415,506,259,881	15,006,259,881
229	Accumulated amortisation		(14,846,354,087)	(11,139,689,978)
230	<i>III. Investment properties</i>	13	63,247,308,032	64,783,427,072
231	1. Cost		75,664,270,272	75,664,270,272
232	2. Accumulated depreciation		(12,416,962,240)	(10,880,843,200)
240	<i>IV. Long-term asset in progress</i>		533,458,452,207	1,169,510,498,408
242	1. Construction in progress	14	533,458,452,207	1,169,510,498,408
250	<i>V. Long-term investments</i>		38,034,067,565	1,201,750,674,685
252	1. Investments in associates	15	35,224,067,565	1,198,940,674,685
255	2. Held-to-maturity investments	5	2,810,000,000	2,810,000,000
260	<i>VI. Other long-term assets</i>		992,552,933,630	955,143,740,918
261	1. Long-term prepaid expenses	10	983,622,808,366	947,189,699,716
262	2. Deferred tax assets		8,930,125,264	7,954,041,202
270	TOTAL ASSETS		24,116,348,288,698	21,067,822,665,509

INTERIM CONSOLIDATED BALANCE SHEET FOR QUARTER IV-2024 (continued)
As at December 31, 2024

VND

Code	RESOURCES	Notes	As at December 31, 2024	As at December 31, 2023
300	A. LIABILITIES		12,692,530,039,211	11,488,430,754,796
310	I. Current liabilities		8,399,859,127,198	9,176,987,250,177
311	1. Short-term trade payables	16	197,886,310,575	243,382,646,786
312	2. Short-term advances from customers	17	3,590,909,091	3,591,009,091
313	3. Statutory obligations	18	491,339,505,202	197,887,405,481
314	4. Payables to employees		9,651,285,511	9,026,702,743
315	5. Short-term accrued expenses	19	504,027,727,799	141,887,102,558
318	6. Short-term unearned revenue		-	3,064,373,327
319	7. Other short-term payables	20	5,706,816,714,980	7,739,566,208,040
320	8. Short-term loans	21	1,454,725,295,267	814,680,676,017
322	9. Bonus and welfare fund		31,821,378,773	23,901,126,134
330	II. Non-current liabilities		4,292,670,912,013	2,311,443,504,619
337	1. Other long-term liabilities	20	404,031,164,675	20,955,100,000
338	2. Long-term loans	21	3,888,639,747,338	2,290,488,404,619
400	B. OWNERS' EQUITY		11,423,818,249,487	9,579,391,910,713
410	I. Capital		11,423,818,249,487	9,579,391,910,713
411	1. Share capital	22	8,731,400,830,000	7,388,108,400,000
412	2. Share premium	22	70,474,800,000	71,120,900,000
418	3. Investment and development fund	22	243,810,014,529	230,128,842,335
421	4. Undistributed earnings	22	2,319,865,591,804	1,831,862,790,140
421a	- Undistributed earnings by the end of prior period		1,801,080,152,703	1,068,198,148,476
421b	- Undistributed earnings of current period		518,785,439,101	763,664,641,664
429	5. Non-controlling interests		58,267,013,154	58,170,978,238
440	TOTAL LIABILITIES AND OWNERS' EQUITY		24,116,348,288,698	21,067,822,665,509


Pham Thi Doan Dung
Preparer


Tran Thi Thuy Trang
Chief Accountant


Bui Quang Anh Vu
Chief Executive Officer



January 23, 2025

INTERIM CONSOLIDATED INCOME STATEMENT FOR QUARTER IV-2024

VND

Code	Items	Notes	Quarter IV – Current year	Quarter IV – Previous year	Accumulated from the beginning of the year to the end of Quarter IV – Current year	Accumulated from the beginning of the year to the end of Quarter IV - Previous year
10	1. Net revenue from sale of goods and rendering of services	23	1,844,005,899,385	67,970,635,193	2,017,086,004,127	617,515,216,109
11	2. Cost of goods sold and services rendered	24	(1,146,847,062,214)	(9,087,947,075)	(1,155,637,498,808)	(73,816,280,440)
20	3. Gross profit		697,158,837,171	58,882,688,118	861,448,505,319	543,698,935,669
21	4. Finance income	25	3,731,510,135	419,326,026,718	401,457,567,727	952,218,319,140
22	5. Finance expenses	25	(106,861,248,412)	(85,635,981,564)	(319,865,157,455)	(399,487,766,179)
23	<i>In which: Interest expenses</i>		(71,957,091,362)	(76,638,658,809)	(284,861,000,405)	(344,195,510,199)
24	6. Loss in associates and joint ventures		(15,827,712,712)	(10,549,994,577)	(49,830,148,633)	(23,206,073,397)
25	7. Selling expenses	26	(59,301,644,219)	(3,754,829,581)	(69,490,317,417)	(14,473,776,877)
26	8. General and administrative expenses	26	(64,085,940,060)	(71,129,149,631)	(195,218,025,487)	(199,438,960,009)
30	9. Operating profit		454,813,801,903	307,138,759,483	628,502,424,054	859,310,678,347
31	10. Other income	27	2,619,437,928	70,179,774,927	84,533,522,571	70,345,130,592
32	11. Other expenses	27	(9,683,073,161)	(25,548,084,396)	(23,074,492,316)	(40,295,629,377)
40	12. Other profit		(7,063,635,233)	44,631,690,531	61,459,030,255	30,049,501,215
50	13. Accounting profit before tax		447,750,166,670	351,770,450,014	689,961,454,309	889,360,179,562
51	14. Current corporate income tax expense	28	(79,471,716,578)	(69,096,098,166)	(168,156,064,354)	(206,830,818,233)
52	15. Deferred tax		878,821,755	-	976,084,062	(27,370,508)
60	16. Net profit after tax		369,157,271,847	282,674,351,848	522,781,474,017	682,501,990,821
	<i>In which:</i>					
61	16.1. Profit after tax attributable to shareholders of the parent		369,151,082,766	282,669,261,934	522,685,439,101	684,058,609,709
62	16.2. Profit after tax attributable to non-controlling interests		6,189,081	5,089,914	96,034,916	(1,556,618,888)
70	17. Earnings per share		426	392	620	1,003

Pham Thi Doan Dung
Preparer

Tran Thi Thuy Trang
Chief Accountant

Bui Quang Anh Vu
Chief Executive Officer

January 23, 2025

INTERIM CONSOLIDATED CASH FLOW STATEMENT FOR QUARTER IV-2024

VND

Code	ITEMS	Notes	Quarter IV-2024	Quarter IV- 2023
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		447,750,166,670	351,770,450,014
	<i>Adjustments for:</i>			
02	Depreciation and amortization of fixed assets and investment properties	11, 12,13	4,367,030,076	3,079,279,862
03	Provisions		8,500,000,000	9,000,000,000
04	Foreign exchange loss arising from revaluation of monetary accounts denominated in foreign currency	25	34,904,157,050	165,948,341
05	Lost (profit) from investing activities		12,096,202,577	(408,776,032,141)
06	Interest expenses and bond issuance costs	25	71,957,091,362	85,263,273,223
08	Operating profit before changes in working capital		579,574,647,735	40,502,919,299
09	Increase in receivables		(1,734,381,827,742)	(34,576,118,461)
10	Increase in inventories		(507,888,104,790)	(30,223,305,637)
11	Increase (decrease) in payables		99,623,176,806	(260,385,722,972)
12	Increase in prepaid expenses		(12,315,693,283)	(1,346,226,990)
14	Interest paid		(97,288,691,207)	(105,934,438,114)
15	Corporate income tax paid		-	(80,751,038,960)
17	Other cash outflows for operating activities		(7,333,498,054)	(1,911,929,132)
20	Net cash flows (used in) from operating activities		(1,680,009,990,535)	(474,625,860,967)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(30,637,600,855)	(68,499,272,215)
23	Payments for term deposits at banks		(100,000,000,000)	-
25	Payments for investments in other entities		(754,000,000)	(1,253,000,000)
26	Collections of investments in other entities		1,038,070,000,000	549,500,000,000
27	Interest received		2,333,685,594	2,148,322,320
30	Net cash flows used in investing activities		909,012,084,739	481,896,050,105
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		-	679,136,810,000
33	Drawdown of borrowings		1,126,526,577,186	844,649,992,788
34	Repayment of borrowings		(232,551,021,928)	(1,078,538,561,240)
40	Net cash flows from (used in) financing activities		893,975,555,258	445,248,241,548

INTERIM CONSOLIDATED CASH FLOW STATEMENT FOR QUARTER IV-2024 (continued)

VND

Code	ITEMS	Notes	Quarter IV-2024	Quarter IV- 2023
50	Net (decrease) increase in cash and cash equivalents for the period		122,977,649,462	452,518,430,686
60	Cash and cash equivalents at the beginning of the period		220,698,484,274	52,588,363,778
70	Cash at the end of the period	4	343,676,133,736	505,106,794,464



Pham Thi Doan Dung
Preparer

January 23 , 2025



Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

1. CORPORATE INFORMATION

Phat Dat Real Estate Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprises of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Department of Planning and Investment of Ho Chi Minh City on September 13, 2004, with amendments.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") in accordance with the License No. 1207/SGDHCM-NY issued by the HOSE on July 9, 2010.

The current principal business activities of the Company are to construct and trade residential properties, to undertake the civil, industrial, and infrastructure construction projects, to provide real estate brokerage and valuation services, real estate trading center and management, to undertake the mining of stone, sand, gravel and clay.

The Company's registered head office is located at No. 39, Pham Ngoc Thach Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam.

The number of employees of the Company as at December 31, 2024, is 286 (as at December 31, 2023: 257).

Corporate structure

The Company has 7 direct subsidiaries and 2 indirect subsidiaries which were consolidated into the interim consolidated financial statements of the Group. Details of the subsidiaries are as follows:

- *DK Phu Quoc Corporation ("DK Phu Quoc")*
DK Phu Quoc is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 1701522101 issued by the DPI of Kien Giang Province on April 22, 2011, as amended. DK Phu Quoc's registered head office is located at No. 229, 30/4 Street, Quarter 1, Duong Dong Ward, Phu Quoc City, Kien Giang Province, Vietnam. The principal business activities of DK Phu Quoc are to trade real estate properties and provide construction services. By the end of the accounting period, the Company holds a 99% equity share and voting rights in this subsidiary.
- *Coinin Construction Investment Infrastructure Company Limited ("Coinin")*
Coinin is incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313662185 issued by the DPI of Ho Chi Minh City on February 25, 2016, as amended. Coinin's registered head office is located at No. 39, Pham Ngoc Thach Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam. The principal business activities of Coinin are to trade real estate properties and provide construction services. By the end of the accounting period, the Company holds a 99.9% equity share and voting rights in this subsidiary.
- *Ngo May Real Estate Investment Joint Stock Company ("Ngo May")*
Ngo May is incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 4101553978 issued by the DPI of Binh Dinh Province on November 19, 2019, as amended. Ngo May's registered head office is located at No. 1, Ngo May Street, Nguyen Van Cu Ward, Quy Nhon City, Binh Dinh Province, Vietnam. The principal business activity of Ngo May is to trade real estate properties, land use rights belonging to the owner, user or lease. By the end of the accounting period, the Company holds a 94% equity share and voting rights in this subsidiary.
- *Ben Thanh - Long Hai Corporation ("Ben Thanh Long Hai")*
Ben Thanh Long Hai is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3500783805 issued by the DPI of Ba Ria Vung Tau Province on March 1, 2007, as amended. Ben Thanh - Long Hai's registered head office is located at Road 44A, Phuoc Hai Town, Dat Do District, Ba Ria Vung Tau Province, Vietnam. The principal business activity of Ben Thanh Long Hai is to trade real estate properties, land use rights belonging to the owner, user or lease. By the end of the accounting period, the Company holds a 99.9% equity share and voting rights in this subsidiary.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

- *Bac Cuong Investment Joint Stock Company ("Bac Cuong Investment")*

Bac Cuong Investment is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 0401370311 issued the first time by the DPI of Da Nang City on 16th July 2010, as amended. Bac Cuong Investment's registered head office is located at No. 223-225, Tran Phu Street, Phuoc Ninh Ward, Hai Chau District, Da Nang City, Vietnam. The principal business activity of Bac Cuong Investment is to wholesale construction materials and other installation equipment and to trade real estate properties, land use rights belonging to the owner, user or lease. By the end of the accounting period, the Company holds a 99% equity share and voting rights in this subsidiary.

- *Serenity Investment Corporation ("Serenity Investment")*

Serenity Investment is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3502421310 issued by the DPI of Ba Ria – Vung Tau Province on March 27, 2020, as amended. Serenity Investment's registered head office is located in Hai Tan Quarter, Phuoc Hai Town, Dat Do Commune, Ba Ria – Vung tau Province, Vietnam. The principal business activity of Serenity Investment is to trade real estate properties, land use rights belonging to the owner, user or lease. By the end of the accounting period, the Company holds a 99.34% equity share and voting rights in this subsidiary.

- *Binh Duong Building Real Estate Investment and Development Corporation ("Binh Duong Building")*

Binh Duong Building is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3702710768 issued by The DPI of Binh Duong Province on 12th October 2018, as amended. Binh Duong Building's registered head office is located at No. 352, XM2 Street, Quarter 3, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province. Binh Duong Building's principal business activity is to trade real estate properties, land use rights belonging to the owner, user or lease. By the end of the accounting period, the Company holds a 99.5% equity share and voting rights in this subsidiary.

- *Hoa Phu Building Real Estate Investment and Development Joint Stock Company ("Hoa Phu Building")*

Hoa Phu Building is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3703021577 issued the first time by the DPI of Binh Duong Province on 9th December 2021, as amended. Hoa Phu Building's registered head office is located at Land lot No. 835, Map sheet No. 122, Hoa Lan 1 Quarter, Thuan Giao Ward, Thuan An City, Binh Duong Province, Vietnam. The principal business activity of Hoa Phu Building is to trade real estate properties, land use rights belonging to the owner, user or lease. By the end of the accounting period, the Company holds a 99.4% equity share and 99.9% voting rights in this subsidiary.

- *Thien Long Building Real Estate Investment and Development Joint Stock Company ("Thien Long Building")*

Thien Long Building is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3703021584 issued the first time by the DPI of Binh Duong Province on 9th December 2021, as amended. Thien Long Building's registered head office is located at Land lot No. 101, Map sheet No. 123, Hoa Lan 1 Quarter, Thuan Giao Ward, Thuan An City, Binh Duong Province, Vietnam. The principal business activity of Thien Long Building is to trade real estate properties, land use rights belonging to the owner, user or lease. By the end of the accounting period, the Company holds a 99.4% equity share and 99.9% voting rights in this subsidiary.

Besides, the Group has 3 associate companies as presented in Note 15.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The interim consolidate financial statements of the Group, expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System, Vietnamese Accounting Standards No. 27, and other Vietnam's Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QĐ-BTC dated December 31, 2001, on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QĐ-BTC dated December 31, 2002, on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QĐ-BTC dated December 30, 2002, on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QĐ-BTC dated February 15, 2005, on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QĐ-BTC dated December 28, 2005, on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim consolidated financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim consolidated financial position, the interim consolidated results of operations, and the interim consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

The Group's applied accounting documentation system is the General Journal system.

2.3 *Fiscal year*

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on January 1st and ends on December 31st.

2.4 *Accounting currency*

The interim consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 *Basis of consolidation*

The interim consolidated financial statements of the Group comprise the interim financial statements of the Company and its subsidiaries for Quarter IV-2024 ended December 31, 2024.

A subsidiary is fully consolidated from the date of acquisition on which the Company obtains control and continues to be consolidated until the date that such control ceases. The interim financial statements of the Company and its subsidiaries used for consolidation are prepared for the same accounting period, using consistent accounting policies.

All intra-company balances, income and expenses, unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Interests of non-controlling shareholders are those interests in profits, losses, and net assets of subsidiaries that are not held by the Group and are presented separately in the interim consolidated income statement and presented separately from the equity portion of the parent company's shareholders.

The effect of changes in the ownership interest of the subsidiary, without a loss of control, is recorded to the account of undistributed after-tax earnings.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realizable value.

Net realizable value represents the estimated selling price in the ordinary course of business less the estimated cost to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Merchandise - cost of purchase on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business of the Group, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower cost incurred in bringing each product to its present location and condition, and net realizable value.

Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realizable value is the estimated selling price in the ordinary course of the business, based on market prices at the ending date of the accounting period and discounted for the time value of money (if material), less costs to completion and the estimated costs of sale.

The cost of inventory property recognized in the interim consolidated income statement is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

3.3 *Receivables*

Receivables are presented in the interim consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the accounting period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administration expense in the interim consolidated income statement for Quarter IV-2024 ended December 31, 2024.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Fixed assets*

Tangible fixed assets and intangible fixed assets are stated at historical cost less accumulated depreciation and amortization.

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets while expenditures for maintenance and repairs are charged to the interim consolidated income statement as incurred.

When fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3.5 *Leased assets*

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

Where the Group is the lessee

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the group's investment properties in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred

Lease income is recognized in the interim consolidated income statement on a straight-line basis over the lease term.

3.6 *Depreciation and amortization*

Depreciation of tangible fixed assets and amortization of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	25 - 50 years
Machinery and equipment	6 - 7 years
Means of transportation	3 - 6 years
Office equipment	6 - 8 years
Computer software	3 years

3.7 *Investment properties*

Investment properties comprise land use rights, buildings or part of a building or both and infrastructure held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services; administration purposes or sale in the ordinary course of business.

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties is calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	25 - 48 years
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Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.7 *Investment properties* (continued)

Land use rights with indefinite useful life are not amortised.

Investment properties are derecognized when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement for Quarter IV-2024.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.8 *Construction in progress*

Construction in progress represents fixed assets under construction and is stated at historical cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into operation.

3.9 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds and are recorded as expense during the period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.10 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim consolidated balance sheet and amortised over the period for which the mounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as prepaid expense and are amortised or recognised consistently with revenue to the interim consolidated income statement:

- The EverRich 2 project compensation expenses and management fees;
- Commission fees;
- Advertising expenses;
- Office renovation costs; and
- Tools and supplies.

3.11 *Assets acquisitions and business combinations*

The Group acquires subsidiaries that own assets and production activities. At the date of the acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Investments*

Investments in associates

The Group's investments in its associates are accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated balance sheet at cost, then plus post-acquisition changes in the Group's share of net assets of the associate. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised. The interim consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit (loss) of the associate is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend receivable from associate reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the interim consolidated income statement and deducted against the value of such investments.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the end of the accounting period. Increases or decreases to the provision balance are recorded as finance expenses in the interim consolidated income statement.

3.13 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.14 *Foreign currency transactions*

Transactions in currencies other than the Group's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;

At the end of the accounting period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet dates which are determined as follows:

- Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval by shareholders at the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors ("BOD") and subject to approval by shareholders at the annual general meeting.

Investment and development fund

This fund is set aside for use in the Group's expansion of its operation or in-depth investments.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits and presented as a liability on the interim consolidated balance sheet.

Dividends

Final dividends proposed by the Company's BOD are classified as an allocation of undistributed earnings within the equity section on the interim consolidated balance sheet, until they have been approved by shareholders at the annual general meeting. At that time, they are recognised as a liability in the interim consolidated balance sheet.

3.16 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before recognised:

Sale of apartments

For apartments sold after completion of construction, the revenue is recognised when the significant risks and rewards of ownership of apartments have been transferred to the buyers, usually upon the handing over of apartments.

Sale of residential plots and related infrastructure

Revenue is recognised when the significant risks and rewards of ownership of residential plots and related infrastructures have been transferred to the buyers, usually upon the handing over of residential plots and related infrastructures.

Rental income

Rental income receivable under operating leases is recognised on a straight-line basis over the term of the lease, except for extraordinary rental income recognized when incurred.

Rendering of services

Revenue is recognised upon the services had been provided and completed.

Interest income

Interest income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and previous years are measured at amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of the accounting period.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the balance sheet liability method on temporary differences at the end of the accounting period between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority.

3.18 *Earnings per share*

Basic earnings per share amount is computed by dividing net profit after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and BOD's remuneration) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and BOD's remuneration) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Segment information

A segment is considered as an independent department of the Group which involve in the process of providing products or rendering services (business segment), or providing products or rendering services in a specific economic environment (geographical segment). These departments are responsible for risk and gain benefit separately from other departments.

The Group's principal business activities are to construct and trade real estate properties; to undertake the civil and industrial projects, bridges and roads; and to provide real estate brokerage and valuation services, and real estate trading centre and management. In addition, these activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's products that the Group is constructing or the locations where the Group is operating. As a result, the Group's management is of the view that there is only one segment for business and geography and therefore presentation segmental information is not required.

3.20 Related parties

Parties are considered to be related parties of the Group if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and the other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

4. CASH AND CASH EQUIVALENTS

	VND	
	<i>As at</i>	<i>As at</i>
	<i>December 31, 2024</i>	<i>December 31, 2023</i>
Cash on hand	31,414,076	40,281,924
Cash in banks	343,644,719,660	505,066,312,540
Cash equivalents	-	200,000
TOTAL	<u>343,676,133,736</u>	<u>505,106,794,464</u>

5. HELD-TO-MATURITY INVESTMENTS

Short-term

Held-to-maturity investments represent deposits at banks with original maturities of six months or twelve months and earning interest at the rates of 5.1%-5.5% per annum.

Long-term

Held-to-maturity investments represent deposits at banks with original maturities of twenty-four months and earning interest at the rates of 5.2% per annum.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

6. SHORT-TERM TRADE RECEIVABLES

	<i>As at</i> <i>December 31, 2024</i>	<i>VND</i> <i>As at</i> <i>December 31, 2023</i>
Customers buying products in Bac Ha Thanh Project	1,478,206,784,072	-
IDK Real Estate Limited Company	272,300,000,000	308,000,000,000
NTR Real Estate Joint Stock Company	271,400,000,000	306,000,000,000
Nguyen Tra Giang	222,276,033,204	-
CDK Real Estate Joint Stock Company	216,200,000,000	251,000,000,000
ADK Real Estate Joint Stock Company	201,000,000,000	237,000,000,000
Pham Thanh Dien	186,440,000,000	-
BDK Real Estate Joint Stock Company	176,800,000,000	230,000,000,000
EDK Real Estate Limited Company	165,000,000,000	200,000,000,000
HDK Real Estate Limited Company	154,400,000,000	154,400,000,000
GDK Real Estate Joint Stock Company	128,000,000,000	128,000,000,000
Danh Khoi Holdings Investment JSC	111,348,146,750	111,348,146,750
Vega Real Estate Limited Company	105,720,000,000	120,720,000,000
Thien Minh Real Estate Investment Corp,	70,615,693,202	70,615,693,202
Lyra Real Estate Limited Company	42,500,000,000	57,500,000,000
Gemini Real Estate Limited Company	25,950,000,000	25,950,000,000
Saigon-KL Real Estate Corporation	-	72,286,337,294
Others	32,190,644,593	38,677,913,906
TOTAL	3,860,347,301,821	2,311,498,091,152
Provision for doubtful short-term receivables	(1,041,544,375)	(1,041,544,375)
NET	<u>3,859,305,757,446</u>	<u>2,310,456,546,777</u>

7. SHORT-TERM ADVANCES TO SUPPLIERS

	<i>As at</i> <i>December 31, 2024</i>	<i>VND</i> <i>As at</i> <i>December 31, 2023</i>
620 Infrastructure Development and Investment Corporation	1,450,055,500,031	106,112,782,000
Ms. Nguyen Thi Xuan Diem	300,000,000,000	300,000,000,000
Mr. Vo Ngoc Chau	159,729,830,000	150,000,000,000
Mr. Nguyen Cao Tien	51,000,000,000	51,000,000,000
Land Clearance and Compensation Corporation	178,934,648,207	178,934,648,207
Loc Phat Construction and Investment JSC	155,760,070,062	-
Joint Venture of 620 Infrastructure Development and Investment Corporation & Loc Phat Construction and Investment JSC	124,771,856,489	-
Nguyen Thi Phuong Thao	160,000,000,000	-
Tran Thi Huong	104,500,000,000	-
Greencity Real Estate Development Co.,Ltd	100,000,000,000	-
Binh Dinh TC Construction JSC	82,845,585,294	6,275,784,160
Duc Khai Corporation	70,228,366,367	70,228,366,367
Hop Nhut Construction Trading Service Ltd,	69,701,323,129	-
T&T Transport Construction Trading Services Company Limited	39,454,661,636	-
Central Construction Corporation	4,000,000,000	4,000,000,000
Others	9,466,220,679	17,973,971,743
TOTAL	<u>3,060,448,061,894</u>	<u>884,525,552,477</u>

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

8. OTHER RECEIVABLES

	VND	
	As at December 31, 2024	As at December 31, 2023
Short-term	859,729,168,444	928,819,135,679
Saigon-KL Real Estate Corporation	772,036,488,818	840,890,923,660
Commonwealth Properties Real Estate Corporation	46,812,794,959	37,301,573,877
Mr. Hoang Hiep Dung	25,000,000,000	30,000,000,000
Deposits	2,534,822,900	1,383,011,700
Danh Khoi Holdings Investment JSC	400,000,000	400,000,000
Others	12,945,061,767	18,843,626,442
Long-term	38,724,892,655	733,226,788,580
Phu Quoc Economic Zone Management Board	38,548,000,000	38,548,000,000
Deposits	176,892,655	4,018,788,580
Phu Quoc Doan Anh Duong Corporation (i)	-	265,070,000,000
Tan Hoang Real Estate Corporation (ii)	-	223,000,000,000
Tam Binh Real Estate Corporation (ii)	-	200,000,000,000
Others	-	2,590,000,000
	898,454,061,099	1,662,045,924,259
TOTAL	(17,500,000,000)	(9,000,000,000)
	880,954,061,099	1,653,045,924,259

- (i) On December 18, 2017, the Company signed an Investment Cooperation Contract ("ICC") with Phu Quoc Doan Anh Duong Corporation regarding the construction and business of the Vung Bau Ecotourism project located in Cua Can Commune, Phu Quoc City, Kien Giang Province with a total value of 1,727,000,000,000 and shall receive profits from business results in proportion of capital contribution. According to the ICC, the Company made a capital contribution of 476,000,000,000 VND.

By the end of the accounting period, the Company has recovered all contributed capital in the ICC.

- (ii) On July 12, 2017, the Company signed the ICC No. 01/2017/HĐHTĐT/PĐ-TB-TH with Tam Binh Real Estate Corporation ("Tam Binh") and Tan Hoang Real Estate Corporation ("Tan Hoang") regarding the construction and development of the ICD located in Long Binh Ward, District 9, HCMC. The Company made capital contributions to Tam Binh an amount of 200,000,000,000 VND and to Tan Hoang an amount of 223,000,000,000 VND and shall receive landholdings upon project completion in proportion of capital contribution.

By the end of the accounting period, the Company has recovered all contributed capital in the ICC.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

9. INVENTORIES

	VND	
	As at December 31,, 2024	As at December 31, 2023
Real estate properties (*)	13,400,102,939,141	12,199,176,697,439
Merchandise	<u>383,358,976</u>	<u>383,358,976</u>
TOTAL	<u>13,400,486,298,117</u>	<u>12,199,560,056,415</u>

(*) Real estate properties mainly include compensation costs, land use levy paid to the state, land clearance costs, construction costs, capitalised interest and other development costs incurred for the following on-going real estate projects:

	VND	
	As at December 31, 2024	As at December 31, 2023
The EverRich 2 project (River City) (i)	3,597,838,254,668	3,597,838,254,668
Thuan An 1 and Thuan An 2 project (ii)	2,663,629,246,786	2,393,925,215,962
Tropicana Ben Thanh Long Hai project (iii)	1,993,999,668,359	1,993,921,491,887
Phuoc Hai project (iv)	1,524,638,841,460	1,526,419,925,545
Bac Ha Thanh Residential Area in combination with urban gentrification (vii)	1,017,330,758,436	162,370,978,036
The EverRich 3 (v)	877,427,668,950	877,427,668,950
Tran Phu Da Nang Project (vi)	639,968,634,720	636,882,472,260
Residential handicraft village and commune center of Ham Ninh (viii)	400,580,908,890	400,429,035,424
No. 1 Ngo May (ix)	292,218,492,567	250,792,394,312
Nhon Hoi Ecotourism City (x)	211,827,588,574	186,057,175,196
Ky Dong project (xi)	89,005,839,039	89,005,839,039
Doan Anh Duong Eco-tourism area (xii)	44,155,699,067	44,155,699,067
Phat Dat Bau Ca (xiii)	7,078,510,572	6,173,691,762
Other projects	<u>40,402,827,053</u>	<u>33,776,855,331</u>
TOTAL	<u>13,400,102,939,141</u>	<u>12,199,176,697,439</u>

Details of on-going real estate projects are as follows:

(i) *The EverRich 2*

This project is located at No. 422 Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City. The ending balance of this project is mainly for land compensation and construction costs.

As at the end of the accounting period, the Company is in progress to fulfil the Government's requirements for transferring the remaining parts in accordance with the ICC entered with Big Gain Investment Limited Company.

(ii) *Thuan An 1 and Thuan An 2*

This project is located in Hoa Lan 1 Ward, Thuan Giao Ward, Thuan An City, Binh Duong Province.

As at the end of the accounting period, the project mainly includes expenses for land compensation, land use levy paid to the state budget, design costs, consultancy, survey, infrastructure construction costs, and interest expenses on capital funding for investment and project development.

(iii) *Ben Thanh - Long Hai*

This project is located at 44A Provincial Road, Phuoc Hai Town, Dat Do District, Ba Ria - Vung Tau Province, Vietnam.

At the end of the accounting period, the project mainly consisted of land compensation, land use levy paid to the state budget, design, site leveling and construction costs.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

9. INVENTORIES (continued)

(iv) Phuoc Hai

This project is located in Hai Tan Quarter, Phuoc Hai Town, Dat Do District, Ba Ria - Vung Tau Province, Vietnam.

As at the end of the accounting period, the project mainly consisted of project transfer costs and other construction costs.

(v) The EverRich 3

This project is located in Tan Phu Ward, District 7, Ho Chi Minh City, The ending balance of this project mainly includes land compensation, land use levy paid to the state budget, design costs, site leveling and infrastructure construction costs. At the end of the accounting period, the low-rise residential plots were completed and put on the market.

On February 27, 2019, the Company signed contract No. E3-B1-B4/HDCNDA-DIC and the annex dated 19th March 2019 on the transfer of a part of the Residential Project in Tan Phu Ward, District 7 including land use rights of 2 residential plots B1 and B4.

As at the end of the accounting period, the Company is in progress to fulfil the Government's requirements for transferring the remaining parts of this project in accordance with the ICC entered with Dynamic Innovation Investment Limited Company.

(vi) Tran Phu Da Nang

This project is located at No. 223-225 Tran Phu Street, Phuoc Ninh Ward, Hai Chau District, Da Nang City.

As at the end of the accounting period, the project mainly consisted of project transfer cost, land use right transfer cost and other construction costs.

(vii) Bac Ha Thanh Residences in combination with urban gentrification

Bac Ha Thanh Residences in combination with urban gentrification project is located in Phuoc Thuan Commune, Tuy Phuoc District, Binh Dinh Province.

At the end of the accounting period, the project mainly consisted of compensation, land clearance, design, consulting, investment survey costs, infrastructure construction and interest expenses on capital funding for project development.

(viii) Residential handicraft village and commune center of Ham Ninh

This project is located in Ham Ninh Commune, Phu Quoc City, Kien Giang Province, Vietnam. As at the end of the accounting period, the project mainly consisted of design, consulting, surveying and infrastructure construction costs.

(ix) No. 1 Ngo May

This project is located at No. 01 Ngo May Street, Nguyen Van Cu Ward, Quy Nhon City, Binh Dinh Province, Vietnam.

At the end of the accounting period, the project mainly consisted of land auction paid to the state budget, design, consulting, survey and infrastructure construction costs.

(x) Nhon Hoi Ecotourism City

This project includes Zone 2, Zone 4, and Zone 9 of Nhon Hoi Ecotourism City in Nhon Hoi Economic Zone, Binh Dinh Province.

At the end of the accounting period, the project mainly consisted of land use levy paid into the state budget, design, consulting, survey costs, infrastructure construction and capitalized interest expense funding for project development.

(xi) Ky Dong project

This project is located at 14/2A Ky Dong, Ward 9, District 3, Ho Chi Minh City. As at the last day of the accounting period, the project mainly consists of compensation expenses for land clearance.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

9. INVENTORIES (continued)

(xii) Doan Anh Duong Eco-tourism Area

This project is located in Cua Can commune, Phu Quoc City, Kien Giang Province.

As at the last day of the accounting period, the project mainly includes consulting, surveying, and project management expenses.

(xiii) Phat Dat Bau Ca

This project is Phat Dat Bau Ca residential project located in Le Hong Phong and Tran Hung Dao Wards, Quang Ngai City. This project is in the progress of handing over the land and transferring ownership to customers.

10. LONG-TERM PREPAID EXPENSES

	VND	
	As at December 31, 2024	As at December 31, 2023
The EverRich 2 compensation expenses (*)	923,823,243,655	923,823,243,655
Apartment management fees	3,383,934,585	3,383,934,585
Others	56,415,630,126	19,982,521,476
TOTAL	983,622,808,366	947,189,699,716

(*) This is the compensation expenses paid to CRE & AGI consulting Joint Stock Company and Phu Hung Company according to the Liquidation Minute dated 8th February 2018 to partially complete the legal conditions before transferring the project under the ICC entered with Big Gain Investment Limited Company.

11. TANGIBLE FIXED ASSETS

	VND			
	Buildings and structures	Machinery and equipment	Means of transportation	Total
Cost				
As at December 31, 2023	34,325,031,862	6,215,905,364	38,296,717,011	78,837,654,237
Basic construction completed	331,701,543,666	145,000,000	-	331,846,543,666
As at December 31, 2024	366,026,575,528	6,360,905,364	38,296,717,011	410,684,197,903
<i>In which:</i>				
<i>Fully depreciated</i>	5,826,480,430	5,204,618,364	14,188,171,194	25,219,269,988
Accumulated depreciation				
As at December 31, 2023	(22,314,039,224)	(5,813,000,530)	(27,538,876,402)	(55,665,916,156)
Depreciation for the period	(6,847,004,508)	(271,319,214)	(4,336,503,528)	(11,454,827,250)
As at December 31, 2024	(29,161,043,732)	(6,084,319,744)	(31,875,379,930)	(67,120,743,406)
Net carrying amount				
As at December 31, 2023	12,010,992,638	402,904,834	10,757,840,609	23,171,738,081
As at December 31, 2024	336,865,531,796	276,585,620	6,421,337,081	343,563,454,497

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

12. INTANGIBLE FIXED ASSETS

	VND		
	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost			
As at December 31, 2023	-	15,006,259,881	15,006,259,881
Basic construction completed	<u>400,500,000,000</u>	-	<u>400,500,000,000</u>
As at December 31, 2024	<u>400,500,000,000</u>	<u>15,006,259,881</u>	<u>415,506,259,881</u>
<i>In which:</i>			
<i>Fully depreciated</i>	-	<i>13,874,938,181</i>	<i>13,874,938,181</i>
Accumulated depreciation			
As at December 31, 2023	-	(11,139,689,978)	(11,139,689,978)
Depreciation for the period	-	<u>(3,706,664,109)</u>	<u>(3,706,664,109)</u>
As at December 31, 2024	-	<u>(14,846,354,087)</u>	<u>(14,846,354,087)</u>
Net carrying amount			
As at December 31, 2023	-	<u>3,866,569,903</u>	<u>3,866,569,903</u>
As at December 31, 2024	<u>400,500,000,000</u>	<u>159,905,794</u>	<u>400,659,905,794</u>

13. INVESTMENT PROPERTIES

	VND		
	<i>Land use rights</i>	<i>Buildings and structures</i>	<i>Total</i>
Cost			
As at December 31, 2023			
As at December 31, 2024	<u>7,306,972,991</u>	<u>68,357,297,281</u>	<u>75,664,270,272</u>
Accumulated depreciation			
As at December 31, 2023	-	(10,880,843,200)	(10,880,843,200)
Depreciation for the period	-	<u>(1,536,119,040)</u>	<u>(1,536,119,040)</u>
As at December 31, 2024	-	<u>(12,416,962,240)</u>	<u>(12,416,962,240)</u>
Net carrying amount			
As at December 31, 2023	<u>7,306,972,991</u>	<u>57,476,454,081</u>	<u>64,783,427,072</u>
As at December 31, 2024	<u>7,306,972,991</u>	<u>55,940,335,041</u>	<u>63,247,308,032</u>

The land use right is valued at 7,306,972,991 VND corresponding to the ownership of basement B1 & B2 at The EverRich project, No. 968, 3/2 Street, District 11, Ho Chi Minh City.

The fair values of the investment properties were not formally assessed and determined as at December 31, 2024. However, given the current exploitation situation, it is the BOM's assessment that these properties' market values are higher than their carrying value as at this date.

The rental income and operating expenses information relating to investment property is presented as below:

	VND	
	<i>Quarter IV - Current year</i>	<i>Quarter IV - Previous year</i>
Revenue from investment properties	2,207,369,444	2,472,660,833
Direct operating expenses of investment properties that generated rental income during the period	1,298,781,247	1,619,324,019

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

14. CONSTRUCTION IN PROGRESS

	VND	
	As at December 31, 2024	As at December 31, 2023
The Internal Technical Infrastructure Construction Ancient project in District 9, Ho Chi Minh City	426,173,692,570	426,173,692,570
Phan Dinh Phung Sports Center project	77,105,153,950	77,105,153,950
Hospital for Traumatology & Orthopaedics project	7,976,940,104	7,976,940,104
Enterprise Resource Planning Software (ERP-SAP) Office building project at No. 39 Pham Ngoc Thach Street	21,392,200,583	21,392,200,583
Others	-	636,052,046,201
	810,465,000	810,465,000
TOTAL	533,458,452,207	1,169,510,498,408

15. INVESTMENT IN ASSOCIATES

	As at December 31, 2024		As at December 31, 2023	
	%	Amount VND	%	Amount VND
Commonwealth Properties Real Estate Corporation (ii)	27	15,542,464,003	27	65,298,885,032
PDP Project Construction Investment Limited Company (iii)	49	19,681,603,562	49	16,509,222,133
BIDICI Real Estate Joint Stock Company (i)	-	-	49	1,117,132,567,520
TOTAL		35,224,067,565		1,198,940,674,685

(i) BIDICI Real Estate Joint Stock Company ("BIDICI Real Estate")

BIDICI Real Estate is a shareholding company incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 4101576855 issued by the DPI of Binh Dinh Province on October 16, 2020. BIDICI's registered head office is located at No. 1 Ngo May Street, Nguyen Van Cu Ward, Quy Nhon City, Binh Dinh Province, Vietnam. The principal business activity of BIDICI is to trade real estate properties. According to the 3rd amended BRC No. 4101576855 issued by the DPI of Binh Dinh Province on 10th March 2022, BIDICI Real Estate's charter capital is VND 2,280,000,000,000.

On June 24, 2024, the Company transferred 25% of its shares in BIDICI Real Estate to Mr. Nguyen Tra Giang under Share Transfer Contract No. 20240624/HĐCNCP/2024/PDR-NTG with a transfer value of 769,500,000,000 VND. As a result, the Company's ownership in BIDICI Real Estate decreased from 49% to 24%.

On September 23, 2024, the Company transferred 24% of its shares in BIDICI Real Estate to Mr. Pham Thanh Dien under Share Transfer Contract No. 20240923/HĐCNCP/2024/PDR-PTD with a transfer value of VND 738,720,000,000. Accordingly, the Company's ownership in BIDICI Real Estate decreased from 24% to 0%.

As at the end of the accounting period, the Company completed the transfer of 49% of its ownership in BIDICI Real Estate to new shareholders and BIDICI Real Estate is no longer an associate of the Company.

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

15. INVESTMENT IN ASSOCIATES (continued)

(ii) Commonwealth Properties Real Estate Corporation (“Commonwealth Properties”)

Commonwealth Properties is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 0316916261 issued by the DPI of Ho Chi Minh City on June 23, 2021, as amended. *Commonwealth Properties*' registered head office is located at 10th Floor, Tower B, Viettel Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, Ho Chi Minh City, Vietnam. The principal business activity of Commonwealth Properties is to trade real estate properties.

As at the end of the accounting period, the Company holds a 27% equity share and voting rights in this subsidiary.

(i) PDP Project Construction Investment Limited Company (“PDP”)

PDP is a limited liability company with two or more members incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0315143682 issued by the DPI of Ho Chi Minh City on 3rd July 2018. PDP's registered head office is located at No. 39, Pham Ngoc Thach Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam. The principal business activity of PDP is to trade real estate properties. PDP's current main project is Phan Dinh Phung construction project at No. 8, Vo Van Tan Street, Ward 6, District 3, HCMC.

By the end of the accounting period, the Company has contributed VND 19,963,107,000 of PDP's charter capital, out of VND 147,000,000,000 as in the BRC.

16. SHORT-TERM TRADE PAYABLES

	VND	
	As at December 31, 2024	As at December 31, 2023
Sai Gon Transport Construction JSC	33,132,513,198	33,132,513,198
Dua Fat Group Joint Stock Company	22,512,823,609	40,012,823,609
Thien An Mechanical Limited Company	22,988,985,613	51,994,378,231
Phu My Hung Investment Corporation	17,626,474,002	19,626,474,002
T&T Transport Construction Trading Services Company Limited	16,472,242,230	19,017,580,594
IDV Investment & Trading Joint Stock Company	11,353,812,907	13,353,812,907
Dong Khanh Construction Limited Company	9,302,067,669	9,302,067,669
Central Construction Corporation	6,927,687,331	4,053,229,485
Others	57,569,704,016	52,889,767,091
TOTAL	197,886,310,575	243,382,646,786

17. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	As at December 31, 2024	As at December 31, 2023
Others	3,590,909,091	3,591,009,091
TOTAL	3,590,909,091	3,591,009,091

Phat Dat Real Estate Development Corporation

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at December 31, 2024

18. STATUTORY OBLIGATIONS

	<i>As at</i>	<i>VND</i>
	<i>December 31, 2024</i>	<i>As at</i>
		<i>December 31, 2023</i>
Payables	491,339,505,202	197,887,405,481
Land use tax	224,359,229,684	-
Corporate income tax	168,156,342,754	192,616,836,307
Value-added tax	90,447,861,275	-
Personal income tax	6,127,450,917	1,074,615,565
Others	2,248,620,572	4,195,953,609
Receivables	81,870,680,816	76,441,829,909
Value-added tax	81,870,680,816	76,441,829,909
NET VALUE	409,468,824,386	121,445,575,572

19. SHORT-TERM LIABILITIS

	<i>As at</i>	<i>VND</i>
	<i>December 31, 2024</i>	<i>As at</i>
		<i>December 31, 2023</i>
Construction costs	320,032,363,180	24,935,352,773
Interest expenses	98,018,840,207	78,395,355,265
Interest support sales policy	55,475,448,680	0
Corporate income tax provision	17,273,289,600	15,952,428,519
Others	13,227,786,132	22,603,966,001
TOTAL	504,027,727,799	141,887,102,558

20. OTHER PAYABLES

	<i>As at</i>	<i>VND</i>
	<i>December 31, 2024</i>	<i>As at</i>
		<i>December 31, 2023</i>
Short-term	5,706,816,714,980	7,739,566,208,040
ICC – The EverRich 2 (i)	4,557,365,656,616	4,557,365,656,616
ICC – The EverRich 3 (ii)	990,068,000,000	990,068,000,000
Mr. Hoang Vo Anh Khoa	38,237,745,040	1,041,172,957,295
Phat Dat Industrial Real Estate Investment and Development JSC	36,294,095,940	36,294,095,940
Deposits received	14,200,000,000	14,600,000,000
ICC – Nhon Hoi Ecotourism City project (iii)	13,518,255,040	13,518,255,040
AKYN Hotel Management & Investment JSC	10,301,642,325	35,713,520,351
Realty Holdings Real Estate Business and Services Corporation	482,919,737	-
Alpha Apus Joint Stock Company	-	100,000,000,000
BIDICI Real Estate Investment JSC	-	760,830,000,000
Minh Hai Sea Transport Trading Investment Ltd,	-	160,130,000,000
Others	46,348,400,282	29,873,722,798
Long-term	404,031,164,675	20,955,100,000
Realty Holdings Real Estate Business and Services Corporation	404,026,064,675	-
BIDICI Real Estate Investment JSC	-	20,950,000,000
Others	5,100,000	5,100,000
TOTAL	6,110,847,879,655	7,760,521,308,040

- (i) On December 10, 2018, the Company signed an ICC with Big Gain Investment Limited Company regarding the development of The EverRich 2 Project located at No. 422 Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City.
- (ii) On December 10, 2018, the Company signed an ICC with Dynamic Innovation Limited Company regarding the development of The EverRich 3 Project located in Tan Phu Ward, District 7, Ho Chi Minh City.
- (iii) The Company signed a Capital Contribution Agreement with individuals on the investment capital contribution to implement urban development projects in Zone 2 of Nhon Hoi Ecotourism City.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
as at December 31, 2024

21. LOANS

	<i>As at December 31, 2023</i>	<i>Increase</i>	<i>Decrease</i>	<i>Reclassify</i>	<i>Foreign exchange difference</i>	<i>As at December 31, 2024</i>
Short-term	814,680,676,017	462,202,021,002	(425,189,311,752)	568,801,910,000	34,230,000,000	1,454,725,295,267
Loans from banks (Note 21.1)	125,530,676,017	200,202,021,002	(142,189,311,752)	202,651,910,000	-	386,195,295,267
Loans from other parties (Note 21.2)	689,150,000,000	262,000,000,000	(283,000,000,000)	366,150,000,000	34,230,000,000	1,068,530,000,000
Long-term	2,290,488,404,619	2,236,406,298,625	(69,453,045,906)	(568,801,910,000)	-	3,888,639,747,338
Loans from banks (Note 21.1)	1,571,273,304,619	2,162,309,298,625	(2,680,500,000)	(202,651,910,000)	-	3,528,250,193,244
Loans from other parties (Note 21.2)	719,215,100,000	74,097,000,000	(66,772,545,906)	(366,150,000,000)	-	360,389,554,094
TOTAL	<u>3,105,169,080,636</u>	<u>2,698,608,319,627</u>	<u>(494,642,357,658)</u>	<u>-</u>	<u>-</u>	<u>5,343,365,042,605</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
as at December 31, 2024

21. **LOANS** (continued)

21.1 **Loans from banks**

Details of the loans from banks are as follows:

Bank	As at December 31, 2024 VND	Principal repayment term	Purpose	Interest rate % p.a.	Description of collateral
Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11 Ho Chi Minh City					
Loan 1	345,778,814,849	From February 3, 2025 to April 25, 2030	To finance the office building project at District 3, HCM City	Interest rate of 12-month deposits + additional capital mobilization cost + 4	Land use rights and associated asset at No. 39, Pham Ngoc Thach Street, District 3, Ho Chi Minh City; Property rights arising from the project include but are not limited to operations, leasing, and business cooperation;
Loan 2	88,656,575,267	From January 24, 2025 November 18, 2025	To supplement working capital	Interest rate of 12-month deposits + additional capital mobilization cost + 4	5,318,181 PDR shares owned by shareholders Land use rights and associated asset at District 3, Ho Chi Minh City
Military Commercial Joint Stock Bank - Da Nang Branch					
Loan 1	150,000,000,000	From February 3, 2025 to April 17, 2030	To finance the project in Hai Chau District, Da Nang City	Interest rate of 24-month deposits + 3.5	Land use rights and associated asset at Hai Chau District, Da Nang City; All shares in Bac Cuong Invstment JSC.
Military Commercial Joint Stock Bank – Sai Gon Branch					
Loan 1	1,499,999,536,029	From June 16, 2026 to March 7, 2031	To finance Bac Ha Thanh Residential Area and urban gentrification	Interest rate of 84-month deposits + 1.7 to 2.51, no lower than 9.5% p.a.	Property rights arising from Bac Ha Thanh Residential Area and urban gentrification in Binh Dinh,

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
as at December 31, 2024

21. **LOANS** (continued)

21.1 **Loans from banks** (continued)

Details of the loans from banks are as follows:

Bank	As at December 31, 2024 VND	Principal repayment term	Purpose	Interest rate % p.a,	Description of collateral
Military Commercial Joint Stock Bank – Sai Gon Branch (continued)					
Loan 2	1,067,010,562,366	From October 1, 2025 to November 16, 2032	To finance the project at Thuan Giao Ward, Thuan An City, Binh Duong Province	Interest rate of 60 to 72- month deposits + 1.5 to 2.51	Land use rights and associated asset at Hoa Lan 1 Quarter, Thuan Giao Ward, Thuan An City, Binh Duong Province
Loan 3	663,000,000,000	From October 1, 2025 to November 16, 2032	To finance the project at Thuan Giao Ward, Thuan An City, Binh Duong Province	Interest rate of 60 to 108-month deposits + 1.5 to 2.51	Property rights arising from project at Hoa Lan 1 Quarter, Thuan Giao Ward, Thuan An City, Binh Duong Province All capital contributions in Thien Long Building, Hoa Phu Building, and Binh Duong Building owned by shareholders. All shares in Ben Thanh - Long Hai owned by shareholders.
Loan 4	100,000,000,000	October 28, 2025	To supplement working capital	Interest rate of 12-month deposits + 1.01, no lower than 7.51% p.a.	Land use rights and associated assets at Ben Thành - Long Hai Resort Project, Dat Do District, Ba Ria-Vung Tau Province. Deposit contract
TOTAL	<u>3,914,445,488,511</u>				
<i>In which:</i>					
Short-term	386,195,295,267				
Long-term	3,528,250,193,244				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
as at December 31, 2024

21. LOANS (continued)

21.2 Loans from other parties

Lender	As at December 31, 2024		Principal repayment term	Purpose	Interest rate % p.a.	Description of collateral
	VND	USD				
Viet Long Financial Investment Company						
Loan 1	80,000,000,000		June 3, 2025	To supplement working capital	11	8,000,000 PDR shares owned by shareholders
AKYN Hotel Management and Investment JSC						
Loan 1	353,065,100,000		April 3, 2028	To supplement working capital	8	Ownership of all shares in Commonwealth Properties Real Estate Corporation
Realty Holdings Real Estate Business & Services Corporation						
Loan 1	7,324,454,094		April 26, 2027	To supplement working capital	10	unsecured loan
Mr. Doan Duc Luyen						
Loan 1	40,000,000,000		December 12, 2025	To supplement working capital	12	4,080,000 PDR shares owned by shareholders;
Loan 2	72,000,000,000		January 8, 2026	To supplement working capital	12	7,526,420 PDR shares owned by shareholders;
Mr. Vu Duong Hien						
Loan 1	50,000,000,000		October 21, 2025	To supplement working capital	12	5,000,000 PDR shares owned by shareholders;
Loan 2	60,000,000,000		January 8, 2025	To supplement working capital	12	6,200,496 PDR shares owned by shareholders;
ACA Vietnam Real Estate III LP						
Loan 1 (*)	766,530,000,000	30,000,000	March 23, 2025	To finance subsidiaries' projects	8-10	unsecured loan
TOTAL	1,428,919,554,094	30,000,000				
<i>In which:</i>						
Short-term	1,068,530,000,000					
Long-term	360,389,554,094					

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
as at December 31, 2024**21. LOANS** *(continued)***21.2 Loans from other parties** *(continued)*

^(*) This is a foreign loan under a convertible loan contract that allows ACA to convert it into the Group's common shares on the following dates: (i) two years after the disbursement date or (ii) 20 working days prior to the maturity date. The exchange rate is 22,730 VND/USD, and the conversion price is 119,879 VND/share. In the event of share dilution, the VND/USD exchange rate and the conversion price per share will be adjusted at the time of the dilution event. On April 26, 2024, pursuant to Resolution No. 07/ĐHĐCĐ-NQ.2024, the General Meeting of Shareholders of the Group approved a plan to issue an estimated 34,095,000 shares at a swap price of 20,000 VND to convert the entire outstanding loan balance. On September 30, 2024, pursuant to Decision No. 23/2024/HĐQT-QĐ of the Board of Directors, the conversion date was approved as November 15, 2024, with a swap price of 20,000 VND, extendable to March 23, 2025, or at the latest to April 23, 2025.

As of the end of the accounting period, the loan had not yet been converted into common shares. The interest rate on the loan is 8% from the disbursement date to November 15, 2024. From November 16, 2024, the interest rate increases to 10% until the loan conversion is completed.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
as at December 31, 2024

22. OWNERS' EQUITY

22.1 Movements in owners' equity

					VND
	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total
As at December 31, 2023					
As at December 31, 2022	6,716,462,190,000	71,680,300,000	207,383,584,076	1,155,081,291,069	8,150,607,365,145
Share issuance	671,646,210,000	(559,400,000)	-	-	671,086,810,000
Net profit for the period	-	-	-	684,058,609,709	684,058,609,709
Increase due to acquisition of additional equity in subsidiary	-	-	-	19,988,147,621	19,988,147,621
Profit distribution	-	-	22,745,258,259	(22,745,258,259)	-
BOD's allowance	-	-	-	(4,520,000,000)	(4,520,000,000)
As at December 31, 2023	<u>7,388,108,400,000</u>	<u>71,120,900,000</u>	<u>230,128,842,335</u>	<u>1,831,862,790,140</u>	<u>9,521,220,932,475</u>
As at December 31, 2024					
As at December 31, 2023	7,388,108,400,000	71,120,900,000	230,128,842,335	1,831,862,790,140	9,521,220,932,475
Share issuance	1,343,292,430,000	(646,100,000)	-	-	1,342,646,330,000
Net profit for the period	-	-	-	522,685,439,101	522,685,439,101
Profit distribution	-	-	13,681,172,194	(27,362,344,388)	(13,681,172,194)
Funds distribution	-	-	-	-	-
BOD's allowance	-	-	-	(7,320,293,049)	(7,320,293,049)
As at December 31, 2024	<u>8,731,400,830,000</u>	<u>70,474,800,000</u>	<u>243,810,014,529</u>	<u>2,319,865,591,804</u>	<u>11,365,551,236,333</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at December 31, 2024

22. OWNERS' EQUITY (continued)**22.2 Ordinary shares**

	As at December 31, 2024	As at December 31, 2023
	Shares	Shares
Authorised shares	873,140,083	738,810,840
Issued and paid-up shares	873,140,083	738,810,840
Par value of outstanding share: VND 10,000/share,		

23. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	VND	
	Quarter IV-2024	Quarter IV-2023
Revenue from property transfer	1,837,290,303,237	-
Revenue from rendering of services	4,508,226,704	65,497,974,360
Revenue from investment properties	2,207,369,444	2,472,660,833
TOTAL	1,844,005,899,385	67,970,635,193

24. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	Quarter IV-2024	Quarter IV-2023
Cost of property transfer	1,141,230,522,089	-
Cost of services rendered	4,317,758,878	7,468,623,056
Cost of investment properties	1,298,781,247	1,619,324,019
TOTAL	1,146,847,062,214	9,087,947,075

25. FINANCE INCOME AND EXPENSES

	VND	
	Quarter IV-2024	Quarter IV-2023
Finance income	3,731,510,135	419,326,026,718
Gain from transfer of shares in subsidiary	-	415,000,000,000
Interest income	3,731,510,135	4,326,026,718
Finance Expenses	106,861,248,412	85,635,981,564
Interest expenses	71,957,091,362	76,638,658,809
Foreign exchange revaluations	34,904,157,050	165,948,341
Bond issuance costs	-	8,624,614,414
Other finance expenses	-	206,760,000

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	Quarter IV-2024	Quarter IV-2023
Selling expenses	59,301,644,219	3,754,829,581
Interest support	55,475,448,680	-
Advertising expenses	2,253,647,963	1,650,475,739
Salaries	1,425,315,676	1,957,121,942
Others	147,231,900	147,231,900
General and administrative expenses	64,085,940,060	71,129,149,631
Salaries	27,439,955,103	23,905,340,796
External services expenses	10,757,245,152	17,730,014,392
Depreciation and amortisation	3,638,117,737	2,018,243,681
Others	22,250,622,068	27,475,550,762
TOTAL	123,387,584,279	74,883,979,212

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at December 31, 2024

27. OTHER INCOME AND EXPENSES

	VND	
	Quarter IV-2024	Quarter IV-2023
Other income	2,619,437,928	70,179,774,927
Income from late payment penalties	-	70,179,742,117
Other income	2,619,437,928	32,810
Other expenses	9,683,073,161	25,548,084,396
Other expenses	9,683,073,161	25,548,084,396

28. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company and its subsidiaries is 20% of taxable profits.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim consolidated financial statements could change at a later date upon final determination by the tax authorities.

Current corporate income tax

The current CIT payable is based on the taxable profit for the current accounting period. Taxable profit of the Group differs from the profits as reported in the interim consolidated income statement because it excludes items of income or expenses that are taxable or deductible in other accounting periods and it further excludes items that are not taxable or deductible. The Company and its subsidiaries' liability for current tax is calculated using tax rates that have been enacted at the balance sheet date.

Reconciliation between taxable income and accounting profit before tax as reported in the Interim Consolidated Income Statement is presented below:

	VND	
	Quarter IV-2024	Quarter IV-2023
Accounting profit before tax	447,750,166,670	351,770,450,014
Estimated current CIT cost	79,471,716,578	69,208,180,473
CIT payable at the beginning of the period	88,684,626,176	218,485,759,028
CIT payable in the period	79,471,716,578	69,096,098,166
CIT paid in the period	-	(94,852,938,580)
CIT payables at the end of the period	<u>168,156,342,754</u>	<u>192,728,918,614</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)

As at December 31, 2024

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Transactions with related companies and individuals include all transactions performed with companies and individuals with which the Company has a relationship through investor-investee relationships or through a common investor and will therefore be a member of the same company.

Significant transactions with related parties during the period were as follows:

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>Quarter IV-2024</i> VND
PDP Project Construction Investment Joint Stock Company	Associate	Capital contribution	754,000,000
Commonwealth Properties Real Estate Corporation	Associate	Lending interest	589,969,471
BDSC Management Consulting Corporation	Related entity of a Board member	Service received	385,000,000
AKYN Hotel Management and Investment JSC	Related entity of Board Vice Chairman	Loan interest	7,405,142,473
		Interest payment	26,399,000,000
Resort A Joint Stock Company	Related entity of Board Vice Chairman	Service received	74,727,005
Mr. Bui Quang Anh Vu	Board member cum CEO	Property transfer	44,514,299,112
		Collect money from property transfer	11,502,320,000
		Borrowing	500,000,000
		Repayment	500,000,000
Mr. Le Quang Phuc	Board member	Property transfer	39,153,404,761
		Collect money from property transfer	10,172,315,000
Mr. Tran Trong Gia Vinh	Independent Board member	Property transfer	23,443,292,892
		Collect money from property transfer	5,000,000,000
Mr. Nguyen Dinh Tri	Member of the BOM	Property transfer	21,655,339,274
		Collect money from property transfer	5,000,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
As at December 31, 2024

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES *(Continued)*

Significant transactions with related parties during the period were as follows: *(Continued)*

			VND
<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>Quarter IV-2024</i>
Mr. Truong Ngoc Dung	Member of the BOM	Property transfer	29,113,212,024
		Collect money from property transfer	16,597,455,763
		Borrowing	500,000,000
		Repayment	500,000,000
Mr. Nguyen Khac Sinh	Member of the BOM	Property transfer	29,161,433,179
		Collect money from property transfer	6,113,948,000
		Borrowing	500,000,000
		Repayment	500,000,000
Ms. Tran Thi Thuy Trang	Chief Accountant	Property transfer	18,996,309,585
		Collect money from property transfer	4,500,000,000
		Borrowing	500,000,000
		Repayment	500,000,000
Mr. Nguyen Van Dung	Related person	Property transfer	34,575,324,890
		Collect money from property transfer	5,000,000,000
Mr. Nguyen Van Tuan	Related person	Property transfer	22,292,632,105
		Collect money from property transfer	5,000,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)

As at December 31, 2024

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (Continued)

Significant transactions with related parties during the period were as follows: (Continued)

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>VND</i>
			<i>Quarter IV-2024</i>
Mr. Nguyen Van Phat	Related person	Property transfer	36,592,499,170
		Collect money from property transfer	5,000,000,000
Mr. Phan Gia Binh	Related person	Property transfer	35,563,191,315
		Collect money from property transfer	5,000,000,000
Mr. Nguyen Van Hoang	Related person	Property transfer	38,400,902,662
		Collect money from property transfer	5,000,000,000
Mr. Duong Le Vu Thanh	Related person	Property transfer	21,107,010,650
		Collect money from property transfer	5,000,000,000
Mr. Hoang Vo Anh Khoa	Related person	Property transfer	23,650,802,325
		Collect money from property transfer	5,000,000,000
		Borrowing	213,066,120,000
		Repayment	1,198,136,709,000
Mr. Duong Van Toan	Related person	Property transfer	36,048,971,668
		Collect money from property transfer	5,000,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)

As at December 31, 2024

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (Continued)

Significant transactions with related parties during the period were as follows: (Continued)

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	VND
			<i>Quarter IV-2024</i>
Ms. Tran Thi Huong	Related person	Property transfer	25,784,107,119
		Collect money from property transfer	5,000,000,000
		Repayment of money received from property transfer	104,500,000,000
Mr. Nguyen Ngoc Huy	Related person	Property transfer	14,144,539,149
		Collect money from property transfer	3,000,000,000
Mr. Nguyen Huu Le	Related person	Property transfer	22,963,390,666
		Collect money from property transfer	5,000,000,000
Mr. Pham Cong Thanh	Related person	Property transfer	24,144,937,867
		Collect money from property transfer	5,000,000,000
Mr. Nguyen Huy Le	Related person	Property transfer	21,107,010,650
		Collect money from property transfer	5,000,000,000
		Borrowing	500,000,000
		Repayment	500,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)

As at December 31, 2024

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (Continued)

Significant transactions with related parties during the period were as follows: (Continued)

			VND
<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>As at December 31, 2024</i>
<i>Trade receivables</i>			
Mr. Bui Quang Anh Vu	Board member cum CEO	Property transfer	36,565,008,785
Mr. Le Quang Phuc	Board member	Property transfer	32,072,177,103
Mr. Tran Trong Gia Vinh	Independent Board member	Property transfer	20,092,712,109
Mr. Nguyen Dinh Tri	Member of the BOM	Property transfer	18,170,189,302
Mr. Truong Ngoc Dung	Member of the BOM	Property transfer	14,736,667,195
Mr. Nguyen Khac Sinh	Member of the BOM	Property transfer	25,192,810,758
Ms. Tran Thi Thuy Trang	Chief Accountant	Property transfer	15,832,848,708
Mr. Nguyen Van Dung	Related person	Property transfer	32,047,446,660
Mr. Nguyen Van Tuan	Related person	Property transfer	18,877,389,940
Mr. Nguyen Van Phat	Related person	Property transfer	34,230,187,089
Mr. Phan Gia Binh	Related person	Property transfer	33,105,945,135
Mr. Nguyen Van Hoang	Related person	Property transfer	36,171,793,048
Mr. Duong Le Vu Thanh	Related person	Property transfer	17,592,054,120
Mr. Hoang Vo Anh Khoa	Related person	Property transfer	20,319,996,459
Mr. Duong Van Toan	Related person	Property transfer	33,641,462,554
Ms. Tran Thi Huong	Related person	Property transfer	22,599,431,022
Mr. Nguyen Ngoc Huy	Related person	Property transfer	12,133,452,048
Mr. Nguyen Huu Le	Related person	Property transfer	19,558,993,224
Mr. Pham Cong Thanh	Related person	Property transfer	20,846,221,801
Mr. Nguyen Huy Le	Related person	Property transfer	17,592,054,120

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER IV-2024 (continued)
As at December 31, 2024

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES *(Continued)*

As at the balance sheet date, receivables and payables with related parties are as follows:

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>VND</i> <i>As at December 31, 2024</i>
<i>Other short-term receivables</i>			
Commonwealth Properties Real Estate Corporation	Associate	Lending	46,812,794,959
		Lending interest	1,765,862,003
<i>Short-term advances to suppliers</i>			
Sustainable Solutions Consulting Co., Ltd.	Related party of Board member	Service received	475,000,000
Ms. Tran thi Huong	Related person	Property acquisition	104,500,000,000
<i>Short-term trade payables</i>			
BDSC Management Consulting Corporation	Related party of Board member	Service received	154,440,000
<i>Other short-term payables</i>			
AKYN Hotel Management and Investment JSC	Related party of Board Vice Chairman	Loan interest	10,301,642,325
Mr. Truong Ngoc Dung	Member of the BOM	Deposit	400,000,000
Mr. Nguyen Khac Sinh	Member of the BOM	Deposit	400,000,000
Mr. Hoang Vo Anh Khoa	Related person	Borrowing	38,237,745,040
		Deposit	400,000,000
		Consulting fee	1,277,429,400
Mr. Duong Van Toan	Related person	Deposit	400,000,000
Ms. Nguyen Thi Minh Thu	Related person	Deposit	2,000,000,000
Ms. Ngo Thi Minh Huong	Related person	Deposit	800,000,000
		Investment cooperation	4,441,500,000
<i>Long-term borrowings</i>			
AKYN Hotel Management and Investment JSC	Related party of Board Vice Chairman	Borrowing	353,065,100,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at December 31, 2024

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Remuneration to members of the BOD, the BOM, Chief Accountant and Persons in charge of Corporate Governance was as follows:

Name	Title	Remuneration	
		Quarter IV - 2024	Quarter IV - 2023
Mr. Nguyen Van Dat	Chairman	1,084,943,750	482,988,500
Mr. Nguyen Tan Danh	Vice Chairman	150,000,000	150,000,000
Mr. Le Quang Phuc	BOD Member	122,000,000	122,000,000
Mr. Tran Trong Gia Vinh	Independent BOD Member	120,000,000	120,000,000
Mr. Duong Hao Ton	Independent BOD Member	120,000,000	120,000,000
Mr. Bui Quang Anh Vu	CEO	1,995,666,999	1,407,074,999
Mr. Nguyen Dinh Tri	Vice President	581,150,000	581,150,000
Mr. Truong Ngoc Dung	Vice President	581,150,000	581,150,000
Mr. Nguyen Khac Sinh	Vice President	480,775,001	480,775,001
Mr. Phan Le Hoa	Vice President	581,150,000	826,000,000
Ms. Le Tran Bich Thuy	Vice President	128,500,000	-
Ms. Tran Thi Thuy Trang	Chief accountant	277,483,334	
Ms. Ngo Thuy Van	Chief accountant	-	320,300,000
Ms. Nguyen Ton Quynh Vy	Person in charge of CG	158,144,000	119,783,334
TOTAL		6,380,963,084	5,311,221,834

30. INVESTMENT COMMITMENTS

As at December 31, 2024, detailed investment commitments of the Company were as follows:

	VND	
	As at December 31, 2024	As at December 31, 2023
Project construction commitments	5,331,751,899,151	2,033,703,716,980
Capital contribution commitments	127,036,893,000	365,209,893,000
<i>Phu Quoc Doan Anh Duong Corporation</i>	-	234,930,000,000
<i>PDP Project Construction Investment JSC</i>	127,036,893,000	130,279,893,000
TOTAL	5,458,788,792,151	2,398,913,609,980

31. EVENT AFTER THE BALANCE SHEET DATE

There has been no matter or circumstance that has arisen since the balance date that requires adjustment or disclosure in the interim consolidated financial statements of the Group.



Pham Thi Doan Dung
Preparer



Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer

January 23, 2025