



PHATDAT
CORPORATION
Real Estate Development

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

Phat Dat Real Estate Development Corporation

Interim Separate Financial Statements

December 31, 2024



Phat Dat Real Estate Development Corporation

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Phat Dat Real Estate Development Corporation

REPORT OF THE BOARD OF MANAGEMENT

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 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	Chairman of the BOD
Mr. Bui Quang Anh Vu	Chief Executive Officer

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 separate financial statements of the Company for Quarter IV-2024 ended December 31, 2024.

BOM'S RESPONSIBILITIES IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The BOM is responsible for the interim separate financial statements of the Company of each accounting period which give a true and fair view of the interim separate financial position during the period, and of the interim separate results of its operation and the interim separate cash flows of the Company for the period. In preparing these interim separate financial statements for the period, 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 separate financial statements; and
- ▶ Prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company 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 separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. The BOM is also responsible for safeguarding the assets of the Company 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 separate financial statements for Quarter IV-2024.

STATEMENT BY THE BOARD OF MANAGEMENT

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

The Company has subsidiaries as disclosed in Note No. 15 of the interim separate financial statements. The Company also prepared consolidated financial statements of the Company and its subsidiaries ("the Group") for Quarter IV-2024 ended December 31, 2024, to meet the prevailing requirements in relation to the disclosure of information.

Users of the interim separate financial statements should read them together with the said consolidated financial statements in order to obtain full information of the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

For and on behalf of the Board of Management



Bui Quang Anh Vu
Chief Executive Officer

January 23, 2025

INTERIM SEPARATE 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		12,752,087,714,799	9,538,813,732,205
110	<i>I. Cash and cash equivalents</i>	4	343,468,770,451	504,770,435,103
111	1. Cash		343,468,770,451	504,770,435,103
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>		6,401,071,724,712	3,997,208,581,827
131	1. Short-term trade receivables	6	3,870,022,619,344	2,315,605,560,886
132	2. Short-term advances to suppliers	7	1,681,329,453,495	767,035,858,515
136	3. Other short-term receivables	8	868,261,196,248	924,608,706,801
137	4. Provision for doubtful short-term receivables	6,8	(18,541,544,375)	(10,041,544,375)
140	<i>IV. Inventory</i>	9	5,885,450,505,335	4,997,189,521,025
141	1. Inventories		5,885,450,505,335	4,997,189,521,025
150	<i>V. Other current assets</i>		6,726,415,101	24,274,895,050
151	1. Short-term prepaid expenses		2,720,874,665	5,089,012,941
152	2. Value-added tax deductible	19	4,005,540,436	19,185,882,109
200	B. NON-CURRENT ASSETS		12,805,934,454,922	13,818,623,615,954
210	<i>I. Long-term receivables</i>		1,001,546,360,749	987,879,766,318
216	2. Other long-term receivables	8	1,001,546,360,749	987,879,766,318
220	<i>II. Fixed assets</i>		733,531,013,100	15,027,315,346
221	1. Tangible fixed assets	11	332,871,107,306	11,160,745,443
222	Cost		374,106,634,614	42,260,090,948
223	Accumulated depreciation		(41,235,527,308)	(31,099,345,505)
227	2. Intangible fixed assets	12	400,659,905,794	3,866,569,903
228	Cost		415,320,270,381	14,820,270,381
229	Accumulated amortisation		(14,660,364,587)	(10,953,700,478)
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>		107,284,759,637	743,336,805,838
242	1. Construction in progress	14	107,284,759,637	743,336,805,838
250	<i>V. Long-term investments</i>		9,963,727,097,959	11,071,131,097,959
251	1. Investments in subsidiaries	15	9,857,903,990,959	9,851,350,990,959
252	2. Investments in associates	16	105,823,107,000	1,219,780,107,000
260	<i>VI. Other long-term assets</i>		936,597,915,445	936,465,203,421
261	1. Long-term prepaid expenses	10	931,610,844,890	931,478,132,866
262	2. Deferred tax assets		4,987,070,555	4,987,070,555
270	TOTAL ASSETS		25,558,022,169,721	23,357,437,348,159

INTERIM SEPARATE 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	C. LIABILITIES		14,080,117,526,998	13,716,578,976,182
310	I. Current liabilities		9,544,558,415,829	9,062,742,736,228
311	1. Short-term trade payables	17	110,585,635,152	112,378,033,608
312	2. Short-term advances from customers	18	3,590,909,091	3,591,009,091
313	3. Statutory obligations	19	469,828,632,812	179,575,332,935
314	4. Payables to employees		9,567,666,011	8,904,140,492
315	5. Short-term accrued expenses	20	456,757,535,898	100,382,596,112
319	6. Other short-term payables	21	7,240,681,362,825	7,851,329,821,839
320	7. Short-term loans	22	1,221,725,295,267	782,680,676,017
322	8. Bonus and welfare fund		31,821,378,773	23,901,126,134
330	II. Non-current liabilities		4,535,559,111,169	4,653,836,239,954
337	3. Other long-term liabilities	21	2,393,929,926,197	3,692,524,590,304
338	4. Long-term loans	22	2,141,629,184,972	961,311,649,650
400	D. OWNERS' EQUITY		11,477,904,642,723	9,640,858,371,977
410	I. Capital	23	11,477,904,642,723	9,640,858,371,977
411	1. Share capital		8,731,400,830,000	7,388,108,400,000
412	2. Share premium		70,474,800,000	71,120,900,000
418	3. Investment and development fund		243,810,014,529	230,128,842,335
421	4. Undistributed earnings		2,432,218,998,194	1,951,500,229,642
421a	- Undistributed earnings by the end of prior period		1,920,717,592,205	1,205,467,913,124
421b	- Undistributed earnings of current period		511,501,405,989	746,032,316,518
440	TOTAL LIABILITIES AND OWNERS' EQUITY		25,558,022,169,721	23,357,437,348,159

Pham Thi Doan Dung
Preparer

Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer

January 23, 2025

INTERIM SEPARATE 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	24	1,848,044,320,445	69,466,299,534	2,023,426,299,130	620,336,699,053
11	2. Cost of goods sold and services rendered	25	(1,150,885,483,274)	(10,583,611,416)	(1,161,977,793,811)	(76,774,534,977)
20	3. Gross profit		697,158,837,171	58,882,688,118	861,448,505,319	543,562,164,076
21	4. Finance income	26	11,399,993,461	538,842,370,050	412,572,660,339	1,067,579,529,340
22	5. Finance expenses	26	(128,519,389,882)	(112,791,481,535)	(409,915,083,172)	(529,678,482,588)
23	<i>In which: Interest expenses</i>		(93,691,667,232)	(103,900,918,780)	(374,987,360,522)	(474,519,837,753)
25	6. Selling expenses	27	(59,301,644,219)	(3,754,829,581)	(69,490,317,417)	(14,470,925,025)
26	7. General and administrative expenses	27	(62,723,426,130)	(66,542,884,791)	(190,870,936,143)	(187,260,778,682)
30	8. Operating profit		458,014,370,401	414,635,862,261	603,744,828,926	879,731,507,121
31	9. Other income	28	2,000,000	70,179,742,927	81,185,575,916	70,344,496,317
32	10. Other expenses	28	(8,353,638,239)	(8,065,310,409)	(20,720,658,924)	(21,104,483,422)
40	11. Other profit (loss)		(8,351,638,239)	62,114,432,518	60,464,916,992	49,240,012,895
50	12. Accounting profit before tax		449,662,732,162	476,750,294,779	664,209,745,918	928,971,520,016
51	13. Current corporate income tax expense	29	(75,535,511,071)	(63,578,065,060)	(148,808,339,929)	(178,419,203,498)
52	14. Deferred Corporate Income Tax		-	-	-	-
60	15. Net profit after tax		374,127,221,091	413,172,229,719	515,401,405,989	750,552,316,518

Pham Thi Doan Dung
Preparer

January 23, 2025

Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer

INTERIM SEPARATE INCOME STATEMENT FOR QUARTER IV-2024

VND

Code	ITEMS	Notes	Quarter IV - Current year	Quarter IV - Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		449,662,732,162	476,750,294,779
	<i>Adjustments for:</i>			
02	Depreciation and amortization of fixed assets and investment properties	11, 12,13	4,037,368,721	2,743,993,278
03	Provsions		8,500,000,000	9,000,000,000
04	Foreign exchange gain arising from revaluation of monetary accounts denominated in foreign currency			165,948,341
05	Profit from investment activities		(11,399,993,461)	(538,842,370,050)
06	Interest expenses	26	93,691,667,232	112,625,533,194
08	Operating profit before changes in working capital		579,319,497,304	62,443,399,542
09	(Increase) decrease in receivables		(1,681,829,234,468)	2,056,026,628,908
10	Increase in inventories		(405,075,860,066)	(16,261,021,433)
11	Increase (decrease) in payables		74,549,697,421	(184,367,430,474)
12	Increase in prepaid expenses		(127,788,393)	(902,045,496)
14	Interest paid		(100,736,551,194)	(188,197,077,090)
15	Corporate income tax paid		-	(68,853,766,797)
17	Other cash outflows for operating activities		(7,333,498,054)	(1,911,929,132)
20	Net cash flows (used in) from operating activities		(1,541,233,737,450)	1,657,976,758,028
	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		(971,000,000)	(1,617,221,000,000)
26	Collection of investments in other entities		1,038,070,000,000	549,500,000,000
27	Interest received		1,415,570,995	1,659,791,746
30	Net cash flows from (used in) investing activities		907,876,970,140	(1,134,560,480,469)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Share issuance		-	671,086,810,000
33	Drawdown from borrowings		980,917,872,639	331,950,006,294
34	Repayment of borrowings		(224,551,021,928)	(1,073,986,261,240)
40	Net cash flows from (used in) financing activities		756,366,850,711	(70,949,444,946)

INTERIM SEPARATE INCOME STATEMENT FOR QUARTER IV-2024

VND

Code	ITEMS	Notes	Quarter IV-2024	Quarter IV-2023
50	Net (decrease) increase in cash for the period		123,010,083,401	452,466,832,613
60	Cash at the beginning of the period		220,458,687,050	52,303,602,490
70	Cash at the end of the period	4	343,468,770,451	504,770,435,103



Pham Thi Doan Dung
Preparer



Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer

January 23, 2025

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

1. COPRRORATE 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 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.

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 283 (as at December 31, 2023: 254).

2. BASIS OF PREPARATION**2.1 Accounting standards and system**

The interim separate financial statements of the Company, 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, 2003 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 separate 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 separate financial position, the separate results of operations, and the interim separate cash flows for the period in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

The Company is parent Company with subsidiaries as disclosed in Note No. 15 of the interim separate financial statements. The Company prepared interim consolidated financial statements of the Company and its subsidiaries ("the Group") for Quarter IV-2024 ended December 31, 2024, to meet the prevailing requirements in relation to the disclosure of information.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information of the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Group.

2.2 Applied accounting documentation system

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

2.3 Fiscal year

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

2.4 Accounting currency

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

NOTES TO THE INTERIM SEPARATE 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 Company, 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 separate income statement.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, 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 separate 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 separate 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 separate income statement.

NOTES TO THE INTERIM SEPARATE 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 separate 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 separate 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 Company is the lessee

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

Where the Company is the lessor

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

Lease income is recognized in the interim separate 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
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 Company.

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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Land use rights with indefinite useful life are not amortised.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.7 Investment properties** (continued)

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 separate income statement.

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 Company 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 separate 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 separate income statement:

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

3.11 Investments*Investments in subsidiaries*

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from undistributed earnings of the subsidiaries arising subsequent to the date of acquisition are recognized in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from the undistributed earnings of the associates arising subsequent to the date of acquisition by the Company are recognized in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.11 Investments** (continued)*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 separate 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 separate income statement.

3.12 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 Company.

3.13 Foreign currency transactions

Transactions in currencies other than the Company'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 Company conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

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

3.14 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 Company maintains the following reserve funds which are appropriated from the Company'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 Company'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 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 separate 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 separate balance sheet.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company 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.

3.16 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 separate 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 Company to offset current tax assets against current tax liabilities and when the Company 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.16 Taxation (continued)***Deferred tax (continued)*

Deferred tax is charged or credited to the separate 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 Company 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.

3.17 Related parties

Parties are considered to be related parties of the Company 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 Company 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	23,449,467
Cash in banks	343,437,356,375	504,746,985,636
TOTAL	<u>343,468,770,451</u>	<u>504,770,435,103</u>

5. HELD-TO-MATURITY INVESTMENTS

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

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	<i>As at</i>	<i>As at</i>
	<i>December 31, 2024</i>	<i>December 31, 2023</i>
Receivables from the transfer of products in Bac Ha Thanh Residential Area in combination with urban gentrification	1,478,206,784,072	-
Mr. Nguyen Tra Giang	222,276,033,204	-
Mr. Pham Thanh Dien	186,440,000,000	-
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
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
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
Vega Real Estate Limited Company	105,720,000,000	120,720,000,000
Danh Khoi Holdings Investment JSC	111,348,146,750	111,348,146,750
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	41,865,962,116	42,785,383,640
TOTAL	<u>3,870,022,619,344</u>	<u>2,315,605,560,886</u>
Provision for doubtful short-term receivables	(1,041,544,375)	(1,041,544,375)
NET	<u>3,868,981,074,969</u>	<u>2,314,564,016,511</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

7. SHORT-TERM ADVANCES TO SUPPLIERS

	As at December 31, 2024	VND As at December 31, 2023
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
Ms. Nguyen Thi Phuong Thao	160,000,000,000	-
Ms. Tran Thi Huong	104,500,000,000	-
Land Clearance and Compensation Corporation	178,934,648,207	178,934,648,207
Duc Khai Corporation	70,228,366,367	70,228,366,367
620 Infrastructure Development and Investment Corporation	181,803,775,548	-
Loc Phat Construction and Investment JSC	155,760,070,062	-
Joint venture of 620 Infrastructure Development and Investment Corporation and Loc Phat Construction and Investment JSC	124,771,856,489	-
Binh Dinh TC Construction JSC	82,845,585,294	6,275,784,160
Hop Nhut Construction Trading Service Ltd.	69,701,323,129	-
T&T Transport Construction Trading Services Company Limited	39,454,661,636	-
Others	2,599,336,763	10,597,059,781
TOTAL	<u>1,681,329,453,495</u>	<u>767,035,858,515</u>

8. OTHER RECEIVABLES

	As at December 31, 2024	VND As at December 31, 2023
Short-term	868,261,196,248	924,608,706,801
Sai Gon - 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
Danh Khoi Holdings Investment JSC	400,000,000	400,000,000
Deposits	2,534,822,900	1,383,011,700
Others	21,477,089,571	14,633,197,564
Long-term	1,001,546,360,749	987,879,766,318
Serenity Investment Joint Stock Company	144,616,276,326	125,392,276,326
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
Coinin Construction Investment Infrastructure Company Limited	132,684,101,412	128,821,101,412
DK Phu Quoc Corporation	42,144,600,000	41,577,600,000
Ngo May Real Estate Investment JSC	388,963,490,356	-
Thien Long Building Real Estate Investment and Development JSC	142,961,000,000	-
Hoa Phu Building Real Estate Investment and Development JSC	150,000,000,000	-
Deposits	176,892,655	4,018,788,580
TOTAL	<u>1,869,807,556,997</u>	<u>1,912,488,473,119</u>
Provision for doubtful short-term receivables	(17,500,000,000)	(9,000,000,000)
NET	<u>1,852,307,556,997</u>	<u>1,903,488,473,119</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

8. OTHER RECEIVABLES (continued)

- (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 12th July 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.

9. INVENTORIES

	VND	
	As at	As at
	December 31, 2024	December 31, 2023
Real estate properties (*)	5,885,067,146,359	4,996,806,162,049
Merchandise	383,358,976	383,358,976
TOTAL	<u>5,885,450,505,335</u>	<u>4,997,189,521,025</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	As at
	December 31, 2024	December 31, 2023
The EverRich 2 (River City) (i)	3,597,838,254,668	3,597,838,254,668
The EverRich 3 (ii)	877,427,668,950	877,427,668,950
Nhon Hoi Ecotourism City (iii)	211,827,588,574	186,057,175,196
Bac Ha Thanh residences in combination with urban gentrification (iv)	1,017,330,758,436	162,370,978,036
Doan Anh Duong Ecotourism Area (v)	44,155,699,067	44,155,699,067
Phat Dat Bau Ca (vi)	7,078,510,572	6,173,691,762
Ky Dong project (vii)	89,005,839,039	89,005,839,039
Other project	40,402,827,053	33,776,855,331
TOTAL	<u>5,885,067,146,359</u>	<u>4,996,806,162,049</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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

9. INVENTORIES (Continued)*(ii) 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 27th February 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.

(iii) 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.

As at the last day of the accounting period, the project mainly consisted of land use levy paid into the state budget, design, consulting and survey costs, infrastructure construction and interest expenses on capital funding for investment and project development.

(iv) 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.

As at the last day of the accounting period, the project mainly consisted of compensation, land clearance, design, consulting, investment survey costs and interest expenses on capital funding for investment and project development.

(v) Doan Anh Duong Ecotourism Area

Doan Anh Duong Ecotourism project is located in Cua Can Commune, Phu Quoc City, Kien Giang province.

As at the end of the accounting period, the project is mainly consist of the costs of consulting, survey, and project management.

(vi) 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.

(vii) 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.

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	4,403,666,650	4,270,954,626
TOTAL	931,610,844,890	931,478,132,866

(*) 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

11. TANGIBLE FIXED ASSETS

				VND
	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Total</i>
Cost				
As at December 31, 2023	-	5,383,225,593	36,876,865,355	42,260,090,948
Basic construction completed	331,701,543,666	-	-	331,701,543,666
New purchase	-	145,000,000	-	145,000,000
As at December 31, 2024	<u>331,701,543,666</u>	<u>5,528,225,593</u>	<u>36,876,865,355</u>	<u>374,106,634,614</u>
<i>In which:</i>				
<i>Fully depreciated</i>	-	4,371,938,593	12,768,319,538	17,140,258,131
Accumulated depreciation				
As at December 31, 2023	-	(4,980,320,759)	(26,119,024,746)	(31,099,345,505)
Depreciation for the period	<u>(5,528,359,061)</u>	<u>(271,319,214)</u>	<u>(4,336,503,528)</u>	<u>(10,136,181,803)</u>
As at December 31, 2024	<u>(5,528,359,061)</u>	<u>(5,251,639,973)</u>	<u>(30,455,528,274)</u>	<u>(41,235,527,308)</u>
Net carrying amount				
As at December 31, 2023	-	402,904,834	10,757,840,609	11,160,745,443
As at December 31, 2024	<u>326,173,184,605</u>	<u>276,585,620</u>	<u>6,421,337,081</u>	<u>332,871,107,306</u>

12. INTANGIBLE FIXED ASSETS

			VND
	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost			
As at December 31, 2023	-	14,820,270,381	14,820,270,381
Basic construction completed	400,500,000,000	-	400,500,000,000
As at December 31, 2024	<u>400,500,000,000</u>	<u>14,820,270,381</u>	<u>415,320,270,381</u>
<i>In which:</i>			
<i>Fully depreciated</i>	-	13,668,948,681	13,668,948,681
Accumulated depreciation			
As at December 31, 2023	-	(10,953,700,478)	(10,953,700,478)
Depreciation for the period	-	<u>(3,706,664,109)</u>	<u>(3,706,664,109)</u>
As at December 31, 2024	-	<u>(14,660,364,587)</u>	<u>(14,660,364,587)</u>
Net carrying amount			
As at December 31, 2023	-	3,866,569,903	3,866,569,903
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	-	-	-
As at December 31, 2024	<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>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

13. INVESTMENT PROPERTIES (continued)

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	
	Quarter IV - 2024	Quarter IV - 2023
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

14. CONSTRUCTION IN PROGRESS

	VND	
	As at December 31, 2024	As at December 31, 2023
Office building project at No. 39 Pham Ngoc Thach Street	-	636,052,046,201
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)	21,392,200,583	21,392,200,583
Others	810,465,000	810,465,000
TOTAL	107,284,759,637	743,336,805,838

15. INVESTMENT IN ASSOCIATES

	VND			
	As at December 31, 2024		As at December 31, 2023	
	%	Amount (VND)	%	Amount (VND)
Ben Thanh - Long Hai Corporation (i)	99.9	3,350,000,000,000	99.9	3,350,000,000,000
Binh Duong Building Real Estate Investment & Development Corporation (iii)	99.5	3,473,659,990,959	99.5	3,473,659,990,959
Serenity Investment Corporation (iv)	99.34	1,360,000,000,000	99.34	1,360,000,000,000
Bac Cuong Investment JSC (v)	99	758,835,000,000	99	758,835,000,000
DK Phu Quoc Corporation (vi)	99	393,624,000,000	99	393,624,000,000
Coinin Construction Investment Infrastructure Company Limited (vii)	99.9	300,000,000,000	99.9	300,000,000,000
Ngo May Real Estate Investment Joint Stock Company (viii)	94	221,785,000,000	94	215,232,000,000
TOTAL		9,857,903,990,959		9,851,350,990,959

(i) 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 1st March 2007, as amended. Ben Thanh - Long Hai's registered head office is located at Road 44A, Phuoc Hai Town, Long Dat 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 99.9% equity share and voting rights in this subsidiary.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

15. INVESTMENTS IN SUBSIDIARIES *(Continued)**(ii) 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 99.5% equity share and voting rights in this subsidiary.

(iii) Serenity Investment Corporation ("Serenity Investment")

Serenity Investment is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3502421310 issued the first time by the DPI of Ba Ria – Vung Tau Province on 27th March 2020, as amended. Serenity Investment's registered head office is located in Hai Tan Quarter, Phuoc Hai Town, Dat Do Commune, Long Dat District, 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 99.34% equity share and voting rights in this subsidiary.

(iv) 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.

(v) 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 22nd April 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. The current main project of Phu Quoc DK is the projects of Ham Ninh Industrial Cluster and Residential Handicraft Village and Commune Center of Ham Ninh in Ham Ninh Commune, Phu Quoc City, Kien Giang Province.

By the end of the accounting period, the Company holds 99% equity share and voting rights in this subsidiary.

(vi) 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 25 February 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. The current main project of Coinin is the Internal Technical Infrastructure Construction in Zone I - the National Cultural and Historical Park in Long Binh Ward, District 9 under a Build-Transfer contract.

By the end of the accounting period, the Company holds 99.9% equity share and voting rights in this subsidiary.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

15. INVESTMENTS IN SUBSIDIARIES (Continued)

(vii) 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 the first time by the DPI of Binh Dinh Province on 19th November 2019. 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 94% equity share and voting rights in this subsidiary.

16. INVESTMENT IN ASSOCIATES

	As at		As at	
	December 31, 2024		December 31, 2023	
	%	Amount (VND)	%	Amount (VND)
BIDICI Real Estate Joint Stock Company (i)	-	-	49.00	1,117,200,000,000
Commonwealth Properties Real Estate Corporation (ii)	27.00	85,860,000,000	27.00	85,860,000,000
PDP Project Construction Investment Ltd. (iii)	49.00	19,963,107,000	49.00	16,720,107,000
TOTAL		105,823,107,000		1,219,780,107,000

(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 the first time by the DPI of Binh Dinh Province on 16th October 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, land use rights belonging to the owner, user or lease. 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.

(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 the first time by the DPI of Ho Chi Minh City on 23rd June 2021. 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, land use rights belonging to the owner, user or lease.

At the end of the accounting period, the Company holds 27% equity share and voting rights in this company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

16. INVESTMENT IN ASSOCIATES (Continued)*(iii) 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, Ho Chi Minh City. By the end of the accounting period, the Company has contributed VND góp 19,963,107,000 of PDP's charter capital, out of VND 147,000,000,000 as in the BRC.

17. SHORT-TERM TRADE PAYABLES

	<i>As at</i>	<i>As at</i>
	<i>December 31, 2024</i>	<i>December 31, 2023</i>
Sai Gon Transport Construction JSC	33,132,513,198	33,132,513,198
Phu My Hung Investment Corporation	17,626,474,002	19,626,474,002
Thien An Mechanical Limited Company	1,164,830,282	1,164,830,282
Central Construction Joint Stock Company	6,927,687,331	4,053,229,485
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
Others	31,078,249,763	31,745,106,065
TOTAL	<u>110,585,635,152</u>	<u>112,378,033,608</u>

18. SHORT-TERM ADVANCES FROM CUSTOMERS

	<i>As at</i>	<i>As at</i>
	<i>December 31, 2024</i>	<i>December 31, 2023</i>
Others	3,590,909,091	3,591,009,091
TOTAL	<u>3,590,909,091</u>	<u>3,591,009,091</u>

19. STATUTORY OBLIGATIONS

	<i>As at</i>	<i>As at</i>
	<i>December 31, 2024</i>	<i>December 31, 2023</i>
Payables	469,828,632,812	179,575,332,935
Corporate income tax	148,807,707,529	178,419,203,499
Land use tax	224,359,229,684	-
Value-added tax	90,447,861,275	-
Personal income tax	6,105,628,230	1,057,258,764
Others	108,206,094	98,870,672
Receivables	4,005,540,436	19,185,882,109
Value-added tax	4,005,540,436	19,185,882,109
NET	<u>465,823,092,376</u>	<u>160,389,450,826</u>

20. SHORT-TERM LIABILITIES

	<i>As at</i>	<i>As at</i>
	<i>December 31, 2024</i>	<i>December 31, 2023</i>
Interest expenses	68,742,074,892	52,843,277,338
Construction costs	320,032,363,180	24,935,352,773
Interest support sales policy	55,475,448,680	-
Others	12,507,649,146	22,603,966,001
TOTAL	<u>456,757,535,898</u>	<u>100,382,596,112</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

21. OTHER PAYABLES

	As at December 31, 2024	VND As at December 31, 2023
Short-term	7,240,681,362,825	7,851,329,821,839
ICC – The EverRich 2 (i)	4,557,365,656,616	4,557,365,656,616
ICC – The EverRich 3 (i)	990,068,000,000	990,068,000,000
Ben Thanh – Long Hai Corporation	1,495,481,411,369	90,278,665,713
Mr. Hoang Vo Anh Khoa	38,237,745,040	1,041,172,957,295
Phat Dat Industrial Park Investment and Development Joint Stock Company	36,294,095,940	36,294,095,940
AKYN Service Trading Investment JSC	10,301,642,325	35,713,520,351
Hoa Phu Building Real Estate Investment and Development JSC	23,032,357,155	9,180,683,457
Thien Long Building Real Estate Investment and Development JSC	10,900,843,828	7,595,410,123
Deposits received	14,200,000,000	14,600,000,000
ICC – Nhon Hoi Ecotourism City project (ii)	13,518,255,040	13,518,255,040
Binh Duong Building Real Estate Investment and Development Corporation	3,676,208,750	3,192,475,478
Alpha Apus Joint Stock Company	-	100,000,000,000
Bac Cuong Investment JSC	1,058,038,743	1,810,287,028
BIDICI Real Estate Investment JSC	-	760,830,000,000
Minh Hai Sea Transport Trading Investment LLC	-	160,130,000,000
Others	46,547,108,019	29,579,814,798
Long-term	2,393,929,926,197	3,692,524,590,304
Ben Thanh – Long Hai Corporation	-	1,362,616,204,000
Hoa Phu Building Real Estate Investment and Development JSC	1,131,553,054,699	1,155,125,371,242
Thien Long Building Real Estate Investment and Development JSC	765,666,688,140	1,012,234,984,326
Realty Holdings Real Estate Business & Services Corporation	404,026,064,675	-
Bac Cuong Investment JSC	88,824,825,913	137,738,737,966
BIDICI Real Estate Investment JSC	-	20,950,000,000
Binh Duong Building Real Estate Investment and Development Corporation	3,859,292,770	3,859,292,770
TOTAL	9,634,611,289,022	11,543,854,412,143

(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.

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.

(ii) 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 SEPARATE FINANCIAL STATEMENTS (continued)
As at December 31, 2024

22. 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	782,680,676,017	362,202,021,002	(393,189,311,752)	435,801,910,000	34,230,000,000	1,221,725,295,267
Loans from banks (Note 22.1)	93,530,676,017	100,202,021,002	(110,189,311,752)	69,651,910,000	-	153,195,295,267
Loans from other parties (Note 22.2)	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	961,311,649,650	1,685,572,491,228	(69,453,045,906)	(435,801,910,000)	-	2,141,629,184,972
Loans from banks (Note 22.1)	242,096,549,650	1,611,475,491,228	(2,680,500,000)	(69,651,910,000)	-	1,781,239,630,878
Loans from other parties (Note 22.2)	719,215,100,000	74,097,000,000	(66,772,545,906)	(366,150,000,000)	-	360,389,554,094
TOTAL	1,743,992,325,667	2,047,774,512,230	(462,642,357,658)	-	34,230,000,000	3,363,354,480,239

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

22. LOANS (continued)

22.1 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 to 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 - 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 + 1.9 to 2.51	Property rights arising from Bac Ha Thanh Residential Area and urban gentrification in Binh Dinh,
TOTAL	<u>1,934,434,926,145</u>				
<i>In which:</i>					
Short-term	153,195,295,267				
Long-term	1,781,239,630,878				

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

22. LOANS (continued)

22.2 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 03, 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, 2025	To supplement working capital	12	7,526,420 PDR shares owned by shareholders;
Mr. Vu Duong Hien						
Loan 1	60,000,000,000		January 8, 2025	To supplement working capital	12	6,200,496 PDR shares owned by shareholders;
Loan 2	50,000,000,000		October 21, 2025	To supplement working capital	12	5,000,000 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 SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

22. LOANS (continued)**22.2 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/DHĐCĐ-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 SEPARATE FINANCIAL STATEMENTS (continued)
As at December 31, 2024

23. OWNERS' EQUITY

23.1 Movements in owners' equity

	VND				
	<i>Share capital</i>	<i>Share premium</i>	<i>Investment and development fund</i>	<i>Undistributed earnings</i>	<i>Total</i>
As at December 31, 2023					
As at December 31, 2022	6,716,462,190,000	71,680,300,000	207,383,584,076	1,228,213,171,383	8,223,739,245,459
Share issuance	671,646,210,000	(559,400,000)	-	-	671,086,810,000
Net profit in the period	-	-	-	750,552,316,518	750,552,316,518
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>1,951,500,229,642</u>	<u>9,640,858,371,977</u>
As at December 31, 2024					
As at December 31, 2023	7,388,108,400,000	71,120,900,000	230,128,842,335	1,951,500,229,642	9,640,858,371,977
Share issuance	1,343,292,430,000	(646,100,000)	-	-	1,342,646,330,000
Net profit for the period	-	-	-	515,401,405,989	515,401,405,989
Profit distribution	-	-	13,681,172,194	(27,362,344,388)	(13,681,172,194)
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>2,432,218,998,194</u>	<u>11,477,904,642,723</u>

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

23. OWNERS' EQUITY (continued)

23.2 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.		

24. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Quarter IV-2024	Quarter IV-2023
Revenue from property transfer	1,837,290,303,237	-
Revenue from rendering services	8,546,647,764	66,993,638,701
Revenue from investment properties	2,207,369,444	2,472,660,833
TOTAL	1,848,044,320,445	69,466,299,534

25. COST OF GOODS SOLD AND SERVICES RENDERED

	Quarter IV-2024	Quarter IV-2023
Cost of property transfer	1,141,230,522,089	-
Cost of services rendered	8,356,179,938	8,964,287,397
Cost of investment properties	1,298,781,247	1,619,324,019
TOTAL	1,150,885,483,274	10,583,611,416

26. FINANCE INCOME AND EXPENSES

	Quarter IV-2024	Quarter IV-2023
Finance income	11,399,993,461	538,842,370,050
Gain from transfer of shares in associate	-	415,000,000,000
Dividend from subsidiaries	-	119,542,910,359
Interest income	11,399,993,461	4,299,459,691
Finance expenses	128,519,389,882	112,791,481,535
Interest expenses	93,691,667,232	103,900,918,780
Foreign exchange revaluations	34,827,722,650	165,948,341
Bond issuance costs	-	8,624,614,414
Other finance expenses	-	100,000,000

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter IV-2024	Quarter IV-2023
Selling expenses	59,301,644,219	3,754,829,581
Interest support expense	55,475,448,680	-
Salaries	1,425,315,676	1,957,121,942
Advertising expenses	2,253,647,963	1,650,475,739
Others	147,231,900	147,231,900
General and administrative expenses	62,723,426,130	66,542,884,791
Salaries	27,439,955,103	23,301,105,923
Depreciation and amortisation	3,308,456,382	2,015,080,953
External services expenses	10,526,588,793	17,560,248,001
Others	21,448,425,852	23,666,449,914
TOTAL	122,025,070,349	70,297,714,372

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

28. OTHER INCOME AND EXPENSES

	Quarter IV-2024	VND Quarter IV-2023
Other income	2,000,000	70,179,742,927
Income from late payment penalties	-	70,179,742,117
Other income	2,000,000	810
Other expenses	8,353,638,239	8,065,310,409
Other expenses	8,353,638,239	8,065,310,409

29. 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 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 separate 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 Company differs from the profits as reported in the interim separate 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's 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 Separate Income Statement is presented below:

	Quarter IV-2024	VND Quarter IV-2023
Accounting profit before tax	449,662,732,162	476,750,294,779
Estimated current CIT cost	75,535,511,071	63,578,065,060
CIT payable at the beginning of the period	73,272,196,458	183,694,905,236
CIT payable in the period	75,535,511,071	63,578,065,060
CIT paid in the period	-	(68,853,766,797)
CIT payables at the end of the period	<u>148,807,707,529</u>	<u>178,419,203,499</u>

30. SEGMENT INFORMATION

The Company's main business is to trade real estate and the Company's main revenue is recorded from this activity. At the same time, the Company's revenue-generating projects are located in the territory of Vietnam. Therefore, the Board of Management believes that it is not required to present the information by segment.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

31. 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>VND Quarter IV-2024</i>
DK Phu Quoc Corporation	Subsidiary	Advances for project development	10,000,000
		Interest from investment	1,206,227,003
Coinin Construction Investment Infrastructure Company Limited	Subsidiary	Advances for project development	457,000,000
Ngo May Real Estate Investment JSC	Subsidiary	Lending	3,745,271,375
		Lending interest	4,394,108,774
		Rendering services	1,558,145,798
		Capital contribution	217,000,000
Ben Thanh - Long Hai Corporation	Subsidiary	Loan interest	15,309,620,232
		Interest payment	1,332,000,000
Serenity Investment Corporation	Subsidiary	Advances for project development	3,071,000,000
		Rendering services	58,615,194
Binh Duong Building Real Estate Investment & Development JSC	Subsidiary	Loan interest	121,594,156
Bac Cuong Investment JSC	Subsidiary	Repayment of borrowings	11,484,797,386
		Loan interest	1,058,038,743
		Interest payment	904,032,614
PDP Project Construction Investment Joint Stock Company	Associate	Capital contribution	754,000,000
Commonwealth Properties Real Estate Corporation	Associate	Lending interest	589,969,471
Thien Long Building Real Estate Investment and Development JSC	Indirect subsidiary	Repayment of borrowings	15,279,888,668
		Loan interest	10,900,843,828
		Interest payment	9,341,108,587
		Rendering services	2,421,660,068
		Lending interest	1,621,530,247

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Related party	Relationship	Transaction	VND Quarter IV-2024
Hoa Phu Building Real Estate Investment & Development	Indirect subsidiary	Loan interest	16,126,152,565
		Interest payment	16,298,394,704
		Lending interest	1,701,369,863
BDSC Management Consulting Corporation	Related party of an Internal person	Service received	385,000,000
AKYN Service Trading Investment JSC	Related party of an Internal person	Loan interest	7,405,142,473
		Interest payment	26,399,000,000
Resort A Joint Stock Company	Related party of an Internal person	Service received	74,727,005
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	Board member	Property transfer	23,443,292,892
		Collect money from property transfer	5,000,000,000
Mr. Bui Quang Anh Vu	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. Nguyen Dinh Tri	Vice President	Property transfer	21,655,339,274
		Collect money from property transfer	5,000,000,000
Mr. Truong Ngoc Dung	Vice President	Property transfer	29,113,212,024
		Collect money from property transfer	16,597,455,763
			500,000,000
			500,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Related party	Relationship	Transaction	VND Quarter IV-2024
Mr. Nguyen Khac Sinh	Vice President	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
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
		Deposits	3,793,113,181

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Related party	Relationship	Transaction	VND Quarter IV-2024
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
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 SEPARATE FINANCIAL STATEMENTS (continued)
As at December 31, 2024

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Related party	Relationship	Transaction	As at December 31, 2024
Short-term trade receivables			
Coinin Construction Investment Infrastructure Company Limited	Subsidiary	Service provided	276,947,316
DK Phu Quoc Corporation	Subsidiary	Service provided	1,206,227,003
Ngo May Real Estate Investment JSC	Subsidiary	Service provided	2,584,502,969
Serenity Investment Corporation	Subsidiary	Service provided	427,765,900
Bac Cuong Investment JSC	Subsidiary	Service provided	113,644,032
Thien Long Building Real Estate Investment and Development JSC	Indirect subsidiary	Service provided	5,413,727,452
Mr. Le Quang Phuc	Board member	Property transfer	32,072,177,103
Mr. Tran Trong Gia Vinh	Board member	Property transfer	20,092,712,109
Mr. Bui Quang Anh Vu	CEO	Property transfer	36,565,008,785
Mr. Nguyen Dinh Tri	Vice President	Property transfer	18,170,189,302
Mr. Truong Ngoc Dung	Vice President	Property transfer	14,736,667,195
Mr. Nguyen Khac Sinh	Vice President	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 SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

32. 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>As at December 31, 2024</i>
Short-term advances to suppliers			
Sustainable Solutions Consulting Co., Ltd.	Related party of Internal person	Service received	475,000,000
Ms. Tran Thi Huong	Related person	Property acquisition	104,500,000,000
Other short-term receivables			
Commonwealth Properties Real Estate Corporation	Affiliate	Lending	46,812,794,959
		Interest income	1,765,862,003
Ngo May Real Estate Investment JSC	Subsidiary	Interest income	7,944,793,633
Thien Long Building Real Estate Investment and Development JSC	Indirect subsidiary	Interest income	3,154,498,274
Hoa Phu Building Real Estate Investment and Development	Indirect subsidiary	Interest income	3,312,401,302
Other long-term receivables			
Serenity Investment Corporation	Subsidiary	Advances for project development	144,616,276,326
Coinin Construction Investment Infrastructure Company Limited	Subsidiary	Advances for project development	132,684,101,412
DK Phu Quoc Corporation	Subsidiary	Advances for project development	42,144,600,000
Ngo May Real Estate Investment JSC	Subsidiary	Lending	388,963,490,356
Thien Long Building Real Estate Investment and Development JSC	Indirect subsidiary	Lending	142,961,000,000
Hoa Phu Building Real Estate Investment and Development JSC	Indirect subsidiary	Lending	150,000,000,000
Short-term payables			
BDSC Management Consulting Corporation	Related party of an Internal person	Service received	154,440,000
Other short-term payables			
Ben Thanh - Long Hai Corporation	Subsidiary	Borrowings	1,349,761,204,000
		Loan interest	145,720,207,369
Binh Duong Building Real Estate Investment and Development JSC	Subsidiary	Loan interest	3,676,208,750
Bac Cuong Investment Joint Stock Company	Subsidiary	Loan interest	1,058,038,743
Thien Long Building Real Estate Investment & Development JSC	Indirect subsidiary	Loan interest	10,900,843,828

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>As at December 31, 2024</i>
Other short-term payables			
Hoa Phu Building Real Estate Investment and Development	Indirect subsidiary	Loan interest	23,032,357,155
AKYN Service Trading Investment JSC	Related entity of the Vice Chairman	Loan interest	10,301,642,325
Mr. Truong Ngoc Dung	Vice President	Deposit	400,000,000
Mr. Nguyen Khac Sinh	Vice President	Deposit	400,000,000
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
Ms. Ngo Thi Minh Huong	Related person	Deposit	4,441,500,000
Mr. Hoang Vo Anh Khoa	Related person	Borrowing	38,237,745,040
		Deposit	400,000,000
		Consulting fee	1,277,429,400
Other long-term payables			
Bac Cuong Investment Joint Stock Company	Subsidiary	Borrowings	88,824,825,913
Binh Duong Building Real Estate Investment & Development Corp	Subsidiary	Borrowings	3,859,292,770
Thien Long Building Real Estate Investment & Development JSC	Indirect subsidiary	Borrowings	765,666,688,140
Hoa Phu Building Real Estate Investment and Development	Indirect subsidiary	Borrowings	1,131,553,054,699
Long-term loans and debts			
AKYN Service Trading Investment JSC	Related entity of the Vice Chairman	Borrowings	353,065,100,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at December 31, 2024

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Remuneration to members of the BOD and the BOM in the period was as follows:

Name	Title	VND	
		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

32. INVESTMENT COMMITMENTS

Detailed investment commitments of the Company were as follows:

	VND	
	As at December 31, 2024	As at December 31, 2023
Project construction commitments	1,002,765,529,331	736,560,805,643
Capital contribution commitments	958,521,893,000	1,203,247,893,000
<i>Ngo May Real Estate Investment JSC</i>	831,485,000,000	838,038,000,000
<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	1,961,287,422,331	1,939,808,698,643

33. EVENT AFTER THE BALANCE SHEET DATE

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



Pham Thi Doan Dung
Preparer



Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer

January 23, 2025