

**TRACODI CONSTRUCTION HOLDINGS  
JOINT STOCK COMPANY**

**SEPARATE  
FINANCIAL STATEMENT**

**FOURTH QUARTER 2024**

Form B 01 – DN

## SEPARATE BALANCE SHEET

As at 31 December 2024

Currency: VND

Items	Code	Note	31 December 2024	1 January 2024
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>5,589,023,496,126</b>	<b>6,006,510,207,327</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.01	<b>49,271,612,696</b>	<b>198,671,763,963</b>
1. Cash	111		48,649,778,175	198,671,763,963
2. Cash equivalents	112		621,834,521	-
<b>II. Short-term investments</b>	<b>120</b>	V.04	<b>451,655,840</b>	<b>100,452,781,949</b>
1. Short-term trade securities	121		451,655,840	452,781,949
2. Held-to-maturity investments	123		-	100,000,000,000
<b>III. Current accounts receivable</b>	<b>130</b>		<b>4,975,296,070,771</b>	<b>5,240,699,104,817</b>
1. Short-term trade receivables	131	V.02	322,959,981,002	740,141,947,724
2. Short-term prepayments to suppliers	132	V.03	3,389,053,824,080	2,975,890,525,487
3. Other short-term receivables	136	V.05	1,277,908,805,688	1,537,104,441,977
4. Provision for short-term doubtful receivables	137	V.06	(14,626,539,999)	(12,437,810,371)
<b>IV. Inventories</b>	<b>140</b>	V.07	<b>548,406,317,841</b>	<b>463,077,123,174</b>
1. Inventories	141		548,406,317,841	463,077,123,174
<b>V. Other current assets</b>	<b>150</b>		<b>15,597,838,978</b>	<b>3,609,433,424</b>
1. Short-term prepaid expenses	151	V.12	3,466,076,119	190,080,379
2. Value added tax to be deductible	152		11,083,921,122	2,371,511,308
3. Taxes and amounts receivables from the State budget	153	V.15	1,047,841,737	1,047,841,737

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## SEPARATE BALANCE SHEET

As at 31 December 2024

Currency: VND

Items	Code	Note	31 December 2024	1 January 2024
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>3,361,402,157,270</b>	<b>2,830,665,313,293</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>1,354,405,674,793</b>	<b>934,472,674,793</b>
1. Long-term trade receivables	211	V.02	315,236,163,767	145,236,163,767
2. Long-term lending	215		16,000,000,000	-
3. Other long-term receivables	216	V.05	1,023,169,511,026	789,236,511,026
<b>II. Fixed assets</b>	<b>220</b>		<b>4,923,378,257</b>	<b>7,031,027,762</b>
1. Tangible fixed assets	221	V.09	1,189,866,991	3,808,267,642
- Cost	222		22,388,879,155	22,731,820,602
- Accumulated depreciation	223		(21,199,012,164)	(18,923,552,960)
2. Leased fixed assets	224	V.10	3,733,511,266	3,222,760,120
- Cost	225		6,525,786,363	6,483,643,063
- Accumulated depreciation	226		(2,792,275,097)	(3,260,882,943)
3. Intangible fixed asset	227	V.11	-	-
- Cost	228		359,249,000	359,249,000
- Accumulated amortisation	229		(359,249,000)	(359,249,000)
<b>III. Investment properties</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV. Long-term in progress assets</b>	<b>240</b>	V.08	<b>444,484,500</b>	<b>444,484,500</b>
1. Construction in progress	242		444,484,500	444,484,500
<b>V. Long-term investments</b>	<b>250</b>	V.04	<b>1,994,539,542,826</b>	<b>1,887,455,540,399</b>
1. Investments in subsidiaries	251		364,014,748,091	364,014,748,091
2. Investments in associates, joint ventures	252		1,521,955,000,000	1,087,955,000,000
3. Others long-term investments	253		19,751,250,000	453,751,250,000
4. Provision for diminution in value of long-term investments	254		(11,181,455,265)	(18,372,167,281)
5. Long-term held-to-maturity investments	255		100,000,000,000	106,709,589
<b>VI. Other long-term assets</b>	<b>260</b>		<b>7,089,076,894</b>	<b>1,261,585,839</b>
1. Long-term prepaid expenses	261	V.12	7,089,076,894	1,261,585,839
<b>TOTAL ASSETS</b>	<b>270</b>		<b>8,950,425,653,396</b>	<b>8,837,175,520,620</b>

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## SEPARATE BALANCE SHEET

As at 31 December 2024

Currency: VND

Items	Code	Note	31 December 2024	1 January 2024
<b>C. LIABILITIES</b>	<b>300</b>		<b>5,266,531,008,933</b>	<b>5,202,635,521,563</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>4,138,532,429,710</b>	<b>4,189,584,839,989</b>
1. Short-term trade payables	311	V.13	657,462,820,660	750,296,845,468
2. Short-term advances from customers	312	V.14	2,493,457,342,891	2,085,155,681,787
3. Taxes and amounts payable to State budget	313	V.15	6,325,477,780	24,089,372,276
4. Payables to employees	314		5,897,442,915	5,258,615,157
5. Accrued expenses payables	315	V.16	15,710,344,644	21,819,111,607
6. Other short-term payables	319	V.17	73,243,880,901	269,582,013,097
7. Short-term borrowings and finance lease obligations	320	V.18	886,435,119,919	1,033,383,200,597
<b>II. Long-term liabilities</b>	<b>330</b>		<b>1,127,998,579,223</b>	<b>1,013,050,681,574</b>
1. Long-term accrued expenses	333	V.16	6,366,363,636	-
2. Long-term borrowings and finance lease obligations	338	V.18;19	1,121,632,215,587	1,013,050,681,574
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>3,683,894,644,463</b>	<b>3,634,539,999,057</b>
<b>I. Owner's equity</b>	<b>410</b>	V.20	<b>3,683,894,644,463</b>	<b>3,634,539,999,057</b>
1. Contributed capital	411		3,358,206,410,000	2,826,808,040,000
- Ordinary shares with voting rights	411a		3,358,206,410,000	2,826,808,040,000
2. Share premium	412		244,421,087,982	549,687,637,982
3. Investment and development funds	418		584,650,517	584,650,517
4. Undistributed earnings	421		80,682,495,964	257,459,670,558
- Prior years retained earnings	421a		31,327,850,558	156,265,970,298
- Current year retained earnings	421b		49,354,645,406	101,193,700,260
<b>II. Funding sources and other funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>8,950,425,653,396</b>	<b>8,837,175,520,620</b>

Prepared, January 2025

Preparer  


Ho Van Hoi

Chief Accountant



Nguyen Viet Doan

General Director



Tran Nguyen Huan

**TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY**

No. 89, Cach Mang Thang Tam Street, Ben Thanh Ward, District 1, Ho Chi Minh City

Separate financial statements  
Fourth quarter 2024

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**SEPARATE INCOME STATEMENT**

Fourth quarter 2024

Currency: VND

Items	Code	Note	Fourth quarter 2024	Fourth quarter 2023	For the year ended 31 December 2024	For the year ended 31 December 2023
1. Revenues from sales and services rendered	01	VI.01	181,385,319,920	415,480,233,827	542,809,778,168	997,676,572,557
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered	10		181,385,319,920	415,480,233,827	542,809,778,168	997,676,572,557
4. Cost of goods sold	11	VI.02	172,268,686,332	395,425,757,890	511,263,600,653	942,425,305,100
5. Gross profits from sales and services rendered	20		9,116,633,588	20,054,475,937	31,546,177,515	55,251,267,457
6. Income from financial activities	21	VI.03	67,478,307,298	67,179,177,933	309,803,674,155	474,850,009,199
7. Expenses from financial activities	22	VI.04	48,948,873,221	63,515,654,514	228,905,445,661	333,096,448,214
+ Including: Interest expenses	23		47,740,743,911	48,020,517,236	203,315,767,024	266,988,250,300
8. Selling expenses	25		-	-	-	-
9. General and administration expenses	26	VI.05	18,667,261,734	30,385,006,866	62,262,016,992	78,439,006,359
10. Net profits/(losses) from operating activities	30		8,978,805,931	(6,667,007,510)	50,182,389,017	118,565,822,083
11. Other income	31	VI.06	717,163,897	2,516,814,512	5,977,521,010	5,177,017,653
12. Other expenses	32	VI.07	669,844,168	31,125	2,593,793,498	4,004,279,845
13. Other profits	40		47,319,729	2,516,783,387	3,383,727,512	1,172,737,808
14. Profit before tax	50		9,026,125,660	(4,150,224,123)	53,566,116,529	119,738,559,891
15. Current corporate income tax expenses	51	VI.09	666,119,678	(3,551,145,836)	4,211,471,123	18,544,859,631
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profits after corporate income tax	60		8,360,005,982	(599,078,287)	49,354,645,406	101,193,700,260

Preparer



Ho Van Hoi

Chief Accountant



Nguyen Viet Doan

Prepared, January 2025

General Director



Tran Nguyen Huan

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## SEPARATE CASH FLOW STATEMENT

(Indirect method)  
Fourth quarter 2024

Currency: VND

Items	Code	Note	For the year ended 31 December 2024	For the year ended 31 December 2023
<b>I. Cash flows from operating activities</b>				
1. Profit before tax	01		53,566,116,529	119,738,559,891
<b>2. Adjustments for</b>				
- Depreciation of fixed assets	02		3,891,593,176	4,649,559,006
- Decrease in provisions	03		(5,001,982,388)	(49,288,454,021)
- Losses on exchange rate differences from revaluation of accounts derived from	04		10,360,493,204	7,482,502,262
- Gains on investing activities	05		(46,545,756,882)	(221,022,604,183)
- Interest expenses	06		203,315,767,024	266,988,250,300
<b>3. Operating profit before changes in working capital</b>	<b>08</b>		<b>219,586,230,663</b>	<b>128,547,813,255</b>
- (Increase)/decrease in receivables	09		(246,830,747,400)	921,841,871,745
- Increase in inventories	10		(85,329,194,667)	(45,347,384,753)
- Increase/(decrease) in payables (exclusive of interest payables, corporate income tax payables)	11		107,275,544,847	(184,433,070,608)
- (Increase)/decrease in prepaid expenses	12		(9,103,486,795)	837,480,467
- Decrease in trading securities	13		1,126,109	498,966,941
- Interest paid	14		(202,153,469,589)	(268,625,835,210)
- Corporate income tax paid	15		(18,575,116,139)	(48,144,765,990)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>(235,129,112,971)</b>	<b>505,175,075,847</b>
<b>II. Cash flows from investing activities</b>				
1. Loans granted and acquisitions of debentures	23		(16,000,000,000)	-
2. Proceeds from disposal of debentures	24		106,709,589	10,800,000,000
3. Investments in other entities	25		-	(120,031,961,000)
4. Proceeds from divestments in other entities	26		116,791,167,500	281,823,524,728
5. Interest and dividend received	27		27,154,231,386	39,985,875,117
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>128,052,108,475</b>	<b>212,577,438,845</b>

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## SEPARATE CASH FLOW STATEMENT

(Indirect method)  
Fourth quarter 2024

Currency: VND

Items	Code	Note	For the year ended 31 December 2024	For the year ended 31 December 2023
<b>III. Cash flows from financial activities</b>				
1. Loan proceeds	33		1,410,456,090,599	1,769,369,348,748
2. Debt repayment	34		(1,450,973,073,881)	(2,331,999,767,943)
3. Payments of obligations under finance lease	35		(1,796,556,716)	(2,030,977,260)
<b>Net cash flows from financial activities</b>	<b>40</b>		<b>(42,313,539,998)</b>	<b>(564,661,396,455)</b>
<b>Net increase in cash</b>	<b>50</b>		<b>(149,390,544,494)</b>	<b>153,091,118,237</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>60</b>		<b>198,671,763,963</b>	<b>45,574,043,993</b>
Effects of changes in foreign exchange rates	61		(9,606,773)	6,601,733
<b>Cash and cash equivalents at the end of the year</b>	<b>70</b>	<b>VII</b>	<b>49,271,612,696</b>	<b>198,671,763,963</b>

Prepared, January 2025

Preparer



Ho Van Hoi

Chief Accountant



Nguyen Viet Doan

General Director



Tran Nguyen Huan

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*Fourth quarter 2024*

### I. CORPORATE INFORMATION

#### 1. Form of ownership

Tracodi Construction Holdings Joint Stock Company operated under the Business Registration Certificate No. 0300482393 issued by the Ho Chi Minh City Department of Planning and Investment for the first time on 25 May 2007 and changed for the 30th time on 18 October 2024.

The charter capital of the Company under the Business Registration Certificate is: VND 3,358,206,410,000

Capital contribution of the Company as at 31 December 2024: VND 3,358,206,410,000

Head office: No.89, Cach Mang Thang Tam Street, Ben Thanh Ward, District 1, Ho Chi Minh City, Viet Nam.

The Company's shares are currently listed on the Ho Chi Minh Stock Exchange under the code "TCD".

#### 2. Operating industry

Construction, commerce, services.

#### 3. Principal activities

Constructions of roads; Wholesale of metals and metal ores; Wholesale of construction materials and other installation supplies; Other specialized wholesale n.e.c; Electrical installation; Other construction installation; Wholesale of agricultural raw materials (except wood, bamboo) and live animals; Wholesale of food; Wholesale of computers, computer peripheral equipment and software; Activities auxiliary to financial service activities n.e.c; Trading of own or rented property and land use rights; Management consultancy activities; Architectural and engineering activities and related technical consultancy; Renting and leasing of motor vehicles; Installation of industrial machinery and equipment; Construction of other civil engineering projects; Construction of residential buildings.

#### 4. Normal operating cycle

Normal operating cycle of the Company is generally within 12 months

#### 5. Operating characteristics of the Company during the year that affect separate financial statements

None of the materially impactful operational characteristics required to be disclosed in these separate financial statements.

#### 6. Statement on comparability of information in separate financial statements

Corresponding figures of the previous accounting period are compared with figures of this accounting period.

#### 7. The number of employees

The number of employees: As at 31 December 2024, the Company has 106 employees



**TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY**

No.89, Cach Mang Thang Tam Street, Ben Thanh Ward, District 1, Ho Chi Minh City

Separate financial statements  
Fourth quarter 2024**8. Company structures**

As at 31 December 2024, Transport and Industry Development Investment Joint Stock Company has 05 (five) subsidiaries, 02 (two) associates and 02 (two) branches. Details as followed:

**a. Subsidiaries**

Name	Location	Principal activities	31 December 2024		1 January 2024	
			Voting right	Equity interest	Voting right	Equity interest
Antraco Joint Venture Company Limited	Ro Leng Hamlet, Chau Lang Commune, Tri Ton District, An Giang Province.	Quarrying of stone, sand, gravel and clay	51.0%	50.0%	51.0%	50.0%
Life Purity Clean Water Joint Stock Company (*)	No.27C, Quoc Huong Street, Thao Dien Ward, District 2, Thu Duc City, Ho Chi Minh City.	Water collection, treatment and supply	51.0%	51.0%	51.0%	51.0%
TCD Plus Joint Stock Company	Vian Tower Building, No.26, No.40 Street, Thao Dien Ward, District 2, Thu Duc City, Ho Chi Minh City.	Service activities incidental to land transportation	80.0%	80.0%	80.0%	80.0%
Tracodi E&C Company Limited	No.25, Xuan Thuy Street, Thao Dien Ward, District 2, Thu Duc City, Ho Chi Minh City.	Construction of roads	99.8%	99.8%	99.8%	99.8%
Vietnam Taxi Company Limited	Lot IV – 15B, No.4 Road, Tan Binh Industrial Park, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City.	Urban and suburban passenger land transport	51.0%	51.0%	51.0%	51.0%

**Notes:**

(i) The subsidiary - Life Purity Clean Water Joint Stock Company is carrying out dissolution procedures according to the Resolution of the Extraordinary General Meeting in September 2023 No. 02/2023/NQ-DHDCD-LPW dated 18 September 2023 of the Subsidiary.

**TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY**

No.89, Cach Mang Thang Tam Street, Ben Thanh Ward, District 1, Ho Chi Minh City

Separate financial statements  
Fourth quarter 2024**8. Company structures (Continued)***b. Associates, joint ventures*

Name	Location	Principal activities	31 December 2024		1 January 2024	
			Voting right	Equity interest	Voting right	Equity interest
Son Long Development Investment Joint Stock Company	Group 21, Zone 4B, Hau Can Street, Bai Chay Ward, Ha Long City, Quang Ninh Province.	Real estate activities	40.625%	40.625%	40.625%	40.625%
Thanh Nguyen Energy Development and Investment Company Limited	Chu Jut Village, Chu Gu Commune, Krong Pa District, Gia Lai Province.	Electric power generation	49.0%	49.0%	49.0%	49.0%
BCG Land Joint Stock Company (ii)	No.22A, Street 7, An Phu Ward, Thu Duc City, Ho Chi Minh City.	Developing and trading real estate projects, providing management consulting and real estate brokerage services	20.43%	9.43%	9.43%	9.43%

Notes:

(ii) In accordance with the resolution No. 28/2024/NQ-HDQT-TCD dated 06 June 2024, the Company has been authorized to exercise the voting rights attached to 50,600,000 ordinary shares, equivalent to 11% of the total common shares of BCG Land Company Limited ("BCG Land") of Bamboo Capital Group. Accordingly, the Company now holds 20.43% of the voting rights, equivalent to 94,000,000 shares in BCG Land, thereby changing the relationship from an investment in others investment to an investment in an associated company.

*c. Branches*

Name	Location
Tracodi Construction Holdings Joint Stock Company - Ha Noi Branch	No.30, Lane 63, Lam Ha Street, Bo De Ward, Long Bien District, Ha Noi City.
Transport and Industry Development Investment Joint Stock Company - Da Nang Branch	No.24, Ton Duc Thang Street, Hoa Minh Ward, Lien Chieu District, Da Nang City.

## II. ACCOUNTING PERIOD AND RECORDING CURRENCY

### 1. Accounting period

Annual accounting period of Company is from 01 January to 31 December.

### 2. Accounting currency

The financial statements are prepared and presented in Vietnam Dong (VND).

## III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

### 1. Accounting system

The Company applies Enterprise Accounting System issued under Circular No.200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the circulars guide, supple and amend.

### 2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

## IV. ACCOUNTING POLICIES

### 1. Cash and cash equivalents

#### a. Cash

Cash includes: cash on hand, cash in bank under current account and cash in transit.

#### b. Cash equivalents

Cash equivalents are short term investments for a period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of financial statements.

#### c. Principle and method of converting other currencies

Transactions in currencies other than Vietnam Dong must be recorded in original currency and converted into Vietnam Dong according to actual exchange rates of the commercial bank where the enterprise regularly enters into transactions or the mobile weighted mean exchange rate.

At the time of preparing the financial statements in accordance with the provisions of law, the Company reassesses the balance of foreign currency and gold currencies according to the principle:

- The actual exchange rates is used to revaluation of accounts derived from foreign currencies classified as assets: Buying exchange rates of the commercial bank where the enterprise regularly enters into transactions on the date on which the financial statement is prepared;

- The actual exchange rates is used to revaluation of accounts derived from foreign currencies classified as liabilities: Selling exchange rates of The commercial bank where The enterprise regularly enters into transactions on The date on which The financial statement is prepared.

## 2. Accounting principles of investments

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures, cooperation, investment in securities and other financial investments.

Classification of investments when the financial statements are prepared in accordance with:

- The investments have recovered the remaining term not exceeding 12 months or in a cycle business is classified as short term;
- The investments have recovered the remaining term over 12 months or more than a cycle business are classified as long-term.

### a. Trading securities

Trading securities are the investment in securities and other financial instruments for trading purposes (hold for increasing price to sell for profit.)

Trading securities are recorded at original cost at the time when investors hold ownership.

### b. Held to maturity investments

These investments do not reflect bonds and debt instruments which are held for trading purpose. Held to maturity investments include term deposits (maturity over than 3 months), treasury bills, promissory notes, bonds, preference shares which the issuer is required to re-buy them in a certain time and held to maturity loans to earn profits periodically and other held to maturity investments.

### c. Investment in subsidiaries

A subsidiary is a company that is controlled by another company, known as the parent company. The parent company has the power to influence the subsidiary's financial and operating policies to gain economic benefits. This control is often indicated by owning more than half of the subsidiary's voting shares. The existence and potential exercise of voting rights are considered when determining whether a company has control over another.

Investment in subsidiaries are initially recognized at costs plus others directly attributable transaction costs. Afterward, management reviews all investments to determine if any impairment losses should be recognized at the end of the accounting period.

### d. Investments in associates, joint ventures

Investments in associates, joint ventures are accounted for using the equity method. An associate is a company in which the investor has significant influence but does not control or jointly control. Significant influence is usually presumed to exist when an investor holds 20% or more of the voting power of the investee.

### e. Others investment

Others investment are investments in the equity instrument of another entity but do not give investor significant influence or control over the investee. Others investment are initially recognized at costs. Afterward, management reviews all investments to determine if any impairment losses should be recognized at the end of the accounting period.

**f. Provision for diminution in value of investment in subsidiary, investment in associates, joint ventures and of**

Provision for diminution in value of investment in subsidiary, investment in associates, joint ventures and others investment is made when there is reliable evidence of the diminution in value of those investments at the separate balance sheet date.

The provision for impairment of investments in subsidiaries and associates is determined based on the recoverable amount of the investment.

The impairment loss on others investments is determined based on the fair value of the investment if that fair value can be reliably measured. If the fair value cannot be reliably measured, the impairment loss on others investments shall be determined in the same manner as the impairment loss on investments in subsidiaries and associates.

The difference between the provision recognized at the end of the current accounting period and the provision recognized at the end of the previous accounting period is recognized as an increase or decrease in finance expenses for the current accounting period. The amount of provision reversed shall not exceed the initial carrying amount.

**3. Accounting principles of recording receivables**

The receivables shall be kept records in details according to period receivables, entities receivables, types of currency receivable and other factors according to requirements for management.

The amounts receivable shall be classified into trade receivables, intra-company receivables, and other receivables following rules below:

- Trade receivables include commercial receivables generating from purchase-sale related transactions, such as: receivables from sales, services, liquidation or transfer of assets (fixed assets, investment property, and financial investments) between enterprises and buyers (independent unit against buyers, including receivables between parent companies and subsidiary companies or joint-venture companies). Those receivables include receivables from sale of exported goods given by the trustor through the trustee;
- Other receivables include non-commercial or non-trading receivables.

Whenever preparing financial statements as prescribed, the receivables shall be classified:

- The amounts receivable from customer with the remaining recovery term within 12 months or within a normal operating cycle at the time of reporting is classified short-term receivables;
- The amounts receivable from customer with the remaining recovery term more than 12 months or more than one normal operating cycle at the time of reporting is classified long-term receivables.

*Provisions for bad debts: The bad debts are make provision at the balance sheet date. The provision or reversal is made at the reporting date and is recorded as management expense of the fiscal year. For the long-term bad debts in many years, the company tried to collect but cannot and there is evidence that the client has insolvency, the company may sell these long-term bad debts to debt collection company or write off (according to regulations and charter of the company).*

#### 4. Accounting principles of inventory

##### a. Inventories

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

##### b. The cost of inventory

The cost of inventory at the year-end is calculated by weighted average method.

##### c. The record of inventory

Inventory is recorded by the perpetual method.

##### d. Provisions for decline in value of inventories

At the end of the accounting period, if inventories do recover enough at its historical value not because of damage, obsolescence, reduction of selling price. In this case, the provision for inventories is recognized. The provision for decline in inventories is the difference between the historical value of inventories and its net realizable value.

#### 5. Accounting principles of accounting and depreciation fixed assets

##### a. Accounting principles of accounting and depreciation tangible fixed assets

Tangible fixed assets are stated at historical cost less accumulated depreciation. When assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is included in the Statement of Income.

##### Cost

The initial cost of a tangible fixed asset comprises its purchase price, including import duties and non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use. The initial cost of tangible fixed assets with attached equipment and spare parts for replacement is the total directly attributable costs of bringing the asset to its working condition for its intended use less the value of equipment and spare parts for replacement. Expenditures incurred after the tangible fixed assets have been put into operation, such as repairs and maintenance and overhaul costs, are normally charged to the Statement of Income in the period the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of a tangible fixed asset beyond its originally assessed standard of performance, the expenditures are capitalised as an additional cost of tangible fixed assets. The initial cost of tangible fixed assets transferred from construction in progress includes installation and trial operation costs less the value of products from trial production.

##### Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of items of tangible fixed assets. The estimated useful lives are as follows:

	<u>Estimated useful life</u>
- Buildings and structures	05 - 15
- Motor vehicles	05 - 10
- Office equipment	03 - 05

The useful life and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from items of tangible fixed assets.

When fixed assets are sold or liquidated, the full price, accumulated depreciation are written off, and any profits and losses incurred as a result of the liquidation are included in other income or expenses for the year.

**b. Accounting principles of accounting and depreciation intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

Intangible fixed assets included:

***Computer software***

The cost of computer software which is not an integral part of the related hardware is capitalized. The initial cost of software includes all costs incurred up to the point of use and is amortized on a straight-line basis from 3 to 5 years.

**c. Accounting principles of accounting and depreciation finance lease liability**

A lease is considered a financial lease when most of the rights and risks of property ownership are transferred to the lessee. All other leases are considered operating leases.

Financial leased assets are recorded as financial lease assets and liabilities on the balance sheet at a lower value between the fair value of the leased asset and the present value of the minimum rent payment at the time of commencement of the lease.

The rental payment for the financial leased asset is divided into financing costs and principal repayments. Financing costs are calculated on a per-account basis during the lease term at a fixed interest rate on the remaining debt balance.

Financial leased assets are depreciated according to the straight-line method according to the estimated useful life similar to those for assets owned by the Company or over the lease term, in case this period is shorter, as follows:

	<u>Estimated useful life</u>
- Motor vehicles	05 - 06

**6. Construction in progress**

Costs of construction in progress reflect directly attributable costs (including borrowing costs capitalized in accordance with the Company's accounting policy) related to assets under construction, machinery and equipment being installed for production, leasing, and administrative purposes, as well as costs related to the repair of fixed assets in progress. These assets are initially recognized at cost and are not depreciated.

**7. Accounting principles of BCC**

A BCC means a Business Cooperation Contract between two or more ventures in order to carry out specific business activities, but it does not require establishment of a new legal entity. In any cases, when receiving money or assets from other entities in the BCC, they should be recorded to liabilities, not be recorded to owner's equity. BCC have the following forms:

- BCC in the form of jointly controlled assets;
- BCC in the form of jointly controlled operations;
- BCC in the form of shares of post-tax profits.

## **8. Prepaid expense**

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefit are generated in relation to these expenses. These prepaid expenses are initially recognized at cost and are systematically allocated over their useful lives using the straight-line method.

Prepaid expense is classified as follows:

- Short-term prepaid expenses include expenses related to services, tools and other prepaid expenses which do not satisfy the conditions for asset recognition within a period not exceeding 12 months or one ordinary course of business cycle.
- Long-term prepaid expenses include expenses related to service that provide future economic benefits for more than one year or a normal operating cycle.

## **9. Payables and accrued expense**

Payables and accruals are recognised for amounts to be paid in the future for goods and services, whether or not billed to the Company. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Liabilities shall be classified into trade payables, intra-company payables and other payables according to following rule

- Payables: commercial payables arising from transactions of purchasing goods, services, assets and payables when importing through consignees;
- Accrued expense reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack accounting records and supporting documents; and accruals of operation expense.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provision of services.

The liabilities shall be classified:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term;
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company revaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the selling price quoted by commercial bank which is trading with the Company at the reporting date.



## **10. Recognition of loans and financial lease liabilities**

Borrowings and financial lease liabilities include amounts borrowed and other financial liabilities arising from contractual obligations, including loans from banks, other financial institutions, and other parties.

Classifications of borrowings and financial lease payables when preparing financial statements are as follows:

- Loans and financial lease liabilities with the remaining repayment term not exceeding 12 months are classified as short-term;
- Loans and financial leases with the remaining repayment term more than 12 months are classified as long-term.

Borrowing costs are recognized into financial costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS "Borrowing costs".

## **11. Ordinary bonds**

Ordinary bonds are recognized and accounted for as a liability of the entity from the date of issuance until the date of full settlement.

Bonds payable are reported on the balance sheet at their net carrying amount, which is calculated by taking the face value of the bonds and adjusting for any discounts or premiums.

Costs incurred to issue bonds are amortized over the life of the bonds using either the straight-line method or the effective interest method and are recognized as finance costs or capitalized. Initially, bond issuance costs reduce the carrying value of the bonds. Periodically, the amortized amount is added back to the carrying value of the bonds and recognized as finance cost or capitalized.

## **12. Accounting principles of owner's equity**

### **a. Accounting principles of owner's equity**

Capital contributed by the owners reflects capital investment by the owners and the increase, decreased of owners' capital.

For joint-stock companies, the share capital contributed by shareholders is recorded according to the actual price of share issuance, but is reflected in two separate indicators:

- The owner's contributed capital is recognized at the par value of the shares;
- The share capital surplus is recognized in the amount of the difference greater or smaller between the actual price of the share issuance and the par value.

In addition, the equity surplus is also recognized in the amount of the greater or smaller difference between the actual price of the issue and the par value of shares when reissuing treasury shares.

### **b. Retained earning**

Retained earnings represents the Company's accumulated results of operations after corporate income tax at the Balance Sheet date.

Net profit after tax is available for appropriation to shareholders after approval by shareholders at the General Shareholders' Meeting and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

### **13. Revenue recognition**

#### **a. Sales of goods**

Revenue from the sale of goods is recognized when all of the following conditions are simultaneously satisfied:

- When the significant risks and rewards of ownership have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the owner of the goods or the right to control the good
- No revenue is recognised if there are significant uncertainties regarding the ultimate receipt of the proceeds;
- The company has obtained or will obtain economic benefits from the sale transaction;
- The reasonable estimation of the associated costs of the sale or the possibility of the return of the goods.

#### **b. Construction contract revenue**

Construction contract revenue is recognized in one of the following two cases:

- Construction contracts stipulate that contractors are paid according to planned progress. When the outcome of the construction contract can be estimated reliably, revenue from the construction contract is recognized in proportion to the stage of completion of the work as determined by the Company at the end of the accounting period;
- Construction contracts stipulate that contractors are paid according to the value of the performed volume. When the results of the construction contract are reliably determined and confirmed by the customer, revenue and costs related to the contract are recorded corresponding to the completed work confirmed by the customer in the period reflected on the issued invoice.

Increases and decreases in construction volume, compensation and other revenues are only recorded as revenue when agreed with customers.

When the outcome of a construction contract cannot be estimated reliably:

- Revenue is only recognized to the extent of contract costs incurred for which reimbursement is relatively certain;
- Contract costs are only recognized as expenses when incurred.

#### **c. Interest**

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

#### **d. Dividends**

Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

### **14. Cost of good sold**

Cost of goods sold includes the cost of products, goods, services, investment real estate; production cost of construction products sold during the period and expenses related to investment real estate business activities, etc., recorded according to the principle of matching with revenue and the principle of prudence.

## 15. Financial expense

Financial expenses reflect financial operating expenses incurred during the accounting period, mainly including expenses or losses related to financial investment activities, interest expenses, bond interest, borrowing and bond issuance costs, expenses payable under investment cooperation contracts, financial investment provisions, losses incurred when selling foreign currencies, exchange rate losses and other financial expenses.

## 16. Accounting principles of selling expenses, general and administrative expenses.

Selling expenses record expenses actually incurred in process of selling products, goods, providing services.

Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business license tax; bad debt provision; outsourcing expense and other cash expenses...

## 17. Current and deferred income tax

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

Deferred income tax expense is the corporate income tax will be paid in future resulted from:

- Record of deferred tax payable during the year;
- Revert of deferred tax assets was recorded in previous years.

## 18. Related parties

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In the review of related parties, nature of the relationship is considered more than legal form.

## 19. Financial instruments

Based on Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance, before the Accounting Standards on financial instruments and guiding documents were issued, the Board of Management decided not to present and explain financial instruments according to Circular No. 210/2009/TT-BTC in the Company's financial statements.

## 20. Segment reporting

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

Management determined the Company's business segments based on the type of products sold and services rendered.

V. NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Currency: VND

1. CASH AND CASH EQUIVALENTS

	<i>31 December 2024</i>	<i>1 January 2024</i>
- Cash on hand	125,961,604	16,340,804
- Cash at banks	48,523,816,571	198,655,423,159
- Cash equivalents (*)	621,834,521	-
<b>Total</b>	<b>49,271,612,696</b>	<b>198,671,763,963</b>

Notes:

(\*) Cash equivalents as at 31 December 2024 comprise cash deposit at bank in VND with original terms of 1 month, earning interests at a rate 3% per annum at Nam A Bank.

2. TRADE RECEIVABLES

	<i>31 December 2024</i>	<i>1 January 2024</i>
<b>a. Short-term</b>	<b>322,959,981,002</b>	<b>740,141,947,724</b>
- Thanh Nguyen Energy Development and Investment Company Limited	67,880,150,030	247,041,132,745
- Phuong Nam Trading Service Construction Investment Joint Stock Company	57,537,224,218	118,883,891,478
- Daffodils Joint Stock Company	11,576,250,337	93,985,250,337
- BCG Energy Joint Stock Company	58,000,000,000	58,000,000,000
- Monarch of Air Defense - Air Force	41,054,048,000	14,636,817,000
- Others	86,912,308,417	207,594,856,164
<b>b. Long-term</b>	<b>315,236,163,767</b>	<b>145,236,163,767</b>
- Thanh Nguyen Energy Development and Investment Company Limited	315,236,163,767	145,236,163,767
- Others	-	-

**c. Receivables from related parties**

(Details of this section are presented at Note VIII.1.c).

3. PREPAYMENTS TO SUPPLIERS

	<i>31 December 2024</i>	<i>1 January 2024</i>
<b>a. Short-term</b>	<b>3,389,053,824,080</b>	<b>2,975,890,525,487</b>
- Shuaa Investment And Trading Joint Stock Company	535,658,808,479	422,558,830,465
- Plus Investment Joint Stock Company	343,173,000,000	364,373,000,000
- Chi Thuy Service Joint Stock Company	-	350,000,000,000
- Toan Phat Construction Building Investment Joint Stock Company	301,000,000,000	300,000,000,000
- VHM Service Investment Corporation	195,702,235,891	289,045,350,000
- NNT Investment Corporation	327,877,232,663	187,365,329,600
- G8 Service Joint Stock Company	402,286,127,731	-
- Others	1,283,356,419,316	1,062,548,015,422
<b>b. Long-term</b>	-	-



4. FINANCIAL INVESTMENTS (CONTINUED)

	31 December 2024		1 January 2024	
	Historical cost	Fair value	Historical cost	Fair value
<i>c. Investments in other entities</i>				
<b>c.1 Investment in subsidiaries</b>	<b>364,014,748,091</b>		<b>364,014,748,091</b>	<b>(10,879,176,283)</b>
- TCD Plus Joint Stock Company	200,000,000,000	(*)	200,000,000,000	-
- Tracodi E&C Company Limited	99,800,000,000	(*)	99,800,000,000	(9,022,269,676)
- Vietnam Taxi Company Limited	54,488,189,875	(*)	54,488,189,875	(1,856,906,607)
- Antraco Joint Venture Company Limited	9,726,558,216	(*)	9,726,558,216	-
<b>c.2 Investments in associates, joint ventures</b>	<b>1,521,955,000,000</b>		<b>1,087,955,000,000</b>	<b>(5,034,204,774)</b>
- Son Long Development Investment Joint Stock Company (3)	970,355,000,000	(*)	970,355,000,000	(156,377,235)
- Thanh Nguyen Energy Development and Investment (4)	117,600,000,000	(*)	117,600,000,000	(4,877,827,539)
- BCG Land Joint Stock Company (5)	434,000,000,000	(*)	-	-
<b>c.3 Investments in other entities</b>	<b>19,751,250,000</b>		<b>453,751,250,000</b>	<b>(2,458,786,224)</b>
- BCG Land Joint Stock Company (5)	-		434,000,000,000	-
- Nguyen Hoang Development Joint Stock Company	16,651,250,000	(*)	16,651,250,000	-
- Phu Tam Khoi Joint Stock Company	3,100,000,000	(*)	3,100,000,000	(2,458,786,224)
<b>Total</b>	<b>1,905,720,998,091</b>	-	<b>1,905,720,998,091</b>	<b>(18,372,167,281)</b>

**4. FINANCIAL INVESTMENTS (CONTINUED)**

Notes:

- (\*) As at 31 December 2024 and 1 January 2024, the fair value of these investments has not been determined due to insufficient market information for fair value determination purpose.
- (3) The entire capital contribution is used by the Company to secure payment obligations related to bond code TCDH2227002 issued by the Company.
- (4) The entire capital contribution is used by the Company to secure payment obligations related to bond code TNECH2227001 issued by Thanh Nguyen Energy Investment and Development Company Limited.
- (5) A part of this capital contribution (7,800,000 shares) is used by the Company to secure a loan at a third party bank. The remaining part (35,600,000 shares) is used by the Company to secure a loan at a related party bank - Nam Cuong Saigon Company Limited.

5. OTHER RECEIVABLES

	31 December 2024		1 January 2024	
	Value	Preventive	Value	Preventive
<b>a. Short-term</b>	<b>1,277,908,805,688</b>	<b>(3,465,986,301)</b>	<b>1,537,104,441,977</b>	<b>(3,465,986,301)</b>
- Receivables from social and health insurance	27,976	-	23,443	-
- Receivable dividends and distributed profits	19,077,416,155	-	-	-
- Receivables from employees (Advances)	2,030,805,190	-	1,397,597,764	-
- Deposits	10,118,211,293	-	22,591,977,353	-
- Interest receivables from BCC and corporate bond	151,079,193,087	-	98,822,827,524	-
- Receivables from BCC	845,002,250,000	-	1,131,902,250,000	-
+ Artemis Investment Joint Stock Company (1)	477,533,000,000	-	610,733,000,000	-
+ Thang Phuong Joint Stock Company (2)	281,640,000,000	-	281,640,000,000	-
+ HCM Lott 68 Joint Stock Company (3)	85,829,250,000	-	177,529,250,000	-
+ Orchid Service and Investment Joint Stock	-	-	62,000,000,000	-
- Late payment receivables	82,049,140,844	-	-	-
- Others	168,551,761,143	(3,465,986,301)	282,389,765,893	(3,465,986,301)
+ Mr. Nguyen Van Chat (4)	140,608,832,500	-	255,000,000,000	-
+ Others	27,942,928,643	(3,465,986,301)	27,389,765,893	(3,465,986,301)
<b>b. Long-term</b>	<b>1,023,169,511,026</b>	<b>-</b>	<b>789,236,511,026</b>	<b>-</b>
- Deposits	772,183,044	-	656,183,044	-
- Receivables from BCC	913,906,327,982	-	763,576,327,982	-
+ Plus Investment Joint Stock Company (5)	443,576,327,982	-	443,576,327,982	-
+ BCG Financial Joint Stock Company	-	-	200,000,000,000	-
+ Helios Service and Investment Joint Stock (6)	120,000,000,000	-	120,000,000,000	-
+ Lion City Development Joint Stock Company (7)	213,500,000,000	-	-	-
+ Indochina Hoi An Beach Villas Company Limited (8)	70,000,000,000	-	-	-
+ Renatus Joint Stock Company (9)	66,830,000,000	-	-	-
- Others	108,491,000,000	-	25,004,000,000	-
+ Suoi Kiet Stone One Member Company Limited (10)	108,491,000,000	-	25,004,000,000	-
<b>Total</b>	<b>2,301,078,316,714</b>	<b>(3,465,986,301)</b>	<b>2,326,340,953,003</b>	<b>(3,465,986,301)</b>



## 5. OTHER RECEIVABLES (CONTINUED)

### Notes:

(1) Receivables under Business Cooperation Contract No. 0712/HTKD/TCD-ARTEMIS dated 07 December 2022, cooperation period until 06 December 2025, to jointly invest in financial products. The divided profit is calculated based on the investment profit and the actual investment rate of the participants.

(2) Receivables under Business Cooperation Contract No. 1504/2022/HTKD/TCD-TP dated 15 April 2022, cooperation period until 14 April 2024, to cooperate in investment in financial products. The divided profit is calculated based on the investment profit and the actual investment rate of the participants.

(3) Receivables under the Business Cooperation Contract No. 1507/2020/HTKD/LOTT-TRACODI dated 15 July 2020, within 4 years from the date of signing, to invest in buying corporate bonds. The divided profit is calculated based on the investment profit and the actual investment rate of the participants.

(4) Receivables on the transfer of shares of Helios Service And Investment Joint Stock Company.

(5) Receivables under the Business Cooperation Contract No. 0501/2021/HTKD/TCD-PLUS dated 05 January 2021, cooperation period until the end of 04 January 2026, to invest in buying corporate bonds. The divided profit is calculated based on the investment profit and the actual investment rate of the participants.

(6) Receivables under the following contracts:

+ Business Cooperation Contract No. 17/2019/HTDT/TCD-Helios dated 24 April 2019; cooperation period until the end of 23 April 2025, to cooperate in investing shares in Thanh An An Co., Ltd. The divided profit is calculated based on the investment profit and the actual investment rate of the participants.

+ Business Cooperation Contract No. 0103/HTKD/TRACODI-HELIOS dated 01 March 2020, cooperation period until the end of 28 February 2026, to cooperate in real estate investment at Con Bap Ecotourism Area and share investment in Thanh An An Co., Ltd. The divided profit is calculated based on the investment profit and the actual investment rate of the participants.

(7) Receivables under the business cooperation agreement No. 286/2024/HTKD-TCD-LION dated 28 June 2024, with a term of 5 years, are related to a joint investment in financial products. Profits from this investment will be shared among the parties based on their respective capital contributions.

(8) Receivable under the business cooperation agreement dated 02/02/2024 for a 5-year term related to a joint investment in the Malibu MGM Hoi An Resort project. Profits from this investment will be shared among the parties based on their respective capital contributions.

(9) Receivable under the business cooperation agreement No. 310/2024/HTKD/TCD-REN dated 03 October 2024 for a 5-year term related to a joint investment in financial products. Profits from this investment will be shared among the parties based on their respective capital contributions.

(10) Receivables according to the Capital Contribution Contract No. 08/HDTT-GVDT/DSK.2023 dated 05 September 2023, on the implementation of investment capital contribution to Nui Kiet construction quarry project in Suoi Kiet Commune, Thanh Linh District, Binh Thuan Province.

6. DOUBTFUL DEBT

	31 December 2024		1 January 2024	
	Historical cost	Provision	Historical cost	Provision
- The total value of receivables, loans that are overdue or not yet overdue but difficult to recover	19,409,634,441	(14,626,539,999)	21,409,634,441	(12,437,810,371)
<i>Includes:</i>				
- Trade receivables	15,943,648,140	(11,160,553,698)	17,943,648,140	(8,971,824,070)
- Other receivables	3,465,986,301	(3,465,986,301)	3,465,986,301	(3,465,986,301)
<b>Total</b>	<b>19,409,634,441</b>	<b>(14,626,539,999)</b>	<b>21,409,634,441</b>	<b>(12,437,810,371)</b>

7. INVENTORIES

	31 December 2024		1 January 2024	
	Historical cost	Provision	Historical cost	Provision
- Raw materials	43,341,281	-	43,341,281	-
- Work in progress (*)	548,362,976,560	-	463,033,781,893	-
<b>Total</b>	<b>548,406,317,841</b>	<b>-</b>	<b>463,077,123,174</b>	<b>-</b>

Notes:

(\*) Work in progress of the Company's ongoing construction contracts. Details are as follows:

	31 December 2024	1 January 2024
- King Crown Infinity Construction	236,848,989,382	156,243,553,473
- Malibu Hoi An Construction	96,603,488,109	116,694,271,746
- Con Bap Ecotourism Area Construction	81,340,341,410	69,306,344,548
- Others	133,570,157,659	120,789,612,126
<b>Total</b>	<b>548,362,976,560</b>	<b>463,033,781,893</b>

8. Long-term in progress assets

	31 December 2024	1 January 2024
<i>a. Long-term work in progress</i>	-	-
<i>b. Construction in progress</i>	<i>444,484,500</i>	<i>444,484,500</i>
- Cu Chi Commercial Center project	434,884,500	434,884,500
- Others	9,600,000	9,600,000
<b>Total</b>	<b>444,484,500</b>	<b>444,484,500</b>

9. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Motor vehicles	Office equipments	Total
<b>I. Cost</b>				
1. Opening balance	2,494,121,000	19,658,704,529	578,995,073	22,731,820,602
2. Increase	-	1,741,800,371	-	1,741,800,371
- Transfer from finance lease assets	-	1,741,800,371	-	1,741,800,371
3. Decrease	-	2,084,741,818	-	2,084,741,818
- Disposal	-	2,084,741,818	-	2,084,741,818
4. Closing balance	2,494,121,000	19,315,763,082	578,995,073	22,388,879,155
<b>II. Accumulated depreciation</b>				
1. Opening balance	2,494,121,000	16,042,270,205	387,161,755	18,923,552,960
2. Increase	-	4,225,125,295	135,075,727	4,360,201,022
- Depreciation for the year	-	2,664,084,828	135,075,727	2,799,160,555
- Increase from transfer from finance lease assets	-	1,561,040,467	-	1,561,040,467
3. Decrease	-	2,084,741,818	-	2,084,741,818
- Disposal	-	2,084,741,818	-	2,084,741,818
4. Closing balance	2,494,121,000	18,182,653,682	522,237,482	21,199,012,164
<b>III. Net book value</b>				
1. Opening balance	-	3,616,434,324	191,833,318	3,808,267,642
2. Closing balance	-	1,133,109,400	56,757,591	1,189,866,991

Notes:

The cost of tangible fixed assets which have been fully depreciated but are still in use of the Company as at 31 December 2024 is VND 7.320.206.073 (As at 31 December 2023: VND 3,071,288,800).

**10. INCREASE, DECREASE IN FINANCE LEASE ASSETS**

Items	Motor vehicles	Total
<b>I. Cost</b>		
1. Opening balance	6,483,643,063	6,483,643,063
2. Increase	1,774,490,909	1,774,490,909
- Additions	1,774,490,909	1,774,490,909
3. Decrease	1,732,347,609	1,732,347,609
- Transfer to tangible fixed assets	1,732,347,609	1,732,347,609
4. Closing balance	<u>6,525,786,363</u>	<u>6,525,786,363</u>
<b>II. Accumulated depreciation</b>		
1. Opening balance	3,260,882,943	3,260,882,943
2. Increase	1,092,432,621	1,092,432,621
- Depreciation for the year	1,092,432,621	1,092,432,621
3. Decrease	1,561,040,467	1,561,040,467
- Transfer to tangible fixed assets	1,561,040,467	1,561,040,467
4. Closing balance	<u>2,792,275,097</u>	<u>2,792,275,097</u>
<b>III. Net book value</b>		
1. Opening balance	3,222,760,120	3,222,760,120
2. Closing balance	<u>3,733,511,266</u>	<u>3,733,511,266</u>

**11. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS**

Items	Computer software	Total
<b>I. Cost</b>		
1. Opening balance	359,249,000	359,249,000
2. Increase	-	-
3. Decrease	-	-
4. Closing balance	<u>359,249,000</u>	<u>359,249,000</u>
<b>II. Accumulated amortisation</b>		
1. Opening balance	359,249,000	359,249,000
2. Increase	-	-
3. Decrease	-	-
4. Closing balance	<u>359,249,000</u>	<u>359,249,000</u>
<b>III. Net book value</b>		
1. Opening balance	-	-
2. Closing balance	<u>-</u>	<u>-</u>

**Notes:**

The cost of intangible fixed assets which have been fully depreciated but are still in use of the Company as at 31 December 2024 is VND 359,249,000 (As at 31 December 2023: VND 359,249,000).

## 12. PREPAID EXPENSES

	<u>31 December 2024</u>	<u>1 January 2024</u>
<b>a. Short-term</b>	<b>3,466,076,119</b>	<b>190,080,379</b>
- Tools and supplies	19,363,636	190,080,379
- Outsides service expenses	382,318,544	-
- Bond management service fees	3,064,393,939	-
<b>b. Long-term</b>	<b>7,089,076,894</b>	<b>1,261,585,839</b>
- Tools and supplies	152,945,607	136,540,856
- Offices renovation and repair	569,767,651	1,125,044,983
- Bond management service fees	6,366,363,636	-
<b>Total</b>	<b><u>10,555,153,013</u></b>	<b><u>1,451,666,218</u></b>

## 13. TRADE PAYABLES

	<u>31 December 2024</u>		<u>1 January 2024</u>	
	<i>Value</i>	<i>Recoverable value</i>	<i>Value</i>	<i>Recoverable value</i>
<b>a. Short-term</b>	<b>657,462,820,660</b>	<b>657,462,820,660</b>	<b>750,296,845,468</b>	<b>750,296,845,468</b>
- Powerchina Jiangxi Electric Power Engineering Co., Ltd	231,976,235,864	231,976,235,864	227,266,998,499	227,266,998,499
- Construction Corporation No.1 Joint Stock Company	60,875,341,554	60,875,341,554	142,985,497,531	142,985,497,531
- Construction And Building Materials Joint Stock Company	77,869,534,259	77,869,534,259	-	-
- Others	286,741,708,983	286,741,708,983	380,044,349,438	380,044,349,438
<b>b. Long-term</b>	-	-	-	-
<b>Total</b>	<b><u>657,462,820,660</u></b>	<b><u>657,462,820,660</u></b>	<b><u>750,296,845,468</u></b>	<b><u>750,296,845,468</u></b>

### c. Trade payables to related parties

(Details of this section are presented at Note VIII.1.c).

## 14. PREPAYMENTS FROM CUSTOMERS

	<u>31 December 2024</u>	<u>1 January 2024</u>
<b>a. Short-term</b>	<b>2,493,457,342,891</b>	<b>2,085,155,681,787</b>
- Gia Khang Investment Trading Service Joint Stock Company	1,211,117,508,752	965,662,461,672
- BCG Khai Long 1 Wind Energy Joint Stock Company	669,113,060,078	728,079,060,078
- Others	613,226,774,061	391,414,160,037
<b>b. Long-term</b>	-	-
<b>Total</b>	<b><u>2,493,457,342,891</u></b>	<b><u>2,085,155,681,787</u></b>

15. STATUTORY OBLIGATIONS AND RECEIVABLES FROM THE STATE

	1 January 2024	Payable during the year	Paid amounts during the year	31 December 2024
<b>a. Payables</b>	<b>24,089,372,276</b>	<b>6,843,047,893</b>	<b>24,606,942,389</b>	<b>6,325,477,780</b>
Value added tax	-	428,685,688	428,685,688	-
Corporate income tax	18,479,163,275	4,211,471,123	18,575,116,139	4,115,518,259
Personal income tax	1,122,798,839	2,145,387,470	2,117,110,290	1,151,076,019
Other taxes	4,487,410,162	57,503,612	3,486,030,272	1,058,883,502
	1 January 2024	Decrease	Increase	31 December 2024
<b>b. Receivables</b>	<b>1,047,841,737</b>	-	-	<b>1,047,841,737</b>
Housing tax, land leases rent	1,047,841,737	-	-	1,047,841,737

The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.

16. ACCURED EXPENSES

	31 December 2024	1 January 2024
<b>a. Short-term</b>	<b>15,710,344,644</b>	<b>21,819,111,607</b>
- Temporary costs of construction	7,900,596,744	13,848,003,225
- Interest expenses	4,680,563,163	2,763,741,826
- Others	3,129,184,737	5,207,366,556
<b>b. Long-term</b>	<b>6,366,363,636</b>	-
- Bond management service fees	6,366,363,636	-
<b>Total</b>	<b>22,076,708,280</b>	<b>21,819,111,607</b>

17. OTHER PAYABLES

	31 December 2024	1 January 2024
<b>a. Short-term</b>	<b>73,243,880,901</b>	<b>269,582,013,097</b>
- Trade union fees	90,190,846	321,644,834
- Deposits	39,000,000,000	-
+ BCG Vinh Long Joint Stock Company (1)	39,000,000,000	-
- Interest payables from BCC	-	36,460,030,532
+ Gia Khang Investment Trading Service Joint Stock Company	-	36,460,030,532
- Payables under BCC	-	177,529,250,000
+ Gia Khang Investment Trading Service Joint Stock Company	-	177,529,250,000
- Others	34,153,690,055	55,271,087,731
+ Antraco Joint Venture Company Limited (2)	23,000,000,000	41,373,060,000
+ Others	11,153,690,055	13,898,027,731
<b>b. Long-term</b>	-	-

Notes:

(1) Deposit to receive the transfer of all contributed capital shares of Tracodi Company at Thanh Nguyen Energy Investment and Development Company Limited.

(2) The payable is an advance on internal expenses, this advance is interest-free and unsecured.

18. BORROWINGS AND FINANCE LEASE LIABILITIES

	31 December 2024				1 January 2024			
	Value	Recoverable value	Increase	Decrease	Reclassification	Value	Recoverable value	
<b>a. Short-term borrowings and finance lease liabilities</b>	<b>886,435,119,919</b>	<b>886,435,119,919</b>	<b>1,239,335,851,599</b>	<b>1,440,409,630,597</b>	<b>54,125,698,320</b>	<b>1,033,383,200,597</b>	<b>1,033,383,200,597</b>	
<b>a.1 Short-term borrowings</b>	<b>832,635,851,599</b>	<b>832,635,851,599</b>	<b>1,239,335,851,599</b>	<b>1,138,613,073,881</b>	-	<b>731,913,073,881</b>	<b>731,913,073,881</b>	
- Tien Phong Commercial Joint Stock Bank - Ben Thanh Branch (1)	95,500,000,000	95,500,000,000	412,770,000,000	510,644,077,831	-	193,374,077,831	193,374,077,831	
- Nam A Commercial Joint Stock Bank (2)	490,000,000,000	490,000,000,000	490,000,000,000	300,000,000,000	-	300,000,000,000	300,000,000,000	
- Vietnam Prosperity Joint Stock Commercial Bank - Ben Thanh Branch (3)	247,135,851,599	247,135,851,599	298,785,851,599	290,188,996,050	-	238,538,996,050	238,538,996,050	
- Vietnam Import Export Commercial Joint Stock Bank - Saigon Branch	-	-	1,000,000,000	1,000,000,000	-	-	-	
- Gia Khang Investment Trading Service Joint Stock Company	-	-	36,780,000,000	36,780,000,000	-	-	-	
<b>a.2 Current portion of long-term borrowings</b>	<b>52,360,239,000</b>	<b>52,360,239,000</b>	-	-	<b>52,360,239,000</b>	-	-	
- Bamboo Capital Group Joint Stock Company (4)	52,360,239,000	52,360,239,000	-	-	52,360,239,000	-	-	
<b>a.3 Current portion of long-term finance lease</b>	<b>1,439,029,320</b>	<b>1,439,029,320</b>	-	<b>1,796,556,716</b>	<b>1,765,459,320</b>	<b>1,470,126,716</b>	<b>1,470,126,716</b>	
- BIDV-SuMi Trust Leasing Company Limited - Ho Chi Minh City Branch (7)	1,439,029,320	1,439,029,320	-	1,414,804,716	1,765,459,320	1,088,374,716	1,088,374,716	
- Ho Chi Minh City Development Commercial Joint Stock Bank - Van Hanh Branch	-	-	-	381,752,000	-	381,752,000	381,752,000	

18. BORROWINGS AND FINANCE LEASE LIABILITIES (CONTINUED)

	31 December 2024				1 January 2024			
	Increase	Increase	Increase	Increase	Decrease	Reclassification	Increase	Increase
<b>a.4 Common bonds</b>	-	-	-	-	300,000,000,000	-	300,000,000,000	300,000,000,000
- Bonds issued according to par value (Note V.19)	-	-	-	-	300,000,000,000	-	300,000,000,000	300,000,000,000
<b>b. Long-term borrowings and finance lease liabilities</b>	<b>1,121,632,215,587</b>	<b>1,121,632,215,587</b>	<b>172,248,320,212</b>	<b>9,541,087,879</b>	<b>9,541,087,879</b>	<b>(54,125,698,320)</b>	<b>1,013,050,681,574</b>	<b>1,013,050,681,574</b>
<b>b.1 Long-term borrowings</b>	<b>138,000,000,000</b>	<b>138,000,000,000</b>	<b>171,120,239,000</b>	<b>12,360,000,000</b>	<b>12,360,000,000</b>	<b>(52,360,239,000)</b>	<b>31,600,000,000</b>	<b>31,600,000,000</b>
- Bamboo Capital Group Joint Stock Company (4)	-	-	33,120,239,000	12,360,000,000	12,360,000,000	(52,360,239,000)	31,600,000,000	31,600,000,000
- Tien Phong Commercial Joint Stock Bank - Ben Thanh Branch (5)	50,000,000,000	50,000,000,000	50,000,000,000	-	-	-	-	-
- Nam A Commercial Joint Stock Bank (6)	88,000,000,000	88,000,000,000	88,000,000,000	-	-	-	-	-
<b>b.2 Long-term finance lease liabilities</b>	<b>1,792,782,254</b>	<b>1,792,782,254</b>	<b>1,740,960,000</b>	-	-	<b>(1,765,459,320)</b>	<b>1,817,281,574</b>	<b>1,817,281,574</b>
- BIDV-SuMi Trust Leasing Company Limited - Ho Chi Minh City Branch (7)	1,792,782,254	1,792,782,254	1,740,960,000	-	-	(1,765,459,320)	1,817,281,574	1,817,281,574
<b>b.3 Common bonds</b>	<b>981,839,433,333</b>	<b>981,839,433,333</b>	<b>(612,878,788)</b>	<b>(2,818,912,121)</b>	<b>(2,818,912,121)</b>	-	<b>979,633,400,000</b>	<b>979,633,400,000</b>
- Bonds issued according to par value (Note V.19)	990,000,000,000	990,000,000,000	-	-	-	-	990,000,000,000	990,000,000,000
- Issuance expenses	(8,160,566,667)	(8,160,566,667)	(612,878,788)	(2,818,912,121)	(2,818,912,121)	-	(10,366,600,000)	(10,366,600,000)



**18. BORROWINGS AND FINANCE LEASE LIABILITIES (CONTINUED)**

Notes:

(1) Short-term borrowings under the following contracts:

- Credit limit contract No. 22/2023/HDTD/TTKHDNL MN2 dated 8 January 2024 with a credit limit of VND 130 billion to supplement working capital for the Company's business activities (including but not limited to construction and installation activities). The limit is valid until 8 January 2025, the interest rate is specified for each debt receipt.

- Credit limit contract No. 30/2023/HDTD/TTKHDNL MN2 dated January 8, 2024 with a credit limit of VND 500 billion to supplement working capital for the Company's business activities (including but not limited to construction and installation activities). The limit is valid until January 8, 2025, the interest rate is specified for each debt receipt.

The above loans are secured by the following assets:

The Guarantor

Bamboo Capital Group Joint Stock Company

BCG Financial Joint Stock Company

Mr. Nguyen Ho Nam

Orchid Service and Investment Joint Stock Company

Helios Service And Investment Joint Stock Company

Collateral

79,705,315 shares of AAA Insurance Corporation;

10,822,468 shares of AAA Insurance Corporation.

Unconditional and irrevocable payment guarantee

Real estate belong to Malibu Hoi An Project, Ha My Dong B City Block

Real estate belongs to Hoian d'Or Project, Cam Nam Ward, Hoi An City, Quang Nam Province.

(2) Short-term borrowings under the following contracts:

- Credit limit contract No. 0267/2024/100-CV dated 11 June 2024 with a credit limit of VND 500 billion to supplement business capital, construction costs; issue guarantees, issue L/Cs, guarantees. The limit term is until 10 June 2025, interest rates are specified for each debt receipt.

The above loans are secured by the following assets:

The Guarantor

Bamboo Capital Group Joint Stock Company

Collateral

6,300,000 shares of Transport and Industry Development Investment Joint Stock Company;

22,000,000 shares of BCG Land Joint Stock Company;

4,600,000 shares of BCG Energy Joint Stock Company;

All contributed capital at Phoenix Mountain Company Limited.

Term deposit contract No. 281-HDTG/2023/TTKD has a value of 24 billion VND.

Mr. Nguyen Ho Nam

Mrs. Nguyen Thi Kim Tuyen

Casa Marina Resort Travel Joint Stock Company

7,000,000 shares of Bamboo Capital Group Joint Stock Company.

1,000,000 shares of Bamboo Capital Group Joint Stock Company.

All contributed capital at Phoenix Mountain Company Limited.

**18. BORROWINGS AND FINANCE LEASE LIABILITIES (CONTINUED)**

**Notes:**

(3) Loan under Credit Agreement No. BEN/23/040 dated 10 July 2023 with a credit limit of VND 350 billion to supplement working capital, issue letters of credit for construction activities, purchase of raw materials, and payment of other liabilities arising from the company's construction activities. The loan term and interest rate are determined according to the credit agreement:

**The Guarantor**

Casa Marina Resort Travel Joint Stock Company

**Collateral**

Land use rights and assets belong to land are located at Area 1, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province.

(4) Long-term loan under Loan Contract No. 0510/2023/HBVT-BCG-TCĐ dated 05/10/2023 to invest in Nui Kiet construction quarry exploitation and processing project in Suoi Kiet Commune, Thanh Linh District, Binh Thuan Province. Loan term 24 months, interest rate 10%/year. The loan has no collateral.

(5) Loan and credit facility under the Credit Agreement No. 07/2024/HDTĐ/TĐTD KHDNLĐ dated 15 May 2024 for a total amount of VND 50 billion to contribute capital to the business cooperation agreement dated 02 February 2024 with Indochina Hoi An Beach Villas Company Limited to implement the Malibu Hoi An resort project. The loan term is 60 months, with a floating interest rate as follows: the first 3 months is 9% per annum, then adjusted every 3 months and equal to the base lending rate for 3-month term for corporate customers of TPBank at the time of adjustment plus a margin of 1.85% per annum. The loan is secured by assets related to the Malibu project.

**The Guarantor**

Orchid Service and Investment Joint Stock Company

**Collateral**

Land use rights of 4 villas at Malibu Hoi An Project, Ha My Dong B Block, Dien Chuong Ward, Dien Ban Town, Quang Nam Province.

(6) Loan and credit facility under the Credit Agreement No. 0440/2024/100-CV dated 27 November 2024 with a credit limit of 140 billion dong to contribute capital to the business cooperation agreement dated 02 February 2024 with TNHH Nhu Indochina Hoi An Beach Villas to implement the Malibu Hoi An resort project. The loan term is 120 months, with an interest rate of 12.5% per annum from 11 June 2024 to 11 June 2025. From 11 June 2025 to 11 September 2034: Interest rate is adjusted based on "(Base lending rate (%) + 3.6%) per annum". In which, the base lending rate is determined by Nam A Bank and adjusted every 6 months:

**The Guarantor**

Suoi Kiet Stone One Member Company Limited

**Collateral**

"Land use rights and assets attached to land located at Suoi Kiet Commune, Thanh Linh District, Binh Thuan Province.

And the right to exploit and operate the "Nui Kiet Stone Mine Project" in Suoi Kiet Commune, Thanh Linh District, Binh Thuan Province"

(7) Financial lease with BIDV - SUMI TRUST Financial Leasing Company Limited - Ho Chi Minh City Branch to purchase a car. The lease term and interest rate are specified in each specific financial lease contract. The collateral is the Company's security deposit with a total value of VND 376,386,500.

**TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY**

No.89, Cach Mang Thang Tam Street, Ben Thanh Ward, District 1, Ho Chi Minh City

Separate financial statements  
Fourth quarter 2024

**19. BONDS ISSUED**

	31 December 2024		1 January 2024	
	Value	Tenor	Value	Tenor
<i>a. Common bond</i>				
- Bonds issued according to par value				
+ Bond code: TCDH2124002	(1)	-	300,000,000,000	03 year
+ Bond code: TCDH2227002	(2)	990,000,000,000	990,000,000,000	05 year
<b>Total</b>		<b>990,000,000,000</b>	<b>1,290,000,000,000</b>	
<i>b. Convertible Bond</i>				
		-	-	-

**Notes:**

(1) Bonds issued by Saigon- Hanoi Commercial Joint Stock Bank, code TCDH2124002, issued on 28 December 2021, 500,000 bonds, par value: VND 1,000,000/bond, bond term is 36 months. Type of bond: non-convertible bond, without warrants, secured by assets. The purpose of issuance is to raise capital to improve the capacity and optimize business operations in the field of construction and real estate. Accordingly to resolution No. 22/2024/NQ-HDQT-TCD dated 15 May 2024, the Company has repurchased 200,000 bonds.

(2) The bonds issued individually are advised and issued by Tien Phong Securities Joint Stock Company, traded on the private bond system of Hanoi Stock Exchange "HNX" with the trading code TCD12202. The bonds have a face value of VND 100,000,000/bond and a total successfully issued face value of VND 990,000,000,000, issued on 27 September 2022 and will mature on 27 September 2027, bearing an interest rate of 11%/year for the first of four interest periods, then adjusted by the deposit interest rate for individual customers, applied to the regular end-of-term interest savings product, with a term of 12 months, in Vietnamese Dong announced by Tien Phong Commercial Joint Stock Bank on the date of interest rate determination (+) margin of 4%/year, but not lower than 11%/year. The bonds are not convertible exchange, without warrants, secured by the following detailed assets:

- + All shares owned by shareholders at Son Long Investment and Development Joint Stock Company;
- + Property rights arising from related to the Bai Chay Project owned by Son Long Company;
- + Land use rights and assets attached to land belonging to the Bai Chay Project owned by Son Long Company (after meeting the mortgage conditions as prescribed by law).

Early redemption: In addition to the mandatory early redemption of bonds as prescribed in Decree 153, Decree 65 and the bond documents, the issuer has the right to redeem part or all of the bonds at any time from the issue date by sending a notice of offer to purchase to the bondholders. The terms and details of the early redemption of Bonds will be specifically stipulated in the bond documents.

**TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY**

No.89, Cach Mang Thang Tam Street, Ben Thanh Ward, District 1, Ho Chi Minh City

Separate financial statements  
Fourth quarter 2024**20. OWNER'S EQUITY***a. Movements in owner's equity*

	Contributed capital	Share premium	Investment and Development fund	Undistributed earnings	Total
<b>As at 01 January 2023</b>	<b>2,444,183,040,000</b>	<b>549,687,637,982</b>	<b>584,650,517</b>	<b>538,890,970,298</b>	<b>3,533,346,298,797</b>
- Increase charter capital in the year	382,625,000,000	-	-	(382,625,000,000)	-
- Net profit in the year	-	-	-	101,193,700,260	101,193,700,260
<b>As at 31 December 2023</b>	<b>2,826,808,040,000</b>	<b>549,687,637,982</b>	<b>584,650,517</b>	<b>257,459,670,558</b>	<b>3,634,539,999,057</b>
<b>As at 01 January 2024</b>	<b>2,826,808,040,000</b>	<b>549,687,637,982</b>	<b>584,650,517</b>	<b>257,459,670,558</b>	<b>3,634,539,999,057</b>
- Increase charter capital in the year (*)	531,398,370,000	(305,266,550,000)	-	(226,131,820,000)	-
- Net profit in the year	-	-	-	49,354,645,406	49,354,645,406
<b>As at 31 December 2024</b>	<b>3,358,206,410,000</b>	<b>244,421,087,982</b>	<b>584,650,517</b>	<b>80,682,495,964</b>	<b>3,683,894,644,463</b>

**Notes:**

(\*) According to resolution of the Annual General Meeting of Shareholders No. 04/2024/NQ-DHCD-TCD dated 17 April 2024 and other resolutions of the Board of Directors during the period on the issuance of shares to pay dividends for 2023 and the issuance of shares for increasing charter capital, the Company has issued an additional 22,613,182 shares, equivalent to VND 226,131,820,000 to pay dividends from retained earnings and issued an additional 30,526,655 shares, equivalent to VND 305,266,550,000 to increase charter capital from capital reserves.

**20. OWNER'S EQUITY (CONTINUED)**

*b. Details of owner's investment*

	<u>31 December 2024</u>	<u>1 January 2024</u>
- Other organizations and individuals	3,358,206,410,000	2,826,808,040,000
<b>Total</b>	<b><u>3,358,206,410,000</u></b>	<b><u>2,826,808,040,000</u></b>

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

	<u>For the year ended 31 December 2024</u>	<u>For the year ended 31 December 2023</u>
- <i>Owner's invested equity</i>		
+ Opening capital	2,826,808,040,000	2,444,183,040,000
+ Increase in capital during the year	531,398,370,000	382,625,000,000
+ Closing capital	3,358,206,410,000	2,826,808,040,000
- <i>Dividends, distributed profits</i>	<i>226,131,820,000</i>	<i>382,625,000,000</i>

*d. Shares*

	<u>31 December 2024</u>	<u>1 January 2024</u>
- Number of shares registered for issuance	335,820,641	282,680,804
- Number of shares sold to public market	335,820,641	282,680,804
+ <i>Common shares</i>	<i>335,820,641</i>	<i>282,680,804</i>
- Number of shares outstanding	335,820,641	282,680,804
+ <i>Common shares</i>	<i>335,820,641</i>	<i>282,680,804</i>

(\*) Par value of shares outstanding: VND 10,000/share.

*e. Dividends*

According to resolution of the Annual General Meeting of Shareholders No. 04/2024/NQ-DHCD-TCD dated 17 April 2024 and other resolutions of the Board of Directors during the period on the issuance of shares to pay dividends for 2023 and the issuance of shares for increasing charter capital, the Company has issued an additional 22,613,182 shares, equivalent to VND 226,131,820,000 to pay dividends from retained earnings and issued an additional 30,526,655 shares, equivalent to VND 305,266,550,000 to increase charter capital from capital reserves.

*f. Funds of Company*

	<u>31 December 2024</u>	<u>1 January 2024</u>
- Investment and Development fund	584,650,517	584,650,517

**21. OFF-BALANCE SHEET ITEMS**

	<u>31 December 2024</u>	<u>1 January 2024</u>
<i>a. Foreign currencies</i>		
- US Dollar (USD)	7,894	7,992
- EURO (EUR)	607	607
<i>b. Doubtful debts written-offs</i>	<i>73,103,096,990</i>	<i>75,400,806,736</i>

VI. NOTES TO THE SEPARATE INCOME STATEMENT

Currency: VND

1. REVENUES FROM SALES AND SERVICES RENDERED

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
<i>a. Revenues</i>	<b>181,385,319,920</b>	<b>415,480,233,827</b>
- Revenue from sale	-	65,176,496,384
- Revenue from construction contracts	181,385,319,920	350,303,737,443
<b>Total</b>	<b>181,385,319,920</b>	<b>415,480,233,827</b>

*c. Revenue to related parties*

(Details of this section are presented at Note VIII.1.b).

2. COST OF GOODS SOLD

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
- Cost of goods sold	-	64,824,090,577
- Cost of construction activities	172,268,686,332	330,601,667,313
<b>Total</b>	<b>172,268,686,332</b>	<b>395,425,757,890</b>

3. FINANCIAL INCOME

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
- Interest income from deposits and lending	147,996,961	194,082,559
- Interest income from shares and bonds investment	1,915,616,438	2,500,476,498
- Dividend income and profit distribution	6,806,999,500	13,987,510,500
- Realised foreign exchange gains	-	29,500,000
- Unrealised foreign exchange gains	-	93,753,847
- Interest receivables from BCC	44,997,399,679	50,373,854,529
- Interest on overdue debts	13,610,294,720	-
<b>Total</b>	<b>67,478,307,298</b>	<b>67,179,177,933</b>

4. FINANCIAL EXPENSES

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
- Interest expenses on lending and bonds	47,740,743,911	48,020,517,236
- Unrealised foreign exchange losses	7,360,606,036	-
- Change in provision for financial investment	(7,791,844,907)	2,710,193,119
- Interest payables from BCC	-	6,980,547,386
- Other financial expenses	1,639,368,181	5,804,396,773
<b>Total</b>	<b>48,948,873,221</b>	<b>63,515,654,514</b>

**5. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
<i>a. Selling expenses incurred during the year</i>	-	-
<b><i>b. General and administrative expenses incurred during the year</i></b>	<b>18,667,261,734</b>	<b>30,385,006,866</b>
- Labour costs	9,943,779,090	8,871,917,581
- Office equipments	462,846,039	227,962,182
- Depreciation expenses	813,903,457	1,139,366,249
- Taxes, fees and duties	783,804,349	823,900,694
- Provision for doubtful debts	-	8,971,824,070
- Outside service expenses	5,127,928,799	10,350,036,090
- Others	1,535,000,000	-

**6. OTHER INCOME**

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
- Gained from leasing	-	119,264,310
- Others	717,163,897	2,397,550,202
<b>Total</b>	<b>717,163,897</b>	<b>2,516,814,512</b>

**7. OTHER EXPENSES**

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
- Penalty for taxes, administrative violations	591,446,068	-
- Others	78,398,100	31,125
<b>Total</b>	<b>669,844,168</b>	<b>31,125</b>

**8. PRODUCTION AND BUSINESS COST BY ELEMENTS**

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
- Raw materials	13,841,847,938	6,217,518,264
- Labour cost	10,727,583,439	8,871,917,581
- Depreciation expenses	813,903,457	1,139,366,249
- Outside service expenses	257,788,882,090	357,842,582,139
- Others	1,535,000,000	1,051,862,876
<b>Total</b>	<b>284,707,216,924</b>	<b>375,123,247,109</b>

**9. CURRENT CORPORATE INCOME TAX EXPENSES**

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
- Total net profit before tax	9,026,125,660	(4,150,224,123)
- Adjust the profit before tax to determine corporate income tax	<b>(5,890,777,593)</b>	<b>(13,605,505,061)</b>
+ Increase adjustments	916,221,907	382,005,439
+ Decrease adjustments	(6,806,999,500)	(13,987,510,500)
- Total taxable income	<b>3,135,348,067</b>	<b>(17,755,729,184)</b>
- Total assessable income	<b>3,135,348,067</b>	<b>(17,755,729,184)</b>
+ Tax rate	20%	20%
- Corporate income tax expenses	<b>666,119,678</b>	<b>(3,551,145,836)</b>
+ Corporate income tax expenses	627,069,613	(3,551,145,836)
+ Arrears	39,050,065	-

**VII. NOTES TO THE SEPARATE CASH FLOW STATEMENT**

**1. Nonmonetary transactions affecting cash flow statement**

	<i>For the year ended 31 December 2024</i>	<i>For the year ended 31 December 2023</i>
- Acquisition of assets and the receipt of goods through a purchase agreement, with payment deferred to a later date, or	1,741,800,371	-
- Share dividends and ESOP issuance from undistributed profits and from capital surplus	531,398,370,000	382,625,000,000

**2. Amounts of money held by Company without use: None.**

**3. Borrowings collected during the year**

	<i>For the year ended 31 December 2024</i>	<i>For the year ended 31 December 2023</i>
- Borrowings collected from ordinary contracts	1,410,456,090,599	1,769,369,348,748
<b>Total</b>	<b><u>1,410,456,090,599</u></b>	<b><u>1,769,369,348,748</u></b>

**4. Actual repayment of principal during the year**

	<i>For the year ended 31 December 2024</i>	<i>For the year ended 31 December 2023</i>
- Repayment of principal from ordinary contracts	1,150,973,073,881	2,131,999,767,943
- Repayment of principal of common bonds	300,000,000,000	200,000,000,000
- Financial lease payments	1,796,556,716	2,030,977,260
<b>Total</b>	<b><u>1,452,769,630,597</u></b>	<b><u>2,334,030,745,203</u></b>



## VIII. OTHER INFORMATION

### 1. INFORMATION ABOUT THE RELATED PARTIES

#### *a. Related parties*

<b>Related parties</b>	<b>Relationship</b>
Bamboo Capital Group Joint Stock Company	Parent Company
Antraco Joint Venture Company Limited	Subsidiary
TCD Plus Joint Stock Company	Subsidiary
Life Purity Clean Water Joint Stock Company	Subsidiary
Vietnam Taxi Company Limited	Subsidiary
Tracodi E&C Company Limited	Subsidiary
Son Long Development Investment Joint Stock Company	Associate
Thanh Nguyen Energy Development and Investment Company Limited	Associate
BCG Land Joint Stock Company	Group member companies; Associate (from 06 June 2024)
Nguyen Hoang Development Joint Stock Company	Group member companies; Capital-contributing company
Shuaa Investment and Trading Joint Stock Company	Same members of The Executive Board
Thang Phuong Joint Stock Company	Same members of The Executive Board
Pegas Company Limited	Same members of The Executive Board
White Magnolia Joint Stock Company	Same members of The Executive Board
Tracodi Labour Export Joint Stock Company	Same members of The Executive Board
An Khang Land Service Trading Investment Joint Stock Company	Same members of The Executive Board
Phoenix Mountain Company Limited	Same members of The Executive Board
Tesla Pharmaceutical Joint Stock Company	Same members of The Executive Board
Duong Gia Trading and Development Joint Stock Company	Same members of The Executive Board
Dalat Coffee Import&Export Limited Company	Same members of The Executive Board
My Khe Villas Resort Corporation	Same members of The Executive Board
BFC Vietnam Investment Joint Stock Company	Same members of The Executive Board
Blacksoil Vietnam Joint Stock Company	Same members of The Executive Board
Le Bao Minh Joint Stock Company	Same members of The Executive Board
Nguyen Hoang Education Group	Same members of The Executive Board
IEC Quang Ngai International School	Same members of The Executive Board
MHDI 2 Housing Development Investment Joint Stock Company	Same members of The Executive Board
BCG Khai Long 1 Wind Power Joint Stock Company	Same members of The Executive Board
Sai Gon Architecture Technical Construction Joint Stock Company	Same members of The Executive Board
Thanh An An Company Limited	Same members of The Executive Board
Indoba – GmbH – Dresden Company	Same members of The Executive Board
Aton Joint Stock Company	Group member company
Con Bap Ecotourism Company Limited	Group member company
Tapiotek Joint Stock Company	Group member company
BCG Energy Joint Stock Company	Group member company
BCG Financial Joint Stock Company	Group member company
AAA Insurance Joint Stock Corporation	Group member company
Thanh Phuc Joint Stock Company	Group member company

1. INFORMATION ABOUT THE RELATED PARTIES (CONTINUED)

*a. Related parties (Continued)*

<b>Related parties</b>	<b>Relationship</b>
Casa Marina Resort Tourism Joint Stock Company	Group member company
Gia Khang Investment Trade and Services Joint Stock Company	Group member company
Vxperia Trading Joint Stock Company	Group member company
Sao Sang Saigon Joint Stock Company	Group member company
Indochina Hoi An Beach Villas Company Limited	Group member company
BCG Wind Soc Trang Joint Stock Company	Group member company
BCG Thanh Hoa Energy Joint Stock Company	Group member company
Skylar Joint Stock Company	Group member company
Clean Energy Vision Development Joint Stock Company	Group member company
Greensky Infinitive Joint Stock Company	Group member company
Dong Thanh 1 Wind Power Company Limited	Group member company
Dong Thanh 2 Wind Power Company Limited	Group member company
Aurai Wind Energy Joint Stock Company	Group member company
BCG Vinh Long Joint Stock Company	Group member company
Cosmos Solar Joint Stock Company	Group member company (until 20 February)
Herb Solar Joint Stock Company	Group member company
Orchid Solar Joint Stock Company	Group member company
Violet Solar Joint Stock Company	Group member company
BCG Gaia Joint Stock Company	Group member company
Gia Huy Electric Development Joint Stock Company	Group member company
An Giang Real Estate Joint Stock Company	Group member company
BCG Bang Duong Energy Joint Stock Company	Group member company
Hanwha - BCG Bang Duong Energy Joint Stock Company	Group member company
Skylight Power Company Limited	Group member company
Hanwha BCGE O&M Limited Liability Company	Group member company
BCG - SP Greensky Joint Stock Company	Group member company
BCG Dien Bien Dong Wind Power Joint Stock Company	Group member company
Tipharco Pharmaceutical Joint Stock Company	Group member company
B.O.T DT 830 Company Limited	Group member company
Cat Trinh Industrial Area BCG Joint Stock Company	Group member company
Helios Village One Member Company Limited	Group member company
Tam Sinh Nghia Investment - Development Joint Stock Company	Group member company
BCG ECO Joint Stock Company	Group member company
Core Vietnam Joint Stock Company	Group member company
TSN Ha Nam Joint Stock Company	Group member company
TSN Hon Dat Joint Stock Company	Group member company
TSN Hue Joint Stock Company	Group member company
TSN Long An Joint Stock Company	Group member company
Suoi Kiet Stone One Member Company Limited	Other related company
The Board of Directors, the Board of Management, the Board of Supervisors, Chief Accountant and Disclosure Person	Executive board

1. INFORMATION ABOUT THE RELATED PARTIES (CONTINUED)

*b. Significant transactions with related parties*

During the period, The Company had the following significant transactions with related parties:

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
<b>1. Revenue from sale of goods, redering of service, and construction</b>		
Skylar Joint Stock Company	3,207,182,265	13,162,230,015
B.O.T DT 830 Company Limited	707,407,968	2,114,354,653
TCD Plus Joint Stock Company	-	53,247,007
Gia Khang Investment Trading Service Joint Stock Company	86,110,932,025	-
Indochina Hoi An Beach Villas Company Limited	-	210,319,314,812
BCG Land Joint Stock Company	-	37,037,037
Shuaa Investment and Trading Joint Stock Company	9,917,477	1,471,556,092
<b>Total</b>	<b>90,035,439,735</b>	<b>227,157,739,616</b>
<b>2. Purchasing of goods and services</b>		
Shuaa Investment and Trading Joint Stock Company	14,702,812,360	63,825,345,263
Bamboo Capital Group Joint Stock Company	1,440,000,000	1,440,000,000
Con Bap Ecological Tourist Company Limited	-	127,136,900
Casa Marina Resort Travel Joint Stock Company	-	80,091,570
Gia Khang Investment Trading Service Joint Stock Company	-	41,637,240
AAA Insurance Joint Stock Corporation	85,552,777	32,058,393
Vietnam Taxi Company Limited	4,302,407	15,542,500
Tracodi E&C Company Limited	23,175,767,996	221,205,509
<b>Total</b>	<b>39,408,435,540</b>	<b>65,783,017,375</b>
<b>3. Receivables from Business Corporation Contract</b>		
<b>Business Corporation Transfer</b>		
Suoi Kiet Stone One Member Company Limited	90,707,000,000	-
<b>Total</b>	<b>90,707,000,000</b>	<b>-</b>
<b>Get back the principal of the business corporation</b>		
Indochina Hoi An Beach Villas Company Limited	-	5,600,000,000
<b>Total</b>	<b>-</b>	<b>5,600,000,000</b>
<b>Interest receivables from BCCs</b>		
BCG Financial Joint Stock Company	-	5,847,671,233
Thang Phuong Joint Stock Company	7,098,871,233	7,098,871,233
Indochina Hoi An Beach Villas Company Limited	2,117,260,274	-
<b>Total</b>	<b>9,216,131,507</b>	<b>12,946,542,466</b>

1. INFORMATION ABOUT THE RELATED PARTIES (CONTINUED)

*b. Significant transactions with related parties (Continued)*

	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
<b>4. Payables for BCCs</b>		
<b>Interest payables for BCCs</b>		
Gia Khang Investment Trading Service Joint Stock Company	-	6,980,547,386
<b>5. Financial investments</b>		
<b>Dividends, profits distributed from investments</b>		
Antraco Joint Venture Company Limited	6,806,999,500	13,987,510,500
<b>Total</b>	<b>6,806,999,500</b>	
<b>6. Borrowings</b>		
<b>Loan proceeds</b>		
Bamboo Capital Group Joint Stock Company	2,134,500,000	31,600,000,000
<b>Total</b>	<b>2,134,500,000</b>	<b>31,600,000,000</b>
<b>Interest expenses</b>		
Bamboo Capital Group Joint Stock Company	1,308,615,751	576,767,124
<b>Total</b>	<b>1,308,615,751</b>	<b>576,767,124</b>
<b>7. Receivables from internal advances</b>		
Antraco Joint Venture Company Limited	-	41,373,060,000
<b>9. Advance from business contract</b>		
Vietnam Taxi Company Limited	200,000,000	600,000,000
<b>10. Repayment advance from business contract</b>		
Vietnam Taxi Company Limited	500,000,000	-

1. INFORMATION ABOUT THE RELATED PARTIES (CONTINUED)

*b. Significant transactions with related parties (Continued)*

**Remuneration of the Board of Directors and Management, the Board of Supervisors and salary of other managers:**

**The Board of Directors**

<i>Name</i>	<i>Position</i>	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
Nguyen Thanh Hung	Chairman	255,000,000	215,000,000
Tran Nguyen Huan	Member (from 12 November 2024) General Director (from 09 October 2024)	314,870,675	-
	Deputy General Director (from 20 August 2024 to 09 October 2024)		
Pham Dang Khoa	Vice chairman cum General Director (until 09 October 2024)	29,826,088	372,000,000
Bui Thien Phuong Dong	Vice chairman (until 30 August 2024)	-	9,000,000
Huynh Thi Kim Tuyen	Vice chairwoman	9,000,000	9,000,000
Nguyen Van Bac	Member cum Deputy General Director and Chief Financial Officer	229,000,000	209,000,000
Le Thanh Tung	Member (from 12 April 2023)	9,000,000	9,000,000
Do Ngoc An	Member (from 12 November 2024)	6,000,000	-
Duong Anh Van	Independent member (from 12 April 2023)	6,000,000	6,000,000
Tomas Sven Jaehnig	Independent member	6,000,000	6,000,000
Bui Quang Nam	Independent member (from 17 April 2024)	6,000,000	-
<b>Total</b>		<b>870,696,763</b>	<b>835,000,000</b>

**The Board of Management and Chief Accountant**

<i>Name</i>	<i>Position</i>	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
Nguyen Thi Thanh Huong	Deputy General Director	264,000,000	270,000,000
Ho Viet Thuy	Deputy General Director (until 01 August 2024)	-	-
Ha Chi Dung	Deputy General Director (until 15 October 2024)	195,000,000	-
Nguyen Viet Doan	Chief Accountant	264,000,000	247,500,000
<b>Total</b>		<b>723,000,000</b>	<b>517,500,000</b>

**The Board of Supervisors**

<i>Name</i>	<i>Position</i>	<i>Fourth quarter 2024</i>	<i>Fourth quarter 2023</i>
Nguyen Viet Cuong	Head	53,000,000	49,000,000
Nguyen Dang Hai	Member	6,000,000	6,000,000
Huynh Thi Thao	Member	6,000,000	6,000,000
<b>Total</b>		<b>65,000,000</b>	<b>61,000,000</b>

1. INFORMATION ABOUT THE RELATED PARTIES (CONTINUED)

*c. Closing balance with related parties*

	<i>31 December 2024</i>	<i>1 January 2024</i>
<b>Short-term trade receivables (Notes V.02.a)</b>		
Thanh Nguyen Energy Development and Investment Company Limited	67,880,150,030	247,041,132,745
BCG Energy Joint Stock Company	58,000,000,000	58,000,000,000
Shuaa Investment and Trading Joint Stock Company	1,284,364,736	43,447,980,545
Clean Energy Vision Development Joint Stock Company	-	10,000,000,000
Herb Solar Joint Stock Company	6,005,662,680	7,458,662,680
Orchid Solar Joint Stock Company	497,804,420	2,454,804,420
BCG Vinh Long Joint Stock Company	8,377,378,844	8,377,378,844
Nguyen Hoang Development Joint Stock Company	5,456,777,522	5,456,777,522
B.O.T DT 830 Company Limited	882,143,616	2,311,627,621
Tracodi Labour Export Joint Stock Company	512,000,000	512,000,000
Casa Marina Resort Travel Joint Stock Company	-	386,737,298
Bamboo Capital Group Joint Stock Company	338,286,000	338,286,000
Tapiotek Joint Stock Company	244,712,507	244,712,507
BCG Land Joint Stock Company	493,333,330	173,333,330
Tracodi E&C Company Limited	-	33,000,000
<b>Long-term trade receivables (Note V.02.b)</b>		
Thanh Nguyen Energy Development and Investment Company Limited	315,236,163,767	145,236,163,767
<b>Short-term prepayments to suppliers (Note V.03)</b>		
Shuaa Investment and Trading Joint Stock Company	535,658,808,479	422,558,830,465
Tracodi E&C Company Limited	25,805,822,827	6,775,341,523
<b>Other short-term receivables (Note V.05.a)</b>		
Thang Phuong Joint Stock Company	308,702,502,793	300,961,341,149
BCG Financial Joint Stock Company	4,676,925,596	17,406,938,356
Tracodi Labour Export Joint Stock Company	1,000,000,000	1,000,000,000
Shuaa Investment and Trading Joint Stock Company	11,550,175	11,550,175
Tapiotek Joint Stock Company	6,771,192	6,771,192
Antraco Joint Venture Company Limited	19,077,416,155	-
Herb Solar Joint Stock Company	2,187,577,875	-
Orchid Solar Joint Stock Company	1,949,653,496	-
Indochina Hoi An Beach Villas Company Limited	3,573,698,630	-
<b>Other long-term receivables (Note V.05.b)</b>		
BCG Financial Joint Stock Company	-	200,000,000,000
Indochina Hoi An Beach Villas Company Limited	70,000,000,000	-
Suoi Kiet Stone One Member Company Limited	108,491,000,000	25,004,000,000

1. INFORMATION ABOUT THE RELATED PARTIES (CONTINUED)

*c. Closing balance with related parties (Continued)*

	<i>31 December 2024</i>	<i>1 January 2024</i>
<b>Short-term trade receivables (Note V.13)</b>		
Bamboo Capital Group Joint Stock Company	-	2,432,343,228
Con Bap Ecological Tourist Company Limited	1,306,030,005	1,255,316,904
BCG Energy Joint Stock Company	959,440,985	959,440,985
Casa Marina Resort Travel Joint Stock Company	-	500,105,570
Gia Khang Investment Trading Service Joint Stock Company	-	88,378,088
AAA Insurance Joint Stock Corporation	24,988,900	16,850,200
Vietnam Taxi Company Limited	31,522,240	15,066,000
Shuaa Investment and Trading Joint Stock Company	152,466,000	-
<b>Short-term prepayments from customers (Note V.14)</b>		
Gia Khang Investment Trading Service Joint Stock Company	1,211,117,508,752	965,662,461,672
BCG Khai Long 1 Wind Energy Joint Stock Company	669,113,060,078	728,079,060,078
Con Bap Ecological Tourist Company Limited	78,499,349,252	105,905,599,252
Sao Sang Sai Gon Corporation	86,633,300,000	86,633,300,000
Casa Marina Resort Travel Joint Stock Company	82,430,999,540	77,230,999,540
Skylar Joint Stock Company	20,171,356,008	39,519,115,905
Indochina Hoi An Beach Villas Company Limited	178,079,728,341	8,975,903,774
Tracodi Labour Export Joint Stock Company	4,813,000,000	4,813,000,000
Vietnam Taxi Company Limited	4,388,600,000	2,700,000,000
My Khe Villas Resort Corporation	2,120,000,000	2,120,000,000
Thanh An An Company Limited	40,866,898,411	40,866,898,411
Suoi Kiet Stone One Member Company Limited	29,558,116,984	-
<b>Other short-term trade payables (Note V.17.a)</b>		
Gia Khang Investment Trading Service Joint Stock Company	-	213,989,280,532
Antraco Joint Venture Company Limited	23,000,000,000	41,373,060,000
Bamboo Capital Group Joint Stock Company	256,209,546	576,767,124
<b>Short-term borrowings and finance lease liabilities (Note V.18.a)</b>		
Bamboo Capital Group Joint Stock Company	52,360,239,000	
<b>Long-term borrowings and finance lease liabilities (Note V.18.b)</b>		
Bamboo Capital Group Joint Stock Company	-	31,600,000,000
<b>Short-term deposit (Note V.17.a)</b>		
BCG Vinh Long Joint Stock Company	39,000,000,000	-

**Note:**

Balances with related parties as at 31 December 2024 and 31 December 2023 have been restated to be consistent with the list of related parties stated in Note VIII.1.a.

## 2. INFORMATION SEGMENT REPORTING

### *Geographical segment*

The company carries out all construction and trading business activities only in the territory of Vietnam. Therefore, the Company does not present divisional reports by geographical area.

### *Business segment*

Items	Sales of goods	Contructions	Total
Net revenue	-	181,385,319,920	181,385,319,920
Cost of sales	-	172,268,686,332	172,268,686,332
<b>Gross profit</b>	<b>-</b>	<b>9,116,633,588</b>	<b>9,116,633,588</b>

## 3 COMPARATIVE FIGURES

The corresponding amounts in the balance sheet, statements of income and cash flows and related notes to the financial statements are carried forward from the statements as at and for the year ended 31 December 2023 which were audited by outhern Auditing and Accounting Financial Consulting Services Company Limited (AASCS) and the separate financial statement for the fourth quarter of 2023 was prepared by TRACODI Construction Holdings Joint Stock Company.

Preparer



Ho Van Hoi

Chief Accountant



Nguyen Viet Doan

Prepared, January 2025

General Director



Tran Nguyen Huan



