# VIETNAM ELECTRICITY POWER ENGINEERING CONSULTING JOINT STOCK COMPANY 1 Consolidated Statement

Form No. B01-DN

(Issued under Circular No.200/2014/TT-BTC dated December 22nd, 2014 by the Ministry of Finance)

# **BALANCE SHEET**

2th quarter, 2025

Unit: VND

Items	Code	Note	Closing balance of the period	Opening balance	
	2	3	4	5	
A – TÀI SẢN NGẮN HẠN (100=110+120+130+140+150)	100		422.305.310.919	467.118.256.408	
I. Cash and cash equivalents	110		17.013.200.091	36.265.176.272	
1. Cash	111	V.01	17.013.200.091	36.265.176.272	
2. Cash equivalents	112				
II. Short-term investments	120	V.02		2.676.827.417	
1. Trading Securities	121				
2. Provisions for securities (*) (2)	122				
3. Held-to- maturity Investment	123			2.676.827.417	
III. Short-term receivables	130		293.729.438.565	324.946.933.535	
1.Short-term receivables from customers	131		332.490.819.772	370.180.516.681	
2. Short-term prepayments to sellers	132		16.709.415.300	14.570.937.493	
3. Short-term internal receivables	133				
4. Receivables according to construction contract schedule plan	134				
5. Receivables from short-term loans	135				
6. Other short-term receivables	136	V.03	56.455.936.617	54.113.869.797	
7. Provision for doubtful receivables (*)	137		- 111.926.733.124	- 113.918.390.436	
8. Shortage of assets awaiting resolution	139				
IV. Inventories	140		110.530.632.249	102.342.499.062	
1. Inventories	141	V.04	164.217.108.764	152.753.348.793	
2. Provision for devaluation of inventories (*)	149		- 53.686.476.515	- 50.410.849.731	
V. Other short-term assets	150		1.032.040.014	886.820.122	



Items	Code	Note	Closing balance of the period	Opening balance
	2	3	4	5
1. Short-term prepaid expenses	151		960.917.747	860.549.307
2. Deductible VAT	152		9.517.317	8.691.962
3. Taxes and other payables to the State budget	153	V.05	61.604.950	17.578.853
4. Trading Government bonds	154			
5. Other short-term assets	155			
B - TAI SAN DAI HAN (200 = 210 + 220 + 240 + 250 + 260)	200		553.399.236.985	573.751.565.960
I. Non-current receivables	210		45.000.000	132.000.000
1. Long term trade receivables	211			
2 Long term advance to suppliers	212			
3. Working capital from subunits	213			a'i. 15 yaa xid561
4. Long term receivables from related parties	214	V.06		
5. Long term loan receivables	215			
6. Long term other receivables	216	V.07	45.000.000	132.000.000
7. Provision for bad debts (*)	219			
II. Fixed assets	220		541.151.444.154	560.940.327.089
1. Tangible fixed assets	221	V.08	539.978.351.757	559.511.629.403
- Cost	222		1.167.125.276.535	1.167.079.280.431
- Accumulated depreciation (*)	223		- 627.146.924.778	- 607.567.651.028
2. Fixed assets of finance leasing	224	V.09		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	1.173.092.397	1.428.697.686
- Cost	228		21.042.915.041	21.042.915.041
- Accumulated depreciation (*)	229			- 19.614.217.355
III. Investment properties	230	V.12		
- Cost	231			
<ul> <li>Accumulated depreciation(*)</li> </ul>	232			

Items	Code	Code Note		Opening balance	
1	2	3	4	5	
IV. Long term assets in progress	240		328.855.800	328.855.800	
1. Long term work in progress	241				
2. Long term construction in progress	242		328.855.800	328.855.800	
V. Long-term investments	250		-		
1. Investments in subsidiary	251		-		
2. Investments in joint-venture, associates	252				
3. Other long-term investments	253	V.13			
4. Provision for long-term investments (*)	254		-		
5. Held-to-maturity investments	255				
VI. Other long-term assets	260		11.873.937.031	12.350.383.071	
1. Long-term prepaid expenses	261	V.14	3.390.156.418	3.866.602.458	
2. Deferred income tax assets	262	V.21			
3. Long term equipment, materials and spare parts	263		8.483.780.613	8.483.780.613	
4. Other long-term assets	268				
5. Goodwill	269				
TOTAL ASSETS $(270 = 100 + 200)$	270	Laci :	975.704.547.904	1.040.869.822.368	

Items	Code	Note	Closing balance of the period	Opening balance
	2	3	4	5
A - LIABILITIES (300 = 310 + 330)	300		549.961.263.181	646.384.603.282
I. Current liabilities	310		489.436.865.462	534.579.992.978
1. Trade payables	311		55.743.739.814	61.279.155.328
2. Advances from customers	312		83.026.510.487	84.352.531.545
3. Statutory obligations	313	V.16	25.611.068.714	32.893.821.038
4. Payables to employees	314		19.945.782.990	56.634.549.212
5. Accrued expenses	315	V.17	11.077.713.430	14.148.844.089

Items	Code	Note	Closing balance of the period	Opening balance
	2	3	4	5
6. Payables to related parties	316			
7. Payables from construction contract	317			
8. Short-term deferred revenue	318			
9. Other short-term payables	319	V.18	107.919.022.761	94.363.582.295
10. Short-term loan and payable for finance leasing	320		153.294.585.009	166.008.267.214
11. Provision for short-term payable	321			
12. Reward and welfare funds	322		32.818.442.257	24.899.242.257
13. Stabilization fund	323			
14. Trading Government bonds	324			
II. Non-current liabilities	330		60.524.397.719	111.804.610.304
1. Long term trade payables	331			
2. Long term advance to customers	332			
3. Long term accruals	333			
4. Working capital from subunits	334			
5. Long term payables to related parties	335			
6. Long term deferred revenue	336			
7. Other long term liabilities	337			
8. Long term loans and debts	338		60.524.397.719	111.804.610.304
9. Convertible bond	339			
10. Preference shares	340			
11. Deferred tax liabilities	341	V.21		
12. Provision for bad debts	342			
13. The development of science and technology fund	343			
B - OWNER'S' EQUITY (400 = 410 + 430)	400		425.743.284.723	394.485.219.086
I. Owner's equity	410	V.22	425.638.034.723	394.379.969.086
1. Contributed chartered capital	411		266.913.190.000	266.913.190.000
- Owner's investment capital	411a		-	

Items	Code	Note	Closing balance of the	Opening balance	
	2	3	4	5	
- Ordinary shares	411b		266.913.190.000	266.913.190.000	
- Preferences shares	411c				
2. Share premium	412	FFIRE ST			
3. Bond option	413				
4. Other owner's equity	414				
5. Treasury shares (*)	415				
6. Asset revaluation difference	416				
7.Exchange rate difference	417	1 100			
8. Development investment fund	418		65.979.933.988	40.979.933.988	
9. Financial reserve fund	419				
10. Other fund of owners' equity	420		500.000.000	500.000.000	
11. Retained earnings	421		92.244.910.735	85.986.845.098	
- Previous year undistributed earnings	421a		60.279.670.131	- 1.510.512.595	
- This year undistributed earnings	421b		31.965.240.604	87.497.357.693	
12. Construction investment fund	422	11 1			
13. Non-controlling interest of shareholders	429				
II. Other fund	430		105.250.000	105.250.000	
1. Other fund	431	V.23	105.250.000	105.250.000	
2. Fixed assets arising from other fund	432				
TOTAL LIABILITIES AND OWNERS' EQUITY (440= 300 + 400)	440		975.704.547.904	1.040.869.822.368	

Prepared by

Doan Thi Thu Dung

**Chief Accountant** 

Dang Xuan Cung

Hanoi, July 28h, 2025 General Director

CÔNG TY CỔ PHẦN

WHY PHO Nguyen Kim Cuong

11/12 = /21/1

#### VIETNAM ELECTRICITY POWER ENGINEERING CONSULTING JOINT STOCK COMPANY 1 **Consolidated Statement**

Form No. B02-DN

(issued under Circular No. 200/2014/TT-BTC dated on December 22, 2014 by the Ministry of Finance)

# **INCOME STATEMENT**

2th quarter, 2025

Unit: VND

				The state of the s	Onn	. VIVD
Items	Code	Note	Reported quarter		Accumulated from the beginning of this year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Sales and services revenue	1	VI.25	128 871 514 152	107 923 699 742	241 458 870 693	186 002 605 139
2. Revenue deduction	2					
3. Net revenue from sales and services $(10 = 01 - 02)$	10		128 871 514 152	107 923 699 742	241 458 870 693	186 002 605 139
4. Cost of goods sold	11	VI.27	82 109 338 784	62 876 555 404	146 674 731 217	110 506 870 992
5. Gross profit from sales of goods and rendering of service ( 20 = 10 - 11)	20		46 762 175 368	45 047 144 338	94 784 139 476	75 495 734 147
6. Financial operating revenue	21	VI.26	625 944 729	1 384 278 960	891 289 909	1 628 508 396
7. Financial expense	22	VI.28	2 744 288 733	6 032 257 453	6 035 958 487	13 678 668 772
In which: Interest expense	23		2 744 288 733	6 032 257 451	6 027 441 380	13 673 688 770
8. Share of profit or losses in associates	24					
9. Selling expense	25			187 916 740		218 472 295
10. General and administration expense	26		7 847 785 931	18 256 242 394	14 361 118 902	22 702 213 811
11. Net profit from business activities { 30=20+ (21-22)+24-(25+26)}	30		36 796 045 433	21 955 006 711	75 278 351 996	40 524 887 665
12. Other income	31	a de la composición dela composición de la composición de la composición de la composición dela composición dela composición dela composición de la composición de la composición dela com	98 181 818	173 181 818	120 909 091	173 181 819
13. Other expense	32		147 641 123	311 715 908	321 469 164	719 672 240
14. Other profit (40=31-32)	40		(49 459 305)	(138 534 090)	(200 560 073)	(546 490 421)
15. Total earnings before interest and tax ( $50 = 30 + 40$ )	50		36 746 586 128	21 816 472 621	75 077 791 923	39 978 397 244
16. Current corporate income tax expense	51	VI.40	4 781 345 524	5 512 325 210	12 539 726 286	9 206 623 084
17. Deferred corporate income tax expense	52	VI.40				
18. Net profit after tax ( $60 = 50 - 51 - 52$ )	60		31 965 240 604	16 304 147 411	62 538 065 637	30 771 774 160

Prepared by

Doan Thi Thu Dung

Chief accountant

Dang Xuan Cung

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100100 Hanoi July 28th, 2025

CÔNG T General Director

H PHO Nguyen Kim Cuong

#### Form B03-DN

(Issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of Ministry of Finance)

# STATEMENT OF CASH FLOW ACCORDING TO INDIRECT METHOD

From period: Q1\_2025 to Q2\_2025

Items	Code	Total		
rems	Code	This year	Previous year	
I. Cash flow from business activities				
1. Profit before tax	1	75.077.791.923	39.978.397.24	
2. Adjustment for				
- Depreciation of fixed assets	2	19.881.015.722	19.786.012.31	
- Provisions	3	1.626.782.062	8.077.510.48	
- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	4	- 186.258.718	- 900.372.75	
- Gians, losses from investment activities	5	- 135.626.208	- 105.220.58	
- Interest expense	6	6.027.441.380	13.673.688.770	
- Other adjustments	7			
3. Operating profit before changes in working capital	8	102.291.146.161	80.510.015.473	
- Increase or decrease in receivables	9	36.123.495.499	107.785.641.50	
- Increase or decrease in inventories	10	- 11.463.758.972	- 2.010.045.204	
- Increase or decrease in payables (exclusive of interest payable/ CIT		(2.12(.22.22		
payable)	11	- 62.436.053.505	- 72.421.010.086	
- Increase or decrease in prepaid expense	12	376.077.600	- 1.075.726.747	
- Increase or decrease in trading securities	13			
- Paid interest expense	14	- 1.254.901.991	- 9.367.612.159	
- Paid CIT	15	- 10.836.914.077	- 9.321.539.172	
- Other income from business activities	16	3.671.081.376		
- Other cash inflow/(outflows) from operating activities	17	- 11.693.024.084	- 353.300.000	
Net cash flow from operating activities	20	44.777.148.007	93.746.423.600	
II. Cash flow from investment activities				
1.Purchase or construction of fixed assets and other long-term assets	21	- 80.281.818	- 1.983.529.406	
2.Proceeds from disposals of fixed assets and other long-term assets	22		75.000.000	
3. Cash spent on lending, purchasing debt instruments of other entities	23			
Cash recovered from lending, reselling debt instruments of other entities	24			
5.Cash spent on investing in capital contributions to other entities	25			
6. Cash recovered from investing in capital contributions to other entities	26			
7. Interest and dividend received	27	135.626.208	30.220.588	
Net cash flow from investing activities	30	55.344.390	- 1.878.308.818	
III- Cash flow from financing activities				
Proceeds from issue of share, receivables of capital contribution from				
owners  2. Repayment for capital contributions to owners, buy back shares issued	31			
by the enterprise	32			
3. Proceeds from borrowings	33	20.970.636.985	30.373.321.770	
4. Repayment of principal	34	- 84.600.913.681	- 112.606.511.372	
5.Finance lease repayment	35			
6. Dividends, profits paid to owners	36	- 66.605.022		

Items	Code		Total	
Items	Code		This year	Previous year
Net cash flow from financing activities	40	-	63.696.881.718	- 82.233.189.602
Net cash flow in the period (50=20+30+40)	50	-	18.864.389.321	9.634.925.186
Cash and cash equivalents at the opening balance of the period	60		36.265.176.272	23.817.007.718
Impacts of exchange rate fluctuations	61	-	387.586.860	613.128.001
Cash and cash equivalents at the closing balance of the period (taken as per account balance)	70		17.013.200.091	34.065.060.905

Prepared by

Chief accountant

Doan Thi Thu Dung

Dang Xuan Cung

CÔNG TY GENERAL Director

Mguyen Kim Cuong

VIETNAM ELECTRICITY
POWER ENGINEERING CONSULTING JOINT STOCK COMPANY 1
Consolidated Statement

Form No. B09-DN (Issued under Circular No. 200/2014/TT-BTC Dated December 22<sup>nd</sup>, 2014 by the Ministry of Finance)

#### NOTES OF FINANCIAL STATEMENT

2rd quarter, 2025

#### I. General information of the Company

#### 1. Form of ownership:

Power Engineering Consulting Joint Stock Company 1, abbreviated as PECC1 (hereinafter referred to as "the Company") is a Joint Stock Company established and operating under the Business Registration Certificate No. 0103021734 issued by the Department of Planning and Investment of Hanoi City on January 2<sup>nd</sup>, 2008, registered for the 15<sup>th</sup> change under the Business Registration Certificate No. 0100100953 on July 10<sup>th</sup>, 2025

Power Engineering Consulting Joint Stock Company 1 is located at the Km 9 +200, Nguyen Trai road, Thanh Xuan district, Hanoi. The Company's charter capital is VND 266,913,190,000; divided into 26,691,319 shares with a par value of VND 10,000/share. Of which: Vietnam Electricity holds 14,504,227 shares equivalent to VND 145,042,270,000, accounting for 54.34% of the charter capital; other shareholders hold 12,187,092 shares equivalent to VND 121,870,920,000, accounting for 45.66% of the charter capital.

#### 2. Business field

#### 3. Business activities:

The main business activities of the Company in the Business Registration Certificate includes:

- Investigation, design of the power projects;
- Process and tests of steel electric poles;
- Construction, rehabilitation of small-scaled hydropower projects;
- Construction of power grids from 35 KV and below;
- Study and preparation of investment projects;
- Design of power projects at all stages;
- Construction investigation, environmental survey, geological tests, construction materials test, etc., to serve for design purposes;
- Review of power engineering design projects not designed by the Company;
- Acting as the EPC contractor for investigation, design and management of power projects within the EVN's scope;
- Preparation of materials and equipment documents to serve for bidding on power projects, verification of the construction quality of power projects within the EVN's scope;
- Supply of consulting services for bidding, and economic contract consulting services for power projects;
- Consulting on services and construction of power source projects, power grids and other industrial and civil projects including: investigation, survey, investment project preparation, construction planning, investigation, design and cost estimates, document preparation and bidding services for design, equipment procurement, construction and installation, construction supervision, construction management contracting;
- Testing and processing all types of electric poles;
- Construction and rehabilitation of small-scaled hydropower plants;
- Supply of consulting, design services on telecommunications projects;
- Investment in construction of hydropower project;
- Production and trading of power;
- Exploitation and filtration of water serving for industry and daily life;
- Investigation and mapping services (topography, cadastral);
- Construction and installation of power grid projects with voltage up to 110KV;
- Design and manufacture of electro-mechanical equipment;
- Verification of civil works and testing services, checking the mechanical strength of concrete and structures.
- 4. Normal production, business cycle
- 5. Characteristics of the Company's operations in the fiscal year affecting the financial statements

#### 6. Company's structure

- List of subsidiaries:

Power Engineering Investigation, Design & Construction Co., Ltd 1

Power Engineering Investigation, Design & Construction Co., Ltd 2

Power Engineering Consulting Co., Ltd 3 Danang

Power Engineering Investigation, Design & Construction Co., Ltd 4

- List of joint ventures and affiliated companies.
- List of affiliated units without legal entity that are dependent accounting
- 7. Statement on the comparability of information on the Financial Statements (whether it is comparable or not, if not comparable, clearly state the reason such as change of ownership form, separation, merger, state the length of the comparison period, etc.).

II. Accounting period and accounting currency

- 1. Annual accounting period commences from January 01th, 2024 and ends as at December 31st, 2024.
- 2. The Company maintains its accounting records in Vietnamese Dong (VND).

In case there is a change in the accounting currency compared to the previous year, clearly explain the reason and impact of the change.

#### III. Standards and Applicable Accounting Policies

1. Applicable Accounting Policies:

The Company applies the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22<sup>nd</sup>, 2014 and circulars guiding the implementation of accounting standards by the Ministry of Finance in preparing and presenting interim consolidated financial statements.

2. Declaration of compliance with Accounting Standards and Accounting System:

The Board of Directors ensures that it has complied with the requirements of Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting the Interim Consolidated Financial Statements.

IV. Applicable accounting policies

1. Principles for converting Financial Statements prepared in foreign currencies to Vietnamese Dong (In case the accounting currency is different from Vietnamese Dong); Impact (if any) due to the conversion of Financial Statements from foreign currencies to Vietnamese Dong.

2. Types of exchange rates applied in accounting

3. Principles for determining the actual interest (effective interest) used to discount cash flows

4. Principles for recording cash and cash equivalents:

Cash: Includes cash in hand, non-term bank deposits.

#### 5. Accounting principle of financial investment

Investments in subsidiaries are initially recognized in the accounting books at historical cost. After initial recognition, the value of these investments is determined at historical cost minus provision for devaluation of investment values.

Provision for devaluation of investment values in subsidiaries is made at the end of the year based on the Financial Statements of the subsidiary at the time of provision. Provision for devaluation of investment values is made when the investee incurs a loss..

- a) Securities held for trading;
- b) Held-to-maturity investments;
- c) Loans;
- d) Investments in subsidiary, joint-venture, associates;
- d) Investment in equity instruments of other entities;
- e) Accounting methods for other transactions related to financial investments.
- 6. Accounting principle of debt receivables

Receivables are tracked in detail by due date, receivable subject, original currency, and other factors according to the Company's management needs.

Provision for bad-debts receivables is set aside for the following items: Overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and undue receivables that are unlikely to be recovered. In particular, the provision for overdue receivables is based on the overdue payment period and estimated possible losses.

- 7. Principles for inventories recognition:
- Principles for inventories recognition;

Inventories are initially recognized at the historical cost, including: Purchase costs, processing costs and others directly related costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the time of preparing the Financial Statements, if the net realizable value of the inventories is lower than the historical cost, the inventories are recognized at net realizable value.

- Method for calculating inventories values;
- Method of accounting for inventories;
- Method of making provisions for devaluation of inventories.
- 8. Principles for recognizing and depreciating fixed assets, fixed assets of finance leasing, investment properties
- 9. Accounting principle for business cooperation contracts
- 10. Accounting principle for deferred CIT
- 11. Accounting principle for prepaid cost

Expenses incurred in relation to the results of production and business activities of many accounting periods are recognized as prepaid expenses to be gradually allocated to the results of production and business activities in the following accounting periods. The calculation and allocation of long-term prepaid expenses into production and business expenses in each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

12. Accounting principles for liabilities

Liabilities are tracked according to payment period, payable subject, original currency payable and other factors according to the Company's management needs.

13. Principles of recognition for loan and liabilities of financial leasing

Loans and liabilities of financial leasing are tracked by each lending object, each loan agreement and the repayment term of the loans and financial leasing liabilities. In case of loans and liabilities in foreign currency, detailed tracking is performed by original

14. Principles of recognition and capitalization of borrowing costs

Borrowing costs are recognized as production and business expenses in the period when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans for the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

15. Principles of recognition of accrued expenses

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables such as: Vacation wages, costs during seasonal production downtime, interest expenses payable on loans, etc. are recognized in production and business expenses of the reporting period.

The recognition of accrued expenses into production and business expenses during the period is carried out according to the principle of matching between revenue and expenses incurred during the period. Accrued expenses will be settled with the actual expenses incurred. The difference between the amount of prepayment and actual expenses is reversed.

- 16. Principles and methods of recognizing provisions for payables
- 17. Principles of recognition of deferred revenue
- 18. Principles of recognition of convertible bonds
- 19. Principles of recognition of owner's equity
- Principles of recognition of Owner's equity, share premium, convertible bond options, other equities.
- Principles of recognition of asset revaluation difference
- Principles of recognition of foreign exchange difference
- Principles of recognition of undistributed profits
- 20. Principles and methods of revenue recognition
- Sale revenue
- Service revenue
- Financial activities revenue
- Construction contract revenue
- Other revenues
- 21. Accounting principles of revenue deductions
- 22. Accounting principles of cost of goods sold
- 23. Accounting principles of financial costs
- 24. Accounting principles of sale cost, corporate management cost
- 25. Principles and methods of recognizing current CIT expenses and

deferred CIT expenses

26. Other accounting principles and methods

V. Applicable accounting policies (in case the enterprise does not meet the assumption of continuous operation)

#### VI. Additional information for items presented in the Balance Sheet

Unit: VND

01 - Cash	Closing balance	Opening balance
- Cash	657 581 614	331 094 750
- Bank deposit	16 355 618 477	35 934 081 522
- Cash in transit		
- Cash equivalents		
Total	17 013 200 091	36 265 176 272

02 – Financial	Closing b	Closing balance of the period		0		
investments	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
a) Securities held – for – trading		0			0	
- Total value of shares		0			0	
- Total value of bonds		0			0	
- Other investments		0			0	
- Reasons of changes in each investment/type of stocks, bonds						
In quantity						
In value						

	Closing balan	ce of the period	Opening balance		
	Book value	Historical cost	Book value	Historical cost	
b) Held-to-maturity investments			2 676 827 417	2 676 827 417	
b1) Short term			2 676 827 417	2 676 827 417	
- Term deposit			2 676 827 417	2 676 827 417	
- Bond					
- Other investments					
b2) Long term					
- Term deposit					
- Bond					
- Other investments					

	Closing balance of the period			Opening balance		
	Historical cost	Provision	Fair value	Historical cost	Provision	Fair value
c) Equity investments in other entities						
- Investment in subsidiaries						
- Investment in joint ventures and associates						
- Equity investments in other entities			0			0

- Summary of operations of subsidiaries, joint ventures and associates during the period
- Material transactions between entity and its subsidiaries, joint ventures and associates in the accounting period;
- If the fair value cannot be determined, explain the reason..

03 - Trade receivables	Closing balance of the period	Opening balance
a) Short term trade receivables	332 490 819 772	370 180 516 681
b) Long term trade receivables		
c) Trade receivables from relevant parties		

Od Odkanana in blan	Closing balance of	the period	Opening ba	lance
04 - Other receivables	Value	Provision	Value	Provision
a) Short term	56 455 936 617		54 113 869 797	
Receivables from privatization				
Receivables from interest and dividend				
Receivables from employees	330 821 899		58 363 000	
Collateral and deposits received	13 091 839 229		19 314 325 960	
Borrow	4 150 955 727		3 673 660 642	
Payment services			43 397 366	
Other receivables	38 882 319 762		31 024 122 829	
b) Long term	45 000 000		132 000 000	
Receivables from privatization				
Receivables from interest and dividend				
Receivables from employees				
Collateral and deposits received	45 000 000		132 000 000	
Borrow	56 455 936 617		54 113 869 797	

- Payment services			
- Other receivables			
Total	56 500 936 617	54 245 869 797	

05 - Shortage of assets awaiting	Closing balan	ce of the period	Openi	ng balance
resolution	Quantity	Value	Quantity	Value
a) Cash				
b) Inventories				
c) Fixed assets				
d) Other assets				
- Receivables from employees				
- Collateral and deposits received				
- Borrow				
- Payment services				
- Other receivables				
Total				

06 - Non-performing loan (NPL)	Closing balance of the period			Opening balance		
Object	Recoverable value	Debtor	Recoverable value	Debtor	Recoverable value	Debtor
Total value of receivables, overdue loans or non-overdue loans but unlikely to be recovered (detailing the overdue period and value of receivables, overdue loans by each debtor/entity if the receivables by each entity account for 10% or more of the total overdue debt				2000	Accordance value	Destor
Information on fines, late interest receivables, etc. arising from overdue debts but not recognized as revenue;	p					
Recoverability of overdue receivables.  Total						

07 - Inventories	Closing balance of	the period	Opening bal	ance
	Historical cost	Provision	Historical cost	Provision
Purchased goods in transit				
Raw materials, fine materials	materials, fine materials 2 637 064 846		2 529 894 846	
· Tools and supplies				
Work in progress	161 333 495 461		149 976 905 490	
Finished goods				
Goods 246 548 457			246 548 457	
Merchandized goods				
Goods in bonded warehouse				

Total	164 217 108 764	(53 686 476 515)	152 753 348 793	(50 410 849 731)
- Value of holdup, poor, degraded inventory that cannot be sold at the closing balance of the period; Causes and solutions for the holdup, poor, degraded inventory				
- Value of inventory used as mortgage, collateral to secure payables at the closing balance of the period				
- Reasons for additional provisioning or reversal of provisions for devaluation of inventories				

08 - Long term assets in progress	Closing balance	of the period	Opening	balance
	Historical cost	Recoverable value	Historical cost	Recoverable value
a) Long term work in progress				
Total				
b) Construction in progress				
- Purchase				
- Construction	328 855 800		328 855 800	
- Repair				
Total	328 855 800		328 855 800	

09 - Increase/decrease of tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Transportation and transmission	Office equipment	Other tangible fixed assets	Total
Original cost						
Opening balance	794 236 624 771	282 794 288 361	59 151 458 337	9 089 093 553	21 807 815 409	1 167 079 280 431
- Purchase in the period				80 281 818		80 281 818
- Final Construction investments						
- Other increases						
- Transfer to investment property						
- Disposals of assets		34 285 714				34 285 714
- Other decreases						
Closing balance	794 236 624 771	282 760 002 647	59 151 458 337	9 169 375 371	21 807 815 409	1 167 125 276 535
Accumulated depreciation value						
Opening balance	323 823 661 376	210 901 135 293	58 029 903 899	8 401 312 979	6 411 637 481	607 567 651 028
- Depreciation in the year	14 348 650 842	4 608 981 230	267 822 720	161 402 736	226 701 936	19 613 559 464
- Other increases						
- Transfer to						

invested assets						
- Disposals of assets		34 285 714				34 285 714
- Other decreases						
Closing balance	338 172 312 218	215 475 830 809	58 297 726 619	8 562 715 715	6 638 339 417	627 146 924 778
Residual value of tangible fixed assets						
- On the opening balance day	470 412 963 395	71 893 153 068	1 121 554 438	687 780 574	15 396 177 928	559 511 629 403
- On the closing day of the period	456 064 312 553	67 284 171 838	853 731 718	606 659 656	15 169 475 992	539 978 351 757

* Residual value at the year-end of tangible fixed assets used as mortgage, collateral for	
loans:	
* Original value of fixed assets at the year-end that have been fully depreciated but are still	
in use:	
* Original value of fixed assets at the year-end awaiting liquidation:	
* Commitments to purchase and sell tangible fixed assets of great value in the future:	
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\* Other changes in tangible fixed assets: 10 - Increase/decrease of intangible fixed assets

Items	Land use rights	Copyri ghts	Tradema rk	Computer software	Licenses and franchises	Other intangible fixed assets	Total
Original cost							
Opening balance	1 443 177 942				17 441 135 579		2 158 601 520
- Purchase in the year							
- Created from entity's internal							
- Increase due to business consolidation							
- Other increases							
- Disposals of assets							A
- Other decreases							
Closing balance	1 443 177 942				17 441 135 579		2 158 601 520
Accumulated depreciation value							
Opening balance	1 071 147 000				17 288 441 152		1 254 629 203
- Depreciation in the year					46 080 648		209 524 641
- Other increases							
- Disposals of assets							
- Other decreases							
Closing balance	1 071 147 000				17 334 521 800		1 464 153 844
Residual value of intangible fixed assets							
- On the opening balance day	372 030 942				152 694 427		903 972 317
- On the closing balance day	372 030 942				106 613 779		694 447 676

* Original cost o	f fully deprecia	ted intangible as	sets still in use:				
11 - Increase/dec	rease of fixed a	ssets of finance	leasing				
Items	Buildings and structures	Machinery and equipment	Transportation and transmission	Office equipment	Other tangible fixed assets	Intangible fixed assets	Total
Original cost							
Opening balance							
- Finance leasing in the year							
- Other increases							
- Acquisition of finance lease assets							
- Return of finance lease assets							
- Other decreases							
Closing balance							
Accumulated depreciation value							
Opening balance							
- Depreciation in the year							
- Other increases							
- Acquisition of finance lease assets							
- Return of finance lease assets							
- Other decreases							
Closing balance							
Residual value of finance lease fixed assets							
- On the opening balance day							
- On the closing balance day 12 - Increase/dec	rease of Invest	ment property					

Items	Closing balance of the period	Opening balance
a) Investment property for lease		
Costs		1
- Land use rights		
- House		
- Houses and Land use rights		
- Infrastructure		
Accumulated depreciation		

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- Land use rights	
- House	
- Houses and Land use rights	
- Infrastructure	
Residual value	
- Land use rights	
- House	
- Houses and Land use rights	
- Infrastructure	
b) Investment property held for price increase	
Costs	
- Land use rights	
- House	
- Houses and Land use rights	
- Infrastructure	
Loss due to price impairment	
- Land use rights	
- House	
- Houses and Land use rights	
- Infrastructure	
Residual value	
- Land use rights	
- House	
- Houses and Land use rights	
- Infrastructure	

	Closing balance of the period	Opening balance
Residual value at the end of the period of investment property used as nortgage or pledge to secure loans		
Costs of the fully depreciated investment property which are being leased or held for price increase.		
Data interpretation and other explanation		

13 - Pre-paid costs

Items	Closing balance of the period	Opening balance
a) Short term	960 917 747	860 549 307
- Prepaid costs for fixed asset operating leases		
- Instruments and tools used	123 782 290	113 157 290
- Borrowing costs		
- Other items ((listed in detail if the value is high)	837 135 457	747 392 017
b) Long term	3 390 156 418	3 866 602 458
- Business establishment costs		
- Insurance costs		
- Other items ((listed in detail if the value is high)	3 390 156 418	3 866 602 458
Total	4 351 074 165	4 727 151 765

## 14 - Other assets

Items	Closing balance	Opening balance
a) Short term	Received the second	
b) Long term		

Total

Closing balance of th		he period	Amount increased in the period	Amount decreased in the period	Opening bala	ance
15 – Borrowings and finance lease liabilities	Value	Debt- service coverage ratio			Value	Debt- service coverage ratio
a) Short-term loan	153 294 585 009		21 974 811 151	34 688 493 356	166 008 267 214	
b) Long-term loan (details by the period)	60 524 397 719		6 600 000	51 286 812 585	111 804 610 304	
Total	213 818 982 728	7.5	21 981 411 151	85 975 305 941	277 812 877 518	

		This year		Previous year		
	Total finance liabilities	Payments for leasing interest	Principal payment	Total finance liabilities	Payments for leasing interest	Principal payment
c) Finance lease liabilities						
1 year or less						
Over 1 year to 5 years						
Over 5 years						

	Closing balan	ce of the period	Opening balance		
	Principal	Profit	Principal	Profit	
d) Overdue and unpaid borrowings					
and finance lease liabilities					
- Borrowings					
- Finance lease liabilities					
Total					
- Reason for unpaid					

d) Detailed Notes on borrowings and finance lease liabilities to the relevant parties.

	Closing balanc	e of the period	Opening balance		
16 – Trade payables	Value	Debt- service coverage ratio	Value	Debt- service coverage ratio	
a) Short term trade payables	55 743 739 814		61 279 155 328		
b) Long term trade payables	0		0		
c) Unpaid outstanding debt					
d) Trade payables to related parties					

17 - Taxes and other payables to State budget	Opening balance	Amount payable during the period			
a) Amount payables	13 848 617 087	15 243 227 673	25 272 602 404	3 819 242 356	
- Value added tax					
- Special consumption tax					
- Export/Import tax	11 286 343 262	12 539 726 286	10 893 032 940	12 933 036 608	
- Company income tax	329 489 136	7 933 821 297	6 170 419 498	2 092 890 935	
- Personal income tax	2 290 388 591	10 316 566 043	9 801 725 861	2 805 228 773	
- Natural resources consumption tax	35 596 717	1 131 880 256	1 167 476 973		
- Land, house tax and land rental		100 310 939	11 000 000	89 310 939	

- Other taxes	5 103 386 245	4 969 887 074	6 201 914 216	3 871 359 103
- Other fees, charges and payable amounts	32 893 821 038	52 235 419 568	59 518 171 892	25 611 068 714
Total				
b) Amount receivables	17 578 853			17 578 853
- Value added tax		d File Time		
- Special consumption tax				
- Export/Import tax			44 026 097	44 026 097
- Company income tax				
- Personal income tax				
- Natural resources consumption tax				
- Land, house tax and land rental				
- Other taxes				
- Other fees, charges and payable amounts				
Total	17 578 853		44 026 097	61 604 950

18 - Accrued expenses	Closing balance of the period	Opening balance
a) Short term	11 077 713 430	14 148 844 089
- Excerpt salary cost during vacation time		
- Costs during downtime		
- Accrued expenses of temporarily calculated cost of goods, sold real estates		
- Other accrued expenses		
b) Long term		
- Loan interest		
- Other items (detailed in each item)		
Total	11 077 713 430	14 148 844 089

19 – Other payables	Closing balance of the period	Opening balance
a) Short term	107 919 022 761	94 363 582 295
- Surplus of assets awaiting resolution		
- Trade Union fees	1 062 348 155	1 117 442 637
- Social insurance	1 285 220 137	88 383 219
- Health care insurance	3 224 831	10 685 789
- Unemployment insurance	134 997 758	8 180 433
- Payable to the equitization		
- Get short-term escrow, deposits		
- Dividends, profits payable	16 786 374 693	2 812 979 715
- Other payables, receivables	88 646 857 187	90 325 910 502
b) Long term		
- Get long-term escrow, deposits		
- Other payables, receivables		

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107 919 022 761

20 – Deferred revenue	Closing balance of the period	Opening balance
a) Short-term		
- Revenue received in advance		
- Revenue from traditional customer programs		
- Other deferred revenues		
Total		
b) Long-term		
- Revenue received in advance		
- Revenue from traditional customer programs		
- Other deferred revenues		

	Closing balance of the period	Opening balance	Reason
c) Possibility of not being able to perform the contract with the customer (details of each item, reasons for inability to perform)			

#### 21 - Bond issued

Total

21.1. Ordinary bonds

Closing balance

Value

Interest rate

Term
Value

Interest rate

Term

A) Issued bonds

Bonds type issued at par value

Bonds type issued at discount

Bonds type issued with

premium

b) Notes in details of bonds held by related parties (by type of bond)

## 21.2. Convertible bonds

## 22. Preference shares classified as liabilities

- Par value of shares;
- Issued Objects (General Director Board, employees, others);
- Terms of repurchase (Time, repurchased price, other basic provisions in the issued contract);
- Value repurchased during the period;
- Other Notes.

Total

23. Provision for payables	Closing balance of the period	Opening balance
a. Short term		
- Provision for warranty for products, goods		
- Provision for warranty for construction works		
- Provision for restructure		
- Provision for other payables (cost for periodic repair of fixed assets, environmental restoration costs, etc.)		
Total		
b. Long term		
- Provision for warranty for products, goods		
- Provision for warranty for construction works		
- Provision for restructure		
- Provision for other payables (cost for periodic repair of fixed assets, environmental restoration costs, etc.)		
Total		

24. Deferred income tax assets and deferred tax payables	Closing balance of	Opening balance
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	the period	
a. Deferred income tax assets		
- Corporate income tax rate used to determine the value of deferred income tax assets		
Deferred income tax assets related to deductible temporary differences		
Deferred income tax assets related to unused tax losses		
Deferred income tax assets related to unused taxable incentives		
Amount offset against deferred income tax payable		
b. Deferred income tax payables		
Corporate income tax rate used to determine deferred income tax payable		
Deferred income tax payables arising from taxable temporary differences		
Offset against deferred income tax assets		

## 25. Owner's equity

Unit: VND

a. Table against the volatility of the owner's equity

	Owner's equity	Surplus equity	Other equities	Margin of property revaluation	Exchange rate differences	Undistributed earnings and funds	Construction investment funds	Treasury shares	Other fund of owners' equity	Investment and development fund	Total
Opening balance in the previous year	266 913 190 000						60 769 146 905		500 000 000	22 979 933 988	351 162 270 893
- Capital increase in the previous year											
- Profit in the previous year							87 497 357 693				87 497 357 693
- Other increases						2 161 645 322				18 000 000 000	20 161 645 322
- Capital reduction in the previous year											
- Loss in the previous year											
- Other reduction						2 161 645 322	62 279 659 500				64 441 304 822
Opening balance in this year	266 913 190 000						85 986 845 098		500 000 000	40 979 933 988	394 379 969 086
- Capital increase in the previous year											
- Profit in this year					Martin S		62 538 065 637				62 538 065 637
- Other increases						1 513 014 880				25 000 000 000	26 513 014 880
- Capital reduction in this year											
- Loss in this year											
- Other reduction						1 513 014 880	56 280 000 000				57 793 014 880
Closing balance in this year	266 913 190 000				•		92 244 910 735		500 000 000	65 979 933 988	425 638 034 723

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b) Details of owner's equity	Closing balance of the period	Opening balance
- Capital contribution of the parent company (if it is a subsidiary)		
- Capital contribution of other entities	266 913 190 000	266 913 190 000
- Number of treasury shares		
Total	266 913 190 000	266 913 190 000

c) Capital transactions with owners and distribution of dividends, profit sharing	This year	Previous year
- Owners' investment capital		
+ Capital contribution at the beginning of the year	266 913 190 000	266 913 190 000
+ Capital contribution increased during the year		
+ Capital contribution decreased during the year		
+ Capital contribution at the end of the year	266 913 190 000	266 913 190 000
- Dividends, profits distributed	14 040 000 000	

d) Shares	Closing balance of the period	Opening balance
- Number of shares registered for issuance		
- Number of shares sold to the public		
+ Common shares		
+ Preferred shares (classified as owner's equity)		
- Number of shares repurchased (treasury shares)		
+ Common shares		
+ Preferred shares (classified as owner's equity)		
- Number of outstanding shares	26 691 319	26 691 319
+ Common shares	26 691 319	26 691 319
+ Preferred		
shares (classified as owner's equity)		
* Par value of outstanding shares:	10 000	10 000

đ) Dividends	Value
- Dividends declared after the end of the accounting period:	
+ Dividends declared on common shares	
+ Dividends declared on preferred shares	
- Dividends of unrecorded cumulative preferred shares	

e) Funds of the Company	Closing balance of the period	Opening balance
- Development investment fund	65 979 933 988	40 979 933 988
- Financial reserve fund		
- Other funds belonging to owner's equity	500 000 000	500 000 000

26. Margin of property revaluation	This year	Previous year	
27. Exchange rate differences	This year	Previous year	
- Exchange rate differences due to conversion of financial statements prepared in foreign currency into VND.			
- Exchange rate differences arising from other reasons (specify the reason)			

28. Funding sources	This year	Previous year
- Funding sources allocated during the year	0	0

- Non-business expenditures	0	0
- Funding sources remaining at the end of the year	105 250 000	105 250 000

29. Off-Balance Sheet Item		
a) Leasehold assets: Total future minimum lease payments for non- irrevocable leasing contract for the following periods	As at end of the year	As at the beginning of the year
- 1 year or less		
- Over 1 year to 5 years		
- Over 5 years		

b) Deposited assets: The Company must explain in details the quantity, type, specifications, and qualifications as at the end of the period:

-Materials, goods kept for processing, and escrow:

Goods code	Goods name	Type, specifications, and qualifications	Unit	Quantity
Goods deposited depo	sit, mortgage:			
Goods code	Goods name	Type, specifications, and qualifications	Unit	Quantity

## VII. Additional information for items presented in the Business Operating Statement

Unit: VND

1. Total sales and services revenue	This year	Previous year
a) Revenue		
- Sales revenue	237 057 720 350	181 675 879 082
- Service revenue	4 401 150 343	4 326 726 057
- Construction contract revenue		
+ Construction contract revenue recognized in the period		
+ Total cumulative construction contract revenue recognized up to the time of preparing the Financial Statements		
- Other revenues		
Total	241 458 870 693	186 002 605 139
b) Revenue from related parties (details for each subject)		
c) In case of recording revenue from asset leasing as the total amount received in advance, the Company must further explain to compare the difference between recording revenue by the method of gradually allocating over the leasing period.  Potential decline in profit and cash flows in the future		

2. Revenue deductions	This year	Previous year
In which:		
- Trade discounts		
- Sales devaluation		
- Sales returns		

3. Cost of goods sold	This year	Previous year
- Cost of goods sold	142 536 457 096	111 223 044 002
- Cost of finished products sold		902 777 778
- Cost of services provided	4 377 728 121	(1 618 950 788)
- Provision for devaluation of inventory	3 275 626 784	(133 477 836)
Recorded items of cost of goods sold		74 450 000
Total	146 674 731 217	110 506 870 992

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4. Revenue from financial activities	This year	Previous year
- Interest on bank deposits, loans	135 626 208	30 220 588
- Interest on sales of investments		
- Divided dividends and profits		
- Interest from exchange rate differences	755 663 701	1 598 287 808
- Deferred sales interest, payment discount		
- Revenue from other financial activities		
Total	891 289 909	1 628 508 396

5. Financial expenses	This year	Previous year
- Loan interest	6 027 441 380	13 673 688 770
Payment discounts, deferred sales interest		
- Losses from liquidation of financial investments		
Loss on exchange rate differences	8 517 107	4 980 002
- Provisions for securities and investment loss		
Other financial expenses		
Recorded items of financial expenses		(5 049 482 669)
Total	6 035 958 487	13 678 668 772

6. Other income	This year	Previous year
- Liquidation, sale of fixed assets	22 727 273	18 181 818
- Profits from assets revaluation		
- Fines collected		
- Tax reductions		
- Other items	98 181 818	155 000 001
Total	120 909 091	173 181 819

7. Other expenses	This year	Previous year
- Residual value of fixed assets and expenses for liquidation, sales of fixed assets	0	
- Losses from revaluation of assets		
- Fined items		
- Other expenses	12 897 139	342 899 248
Total	308 572 025	376 772 992

8. Selling expenses and administration expenses	This year	Previous year
a) Administration expenses incurred during the period	14 361 118 902	22 702 213 811
- Details of items accounting for 10% or more of total administration expenses	14 361 118 902	22 702 213 811
-Other administration expenses.		
b) Selling expenses incurred during the period		218 472 295
- Details of items accounting for 10% or more of total selling expenses;		218 472 295
- Other selling expenses.	0	0
c) Recorded items of reductions in selling expenses and administration expenses		

- Reversal of product and goods warranty provisions	
- Reversal of restructuring provisions and other provisions	
- Other recorded reductions	

9. Production and business costs by element	This year	Previous year
Raw material and material costs	5 539 003 440	4 946 505 197
- Labor costs	62 333 858 521	55 096 501 983
- Fixed asset depreciation costs	19 854 446 003	19 771 293 567
- Outsourced service costs	13 643 280 125	1 618 208 238
- Other cash costs	71 739 802 973	46 721 255 349
Total	173 110 391 062	128 153 764 334

Note: The item "Production and business costs by element" is the costs incurred during the period reflected in the Balance Sheet and Business Operating Report.

- For manufacturing enterprises, the explanation of costs by element is based on the number arising in the following accounts
- + Account 621 Direct Material Costs
- + Account 622 Direct labor costs
- + Account 623 Construction machine usage costs
- + Account 627 General production costs
- + Account 641 Sales costs
- + Account 642 Enterprise management costs
- For trading enterprises, the explanation of costs by element is based on the number arising in the following accounts (excluding the purchase price of goods)
- + Account 156 Goods
- + Account 632 Cost of goods sold
- + Account 641 Sales costs
- + Account 642 Enterprise management costs

- The Enterprises have the right to select other bases but must ensure full explanation of costs by element

The Enterprises have the right to select other bases but must ensure full		
10. Current corporate income tax expense	This year	Previous year
- Corporate income tax expense is calculated on taxable income		
for the current year		
- Adjustment of corporate income tax expense of previous years		
into current corporate income tax expense of this year		
- Total current corporate income tax expense	12 539 726 286	9 206 623 084

11. Deferred Corporate Income Tax Expenses	This year	Previous year
- Deferred corporate income tax expense arising from taxable temporary differences		
- Deferred corporate income tax expense arising from the reversal of deferred tax assets		
- Deferred corporate income tax income arising from deductible temporary differences		
- Deferred corporate income tax income arising from taxable losses and unapplied tax incentives		
- Deferred corporate income tax income arising from the reversal of deferred income tax		
- Total deferred corporate income tax expense		

VIII. Additional information for items presented in the Cash Flow Statement

- 1. Non-cash transactions that affect the future cash flow statement
- 2. Amounts held by the enterprise but not allow to use:
- 3. Amount of borrowings actually received during the period:
- 4. Amount of principal actually repaid during the period:

Prepared by

**Chief Accountant** 

Hanoi, July 28th, 2025

CÔNG TY CỔ PHẦN TƯ VẪN XÂY ĐỰN

Doan Thi Thu Dung

**Dang Xuan Cung** 

Nguyen Kim Cuong