

POWER GENERATION CORPORATION I
ĐÀ NHỊM - HÀM THUAN - ĐÀ MI
HYDROPOWER JOINT STOCK COMPANY

BC-TĐĐHĐ-TCKT
October 20, 2025

CONSOLIDATED FINANCIAL STATEMENTS
3rd QUARTER 2025

DA NHIM - HAM THUAN - DA MI HYDRO POWER JOINT STOCK COMPANY
Consolidated Financial Statements

Form No.B01-DN
(Issued according to Circular No. 200/2014/TT-BTC
December 22, 2014 of the Ministry of Finance)

BALANCE SHEET

3rd quarter 2025

Unit: VND

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
A - CURRENT ASSET (100=110+120+130+140+150)	100		2 357 863 230 696	2 457 645 874 852
I. Cash and cash equivalents	110		476 406 260 697	604 583 867 007
1. Cash	111	V.01	9 400 909 997	9 934 550 077
2. Cash equivalents	112		467 005 350 700	594 649 316 930
II. Short-term investments	120	V.02	1 030 300 000 000	930 200 000 000
1. Held-for-trading securities	121			
2. Provision for held-for-trading securities (*) (2)	122			
3. Held-to-maturity investments	123		1 030 300 000 000	930 200 000 000
III. Current accounts receivables	130		834 420 284 183	908 079 273 402
1. Short-term trade receivables	131		812 890 959 725	871 600 090 421
2. Short-term advances to suppliers	132		14 245 457 623	5 569 016 294
3. Short-term internal receivables	133		0	0
4. Construction contracts receivables based on agreed progress billings	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136	V.03	9 621 489 868	33 247 789 720
7. Provision for doubtful short-term receivables (*)	137		(2 337 623 033)	(2 337 623 033)
8. Shortage of assets waiting for resolution	139			
IV. Inventories	140		15 068 175 189	14 410 440 031
1. Inventories	141	V.04	15 068 175 189	14 410 440 031
2. Provision for obsolete inventories (*)	149			
V. Other current assets	150		1 668 510 627	372 294 412
1. Short-term prepaid expenses	151		1 668 510 627	372 294 412

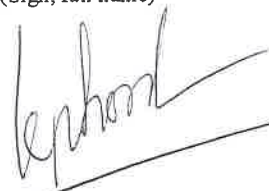
Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
2. Value-added tax deductible	152			
3. Tax and other receivables from the State budget	153	V.05		
4. Government bonds trading	154			
5. Other current assets	155			
B – NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250 + 260)	200		4 737 888 214 982	5 020 114 791 568
I. Long-term receivables	210		5 000 000	0
1. Long-term trade receivables	211			
2 Long-term advances to suppliers	212		0	0
3. Paid-in capital in dependent units	213			
4. Long-term internal receivables	214	V.06		
5. Long-term loan receivables	215			
6. Other long-term receivables	216	V.07	5 000 000	
7. Provision for doubtful long-term receivables (*)	219			
II. Fixed assets	220		4 372 340 561 007	4 653 179 202 713
1. Tangible fixed assets	221	V.08	4 372 162 805 461	4 652 918 029 551
- Cost	222		15 490 757 887 697	15 488 065 013 130
- Accumulated depreciation (*)	223		(11 118 595 082 236)	(10 835 146 983 579)
2. Finance leases	224	V.09		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	177 755 546	261 173 162
- Cost	228		2 026 804 686	2 335 628 057
- Accumulated amortisation (*)	229		(1 849 049 140)	(2 074 454 895)
III. Investment properties	230	V.12		
- Cost	231			
- Accumulated depreciation (*)	232			
IV. Long-term assets in progress	240		12 831 141 154	12 032 167 083
1. Long-term work-in-progress	241			
2. Construction in progress	242		12 831 141 154	12 032 167 083

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
V. Long-term financial investments	250		259 579 274 608	250 975 979 980
1. Investments in subsidiaries	251		0	0
2. Investments in jointly-venture and associates	252		152 219 274 608	143 615 979 980
3. Equity Investments in other entities	253	V.13	37 360 000 000	37 360 000 000
4. Provision for diminution in value of long-term investments (*)	254			
5. Held-to-maturity investments	255		70 000 000 000	70 000 000 000
VI. Other long assets	260		93 132 238 213	103 927 441 792
1. Long-term prepaid expenses	261	V.14	19 996 788 029	30 060 428 550
2. Deferred tax assets	262	V.21		
3. Long-term tools, supplies and spare parts	263		73 135 450 184	73 867 013 242
4. Other long-term assets	268			
5. Goodwill	269			
TOTAL ASSETS (270 = 100 + 200)	270		7 095 751 445 678	7 477 760 666 420
A – LIABILITIES (300 = 310 + 330)	300		1 603 654 907 887	2 212 493 304 552
I. Current liabilities	310		311 575 592 762	935 126 828 876
1. Short-term trade payables	311		44 236 359 455	72 932 339 765
2. Short-term advances from customers	312		574 703 982	574 703 982
3. Tax and amounts payable to the State budget	313	V.16	152 992 132 315	176 851 612 970
4. Payables to employees	314		15 256 703 815	26 256 092 216
5. Short-term accrued expenses	315	V.17	4 078 848 939	11 223 292 743
6. Short-term internal payables	316		0	0
7. Construction contract payables based on agreed progress billings	317			
8. Short-term unearned revenues	318			
9. Other current payables	319	V.18	985 487 692	508 665 171 333
10. Short-term loan and finance lease	320		62 986 062 370	115 493 643 244
11. Short-term provision	321			
12. Bonus and welfare fund	322		30 465 294 194	23 129 972 623
13. Price stabilisation funds	323			
14. Government bonds trading	324			

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
II. Long-term liabilities	330		1 292 079 315 125	1 277 366 475 676
1. Long-term trade payables	331		0	0
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term internal payables in relation to capital of dependent units	334			
5. Long-term internal payables	335			
6. Long-term unearned revenues	336			
7. Other long-term liabilities	337			
8. Long-term loans and obligations under finance lease	338		1 292 079 315 125	1 277 366 475 676
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred tax liabilities	341	V.21		
12. Long-term provision	342			
13. Scientific and technological development fund	343			
B – OWNERS' EQUITY (400 = 410 + 430)	400		5 492 096 537 791	5 265 267 361 868
I. Owners' equity	410	V.22	5 492 096 537 791	5 265 267 361 868
1. Owners' capital contribution	411		4 224 000 000 000	4 224 000 000 000
- Owners' investment capital	411a			4 224 000 000 000
- Shares with voting rights	411b		4 224 000 000 000	4 224 000 000 000
- Preference shares	411c			
2. Share premium	412			
3. Convertible bond options	413			
4. Other owners' capital	414			0
5. Treasury shares (*)	415			
6. Asset revaluation reserve	416			
7. Foreign exchange differences reserve	417			0
8. Investment and development fund	418		501 180 626 722	501 180 626 722
9. Enterprise re-organisation support fund	419			
10. Other funds belonging to owners' equity	420			

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
11. Retained earnings	421		708 389 915 848	483 560 619 194
- Retained earnings accumulated to the prior end year	421a		498 822 087 415	87 681 439 639
- Retained earnings of current period	421b		209 567 828 433	395 879 179 555
12. Fund for capital expenditure	422			
13. Non-controlling interests	429		58 525 995 221	56 526 115 952
II. Budget sources and other funds	430			
1. Subsidised fund	431	V.23		
2. Funds for fixed assets in use	432			
TOTAL LIABILITIES AND OWNERS' EQUITY (440= 300 + 400)	440		7 095 751 445 678	7 477 760 666 420

Preparer
(Sign, full name)


Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)


Ngô Thế Long

Lam Dong, Date 20 month 10 year 2025

General Director

(Sign, full name, stamp)




Đặng Văn Cường

INCOME STATEMENT

3rd quarter of 2025

Unit: VND


Article	Codes	Notes	Quarterly report		Accumulated from the beginning of the year to the end of this quarter	
			Current Period	The prior year	Current Period	The prior year
1	2	3	4	5	6	7
1. Gross revenue from goods sold and services rendered	01	VI.25	518 216 605 106	680 383 461 627	1 637 311 362 307	1 323 019 932 729
2. Deductions	02					
3. Net revenue from goods sold and services rendered (10 = 01 – 02)	10		518 216 605 106	680 383 461 627	1 637 311 362 307	1 323 019 932 729
4. Cost of sales	11	VI.27	245 748 604 364	260 936 470 816	725 451 467 253	685 592 636 825
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		272 468 000 742	419 446 990 811	911 859 895 054	637 427 295 904
6. Finance income	21	VI.26	5 874 690 658	2 829 887 260	28 143 657 241	95 334 342 506
7. Finance expenses	22	VI.28	10 128 300 775	55 754 854 590	125 583 243 369	79 635 880 932
In which: Interest expense	23		10 024 238 276	11 039 759 930	31 628 650 961	34 645 013 031
8. Share of profit or loss in a joint venture or associate company	24		4 859 726 645	2 035 289 589	23 849 818 903	19 582 050 101
9. Selling expenses	25					
10. General and administrative expenses	26		13 478 948 691	20 500 540 717	43 248 799 442	58 962 100 570
11. Operating profit { 30=20+ (21-22)+24-(25+26)}	30		259 595 168 579	348 056 772 353	795 021 328 387	613 745 707 009
12. Other income	31		350 891 156	235 556 827	340 634 547	1 518 750 427
13. Other expenses	32		18 140 153	(93 384 032)	18 140 153	83 664 525
14. Profit from other activities (40= 31-32)	40		332 751 003	328 940 859	322 494 394	1 435 085 902
15. Accounting profit before tax (50 = 30 + 40)	50		259 927 919 582	348 385 713 212	795 343 822 781	615 180 792 911
16. Current corporate income tax expenses	51	VI.40	50 213 342 556	66 478 010 892	150 364 403 434	108 529 826 735
17. Deferred corporate income tax expenses	52	VI.40				
18. Net profit after corporate income tax (60 = 50 – 51 – 52)	60		209 714 577 026	281 907 702 320	644 979 419 347	506 650 966 176
19. Net profit after tax of Parent Company	61		209 567 828 433	281 544 969 691	639 850 207 831	505 253 144 818
20. Net profit after tax of non-controlling shareholders	62		146 748 593	362 732 629	5 129 211 516	1 397 821 358
21. Basic earnings per share (*)	70		496	666	1 514	1 195
22. Diluted earnings per share (*)	71					

Lam Dong, Date 20.. month 10.. year 2025.

Preparer
(Sign, full name)


Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)


Ngô Thế Long

General Director

(Sign, full name, stamp)



Đặng Văn Cường

CASHFLOW STATEMENT ACCORDING TO THE INDIRECT METHOD

from the first quarter of 2025 to the third quarter of 2025

Unit: VND

Article	Code	Total	
		Aumulative amount from the beginning of the year to the end of this quarter (Current Period)	Aumulative amount from the beginning of the year to the end of this quarter (The prior year)
I. Cash flows from operating activities			
1. Profit before tax	1	795 343 822 781	615 130 792 911
2. Adjustments for			
- Depreciation and amortisation of fixed assets	2	290 351 135 162	290 115 987 580
- Provisions	3		212 083 664
- Foreign exchange gain arising from translating foreign currency items	4	90 874 437 113	44 247 719 513
- Gain from investment activities	5	(40 001 838 270)	(79 276 549 068)
- Interest expenses	6	31 628 650 961	34 645 013 031
- Other adjustments	7		
3. Operating profit before changes in working capital	8	1 168 196 207 747	905 125 047 631
- Increase, decrease in receivables	9	2 583 422 410 044	1 371 734 236 227
- Increase, decrease in inventories	10	73 827 900	2 398 557 298

- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(2 215 037 835 602)	(1 890 470 948 491)
- Increase, decrease in prepaid expenses	12	9 078 310 650	7 912 061 258
- Increase, decrease in trading securities	13		
- Interest paid	14	(132 311 689 465)	(47 172 663 733)
- Corporate income tax paid	15	(154 291 158 780)	(117 938 399 495)
- Other revenues from business activities	16	501 558 095 151	60 124 497 412
- Other expenses from business activities	17	(903 912 978 950)	(115 420 816 008)
Net cash flows from operating activities	20	856 735 188 695	176 291 572 099
II. Cash flows from investing activities			
1. Acquisition and construction of fixed assets and other long-term assets	21	19 617 908 867	(47 125 595 776)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		
3. Cash outflow for lending, buying debt instruments of other entities	23	(3 100 000 000)	
4. Cash recovered from lending, selling debt instruments of other entities	24	3 400 037 300	809 303 030 294
5. Expenditure on investment and capital contribution to other units	25		
6. Recovery of capital investment in other units	26		
7. Interest earned, dividends and profits received	27	13 743 996 325	39 639 675 083
Net cash flows from investing activities	30	33 661 942 492	801 817 109 601
III- Cash flows from financing activities			
1. Revenue from issuing shares and receiving capital contributions from owners	31		
2. Pay capital contributions to owners, by back shares of issued enterprises	32		
3. Revenue from borrowing	33		

4. Repayment of borrowings	34	(124 145 967 497)	(83 257 410 976)
5. Paying financial lease debt	35		
6. Dividends and profits paid	36	(894 478 770 000)	(1 219 640 000 000)
Net cash flows from financing activities	40	(1 018 624 737 497)	(1 302 897 410 976)
Net increase/ (decrease) in cash for the period (50=20+30+40)	50	(128 177 606 310)	(324 788 729 276)
Cash and cash equivalents at beginning of the period	60	604 583 867 007	536 186 291 363
Effect changes in foreign exchange rates	61		
Cash and cash equivalents at end of the period (taken according to account balance)	70	476 406 260 697	211 397 562 087

Preparer
(Sign, full name)



Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)



Ngô Thế Long

Lam Dong, Date 20..month ..10..year 2025

General Director
(Sign, full name, stamp)




NOTES TO FINANCIAL STATEMENTS

3rd quarter 2025

I. Operational characteristics of the enterprise

II. Accounting period, currency used in accounting

1. The annual accounting period on the date
2. Currency unit used in accounting

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. Applicable accounting standards and regulations

1. Applicable accounting regime:
2. Declaration of compliance with Accounting Standards and Accounting Regime

IV. Applicable accounting policies

V. Applicable accounting policies (in case the business does not meet the going concern assumption)

VI. Additional information for items presented in the Balance Sheet

Unit: VND

01 - Cash	Closing Balance	Opening Balance
- Cash	274 222 169	755 375 069
- Bank deposits	9 126 687 828	9 179 175 008
- Money is moving		
- Cash equivalent	467 005 350 700	594 649 316 930
Total	476 406 260 697	604 583 867 007

02 – Financial investmens	Closing Balance			Opening Balance		
	Original price	Value reasonable	Preventive	Original price	Value reasonable	Preventive
a) Held-for-trading securities						
- Tatal value of shares						
- Total bond value						
- Other investments						
- The reason varies with each investment/type of stock and bond						
About quantity						
About value						

	Closing Balance		Opening Balance	
	Original price	Book value	Original price	Book value
b) Held-to-maturity investments	1 100 300 000 000	1 100 300 000 000	1 000 200 000 000	1 000 200 000 000
b1) Short term	1 030 300 000 000	1 030 300 000 000	930 200 000 000	930 200 000 000
- Held-to-maturity investments	1 030 300 000 000	1 030 300 000 000	930 200 000 000	930 200 000 000
- Bonds				
- Other investments				
b2) Long term	70 000 000 000	70 000 000 000	70 000 000 000	70 000 000 000
- Held-to-maturity investments	70 000 000 000	70 000 000 000	70 000 000 000	70 000 000 000
- Bonds	0	0	0	0
- Other investmnets				

	Closing Balance			Opening Balance		
	Original price	Preventive	Value reasonable	Original price	Preventive	Value reasonable
c) Investing capital in other units	189 579 274 608		189 579 274 608	180 975 979 980		180 975 979 980
- Invest in subsidiaries						
- Investments in jointly	152 219 274 608		152 219 274 608	143 615 979 980		143 615 979 980

controlled entities and associates						
- Investments in other entities	37 360 000 000		37 360 000 000	37 360 000 000		37 360 000 000

- Summary of operations of subsidiaries, joint ventures, and associates during the period
- Significant transactions between the enterprise and its subsidiaries, joint ventures and associates during the period
- In case the fair value cannot be determined, explain the reason

03 - Receivable from customers	Closing Balance	Opening Balance
a) Short-term customer receivables	812 890 959 725	871 600 090 421
b) Receivables from long-term customers		
c) Receivables from customers are related parties		

04 - Other receivables	Closing Balance		Opening Balance	
	Value	Preventive	Value	Preventive
b) Short term	9 621 489 868		33 247 789 720	
- Receivable from equitization				
- Receivable dividends and distributed profits			24 280 695 941	
- Receivables from employees				
- Sign a bet, escrow				
- Loan				
- Household expenses	(38 139)		(12 351 199 580)	
- Other receivables	9 621 528 007		21 318 293 359	
b) Long term	5 000 000			
- Receivable from equitization				
- Receivable dividends and distributed profits				
- Receivables from employees				
- Sign a bet, escrow	5 000 000			
- Loan				
- Household expenses				
- Other receivables				

Total	9 626 489 868		33 247 789 720	
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05 - Missing assets awaiting resolution	Closing Balance		Opening Balance	
	Quantity	Value	Quantity	Value
a) Money				
b) Inventories				
c) Fixed assets				
d) Other assets				
- Receivables from employees				
- Sign a bet, escrow				
- Loan				
- Household expenses				
- Other receivables				
Total				

06 - Bad debt	Closing Balance			Opening Balance		
Object	Original price	Value can be revoked	Debt object	Original price	Value can be revoked	Debt object
Total value of receivables and loans that are overdue or not overdue but difficult to collect (including details of overdue time and value of receivables and overdue loans for each subject). subject if the receivable debt for each subject accounts for 10% or more of the total overdue debt)						
Information on fines, late payment interest receivables... arising from overdue debts but not recorded as revenue;						
Ability to collect overdue receivables						
Total						

07 - Inventories	Closing Balance	Opening Balance
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	Original price	Preventive	Original price	Preventive
- Goods are on the way				
- Raw materials and materials	13 482 293 242		13 249 324 050	
- Tools, utensils	610 190 965		596 034 085	
- Expenses for unfinished production and business	909 476 548		498 867 462	
- Finished product				
- Goods				
- Goods for sale				
- Tax-protected warehouse goods				
Total	15 001 960 755		14 344 225 597	
- The value of inventory is stagnant, poor, has lost quality and cannot be sold at the end of the period; Causes and solutions for stagnant, poor, and loss-of-quality inventory				
- The value of inventory used as mortgage or pledge to secure debts payable at the end of the period				
- Reasons leading to additional provision or reversal of provisions for inventory devaluation				

08 - Long-term assets in progress	Closing Balance		Opening Balance	
	Original price	Value can be revoked	Original price	Value can be revoked
a) Long-term work-in-progress				
Total				
b) Construction in progress				
- Shopping	8 947 214 736	8 947 214 736	8 812 074 273	8 812 074 273
- Basic construction	487 954 653	163 346 133 189	401 811 373	162 843 271 482
- Repair	3 395 971 765	3 395 971 765	2 818 281 437	2 818 281 437
Total	12 831 141 154	175 689 319 690	12 032 167 083	174 473 627 192

09 - Increase or decrease in tangible fixed assets

Item	Houses, architectural objects	Machinery and equipment	Transmission means of transport	Management equipment and tools	Perennial plants and animals work for products	Other tangible fixed assets	Total
Cost							
Opening Balance	9 320 087 350 117	6 027 758 679 800	81 398 143 094	58 103 459 612		217 380 507	15 488 065 013 130
- Buy during the period	414 753 735	9 097 739 721					9 512 493 456
- Basic construction investment completed							
- Another increase							
- Switch to investment real estate							
- Liquidation and sale		2 653 142 372	1 630 323 577	2 536 152 940			6 819 618 889
- Another reduction							
Closing balance	9 320 502 103 852	6 034 203 277 149	80 267 819 517	55 567 306 672		217 380 507	15 490 757 887 697
Accumulated depreciation							
Opening Balance	5 723 407 659 685	4 991 571 853 394	65 771 057 175	54 179 022 818		217 380 507	10 835 146 983 579
- Depreciation during the year	153 778 986 391	132 483 187 641	2 498 603 348	1 506 940 165			290 267 717 546
- Another increase							
- Switch to investment real estate							
- Liquidation and sale		2 653 142 372	1 630 323 577	2 536 152 940			6 819 618 889
- Another reduction							
Closing balance	5 877 186 656 076	5 121 401 898 663	66 639 335 946	53 149 810 044		217 380 507	11 118 595 082 236
Residual value of tangible fixed assets							
- On the first day of the year	3 596 679 680 432	1 036 186 826 406	16 127 085 919	3 924 436 794			4 652 918 029 551
- At the end of the period	3 443 315 447 776	912 801 378 486	13 628 482 571	2 417 496 623			4 372 162 805 461

* Remaining value at the end of the year of tangible fixed assets used as mortgage or loan pledge:	
* Original cost of fixed assets at the end of the year has been fully depreciated but still in use:	340 366 919 286

* Original cost of fixed assets at the end of the year awaiting liquidation:	558 508 545
* Commitments on buying and selling tangible fixed assets of great value in the future:	
* Other changes in tangible fixed assets:	

10 - Increase or decrease intangible fixed assets

Item	Land use rights	Publishing rights	Copyrights, patents	Brand of goods	Computer software	Licenses and franchises	Other intangible fixed assets	Total
Cost								
Opening Balance					2 335 628 057			2 335 628 057
- Purchased during the year								
- Created from within the business								
- Increase due to business combination								
- Another increase								
- Liquidation and sale					308 823 371			308 823 371
- Another reduction								
Closing balance					2 026 804 686			2 026 804 686
Accumulated depreciation								
Opening Balance					2 074 454 895			2 074 454 895
- Depreciation during the year					83 417 616			83 417 616
- Another increase								
- Liquidation and sale					308 823 371			308 823 371
- Another reduction								
Closing balance					1 849 049 140			1 849 049 140
Residual value of intangible fixed assets								
- On the first day of the year					261 173 162			261 173 162

- At the end of the period					177 755 546		177 755 546
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* Original cost of intangible fixed assets that have been fully depreciated but are still in use:

11 - Increase or decrease fixed assets under financial lease

Item	Houses, architectural objects	Machinery and equipment	Transmission means of transport	Management equipment and tools	Other tangible fixed assets	Intangible fixed assets	Total
Cost							
Opening Balance							
- Financial lease during the year							
- Another increase							
- Acquisition of fixed assets under financial lease							
- Return financial lease fixed assets							
- Another reduction							
Closing balance							
Accumulated depreciation							
Opening Balance							
- Depreciation during the year							
- Another increase							
- Acquisition of fixed assets under financial lease							
- Return financial lease fixed assets							
- Another reduction							
Closing balance							
Residual value of finance leased fixed assets							
- On the first day of the year							
- At the end of the period							

12 - Increase or decrease in investment real estate

Item	Closing balance	Opening Balance
a) Investment real estate for rent		
Cost		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
Accumulated depreciation		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
Remaining value		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
b) Investment real estate held for price increase		
Cost		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
Loss due to price decline		
- Land use rights		
- House		
- House and land use rights		

- Infrastructure		
Remaining value		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		

	Closing balance	Opening Balance
- The remaining value at the end of the period of investment real estate is used as mortgage or pledge to secure the loan		
- The original price of investment real estate has been fully depreciated but is still rented or held for price increase		
- Data explanation and other explanations		

13 - Upfront costs

Item	Closing balance	Opening Balance
a) Short term	1 668 510 627	372 294 412
- Prepaid expenses for operating lease of fixed assets		
- Tools and equipment for use		
- Borrowing costs		
- Other items (specify in detail if of great value)	1 668 510 627	372 294 412
b) Long term	19 909 988 487	29 973 629 008
- Cost of establishing a business		
- Cost of buying insurance		
- Other items (specify in detail if of great value)	19 909 988 487	29 973 629 008
Total	21 578 499 114	30 345 923 420

14 – Other assets

Item	Closing balance	Opening Balance
a) Short term		

b) Long term		
Total		

15 - Loan and finance lease	Closing Balance		Number increased during the period	Number decreased during the period	Opening Balance	
	Value	Number capable of repaying debt			Value	Number capable of repaying debt
a) Short-term loan	62 986 062 370	62 986 062 370	75 356 197 048	127 863 777 922	115 493 643 244	115 493 643 244
b) Long-term loan (details by term)	1 292 079 315 125	1 292 079 315 125	91 859 906 727	77 147 067 278	1 277 366 475 676	1 277 366 475 676
Total	1 355 065 377 495	1 355 065 377 495	167 216 103 775	205 010 845 200	1 392 860 118 920	1 392 860 118 920

	Current Period			The prior year		
	Total finance lease payments	Pay rental interest	Principal payment	Total finance lease payments	Pay rental interest	Principal payment
c) Finance lease debts						
From 1 year or less						
Over 1 year to 5 years						
Over 5 years						

	Closing Balance		Opening Balance	
	Origin	Interest	Origin	Interest
d) Overdue unpaid loans and financial lease debt				
- Loans				
- Finance lease				
Total				
- Reason for non-payment				

d) Detailed explanation of loans and financial lease debt to related parties

16 - Trade payables	Closing Balance		Opening Balance	
	Value	Number capable of repaying debt	Value	Number capable of repaying debt
a) Short-term payables to suppliers	44 236 359 455	42 197 129 210	72 932 339 765	41 187 432 158
b) Long-term payables to suppliers				
c) Unpaid overdue debt				
d) Payables to sellers are related parties				

17 - Statutory obligations	Opening Balance	Number to be paid during the period	Amount actually paid during the period	Closing Balance
a) Payable				
- Value added tax	9 386 561 346	111 028 677 386	108 935 435 476	11 479 803 256
- Special consumption				
- Import and export tax		3 915 511	3 915 511	
- Corporate income tax	111 605 604 604	61 578 169 782	154 291 158 780	18 892 615 606
- Personal income tax	3 383 449 666	5 682 897 555	8 986 031 643	80 315 682
- Natural resources tax	24 183 298 652	237 658 219 355	233 320 680 013	28 520 838 004
- Real estate tax and land rent		1 742 417 348	1 742 417 848	
- Other tax		8 000 000	8 000 000	
- Fees, charges and other payables	28 292 698 692	95 238 903 084	95 222 318 748	28 309 283 028
Total	176 851 612 970	512 941 200 525	602 509 958 019	87 282 855 576
b) Receivable				
- Value added tax				
- Special consumption				
- Import and export tax				
- Corporate income tax				
- Personal income tax				
- Natural resources tax				

- Real estate tax and land rent				
- Other tax				
- Fees, charges and other payables				
Total				

18 - Accrued expenses	Closing Balance	Opening Balance
a) Short term	4 078 848 939	11 223 292 743
- Advance deduction of salary expenses during leave period		
- Expenses during business shutdown		
- Accrued expenses temporarily calculate the cost of goods and finished real estate products sold		
- Other accruals		
b) Long term		
- Loan interest		
- Other items (details of each item)		
Total	4 078 848 939	11 223 292 743

19 - Other payables	Closing Balance	Opening Balance
a) Short term	106 585 487 692	614 265 171 333
- Excess assets awaiting resolution		
- Union fees		
- Social insurance	19 839 748	19 839 748
- Health insurance	1 788 000	1 788 000
- Unemployment insurance	102 600	102 600
- Must return equitization		
- Receive deposits and short-term bets	5 820 000	
- Dividends and profits must be paid	300 000 000	200 000 000
- Other payables and payables	106 257 937 344	614 043 440 985
b) Long term		

- Receive deposits and long-term bets		
- Other payables and payables		
Total	106 585 487 692	614 265 171 333

20 - Unrealized revenue	Closing Balance	Opening Balance
a) Short term		
- Revenue received in advance		
- Revenue from traditional customer programs		
- Other unearned revenues		
Total		
b) Long term		
- Revenue received in advance		
- Revenue from traditional customer programs		
- Other unearned revenues		

	Closing Balance	Opening Balance	Reason
c) The possibility of not being able to perform the contract with the customer (details of each item, reasons for not being able to perform)			

21 – Bonds issued

21.1. Ordinary bonds

	Closing Balance			Opening Balance		
	Value	Interest rate	Term	Value	Interest rate	Term
a) Bonds issued						
- Type of issue at face value						
- Discounted issue type						
- Issued type with extras						
Total						
b) Detailed explanation of bonds held by related parties (according to each type of bond)						

21.2. Convertible bonds

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22. Preferred shares are classified as liabilities

- Face value
- Subjects to be released (board of directors, officers, employees, other subjects);
- Buyback terms (Time, buyback price, other basic terms in the issuance contract);
- Value repurchased during the period;
- Other explanations.

23. Payable provisions	Closing Balance	Opening Balance
a) Short term		
- Warranty provisions for products and goods		
- Construction warranty provisions		
- Restructuring provisions		
- Other payable provisions (Periodic fixed asset repair costs, environmental restoration costs...)		
Total		
b) Long term		
- Warranty provisions for products and goods		
- Construction warranty provisions		
- Restructuring provisions		
- Other payable provisions (Periodic fixed asset repair costs, environmental restoration costs...)		
Total		

24. Deferred tax assets and deferred tax liabilities	Closing Balance	Opening Balance
a. Deferred tax assets		
- The corporate income tax rate used to determine the value of deferred tax assets		
- - Deferred tax assets relate to deductible temporary differences		
- Deferred tax assets relate to unused tax losses		

- Deferred tax assets relate to unused tax credits		
- Amount offset against deferred tax liabilities		
b. Deferred income tax payable		
- The corporate income tax rate used to determine the value of deferred income tax payable		
- Deferred tax liabilities arise from taxable temporary differences		
- Amount offset against deferred tax assets		

25. Owners' equity

Unit: VND

a. Reconciliation table of equity fluctuations

	Owners' capital contribution	Share premium	Convertible bond options	Other owners' capital	Asset revaluation reserve	Exchange rate difference	Undistributed after-tax profits and funds	Fund for capital expenditure	Enterprise re-organization support fund	Treasury shares	Other funds belonging to owners' equity	Investment and development fund	Total
Balance at the beginning of the previous year	4 224 000 000 000			475 444 837 801			394 798 270 506					25 175 788 921	5 119 418 897 228
- Capital increase in the previous year				14 748 115 000									14 748 115 000
- Profit in the previous year							1 294 091 329 728						1 294 091 329 728
- Another increase						157 725 928 492						466 321 880	158 192 250 372
- Reduced capital in the previous year													



- Loss in the previous year							1 224 849 318 493						1 224 849 318 493
- Another reduction				(93 673 120)		157 725 928 492						14 748 115 000	172 380 365 372
Balance at the beginning of Current Period	4 224 000 000 000						377 873 819 652					501 180 626 722	5 103 054 446 374
- Increase capital Current Period													
- Profit Current Period							1 426 393 037 155						1 426 393 037 155
- Another increase						106 362 446 563							106 362 446 563
- Reduce capital Current Period													
- Loss Current Period							1 345 486 285 435						1 345 486 285 435
- Another reduction						106 362 446 563							106 362 446 563
Balance at the end of Current Period	4 224 000 000 000						458 780 571 372					501 180 626 722	5 183 961 198 094

b) Details of owner's capital contribution	Closing Balance	Opening Balance
- Contributed capital of the parent company (if it is a subsidiary)		
- Capital contributions of other subjects	4 224 000 000 000	4 224 000 000 000
- Number of treasury shares		

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Total	4 224 000 000 000	4 224 000 000 000
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c) Capital transactions with owners and distribution of dividends and profit sharing	Current Period	The prior year
- Owner's investment capital		
+ Capital contributed at Opening Balance	4 224 000 000 000	4 224 000 000 000
+ Contributed capital increased during the year		
+ Contributed capital decreased during the year		
+ Contributed capital at the end of the year	4 224 000 000 000	4 224 000 000 000
- Dividends and distributed profits		

d) Share	Closing Balance	Opening Balance
- Number of shares registered to issue		
- Number of shares sold to the public		
+ Common shares		
+ Preferred stock (type classified as equity)		
- Number of shares to be bought back (treasury shares)		
+ Common shares		
+ Preferred stock (type classified as equity)		
- Number of outstanding shares		
+ Common shares		
+ Preferred stock (type classified as equity)		
* Par value of outstanding shares:		

d) Dividends	Value
- Dividends declared after the end of the annual accounting period:	
+ Dividends declared on common shares	
+ Dividends announced on preferred shares	

- Cumulative preferred stock dividends have not been recorded	
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e) Enterprise funds	Closing Balance	Opening Balance
- Investment and development fund	501 180 626 722	501 180 626 722
- Enterprise re-organisation support fund		
- Other funds belonging to owners' equity		

26. Difference in asset revaluation	Current Period	The prior year
Reasons for changes between the beginning and end of the year (in what cases are revalued, which assets are revalued, according to what decision?...)		

27. Exchange rate difference	Current Period	The prior year
- Exchange rate difference due to converting financial statements prepared in foreign currency to VND		
- Exchange rate differences arise due to other reasons (specify the cause)		

28. Funding source	Current Period	The prior year
- Funding is allocated during the year		
- Career expenses		
- Funding remaining at the end of the year		

29. Off-balance sheet items		
a) Outsourced assets: The total future minimum rental amount of the irrevocable operating lease contract over the term	End of the year	Opening Balance
- From 1 year or less		
- Over 1 year to 5 years		
- Over 5 years		

b) Assets held in custody: Enterprises must explain in detail the quantity, type, specifications, and quality at the end of the period:

- Supplies and goods kept on behalf of, processed, and entrusted:

Product code	Product name	Types, specifications, qualities	Unit	Quantity
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- Goods to be sold on behalf of, consigned, pledged or mortgaged:

Product code	Product name	Types, specifications, qualities	Unit	Quantity
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VII. Additional information for items presented in the Income Statement

Unit: VND

1. Total revenue from sales and service provision	Current Period	The prior year
a) Revenue		
- Sales revenue	1 634 858 262 380	1 321 320 979 531
- Revenue from service provision	3 173 018 406	2 844 027 198
- Construction contract revenue		
+ Construction contract revenue is recognized during the period		
+ Total accumulated revenue of construction contracts is recorded up to the time of preparing the financial statements		
- Other revenue	396 919 521	
Total	1 638 428 200 307	1 324 165 006 729
b) Revenue to related parties (details for each subject)		
c) In case revenue from property rental is recorded as the total amount of money received in advance, the business must make additional disclosures to compare the difference between recording revenue according to the method of gradual allocation over the rental period. Potential decline in future profits and cash flows		

2. Revenue deductions	Current Period	The prior year
In there		
- Trade discount		
- Reduced sales price		
- Goods sold are returned		

3. Cost of goods sold	Current Period	The prior year
- Cost of goods sold	723 564 725 395	684 349 793 434
- Cost of goods sold	129 603 555	
In which: Accrued cost price of goods and finished real estate products sold includes		
+ Accrued expense categories		
+ Value deducted into the cost of each item		
+ Expected cost time to arise		
- Cost of services provided	2 737 527 452	2 433 652 193
- Residual value, sale and liquidation costs of investment real estate		
- Investment real estate business expenses		
- Value of inventory loss during the period		
- The value of each type of inventory is lost outside the norm during the period		
- Other costs exceeding normal levels are calculated directly into the cost price		
- Provision for devaluation of inventory		
- Deductions in cost of goods sold	1 487 087 265	9 136 108 648
Total	726 431 856 402	686 783 445 627

4. Revenue from financial activities	Current Period	The prior year
- Interest on deposits and loans	21 666 374 548	31 902 527 900
- Gain on sale of investments		
- Dividends and profits are distributed	20 600 000 000	50 366 061 441
- Exchange rate difference interest	6 477 282 693	44 264 653 165
- Sales interest on deferred payments, payment discounts		
- Revenue from other financial activities		
Total	48 743 657 241	126 533 242 506

5. Financial costs	Current Period	The prior year
- Loan interest	31 628 650 961	34 645 013 031

- Payment discounts, deferred sales interest		
- Loss due to liquidation of financial investments		
- Exchange rate difference loss	93 954 592 408	44 990 867 901
- Provision for devaluation of trading securities and investment losses		
- Other financial costs		
- Financial expense deductions		
Total	125 583 243 369	79 635 880 932

6. Other income	Current Period	The prior year
- Liquidation and sale of fixed assets	232 350 279	
- Gains due to revaluation of assets		
- Fines collected		35 026 480
- Taxes are reduced		
- Other accounts	118 540 877	1 483 723 947
Total	350 891 156	1 518 750 427

7. Other costs	Current Period	The prior year
- Remaining value of fixed assets and costs of liquidation and sale of fixed assets	10 256 609	
- Loss due to revaluation of assets		
- Penalties		
- Other accounts	18 140 153	83 664 525
Total	28 396 762	83 664 525

8. Selling expenses and business management expenses	Current Period	The prior year
a) Selling expenses and business management expenses	43 248 799 442	58 962 100 570
- Details of items accounting for 10% or more of total business management costs;	43 248 799 442	58 962 100 570
- Other business management expenses		
b) Selling expenses incurred during the period		
- Details of items accounting for 10% or more of total sales costs;		
- Other selling expenses.		

c) Deductions in selling expenses and business management expenses		
- Refund of product and goods warranty provisions		
- Reversal of restructuring provisions and other provisions		
- Other write-downs		

9. Production and business costs by factor	Current Period	The prior year
- Cost of raw materials and materials	13 239 647 952	18 636 363 156
- Labor costs	74 811 293 048	86 919 558 577
- Fixed asset depreciation costs	290 351 135 162	290 115 987 580
- Cost of services purchased from outside	21 885 947 611	19 197 817 556
- Other expenses in money	366 532 691 064	328 230 083 471
Total	766 820 714 837	743 099 810 340

Note: The indicator "Production and business costs by factor" is the costs incurred during the period reflected in the Balance Sheet and Business Results Report.

- For manufacturing enterprises, the explanation of costs by factor is based on the amount incurred on the following accounts:

+ Account 621 – Direct material costs

+ Account 622 - Direct labor costs

+ Account 623 - Cost of using construction machines

+ Account 627 - General production costs

+ Account 641 - Sales expenses

+ Account 642 - Business management costs

- For commercial enterprises, the explanation of costs by element is based on the amounts incurred on the following accounts (excluding the purchase price of goods)

+ Account 156 - Goods

+ Account 632 - Cost of goods sold

+ Account 641 - Sales expenses

+ Account 642 - Business management costs

- Enterprises have the right to choose other bases but must ensure full disclosure of costs by factor

10. Current corporate income tax expenses	Current Period	The prior year
- Corporate income tax expense is calculated on the current year's taxable income		



- Adjust previous years' corporate income tax expenses to Current Period's current income tax expenses		
- Total current corporate income tax costs	150 364 403 434	108 529 826 735

11. Deferred corporate income tax expense	Current Period	The prior year
- Deferred corporate income tax expense arises from taxable temporary differences		
- Deferred corporate income tax expense arises from the reversal of deferred tax assets		
- Deferred corporate income tax income arising from deductible temporary differences		
- Deferred corporate income tax income arises from unused tax losses and tax incentives		
- Deferred corporate income tax income arises from the reversal of deferred income tax liabilities		
- Total deferred corporate income tax expense		

VIII. Additional information for items presented in the Statement of Cash Flows

1. Non-cash transactions affect future cash flow statements

- Buy assets by assuming related debts directly or through financial leasing operations
- Buying a business through issuing shares
- Convert debt into equity
- Other non-monetary transactions

2. Funds held by the enterprise but not used:

Presenting the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other constraints that the enterprise must comply with.

3. The actual amount borrowed during the period

- Proceeds from borrowing under normal contracts
- Proceeds from issuing ordinary bonds
- Proceeds from issuance of convertible bonds
- Proceeds from issuance of preferred shares are classified as liabilities
- Proceeds from resale transactions of Government bonds and securities REPO
- Proceeds from borrowing in other forms

4. Amount actually paid back on loan principal during the period:

- Proceeds from borrowing under normal contracts
- Proceeds from issuing ordinary bonds
- Proceeds from issuance of convertible bonds
- Proceeds from issuance of preferred shares are classified as liabilities
- Proceeds from resale transactions of Government bonds and securities REPO
- Proceeds from borrowing in other forms

Preparer
(Sign, full name)


Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)


Ngô Thế Long

Lam Dong, Date 20..month 10...year 2025

General Director
(Sign, full name, stamp)



Đặng Văn Cường

