

Hanoi, January 17, 2025

To: - State Securities Commission of Vietnam
- Hanoi Stock Exchange

1. Company Name: Vietnam Hong Ha Joint Stock Company
2. Stock Code: PHH
3. Head Office Address: Operations Building, New Urban Area of Tu Hiep, Tu Hiep Commune, Thanh Tri District, Hanoi City.
4. Telephone: 024.35540845
5. Person in charge of information disclosure: Mrs. Tran Thi Thanh Binh - Position: Deputy General Director
- 6.1. Financial statements for Q4 2024 include: Balance Sheet (BCDKT), Income Statement (BCKQKD), Cash Flow Statement (BCLCTT), and Notes to Financial Statements (TMBCTC).

6.2. Explanation:

Regarding the difference in after-tax profit on the Income Statement for Q4 2024 compared to Q4 2023:

* In the Company's Separate Financial Statements:

- After-tax profit for Q4 2024: 148,733,422 VND
- After-tax profit for Q4 2023: 2,134,596,059 VND

* In the Company's Consolidated Financial Statements:

- After-tax profit for Q4 2024: 148,352,024 VND
- After-tax profit for Q4 2023: 4,395,251,532 VND

The after-tax profit in the Separate Financial Statements for Q4 2024 decreased by **93%**, and in the Consolidated Financial Statements, it decreased by **97%** compared to Q4 2023.

Reason: The decrease in sales revenue and financial activity revenue in Q4 2024 compared to Q4 2023 led to the reduction in after-tax profit in both the Separate and Consolidated Financial Statements for Q4 2024 compared to Q4 2023.



7. Website address for publishing the complete financial: <http://honghavietnam.vn>

We hereby certify that the disclosed information is truthful and accept full legal responsibility for the content of the disclosed information.

VIETNAM HONG HA JOINT STOCK COMPANY

Recipients:

- *As mentioned above;*
- *Finance and Accounting Department, General Affairs Department (for filing)*



PHÓ TỔNG GIÁM ĐỐC
Trần Thị Thanh Bình



PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3 and Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Hong Ha Viet Nam Joint Stock Company shall disclose the financial statements (FS) for the fourth quarter of 2024 to the Hanoi Stock Exchange as follows:

1. Organization name: Hong Ha Vietnam Joint Stock Company

- Stock code: PHH
- Address: Operating building, New Urban Area of Tu Hiep, Tu Hiep Commune, Thanh Tri District, Hanoi City.
- Contact phone number: 024.35540845
- Email: banthuky@honghavietnam.vn

Website: <http://honghavietnam.vn>

2. Information disclosure content:

- Financial statements for the fourth quarter of 2024
- Separate financial statements (TCNY has no subsidiaries and the superior accounting unit has affiliated units);
- Consolidated financial statements (TCNY has subsidiaries);
- Consolidated financial statements (TCNY has a affiliated accounting unit with its own accounting apparatus).

- Cases requiring explanation:

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period last year:

Yes

No

Explanatory document in case of integration:

Yes

No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to loss in this period or vice versa:



Yes

No

Explanatory document in case of integration:

Yes

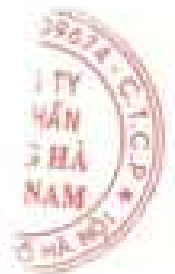
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HONG HA VIET NAM JOINT STOCK COMPANY

VICE GENERAL DIRECTOR



Trần Thị Thanh Bình



HONG HA VIET NAM JOINT STOCK COMPANY

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CONSOLIDATED FINANCIAL STATEMENTS
Q4 2024

Recipients of the report:

--- Ha Noi - 2025 ---

HONG HA VIET NAM JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS
Q4 2024

INCLUDES THE REPORTS:

- CONSOLIDATED STATEMENT OF FINANCIAL POSITION
- CONSOLIDATED STATEMENT OF INCOME
- CONSOLIDATED STATEMENT OF CASH FLOWS
- NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Recipients of the report:

---Ha Noi - 2025---

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

ITEMS	Code	Note	Ending balance (or 31/12/2024)	Beginning balance (or 01/01/2024)
ASSETS				
A- CURRENT ASSETS	100		233,833,464,912	237,247,453,085
I- Cash and cash equivalents	110	V.1	6,144,706,455	11,826,724,359
1. Cash	111		5,336,701,849	1,328,546,399
2. Cash equivalents	112		808,004,606	10,497,877,960
II. Short-term investments	120		2,692,664,146	2,600,000,000
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Held to Maturity investments	123		2,692,664,146	2,600,000,000
III. Short-term receivables	130		42,479,810,298	40,812,974,454
1. Short-term trade receivables	131	V.3a	5,770,651,482	5,790,651,482
2. Short-term prepayments to suppliers	132		14,239,014,783	14,157,550,048
3. Short-term intra-company receivables	133		-	-
4. Receivables according to the progress of construction contracts	134		-	-
5. Short-term loan receivable	135		64,000,000,000	64,000,000,000
6. Other short-term receivables	136	V.4a	19,495,699,933	17,889,995,824
7. Provision for short-term doubtful debts (*)	137		(61,025,555,900)	(61,025,555,900)
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140		182,064,090,043	181,570,078,249
1. Inventories	141	V.7	182,064,090,043	181,570,078,249
2. Provision for devaluation of inventories (*)	142		-	-
V. Other short-term assets	150		452,193,970	437,676,023
1. Short-term prepaid expenses	151	V.13a	-	-
2. Deductible VAT	152		269,177,538	237,139,749
3. Taxes and other receivables from State budget	153	V.17b	183,016,432	200,536,274
4. Purchase and resale of Government bonds	154		-	-
5. Other current assets	155		-	-
B. NON-CURRENT ASSETS	200		217,074,474,371	219,387,614,104
I. Non-current receivables	210		-	-
1. Long-term receivables	211	V.3b	-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Long-term loan receivable	215		-	-
6. Other long-term receivables	216	V.4b	-	-
7. Provision for long-term doubtful debts (*)	219		-	-
II. Fixed assets	220		-	17,640,000
1. Tangible fixed assets	221	V.9	-	17,640,000
- Historical cost	222		451,703,454	725,796,930
- Accumulated depreciation (*)	223		(451,703,454)	(708,156,930)
2. Finance lease fixed assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-

ITEMS	Code	Note	Ending balance (as 31/12/2024)	Beginning balance (as 01/01/2024)
3. Intangible fixed assets	227	V.10	-	-
- Historical cost	228		-	-
- Accumulated depreciation (*)	229		-	-
III. Investment properties	230	V.11	4,341,513,185	4,447,401,185
- Historical cost	231		4,729,769,185	4,729,769,185
- Accumulated depreciation (*)	232		(388,256,000)	(282,368,000)
IV. Long-term assets in progress	240		8,460,132,829	8,265,823,866
1. Long-term work in progress	241		-	-
2. Construction in progress	242	V.8	8,460,132,829	8,265,823,866
V. Long-term investments	250	V.2	171,687,659,838	174,028,261,530
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		165,601,649,124	167,827,761,530
3. Equity investments in other entities	253		6,200,500,000	6,200,500,000
4. Provision for devaluation of long-term investments (*)	254		(114,489,286)	-
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		32,585,168,519	32,628,387,523
1. Long-term prepaid expenses	261	V.13h	32,585,168,519	32,628,387,523
2. Deferred income tax assets	262	V.24a	-	-
3. Long-term equipment, supplies and spare parts	263		-	-
4. Other long-term assets	264		-	-
5. Goodwill	265		-	-
TOTAL ASSETS (270=(100+200))	270		450,907,939,283	456,634,967,189
CAPITAL				
C. LIABILITIES (280=310+320)	280		224,039,180,075	227,348,864,328
I. Current liabilities	310		224,039,180,075	227,348,864,328
1. Short-term trade payables	311	V.16a	46,740,726,703	49,323,624,469
2. Short-term prepayments from customers	312		174,479,908,009	174,480,179,791
3. Taxes and other payables to State budget	313	V.17a	-	61,836,279
4. Payables to employees	314		39,534,000	48,263,600
5. Short-term accrued expenses	315	V.18a	-	-
6. Short-term intra-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.19a	2,677,209,878	3,228,676,704
10. Short-term borrowings and finance lease liabilities	320	V.15a	-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare fund	322		201,801,466	206,301,466
13. Price stabilization fund	323		-	-
14. Purchase and resale of Government bonds	324		-	-
II. Non-current liabilities	320		-	-
1. Long-term trade payables	321	V.16b	-	-
2. Long-term prepayments from customers	322		-	-
3. Long-term accrued expenses	323	V.18b	-	-
4. Intra-company payables on operating capital	324		-	-
5. Long-term intra-company payables	325		-	-
6. Long-term unearned revenue	326		-	-
7. Other long-term payables	327	V.19b	-	-
8. Long-term borrowings and finance lease liabilities	328	V.15b	-	-
9. Convertible bonds	329		-	-
10. Preference shares	340		-	-

ITEMS	Code	Note	Ending balance (as 31/12/2024)	Beginning balance (as 01/01/2024)
11. Deferred income tax liabilities	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-
D. OWNERS' EQUITY (410-419+430)	400		226,848,759,208	229,286,082,861
I. Owners' equity	410	V.21	226,848,759,208	229,286,082,861
1. Contributed capital	411		200,000,000,000	200,000,000,000
- Ordinary shares with voting rights	411a		200,000,000,000	200,000,000,000
- Preference shares	411b		-	-
2. Share Premium	412		59,696,774,500	59,696,774,500
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares (*)	415		(21,118,002,077)	(21,118,002,077)
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		23,944,698,303	23,944,698,303
9. Enterprise reorganization assistance fund	419		-	-
10. Other reserves	420		4,232,251,900	4,232,251,900
11. Retained earnings	421		(43,043,882,353)	(40,627,579,462)
- Retained earnings accumulated till the end of the previous year	421a		(40,627,579,462)	(42,944,926,881)
- Retained earnings of the current year	421b		(2,416,302,891)	2,317,347,419
12. Capital expenditure fund	422		-	-
13. Non - Controlling interests	429		3,156,918,935	3,157,939,697
II. Non-business funds and other funds	430		-	-
1. Non-business funds	431		-	-
2. Funds that form fixed assets	432		-	-
Total capital	440		490,907,939,243	456,634,967,189

Preparer



Nguyen Thi Hoa Vinh

Chief Accountant



Nguyen Thi Hoa Vinh

Hà Nội, January 17, 2025
 Deputy General Director

 Trần Thị Thanh Bình

HONG HA VIETNAM JOINT STOCK COMPANY

Address: Operating building, New Urban Area of Tu Hiep, Tu Hiep Commune, Thanh Tri District, Hanoi City

CONSOLIDATED STATEMENT OF INCOME

Quarter 4 - 2024

Items	Code	Note	Q4		Year	
			2024	2023	2024	2023
1. Revenue from sales of goods and rendering of services	01	VI.1	201,812,726	2,583,862,355	848,407,070	5,043,840,828
2. Revenue deductions	02	VI.2	-	-	-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		201,812,726	2,583,862,355	848,407,070	5,043,840,828
4. Cost of goods sold and services rendered	11	VI.3	138,972,000	2,133,452,288	555,888,000	4,402,604,695
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		62,840,726	450,410,067	292,519,070	641,236,133
6. Financial income	21	VI.4	364,620,019	3,755,459,423	740,374,462	4,012,805,426
7. Financial expense	22	VI.5	-	-	-	-
In which: Interest expense	23		-	-	-	-
8. Share of joint ventures and associates' profit or loss	24		(114,489,286)	-21,816,604	(149,355,892)	-21,816,604
9. Selling expense	25	VI.8b	-	-	-	-
10. General and administrative expense	26	VI.8a	165,819,435	223,419,420	3,301,861,693	1,621,887,736
11. Net profit from operating activities (30=20+(21-22)+24-(23+26))	30		147,352,024	4,004,266,764	(2,418,323,653)	3,054,000,517
12. Other income	31	VI.6	1,000,000	466,245,455	1,000,000	466,245,455
13. Other expense	32	VI.7	-	-	-	1,132,099,027
14. Lợi nhuận khác(40=31-32)	40		1,000,000	466,245,455	1,000,000	(665,853,572)
15. Total net profit before tax (50=30+40)	50		148,352,024	4,470,512,219	(2,417,323,653)	2,388,146,945
16. Current corporate income tax expense	51	VI.10	-	75,260,687	-	75,260,687
17. Deferred corporate income tax expense	52	VI.11	-	-	-	-
18. Profit after corporate income tax (60=50-51-52)	60		148,352,024	4,395,251,532	(2,417,323,653)	2,312,886,258
19. Profit after tax attributable to owners of the parent	61		148,445,467	4,395,851,763	(2,416,302,891)	2,317,347,419
20. Profit after tax attributable to non-controlling interest	62		(93,443)	(600,231)	(1,020,762)	(440,161)
21. Basic earnings per share (*)	70		-	-	-	-
22. Diluted earnings per share (*)	71		-	-	-	-

Preparer



Nguyen Thi Hoa Vinh

Chief Accountant



Nguyen Thi Hoa Vinh



Hanoi, January 2025
Deputy General Director

Trần Thị Thanh Bình

HONG HA VIETNAM JOINT STOCK COMPANY

Address: Operating building, New Urban Area of Tu Hiep, Tu Hiep Commune, Thanh Tri District, Hanoi City

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

Quarter 4 - 2024

Items	Code	Year-to-date through the end of Q4	
		This Year	Previous Year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	1	- 2,417,323,653	2,388,146,945
2. Adjustment for		-	-
- Depreciation and amortization of fixed assets and investment properties	2	123,528,000	170,647,220
- Provisions	3	-	-
- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	4	-	-
- Gains / losses from investment	5	- 591,018,970	- 4,489,167,575
- Interest expense	6	-	-
- Other adjustments	7	-	-
3.3. Operating profit before changes in working capital	8	- 2,884,814,623	- 1,930,373,410
- Increase or decrease in receivables	9	- 1,719,352,045	1,205,475,358
- Increase or decrease in inventories	10	- 494,011,794	621,845,171
- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)	11	- 3,242,491,650	- 12,701,812,792
- Increase or decrease in prepaid expenses	12	43,219,004	52,171,714
- Increase or decrease in trading securities	13	-	-
- Interest paid	14	-	-
- Corporate income tax paid	15	- 75,260,687	-
- Other receipts from operating activities	16	-	-
- Other payments on operating activities	17	- 4,500,000	- 16,450,000
Net cash flow from operating activities	20	- 4,377,311,795	- 12,769,143,959
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchase or construction of fixed assets and other long-term assets	21	- 194,308,963	- 194,308,963
2. Proceeds from disposals of fixed assets and other long-term assets	22	1,000,000	2,371,120,758
3. Loans and purchase of debt instruments from other entities	23	- 5,043,117,808	- 15,600,000,000
4. Collection of loans and resale of debt instrument of other entities	24	5,000,000,000	12,500,000,000
5. Equity investments in other entities	25	-	-
6. Proceeds from equity investment in other entities	26	-	15,620,000,000
7. Interest and dividend received	27	2,931,620,662	370,468,344
Net cash flow from investing activities	30	2,695,193,891	15,067,280,139
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuance of shares and receipt of contributed capital	31	-	-
2. Repayment of capital contributions and repurchase of stock issued	32	-	-
3. Proceeds from borrowings	33	-	-
4. Repayment of principal	34	-	-
5. Repayment of financial principal	35	-	-
6. Dividends or profits paid to owners	36	-	-
Net cash flow from financing activities	40	-	-
Net cash flows in the year (50= 20+30+40)	50	- 5,682,017,904	2,298,136,180
Cash and cash equivalents at the beginning of the year	60	11,826,724,359	9,528,588,179
Effect of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the year (70=50+60+61)	70	6,144,706,455	11,826,724,359

Preparer

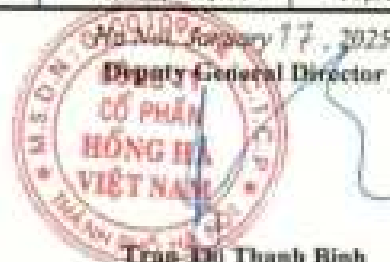


Nguyen Thi Hoa Vinh

Chief Accountant



Nguyen Thi Hoa Vinh



Trần Thị Thanh Bình

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV - Year 2024

I. Characteristics of the Enterprise's Activities

1. Type of Capital Ownership: Joint Stock
2. Business Sector: Construction
3. Business Activities: Construction
4. Ordinary Production and Business Cycle.
5. Characteristics of the Enterprise's Activities During the Financial Year Affecting the Financial Statements.

6. Corporate Structure:

- o List of subsidiaries;

+ Hong Ha Ha Noi Joint Stock Company - Address: No. 18, Alley 4, Phuong Mai Street, Phuong Mai Ward, Dong Da District, Hanoi

- Parent Company's Benefit Rate: 75.50%

- Parent Company's Voting Rights: 75.50%

- o List of joint ventures and associates;

+ Song Duy – Hong Ha Oil and Gas Joint Stock Company

- Address: No. 102 Thai Thinh, Dong Da, Hanoi

- Ownership Percentage: 33.53%

- Voting Rights Percentage: 33.53%

+ Tu Hiep Hong Ha Petroleum Joint Stock Company

- Address: Tu Hiep Urban Area, Tu Hiep, Thanh Tri, Hanoi

- Ownership Percentage: 20.69%

- Voting Rights Percentage: 20.69%

7. Declaration of Comparability of Information in the Financial Statements: Data is sourced from the financial statements of the fiscal year 2023 of Hong Ha Vietnam Joint Stock Company.

II. Accounting Period and Currency Used in Accounting

1. Accounting Period: From January 1 to December 31 annually.
2. Currency Used in Accounting: Vietnamese Dong (VND).

III. Accounting Standards and Regulations Applied

1. Accounting Regulations Applied: Circular No. 200/2014/TT-BTC dated December 22, 2014.
2. Declaration of Compliance with Vietnamese Accounting Standards and Regulations: The Vietnamese accounting system and current regulations of the Socialist Republic of Vietnam.

IV. Accounting Policies Applied

1. Principles of Converting Financial Statements Prepared in Foreign Currency into VND.
2. Foreign Exchange Rates Used in Accounting.

3. Principles for Determining the Effective Interest Rate for Discounting Cash Flows.
4. Principles of Recognizing Cash and Cash Equivalents:
Cash represents the total amount of cash available at the reporting date, including cash on hand, demand deposits at banks, recognized and reported in Vietnamese Dong ("VND").
5. Principles of Accounting for Financial Investments:
 - Trading securities;
 - Held-to-maturity investments;
 - Loans;
 - Investments in subsidiaries, joint ventures, and associates;
 - Investments in equity instruments of other entities;
 - Accounting methods for other transactions related to financial investments.
Financial investments are recognized at cost, starting from the date of capital contribution.
6. Principles of Accounting for Receivables:
Receivables are determined based on contracts and recognized according to issued invoices.
7. Principles of Inventory Recognition:
 - Inventories are recognized at cost.
 - Inventory valuation method: The actual specific identification method is applied to calculate the value of goods issued.
 - Inventory is accounted for using the perpetual inventory method. The value of inventory is determined based on purchase price plus purchasing and transportation costs.
 - Inventory accounting method: The actual specific identification method.
 - Method for establishing inventory provision for devaluation.
8. Principles of Recognizing and Depreciating Fixed Assets and Investment Properties:
 - Recognition of Fixed Assets (Tangible, Intangible, and Finance Leases):
Fixed assets are recognized under Accounting Standard No. 03-Tangible Fixed Assets. They are reported at cost, accumulated depreciation, and net book value. The cost includes the purchase price and related costs, such as installation and trial runs.
 - Depreciation of Fixed Assets:
Depreciation is applied in accordance with Circular No. 28/2017/TT-BTC dated April 12, 2017, using the straight-line method over the estimated useful life of the asset.
 - Principles of Recognizing Investment Properties: Recorded at purchase cost and directly related costs.
 - Principles and methods of depreciation of investment properties.
9. Principles of Accounting for Business Cooperation Contracts.
10. Principles of Accounting for Deferred Income Tax.
11. Principles of Accounting for Prepaid Expenses.
12. Principles of Accounting for Liabilities:
Accrued expenses include costs related to construction works, estimated but not yet incurred, based on contracts, handover minutes, and financial invoices yet to be issued.
13. Principles of Recognizing Loans and Finance Lease Payables.
14. Principles of Recognizing and Capitalizing Borrowing Costs:
Borrowing costs for short-term loans are recognized based on contracts, promissory notes, receipts, disbursements, and bank statements.
15. Principles of Recognizing Accrued Expenses:
Accrued expenses include costs related to construction works, estimated but not yet incurred, based on contracts, handover minutes, and financial invoices yet to be issued.

16. Principles and Methods of Recognizing Provisions for Payables.
17. Principles of Recognizing Unearned Revenue.
18. Principles of Recognizing Convertible Bonds.
19. Principles of Recognizing Owner's Equity:
 - Recognition of contributed capital, share premium, and other owner's equity: Recognized based on actual contributions by owners.
 - Recognition of asset revaluation differences.
 - Recognition of exchange rate differences.
 - Recognition of undistributed profit: Profit or loss from the enterprise's operations.
20. Principles of Revenue Recognition:
 - Sales revenue;
 - Service revenue;
 - Financial income;
 - Construction contract revenue;
 - Other income.
21. Principles of Accounting for Revenue Deductions.
22. Principles of Accounting for Cost of Goods Sold: Ensures alignment with revenue recognition.
23. Principles of Accounting for Financial Expenses:
Financial expenses reported in the income statement include total financial costs incurred during the period, without offsetting financial income, including interest expenses.
24. Principles of Accounting for Selling and Administrative Expenses: Fully recognizes incurred costs during the period.
25. Principles and Methods of Accounting for Corporate Income Tax (CIT) and Deferred CIT:
 - Current CIT is determined based on taxable income and applicable CIT rates for the current year.
 - Deferred CIT is determined based on deductible and taxable temporary differences and CIT rates. No offsetting of current CIT and deferred CIT expenses.
26. Other Accounting Principles and Methods.

V. Additional Information for Items Presented in the Balance Sheet and Income Statement

Unit of currency: VND

<i>1 - Cash</i>	<i>End of year</i>	<i>Beginning of year</i>
- Cash	2,776,288	880,347,783
- Cash in bank	5,327,278,708	448,498,616
- Cash in transit	-	-
- Cash equivalents	808,004,606	10,497,877,960
Total	6,138,059,602	11,826,724,359

2- Short-term financial investments

	<i>End of year</i>			<i>Beginning of year</i>		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
a) Trading securities:						
- Total value of stocks: (Details of each stock type accounting for 10% or more of the total stock value)						
- Total value of bonds: (Details of each bond type accounting for 10% or more of the total bond value)						
- Other investments						
- Reasons for changes in each investment/stock/bond type:						
+ In terms of quantity						
+ In terms of value						

	<i>End of year</i>		<i>Beginning of year</i>	
	Original cost	Fair value	Original cost	Fair value
b) Held-to-maturity investments				
b1) Short-term				
- Term deposits	2,692,664,146	2,692,664,146	2,600,000,000	2,600,000,000
- Bonds				
- Other investments				
b2) Long-term				
- Term deposits				
- Bonds				
- Other investments				

	<i>End of year</i>			<i>Beginning of year</i>		
	<i>Original cost</i>	<i>Fair value</i>	<i>Provision</i>	<i>Original cost</i>	<i>Fair value</i>	<i>Provision</i>
c) Investments in other entities (Details of each investment based on ownership percentage and voting rights percentage);						
- Investments in subsidiaries:	-	-	-	-	-	-
- Investments in joint ventures and associates:	222,633,992,000	196,937,025,960	25,746,954,020	222,633,992,000	196,925,024,234	25,709,958,766
+ Tu Hiep Hong Ha Petroleum Joint Stock Company	34,479,000,000	8,723,045,980	25,746,954,020	34,479,000,000	8,761,044,234	25,709,958,766
+ Song Day Hong Ha Petroleum Joint Stock Company	188,154,992,000	188,163,980,000	-	188,154,992,000	188,163,980,000	-
- Investments in other entities:	8,200,500,000	6,200,500,000	-	8,200,500,000	6,200,500,000	-
+ Vietnam-Laos General Business Joint Stock Company	4,200,500,000	4,200,500,000	-	4,200,500,000	4,200,500,000	-
+ Quang Ninh Seafood Import-Export Joint Stock Company	2,000,000,000	2,000,000,000	-	2,000,000,000	2,000,000,000	-
- Summary of the operating performance of subsidiaries, joint ventures, and associates during the period;						
- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period;						
- In cases where the fair value cannot be determined, provide an explanation of the reasons.						

3 - Receivables from customers

	<i>End of year</i>	<i>Beginning of year</i>
a) Short-term receivables from customers	5,770,651,482	5,790,651,482
- Hong Ha Viet Nam Joint Stock Company	3,812,277,997	3,832,277,997
+ Son Giang Construction Joint Stock Company	316,212,000	336,212,000
+ Constrexim Bac Ha Joint Stock Company	903,978,486	903,978,486
+ Other receivables from customers	2,592,087,511	2,592,087,511
- Hong Ha Hanoi Joint Stock Company	1,958,373,485	1,958,373,485
+ Hong Ha Viet Nam Joint Stock Company	-	-
+ Other receivables from customers	1,958,373,485	1,958,373,485
b) Long-term receivables from customers	-	-

4- Other receivables

	<i>End of year</i>		<i>Beginning of year</i>	
	Value	Provision	Value	Provision
a) Short-term	19,495,699,933	-	17,889,998,824	-
- Receivables from equitization;	-	-	-	-
- Receivables from dividends and distributed profits;	1,261,044,103	-	-	-
- Receivables from employees;	-	-	-	-
- Deposits and guarantees;	-	-	-	-
- Loans;	-	-	-	-
- Payments made on behalf of others;	-	-	-	-
- Other Receivables	18,234,655,830	-	17,889,998,824	-
b) Long-term (Similar to the short-term items)	-	-	-	-
Cộng	19,495,699,933	-	17,889,998,824	-

5 - Missing assets pending resolution

(Detailed by type of missing assets):

	<i>End of year</i>		<i>Beginning of year</i>	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventory;				
c) Fixed Assets;				
d) Other Assets.				

6- Bad Debts

	<i>End of year</i>			<i>Beginning of year</i>		
	Original cost	Recoverable value	Debtor	Original cost	Recoverable value	Debtor
- The total value of accounts receivable, loans overdue for payment, or loans that are not yet overdue but are difficult to recover; (including details of overdue periods and the value of overdue accounts receivable and loans by each debtor, if the receivables from each debtor account for 10% or more of the total overdue debt);	61,025,555,900			61,025,555,900		
- Information about fines, overdue interest receivables, etc., arising from overdue debts but not recognized as revenue;						
- The possibility of recovering overdue debts.						
Total	61,025,555,900			61,025,555,900		

7- *Inventory*

	<i>End of year</i>		<i>Beginning of year</i>	
	Original cost	Provision	Original cost	Provision
- Goods in transit;	-	-	-	-
- Raw materials, supplies;	-	-	-	-
- Tools and instruments;	-	-	-	-
- Work-in-progress production costs	182,064,090,043	-	181,570,078,249	-
- Finished goods;	-	-	-	-
- Merchandise;	-	-	-	-
- Goods sent for sale;	-	-	-	-
- Goods in bonded warehouses.	-	-	-	-
Total	182,064,090,043	-	181,570,078,249	-

- The value of inventory that is stagnant, degraded, or of poor quality, and cannot be sold at the end of the period; the cause and the plan for handling such inventory;

- The value of inventory used as collateral for securing liabilities at the end of the period;

- The reason for creating additional provisions or reversing provisions for inventory write-downs.

8- *Long-term unfinished assets*

	<i>End of year</i>		<i>Beginning of year</i>	
	Original cost	Recoverable value	Original cost	Recoverable value
a) Unfinished production and business (Details by type, explaining why they were not completed within a normal production or business cycle)	-	-	-	-
Total				
b) Unfinished construction (Details for projects accounting for 10% or more of the total value of construction in progress)				
- Procurement;	-	-	-	-
- Construction in progress;	8,460,132,829	-	8,265,823,866	-
Office building project at 407 Nguyen An Ninh;	8,460,132,829	-	8,265,823,866	-
- Repairs.	-	-	-	-
Total	8,460,132,829	-	8,265,823,866	-

9- Increase or decrease in tangible fixed assets:

Item	Tangible Fixed Assets				
	Buildings, structures	Machinery, equipment	Transmission transport vehicles	Management tools and equipment	Total
Original Cost of Tangible Fixed Assets					
Beginning balance	-	-	-	725,796,930	725,796,930
- Purchases during the year	-	-	-	-	-
- Completed construction investment	-	-	-	-	-
- Other increases	-	-	-	-	-
- Transfer to Investment Property	-	-	-	-	-
- Disposal, sale	-	-	-	274,093,476	274,093,476
- Other decreases	-	-	-	-	-
Ending balance	-	-	-	451,703,454	451,703,454
Accumulated Depreciation					
Beginning balance	-	-	-	708,156,930	708,156,930
- Depreciation for the year	-	-	-	17,640,000	17,640,000
- Other increases	-	-	-	-	-
- Transfer to Investment Property	-	-	-	-	-
- Disposal, sale	-	-	-	274,093,476	274,093,476
- Other decreases	-	-	-	-	-
Ending balance	-	-	-	451,703,454	451,703,454
Remaining Value of Tangible Fixed Assets					
At the beginning of the year	-	-	-	17,640,000	17,640,000
At the end of the year	-	-	-	-	-

- Remaining value at the end of the year of Tangible Fixed Assets used as collateral for loans: 0 VND

- Original cost of Tangible Fixed Assets at the end of the year that have been fully depreciated but are still in use: 451,703,454 VND

- Original cost of Tangible Fixed Assets at the end of the year awaiting disposal:

- Commitments regarding the purchase or sale of high-value Tangible Fixed Assets that have not been executed:

10- Increase or decrease in intangible fixed assets:

Item	Intangible Fixed Assets					
	Land use rights	Issuance rights	Copyrights, patents	Other intangible fixed assets	Total
Original Cost of Intangible Fixed Assets						
Beginning balance		-	-	-		-
- Purchases during the year	-	-	-	-		-
- Created internally by the company	-	-	-	-		-
- Increase due to business consolidation	-	-	-	-		-
- Other increases	-	-	-	-		-
- Disposal, sale	-	-	-	-		-
- Other decreases	-	-	-	-		-
Ending balance	-	-	-	-	-	-
Accumulated Amortization						
Beginning balance	-	-	-	-	-	-
- Amortization for the year	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
- Disposal, sale	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	-	-	-	-	-	-
Remaining Value of Intangible Fixed Assets						
At the beginning of the year	-	-	-	-	-	-
At the end of the year	-	-	-	-	-	-

- Remaining value at the end of the period of intangible fixed assets used as collateral for securing loans;
- Original cost of intangible fixed assets that have been fully amortized but are still in use;
- Explanations and other clarifications of the date;

11- Increase or decrease in finance lease fixed assets

12- Increase or decrease in investment property:

Item	Beginning Balance	Increase During the Year	Decrease During the Year	Ending Balance
a)Investment property for leasing:				
Historical cost				
- Apartment usage rights	4 729 769 185			4 729 769 185
-				
Accumulated depreciation				
- Land usage rights	282 368 000	105 888 000		388 256 000
-				
Net book value				
- Land usage rights	4 447 401 185			4 341 513 185
-				
b)Investment property held for appreciation:				
Historical cost				
- Apartment usage rights				
-				
Impairment loss				
- Land usage rights				
-				
Net book value				
- Land usage rights				
-				

- Remaining value at the end of the period of investment properties used as collateral for securing loans;

- Original cost of investment properties that have been fully depreciated but are still being leased or held for potential appreciation;

- Explanations and other clarifications of the data.

13- Prepaid Expenses

	<u>End of year</u>	<u>Beginning of year</u>
a) Short-term (detailed by each item)	-	-
- Prepaid expenses for operating lease of fixed assets;	-	-
- Tools and instruments issued for use;	-	-
- Borrowing costs;	-	-
- Other items (specify if of significant value).	-	-
 b) Long-term	 32,585,168,519	 32,628,387,523
- Business establishment expenses;	-	-
- Insurance purchase expenses;	-	-
- Other items (specify if of significant value).	32,585,168,519	32,628,387,523
Total	32,585,168,519	32,628,387,523

14- Other Assets

End of year

Beginning of year

a) Short-term (detailed by each item)

b) Long-term (detailed by each item)

Total

15- Loans and Finance

End of year

During the year

Beginning of year

Leases

a) Short-term

- Hong Ha Viet Nam Joint

Stock Company

+ Military Commercial Joint

Stock Bank, Ba Dinh Branch

+ Vietnam Joint Stock

Commercial Bank for Industry

and Trade, West Hanoi Branch

- Hong Ha Ha Noi Joint

Stock Company

+ Military Commercial Joint

Stock Bank, Thanh Xuan

Branch

+ Vietnam Joint Stock

Commercial Bank for Industry

and Trade, West Hanoi Branch

b) Long-term

- Hong Ha Viet Nam Joint

Stock Company

+ Military Commercial Joint

Stock Bank, Ba Dinh Branch

+ Vietnam Joint Stock

Commercial Bank for Industry

and Trade, West Hanoi Branch

+ Loans to other parties

Total

	<u>End of year</u>		<u>During the year</u>		<u>Beginning of year</u>	
	<u>Value</u>	<u>Amount Eligible for</u>	<u>Increase</u>	<u>Decrease</u>	<u>Value</u>	<u>Amount Eligible for</u>
a) Short-term	-	-	-	-	-	-
- Hong Ha Viet Nam Joint Stock Company	-	-	-	-	-	-
+ Military Commercial Joint Stock Bank, Ba Dinh Branch	-	-	-	-	-	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade, West Hanoi Branch	-	-	-	-	-	-
- Hong Ha Ha Noi Joint Stock Company	-	-	-	-	-	-
+ Military Commercial Joint Stock Bank, Thanh Xuan Branch	-	-	-	-	-	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade, West Hanoi Branch	-	-	-	-	-	-
b) Long-term	-	-	-	-	-	-
- Hong Ha Viet Nam Joint Stock Company	-	-	-	-	-	-
+ Military Commercial Joint Stock Bank, Ba Dinh Branch	-	-	-	-	-	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade, West Hanoi Branch	-	-	-	-	-	-
+ Loans to other parties	-	-	-	-	-	-
Total	-	-	-	-	-	-

c) Finance Lease Liabilities

Term

Total Finance Lease Payments

This Year Lease interest payments

Principal repayments

Total Finance Lease Payments

Last Year Lease interest payments

Principal repayments

1 year or less

More than 1 year to 5 years

More than 5 years

*d) Overdue Loans and Finance Lease
Liabilities Not Paid*

	<i>End of year</i>		<i>Beginning of year</i>	
	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>
- Loans;				
- Finance lease liabilities;				
- Reason for non-payment				
Total				

16- Accounts Payable to Suppliers

	<i>End of year</i>		<i>Beginning of year</i>	
	<i>Value</i>	<i>Amount Able to Repay</i>	<i>Value</i>	<i>Amount Able to Repay</i>
a) Short-term Accounts Payable to Suppliers				
- Hong Ha Viet Nam Joint Stock Company	46,740,726,703	46,740,726,703	49,323,624,469	49,323,624,469
- Asia Industrial Technology Joint Stock Company	44,808,383,020	44,808,383,020	47,391,280,786	47,391,280,786
- Payables to other entities	3,493,211,949	3,493,211,949	3,693,211,949	3,693,211,949
- Hong Ha Ha Noi Joint Stock Company	41,315,171,071	41,315,171,071	43,698,068,837	43,698,068,837
- Thai Binh University of Medicine and Pharmacy	1,932,343,683	1,932,343,683	1,932,343,683	1,932,343,683
- Payables to other entities	276,706,016	276,706,016	276,706,016	276,706,016
b) Long-term Accounts Payable to Suppliers				
- Hong Ha Viet Nam Joint Stock Company	-	-	-	-
- Hong Ha Ha Noi Joint Stock Company	-	-	-	-
c) Overdue Payables Not Yet Settled				

<i>17- Taxes and Other Payables to the State</i>	Beginning of the Year	Amount Payable During the Year	Amount Paid During the Year	End of the Year
a) Payable (detailed by tax type)				
- VAT (Value Added Tax)	-	-	-	-
- Corporate Income Tax	75,260,687	-	75,260,687	-
- Personal Income Tax	-	-	-	-
- Land rent	-	-	-	-
- Land use fee	-	-	-	-
- Other taxes	-	3,268,376	3,268,376	-
- Fees and charges	-	6,000,000	6,000,000	-
Total	75,260,687	9,268,376	84,529,063	-
b) Receivable (detailed by tax type)				
- VAT (Value Added Tax)	146,510,955	-	-	146,510,955
- Corporate Income Tax	13,422,408	-	-	13,422,408
- Personal Income Tax	54,025,319	30,942,250	-	23,083,069
-				
Total	213,958,682	30,942,250	-	183,016,432

18- Accrued Expenses

a) Short-term

- Accrued salary expenses during leave periods;
- Expenses during business shutdown periods;
- Accrued estimated cost of goods sold, real estate products sold;
- Other accrued expenses;

b) Long-term

- Interest expenses;
- Other items (detailed for each item)

Total

End of year *Beginning of year*

19- Other Payables

a) Short-term

	<u>End of year</u>	<u>Beginning of year</u>
- Surplus assets awaiting resolution;	-	-
- Trade union funds;	844,900,576	837,825,408
- Social insurance;	-	-
- Health insurance;	-	-
- Unemployment insurance;	-	-
- Payables related to equitization;	-	-
- Short-term deposits and wagers received;	177,222,283	185,222,283
- Dividends and profits payable;	671,181,000	671,181,000
- Other payables and contributions.	883,906,019	1,534,448,013
Total	2,583,937,422	3,228,676,704

b) Long-term (detailed by each item)

- Long-term deposits and wagers received;	-	-
- Other payables and contributions	-	-
Total	-	-

c) Overdue Payables Not Paid (detailed by each item, reason for overdue payments)

	-	-
--	---	---

20- Unearned Revenue

a) Short-term

- Revenue received in advance;		
- Revenue from traditional customer programs;		
- Other unearned revenue.		

Total

b) Long-term (detailed by each item as in short-term)

c) Likelihood of Inability to Fulfill Customer Contracts
(detailed by each item, reason for inability to fulfill)

21- Bonds Issued

21.1. Ordinary Bonds (detailed

	<u>End of the Year</u>			<u>Beginning of the Year</u>		
	Value	Interest Rate	Maturity Period	Value	Interest Rate	Maturity Period

by type)

a) Bonds Issued

- Bonds issued at par value;						
- Bonds issued at a discount;						
- Bonds issued at a premium.						

Total

b) Detailed Explanation of Bonds Held by Related Parties
(by bond type)

Total

21.2. Convertible Bonds:

a) Convertible Bonds at the Beginning of the Period:

- Issuance date, original maturity period, and remaining maturity period for each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value and interest rate for each type of convertible bond;
- Conversion ratio to shares for each type of convertible bond;
- Discount rate used to determine the principal debt value of each type of convertible bond;
- Principal debt value and the equity option value for each type of convertible bond.

b) Convertible Bonds Issued During the Period:

- Issuance date, original maturity period for each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value, interest rate for each type of convertible bond;
- Conversion ratio to shares for each type of convertible bond;
- Discount rate used to determine the principal debt value of each type of convertible bond;
- Principal debt value and the equity option value for each type of convertible bond.

c) Convertible Bonds Converted to Shares During the Period:

- Quantity of each type of convertible bond converted into shares during the period;
- Quantity of additional shares issued during the period for bond conversion;
- Principal debt value of convertible bonds recorded as an increase in equity.

d) Convertible Bonds That Matured and Were Not Converted into Shares During the Period:

- Quantity of each type of convertible bond that matured and was not converted into shares during the period;
- Principal debt value of convertible bonds repaid to investors.

e) Convertible Bonds at the End of the Period:

- Original maturity period and remaining maturity period for each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value, interest rate for each type of convertible bond;
- Conversion ratio to shares for each type of convertible bond;
- Discount rate used to determine the principal debt value of each type of convertible bond;
- Principal debt value and the equity option value for each type of convertible bond.

f) Detailed Explanation of Convertible Bonds Held by Related Parties (by bond type)

22- Preferred Shares Classified as Liabilities

- Par value;
- Issuance recipients (management, employees, others);
- Repurchase terms (time, repurchase price, other essential terms in the issuance contract);
- Value repurchased during the period;
- Other explanations.

23 - Provisions

End of year

Beginning of year

a) Short-term

- Provision for product warranty;
- Provision for construction warranty;
- Provision for restructuring;
- Other provisions (e.g., periodic fixed asset maintenance costs, environmental restoration costs, etc.).

Total

b) Long-term (detailed by each item as in short-term)

24- *Deferred tax assets and deferred tax liabilities*

a) Deferred Tax Assets:

End of year

Beginning of year

- Corporate income tax rate used to determine the value of deferred tax assets
- Deferred tax assets related to deductible temporary differences
- Deferred tax assets related to unused tax losses
- Deferred tax assets related to unused tax credits
- Amount offset against deferred tax liabilities

Deferred Tax Assets

b) Deferred Tax Liabilities

End of year

Beginning of year

- Corporate income tax rate used to determine the value of deferred tax liabilities
- Deferred tax liabilities arising from taxable temporary differences
- Amount offset against deferred tax assets

25- *Equity*

a) Statement of Changes in Equity

Indicator	Code	Owner's Investment Capital	Share Premium	Convertible Bond Option	Other Owner's Equity	Revaluation Surplus	Exchange Rate Difference	Retained Earnings	Other Items	Total
Balance at the Beginning of Last Year	01	200 000 000 000	59 696 774 500					-42 944 926 881		226 309 833 220
- Increase in capital during the previous year	02									
- Profit during the previous year	03							2 317 347 419		
- Other increases	04									
- Decrease in capital during the previous year	05									
- Loss during the previous year	06									
- Other decreases	07									
Balance at the End of Last Year	08	200 000 000 000	59 696 774 500					-40 627 579 462		226 309 833 220
- Increase in capital during the current year	09									
- Profit during the current year	10									
- Other increases	11									
- Decrease in capital during the current year	12									
- Loss during the current year	13							2 416 302 891		
- Other decreases	14									
Balance at the End of This Year	15	200 000 000 000	59 696 774 500					-43 043 882 353		226 309 833 220

	<u>End of year</u>	<u>Beginning of year</u>
b) Details of Owner's Contributions		
- Equity contribution from the parent company (if it is a subsidiary)		
- Contributions from other parties	200 000 000 000	200 000 000 000
Total	200 000 000 000	200 000 000 000

	<u>End of year</u>	<u>Beginning of year</u>
c) Equity Transactions with Owners and Distribution of Dividends, Profit Sharing		
- Owner's Investment Capital		
+ Contribution at the beginning of the year		
+ Increase in contributions during the year		
+ Decrease in contributions during the year		
+ Contribution at the end of the year		
- Dividends and profits distributed		

	<u>End of year</u>	<u>Beginning of year</u>
d) Shares		
- Number of shares registered for issuance	20 000 000	20 000 000
- Number of shares sold to the public	20 000 000	20 000 000
+ Common shares	20 000 000	20 000 000
+ Preferred shares (classified as equity)		
- Number of shares repurchased (treasury shares)	1 900 000	1 900 000
+ Common shares	1 900 000	1 900 000
+ Preferred shares (classified as equity)		
- Number of shares outstanding	18 100 000	18 100 000
+ Common shares	18 100 000	18 100 000
+ Preferred shares (classified as equity)		
* <i>Par Value of Outstanding Shares</i>		

d) Dividends	
- Dividends declared after the end of the fiscal year	
+ Dividends declared on common shares:.....	
+ Dividends declared on preferred shares:.....	
- Cumulative unrecognized dividends on preferred shares:.....	

e) Company Funds:	
- Development investment fund:	23.944.698.303, VND
- Enterprise restructuring support fund:	
- Other funds within equity:	4.232.251.900, VND

g) Income and expenses, gains or losses directly recognized in equity according to the provisions of specific accounting standards.

26- Revaluation Surplus

The reason for the change between the beginning and end of the year (revaluation circumstances, which assets were revalued, under which decision, etc.).

End of year

Beginning of year

27- Exchange Rate Differences

- Exchange rate differences from converting financial statements prepared in foreign currencies to VND
- Exchange rate differences arising from other reasons (specify the reasons)

End of year

Beginning of year

28- Funding Sources

- Exchange rate differences from converting financial statements prepared in foreign currencies to VND
- Exchange rate differences arising from other reasons (specify the reasons)

End of year

Beginning of year

29- Items Outside the Balance Sheet

a) **Leased Assets:** Total future minimum lease payments under non-cancellable operating leases, broken down by the following terms:

- Up to 1 year
- Over 1 year but not exceeding 5 years
- Over 5 years;

End of year

Beginning of year

b) **Assets Held in Custody:** The company must provide detailed explanations regarding the quantity, type, specifications, and quality of each type of asset at the end of the period.

- **Materials and goods held in custody, for processing, or entrusted:** The company must provide detailed explanations regarding the quantity, type, specifications, and quality at the end of the period.
- **Goods held for sale on behalf, consigned, pledged, or mortgaged:** The company must provide detailed explanations regarding the quantity, type, specifications, and quality of each type of goods;

c) **Foreign Currency:** The company must provide detailed explanations of the quantity of each type of foreign currency in its original currency. For precious metals, the company must present the quantity in both domestic and international units (Ounce), and explain the value in USD.

d) **Precious Metals and Gems:** The company must provide detailed explanations of the cost, quantity (in international units), and types of precious metals and gems.

d) **Bad Debts Written Off:** The company must provide detailed explanations of the value (in original currency and VND) of bad debts written off within 10 years from the date of write-off for each debtor and the reasons for writing off the bad debts.

e) **Other Information on Items Outside the Balance Sheet**

30. Other Information: Any other information that the company self-explains or provides clarification for.

VI. Additional Information for Items Presented in the Income Statement

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
1. Total Sales Revenue and Service Provision		
a) Revenue		
- Revenue from real estate trade	-	-
- Doanh thu hoạt động thương mại	-	-
- Service provision revenue;	848,407,070	5,043,840,828
- Other revenue	-	-
- Revenue from construction contracts	-	-
- Revenue from construction contracts recognized during the period	-	-
+ Total cumulative revenue from construction contracts recognized up to the reporting date of the financial statements.	-	-
Total	848,407,070	5,043,840,828
b) Revenue from related parties (detailed by each entity)	-	-
c) In cases where revenue from leasing assets is recognized as the total amount received in advance, the company must provide additional disclosures to compare the difference between recognizing revenue using the time-based allocation method for lease periods. This should include the potential impact on profit and future cash flows due to recognizing revenue for the entire amount received in advance.		
2. Revenue Reductions		
Including:		
- Trade discounts	-	-
- Sales returns	-	-
- Goods returned	-	-

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
3. Cost of Goods Sold		
- Cost of goods sold for merchandise	-	-
- Cost of goods sold for finished products	-	-
In which: The cost of goods sold, finished products, and real estate sold include:		
+ Provisions for expenses;	-	-
+ Value of provisions for each expense item;	-	-
+ Expected time of expense occurrence.	-	-
- Cost of services rendered;	555,888,000	4,402,604,695
- Cost of infrastructure transfer + Sale of apartments.	-	-
- Business costs for investment real estate	-	-
- Value of inventory losses during the period	-	-
- Value of inventory shrinkage beyond the standard level during the period	-	-
- Other extraordinary costs directly charged to the cost of goods sold	-	-
- Provision for inventory obsolescence	-	-
- Reductions in the cost of goods sold	-	-
Total	555,888,000	4,402,604,695

	<i>From January 1, 2024, to December 31,</i>	<i>From January 1, 2023, to December</i>
4. Financial Income		
- Interest on deposits	218,231,527	320,326,924
- Profit from the sale of investments	-	-
- Dividends and profit distributions	200,000,000	-
- Share transfer	-	1,450,900,000
- Other financial income	322,141,000	50,138,000
Total	740,372,527	1,821,364,924

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
5. Financial Expenses		
- Interest on loan	-	-
- Payment discounts, interest on installment sales	-	-
- Loss from the liquidation of financial investments	-	-
- Foreign exchange loss	-	-
- Provision for impairment of trading securities and investment losses	-	-
- Other financial expenses	-	-
- Reductions in financial expenses	-	-
Total	-	-

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
6. Other Income		
- Proceeds from the disposal or sale of fixed assets (FA) and tools, instruments	1,000,000	466,245,455
- Fines received <i>Tiền phạt thu được</i> ;	-	-
- Tax reductions	-	-
- Other income	-	-
Total	1,000,000	466,245,455

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
7. Other Expenses		
- Remaining value of tools and instruments that are lost and not compensated	-	-
- Remaining value of tools and instruments disposed of;	-	-
- Fines and penalties incurred;	-	1,132,099,027
- Other expenses	-	-
Total	-	1,132,099,027

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
8. Selling Expenses and Administrative Expenses		
a) Administrative expenses incurred during the period:	3,301,861,693	1,621,857,736
- Breakdown of expenses accounting for 10% or more of total selling expenses	3,301,861,693	1,621,857,736
+ <i>Management staff costs</i>	710,977,122	1,111,291,630
+ <i>Office supplies expenses</i>	42,452,338	156,379,292
+ <i>Depreciation of fixed assets</i>	17,640,000	21,132,000
+ <i>Expenses for outsourced services</i>	2,520,952,909	235,907,300
+ <i>Other cash expenses</i>	3,782,666	91,069,521
+ <i>Taxes, fees, and charges</i>	6,056,658	6,077,993
- Other operating expenses	-	-
b) Selling expenses incurred during the period:	-	-
- Breakdown of expenses accounting for 10% or more of total selling expenses	-	-
+ <i>Sales personnel expenses</i>	-	-
+ <i>Cost of progress guarantee and interest for loan customers</i>	-	-
+ <i>Sales brokerage fees</i>	-	-
+ <i>Real estate business management software expenses</i>	-	-
+ <i>Advertising expenses</i>	-	-
- Other sales expenses	-	-
c) Deductions from selling and administrative expenses:	-	-
- Reversal of product and goods warranty provisions	-	-
- Reversal of restructuring provisions and other provisions;	-	-
- Other reductions	-	-
	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
9. Operating Costs by Element		
- Cost of raw materials and supplies	-	-
- Labor costs	626,446,270	1,170,231,630
- Taxes, fees, and charges	6,056,658	6,077,993
- Costs of tools and office supplies	42,452,338	156,379,292
- Costs for construction equipment usage	-	-
- Depreciation of fixed assets	123,528,000	170,647,220
- Costs of outsourced services	2,959,307,369	1,982,705,822
Total	3,757,790,635	3,486,041,957

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
10. Current Corporate Income Tax Expenses		
- Corporate income tax expense on taxable income for the current year	-	75,260,687
- Adjustment of corporate income tax expenses from previous years included in the current year's corporate income tax expenses	-	-
- Total current corporate income tax expenses	-	75,260,687

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
11. Deferred Corporate Income Tax Expenses		
- Deferred corporate income tax expenses arising from taxable temporary differences		
- Deferred corporate income tax expenses 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 unused tax losses and tax incentives		
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities		
- Total deferred corporate income tax expenses		

VII. Additional Information for Items Presented in the Cash Flow Statement

1. Non-Cash Transactions Affecting Future Cash Flow Statement

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
- Purchase of assets by incurring related debts directly or through finance lease transactions;		
- Acquisition of a business through the issuance of shares;		
- Conversion of debt into equity;		
- Other non-cash transactions.		
2. Cash and cash equivalents held by the company but not used: Provide the value and reasons for significant cash and cash equivalents held by the company but not used due to legal restrictions or other constraints that the company must adhere to.		
3. Amount of borrowings received during the period:		
- Cash received from borrowing under regular agreements;		
- Cash received from issuing ordinary bonds;		
- Cash received from issuing convertible bonds;		

- Cash received from issuing preference shares classified as liabilities;
- Cash received from repurchase transactions of government bonds and securities repos;
- Cash received from other forms of borrowing.

4. Amount of loan principal repaid during the period:

- Cash paid for repaying loan principal under regular agreements;
- Cash paid for repaying the principal of ordinary bonds;
- Cash paid for repaying the principal of convertible bonds;
- Cash paid for repaying the principal of preference shares classified as liabilities;
- Cash paid for repurchase transactions of government bonds and securities repos;
- Cash paid for repaying other forms of loans.

VIII. Other Information

1. Contingent liabilities, commitments, and other financial information:
2. Events after the balance sheet date:
3. Information about related parties:
 - 3.1 Transactions with related parties:

4- Presentation of assets, revenue, and business results by segment (based on business areas or geographical regions) in accordance with the provisions of Accounting Standard No. 28

4.1. Primary segment reporting: By geographical area:

In this period (Year 2024)

Item	Northern Region	Central Region	Southern Region	Total Reported Segment	Elimination	Total
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Net Revenue from Sales	848,407,070	-	-	848,407,070	-	848,407,070
<i>Including: Net revenue from internal sales</i>	-	-	-	-	-	-
2. Cost of Goods Sold	555,888,000	-	-	555,888,000	-	555,888,000
Gross Profit	292,519,070	-	-	292,519,070	-	292,519,070

In the previous period (Year 2023)

Item	Northern Region	Central Region	Southern Region	Total Reported Segment	Elimination	Total
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Net Revenue from Sales	5,043,840,828	-	-	5,043,840,828	-	5,043,840,828
<i>Including: Net revenue from internal sales</i>	-	-	-	-	-	-
2. Cost of Goods Sold	4,402,604,695	-	-	4,402,604,695	-	4,402,604,695
Gross Profit	641,236,133	-	-	641,236,133	-	641,236,133

4.2. Secondary segment reporting: By business:

Balance Sheet as of December 31, 2024

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	3
Assets						
Segment Assets	483,042,737,543	379,500,000	20,492,782,800	503,915,020,343	53,007,081,060	450,907,939,283
Consolidated total assets	483,042,737,543	379,500,000	20,492,782,800	503,915,020,343	53,007,081,060	450,907,939,283
Liabilities						
Segment Liabilities	234,481,001,760	-	2,219,882,519	236,700,884,279	12,661,704,204	224,039,180,075
Consolidated total liabilities	234,481,001,760	0	2,219,882,519	236,700,884,279	12,661,704,204	224,039,180,075

Balance Sheet as of January 1, 2024

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	3
Assets						
Segment Assets	484,430,476,416	3,816,429,990	19,207,027,691	507,472,142,918	50,837,175,729	456,634,967,189
Consolidated total assets	484,430,476,416	3,816,429,990	19,207,027,691	507,472,142,918	50,837,175,729	456,634,967,189
Liabilities						
Segment Liabilities	237,140,164,019	-	2,870,424,513	240,010,588,532	12,661,704,204	227,348,884,328
Consolidated total liabilities	237,140,164,019	0	2,870,424,513	240,010,588,532	12,661,704,204	227,348,884,328

Income Statement for the period (Year 2024)

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	3
Net Revenue	-	-	848,407,070	848,407,070	-	848,407,070
<i>Of which: Net Revenue from Intercompany Sales</i>	-	-	-	-	-	-
Financial Revenue	8,291	-	2,931,612,371	2,931,620,662	2,191,246,200	740,374,462
Cost of Production and Business Operations	4,174,666	-	4,006,062,567	4,010,237,233	152,487,540	3,857,749,693
- Cost of Goods Sold	-	-	555,888,000	555,888,000	-	555,888,000
- Financial Expenses	-	-	152,487,540	152,487,540	152,487,540	-
- Selling Expenses	-	-	-	-	-	-
- Administrative Expenses	4,174,666	-	3,297,687,027	3,301,861,693	-	3,301,861,693
Segment Business Results	(4,166,375)	-	(226,043,126)	(230,209,501)	2,038,758,660	(2,268,968,161)
Other Income	-	-	1,000,000	1,000,000	-	1,000,000
Share of profit or loss of associates	-	-	-	-	149,355,492	149,355,492
Profit (Loss) Before Tax	(4,166,375)	-	(225,043,126)	(229,209,501)	(2,038,758,660)	(2,417,323,653)

Income Statement for the period (Year 2023)

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	1
Net Revenue	-	-	5,043,840,828	5,043,840,828	-	5,043,840,828
<i>Of which: Net Revenue from Intercompany Sales</i>	-	-	-	-	-	-
Financial Revenue	30,068	-	1,821,338,276	1,821,368,344	2,191,437,082	4,012,805,426
Cost of Production and Business Operations	18,238,889	-	6,056,075,162	6,074,314,051	49,851,620	6,024,462,431
- Cost of Goods Sold	-	-	4,402,604,695	4,402,604,695	-	4,402,604,695
- Financial Expenses	-	-	49,851,620	49,851,620	49,851,620	-
- Selling Expenses	-	-	-	-	-	-
- Administrative Expenses	18,238,889	-	1,603,618,847	1,621,857,736	-	1,621,857,736
Segment Business Results	(18,208,821)	-	809,103,942	790,895,121	(2,241,288,702)	3,032,183,823
Other Income	-	-	665,853,572	665,853,572	-	665,853,572
Share of profit or loss of associates	-	-	-	-	21,816,694	21,816,694
Profit (Loss) Before Tax	18,208,821	-	143,250,370	125,041,549	2,241,288,702	2,388,146,945

5- Comparative Information (Changes in the financial statements from prior accounting periods):

6- Information about Going Concern:

7- Other Information.

Hà Nội, January 17, 2025

Preparer



Nguyen Thi Hoa Vinh

Chief Accountant



Nguyen Thi Hoa Vinh

Deputy General Director



Tran Thi Thanh Binh

HONG HA VIET NAM JOINT STOCK COMPANY

FINANCIAL STATEMENTS
Q4 2024

Recipients of the report:

... Ha Noi - 2025 ...

HONG HA VIET NAM JOINT STOCK COMPANY

FINANCIAL STATEMENTS

Q4 2024

INCLUDES THE REPORTS:

- BALANCE SHEET
- INCOME STATEMEN
- CASH FLOW STATEMENT
- NOTES TO THE FINANCIAL STATEMENTS

Recipients of the report:

--- Ha Noi - 2025 ---

HONG HA VIETNAM JOINT STOCK COMPANY

Address: Operating building, New Urban Area of Tu Hiep, Tu Hiep Commune, Thanh Tri District, Hanoi City

Tel: 024.35540 845

STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

CURRENCY: VND

ASSETS	Code	Note	Ending balance (or 31/12/2024)	Beginning balance (or 01/01/2024)
A. Current assets (100=110+120+130+140+150)	100		231,637,331,515	235,047,919,979
I. Cash and cash equivalents	110	V.1	6,138,170,787	11,816,748,182
1. Cash	111		5,330,166,181	1,318,870,222
2. Cash equivalents	112		808,004,606	10,497,877,960
II. Short-term investments	120		2,692,664,146	2,600,000,000
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities	122		-	-
3. Held to Maturity investments	123		2,692,664,146	2,600,000,000
III. Short-term receivables	130		40,521,436,813	38,854,600,969
1. Short-term trade receivables	131	V.3a	3,812,277,997	3,832,277,997
2. Short-term prepayments to suppliers	132		14,239,014,783	14,157,880,048
3. Short-term intra-company receivables	133		-	-
4. Receivables according to the progress of construction contracts	134		-	-
5. Short-term loan receivable	135		64,000,000,000	64,000,000,000
6. Other short-term receivables	136	V.4a	19,495,699,933	17,889,998,824
7. Provision for short-term doubtful debts (*)	137		(61,025,555,900)	(61,025,555,900)
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140		182,064,090,043	181,570,078,249
1. Inventories	141	V.7	182,064,090,043	181,570,078,249
2. Provision for devaluation of inventories (*)	149		-	-
V. Other short-term assets	150		220,969,726	206,492,579
1. Short-term prepaid expenses	151	V.13a	-	-
2. Deductible VAT	152		37,953,299	5,956,310
3. Taxes and other receivables from State budget	153	V.17b	183,016,427	200,536,269
4. Purchase and resale of Government bonds	154		-	-
5. Other current assets	155		-	-
B. Non-current assets (200=210+220+240+250+260)	200		257,418,317,893	257,542,476,808
I. Non-current receivables	210		-	-
1. Long-term receivables	211	V.3b	-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Long-term loan receivable	215		-	-
6. Other long-term receivables	216	V.4b	-	-
7. Provision for long-term doubtful debts (*)	219		-	-
II. Fixed assets	220		-	17,640,000
1. Tangible fixed assets	221	V.9	-	17,640,000
- Historical cost	222		451,703,454	725,796,930
- Accumulated depreciation (*)	223		(451,703,454)	(708,156,930)
2. Finance lease fixed assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.10	-	-
- Historical cost	228		-	-
- Accumulated depreciation (*)	229		-	-
III. Investment properties	230	V.11	4,341,513,185	4,447,401,185

ASSETS	Code	Note	Ending balance (or 31/12/2024)	Beginning balance (or 01/01/2024)
- Historical cost	231		4,729,769,185	4,729,769,185
- Accumulated depreciation (*)	232		(388,256,000)	(282,368,000)
IV. Long-term assets in progress	240		8,460,132,829	8,265,823,866
1. Long-term work in progress	241		-	-
2. Construction in progress	242	V.8	8,460,132,829	8,265,823,866
V. Long-term investments	250	V.2	212,033,036,694	212,185,524,234
1. Investments in subsidiaries	251		9,060,000,000	9,060,000,000
2. Investments in joint ventures and associates	252		222,633,980,000	222,633,980,000
3. Equity investments in other entities	253		6,200,500,000	6,200,500,000
4. Provision for devaluation of long-term investments (*)	254		(25,861,443,306)	(25,708,955,766)
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		32,583,635,185	32,626,087,523
1. Long-term prepaid expenses	261	V.13b	32,583,635,185	32,626,087,523
2. Deferred income tax assets	262	V.24a	-	-
3. Long-term equipment, supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
Total assets (270= 100 + 200)	270		489,055,649,408	492,590,396,787
CAPITAL				
C. Liabilities (300=310+330)	300		234,726,896,753	238,036,601,006
I. Current liabilities	310		234,726,896,753	238,036,601,006
1. Short-term trade payables	311	V.16a	53,105,291,224	55,688,188,990
2. Short-term prepayments from customers	312		174,438,264,166	174,438,535,948
3. Taxes and other payables to State budget	313	V.17a	-	61,838,279
4. Payables to employees	314		39,534,000	48,263,600
5. Short-term accrued expenses	315	V.18a	-	-
6. Short-term intra-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.19a	3,242,005,878	3,893,472,704
10. Short-term borrowings and finance lease liabilities	320	V.15a	3,700,000,000	3,700,000,000
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare fund	322		201,801,485	206,301,485
13. Price stabilization fund	323		-	-
14. Purchase and resale of Government bonds	324		-	-
II. Non-current liabilities	330		-	-
1. Long-term trade payables	331	V.16b	-	-
2. Long-term prepayments from customers	332		-	-
3. Long-term accrued expenses	333	V.18b	-	-
4. Intra-company payables on operating capital	334		-	-
5. Long-term intra-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337	V.19b	-	-
8. Long-term borrowings and finance lease liabilities	338	V.15b	-	-
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred income tax liabilities	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-
D. Owners' equity (400=410+430)	400		254,328,752,655	254,553,795,781
I. Owners' equity	410	V.23	254,328,752,655	254,553,795,781
1. Contributed capital	411		200,000,000,000	200,000,000,000
- Ordinary shares with voting rights	411a		200,000,000,000	200,000,000,000
- Preference shares	411b		-	-

ASSETS	Code	Note	Ending balance (or 31/12/2024)	Beginning balance (or 01/01/2024)
2. Share Premium	412		59,696,774,500	59,696,774,500
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares (*)	415		(21,118,002,077)	(21,118,002,077)
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		23,897,888,303	23,897,888,303
9. Enterprise reorganization assistance fund	419		-	-
10. Other reserves	420		4,232,251,900	4,232,251,900
11. Retained earnings	421		(12,380,159,971)	(12,155,116,845)
- Retained earnings accumulated till the end of the pre	421a		(12,155,116,845)	(12,223,106,528)
- Retained earnings of the current year	421b		(225,043,126)	67,989,683
12. Capital expenditure fund	422		-	-
II. Non-business funds and other funds	430		-	-
1. Non-business funds	431		-	-
2. Funds that form fixed assets	432		-	-
Total capital (440 = 300 + 400)	440		489,055,649,408	492,590,396,787

Preparer



Nguyen Thi Hoa Vinh

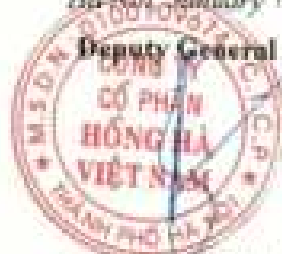
Chief Accountant



Nguyen Thi Hoa Vinh

Hà Nội, January 17, 2025

Deputy General Director



Tran Thi Thanh Binh

HONG HA VIETNAM JOINT STOCK COMPANY


Address: Operating building, New Urban Area of Tu Hiep, Tu Hiep Commune, Thanh Tri District, Hanoi City
 Telephone: 024.3.5540 845

STATEMENT OF INCOME
Q4 of 2024

Currency: VND

Items	Code	Note	Q4		Year	
			2024	2023	2024	2023
Revenue from sales of goods and rendering of services	01	VL1	201,812,726	2,583,862,355	848,407,070	5,043,840,828
Revenue deductions	02	VL2	-	-	-	-
Net revenue from sales of goods and rendering of services (10=01-02)	10		201,812,726	2,583,862,355	848,407,070	5,043,840,828
Cost of goods sold and services rendered	11	VL3	138,972,000	2,133,452,288	555,888,000	4,402,604,695
Gross profit from sales of goods and rendering of services (20=10-11)	20		62,840,726	450,410,067	292,519,070	641,236,133
Financial income	21	VL4	364,818,084	1,564,018,921	2,931,612,371	1,821,338,276
Financial expense	22	VL5	114,489,286	49,851,620	152,487,540	49,851,620
Of which: Interest expense	23		-	-	-	-
Selling expense	25	VL8b	-	-	-	-
General and administrative expense	26	VL8a	165,436,102	220,966,077	3,297,687,027	1,603,618,847
Net profit from operating activities (30=20+(21-22)-(24+25))	30		147,733,422	1,743,611,291	(226,043,126)	809,103,942
Other income	31	VL6	1,000,000	466,245,455	1,000,000	466,245,455
Other expense	32	VL7	-	-	-	1,132,099,027
Other profit (40 = 31 - 32)	40		1,000,000	466,245,455	1,000,000	(665,853,572)
Total net profit before tax (50=30+40)	50		148,733,422	2,209,856,746	(225,043,126)	143,250,370
Current corporate income tax expense	51	VL10	-	75,260,687	-	75,260,687
Deferred corporate income tax expense	52	VL11	-	-	-	-
Profit after corporate income tax (60=50-51)	60		148,733,422	2,134,596,059	(225,043,126)	67,989,683
Basic earnings per share (*)	70					

Preparer



Nguyen Thi Hoa Vinh

Chief Accountant



Nguyen Thi Hoa Vinh

Hanoi, January 17, 2025

Deputy General Director



Tran Thi Thanh Binh

STATEMENT OF CASH FLOWS

(Indirect method)

Q4 of 2024

Items	Code	Year-to-date through the end of Q4	
		This Year	Previous Year
I. CASH FLOWS FROM OPERATING ACTIVITIES			-
1. Profit before tax	1	- 225,043,126	143,250,370
2. Adjustment for		-	-
- Depreciation and amortization of fixed assets and investment properties	2	123,528,000	170,647,220
- Provisions	3	114,489,286	49,851,620
- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	4	-	-
- Gains / losses from investment	5	- 2,931,612,371	- 2,275,883,731
- Interest expense	6	-	-
- Other adjustments	7	-	-
3.3. Operating profit before changes in working capital	8	- 2,918,638,211	- 1,912,134,521
- Increase or decrease in receivables	9	- 1,681,312,991	1,206,746,958
- Increase or decrease in inventories	10	- 494,011,794	621,845,171
- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)	11	- 3,242,491,650	- 12,701,812,792
- Increase or decrease in prepaid expenses	12	42,452,338	49,712,625
- Increase or decrease in trading securities	13	-	-
- Interest paid	14	-	-
- Corporate income tax paid	15	- 75,260,687	-
- Other receipts from operating activities	16	-	-
- Other payments on operating activities	17	- 4,500,000	- 16,450,000
Net cash flow from operating activities	20	- 8,173,762,995	- 12,752,892,559
II. CASH FLOWS FROM INVESTING ACTIVITIES		-	-
1. Purchase or construction of fixed assets and other long-term assets	21	- 194,308,963	- 194,308,963
2. Proceeds from disposals of fixed assets and other long-term assets	22	1,000,000	2,371,120,758
3. Loans and purchase of debt instruments from other entities	23	- 5,043,117,808	- 15,600,000,000
4. Collection of loans and resale of debt instrument of other entities	24	5,000,000,000	12,500,000,000
5. Equity investments in other entities	25	-	-
6. Proceeds from equity investment in other entities	26	-	15,620,000,000
7. Interest and dividend received	27	2,931,612,371	370,438,276
Net cash flow from investing activities	30	2,695,185,600	15,067,250,071
III. CASH FLOWS FROM FINANCING ACTIVITIES		-	-
1. Proceeds from issuance of shares and receipt of contributed capital	31	-	-
2. Repayment of capital contributions and repurchase of stock issued	32	-	-
3. Proceeds from borrowings	33	-	-
4. Repayment of principal	34	-	-
5. Repayment of financial principal	35	-	-
6. Dividends or profits paid to owners	36	-	-
Net cash flow from financing activities	40	-	-
Net cash flows in the year (50= 20+30+40)	50	- 5,678,577,395	2,315,157,512
Cash and cash equivalents at the beginning of the year	60	11,816,748,182	9,501,590,670
Effect of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the year (70=50+60+61)	70	6,138,170,787	11,816,748,182

Preparer



Nguyen Thi Hoa Vinh

Chief Accountant



Nguyen Thi Hoa Vinh

Hanoi, Vietnam, 17, 2025
 Deputy General Director

 Tran Thi Thanh Binh

NOTES TO THE FINANCIAL STATEMENTS
Quarter IV - Year 2024

I. Characteristics of the Enterprise's Activities

1. Type of Capital Ownership: Joint Stock
2. Business Sector: Construction
3. Business Activities: Construction
4. Ordinary Production and Business Cycle.
5. Characteristics of the Enterprise's Activities During the Financial Year Affecting the Financial Statements.
6. Corporate Structure:
 - o List of subsidiaries;
 - + Hong Ha Ha Noi Joint Stock Company
 - Address: No. 18, Alley 4, Phuong Mai Street, Phuong Mai Ward, Dong Da District, Hanoi
 - Parent Company's Benefit Rate: 75.50%
 - Parent Company's Voting Rights: 75.50%
 - o List of joint ventures and associates;
 - + Song Day – Hong Ha Oil and Gas Joint Stock Company
 - Address: No. 102 Thai Thinh, Dong Da, Hanoi
 - Ownership Percentage: 33.53%
 - Voting Rights Percentage: 33.53%
 - + Tu Hiep Hong Ha Petroleum Joint Stock Company
 - Address: Tu Hiep Urban Area, Tu Hiep, Thanh Tri, Hanoi
 - Ownership Percentage: 20.69%
 - Voting Rights Percentage: 20.69%

7. Declaration of Comparability of Information in the Financial Statements: Data is sourced from the financial statements of the fiscal year 2023 of Hong Ha Vietnam Joint Stock Company.

II. Accounting Period and Currency Used in Accounting

1. Accounting Period: From January 1 to December 31 annually.
2. Currency Used in Accounting: Vietnamese Dong (VND).

III. Accounting Standards and Regulations Applied

1. Accounting Regulations Applied: Circular No. 200/2014/TT-BTC dated December 22, 2014.
2. Declaration of Compliance with Vietnamese Accounting Standards and Regulations: The Vietnamese accounting system and current regulations of the Socialist Republic of Vietnam.

IV. Accounting Policies Applied

1. Principles of Converting Financial Statements Prepared in Foreign Currency into VND.
2. Foreign Exchange Rates Used in Accounting.

3. Principles for Determining the Effective Interest Rate for Discounting Cash Flows.
4. Principles of Recognizing Cash and Cash Equivalents:
Cash represents the total amount of cash available at the reporting date, including cash on hand, demand deposits at banks, recognized and reported in Vietnamese Dong ("VND").
5. Principles of Accounting for Financial Investments:
 - Trading securities;
 - Held-to-maturity investments;
 - Loans;
 - Investments in subsidiaries, joint ventures, and associates;
 - Investments in equity instruments of other entities;
 - Accounting methods for other transactions related to financial investments.
Financial investments are recognized at cost, starting from the date of capital contribution.
6. Principles of Accounting for Receivables:
Receivables are determined based on contracts and recognized according to issued invoices.
7. Principles of Inventory Recognition:
 - Inventories are recognized at cost.
 - Inventory valuation method: The actual specific identification method is applied to calculate the value of goods issued.
 - Inventory is accounted for using the perpetual inventory method. The value of inventory is determined based on purchase price plus purchasing and transportation costs.
 - Inventory accounting method: The actual specific identification method.
 - Method for establishing inventory provision for devaluation.
8. Principles of Recognizing and Depreciating Fixed Assets and Investment Properties:
 - Recognition of Fixed Assets (Tangible, Intangible, and Finance Leases):
Fixed assets are recognized under Accounting Standard No. 03-Tangible Fixed Assets. They are reported at cost, accumulated depreciation, and net book value. The cost includes the purchase price and related costs, such as installation and trial runs.
 - Depreciation of Fixed Assets:
Depreciation is applied in accordance with Circular No. 28/2017/TT-BTC dated April 12, 2017, using the straight-line method over the estimated useful life of the asset.
 - Principles of Recognizing Investment Properties: Recorded at purchase cost and directly related costs.
 - Principles and methods of depreciation of investment properties.
9. Principles of Accounting for Business Cooperation Contracts.
10. Principles of Accounting for Deferred Income Tax.
11. Principles of Accounting for Prepaid Expenses.
12. Principles of Accounting for Liabilities:
Accrued expenses include costs related to construction works, estimated but not yet incurred, based on contracts, handover minutes, and financial invoices yet to be issued.
13. Principles of Recognizing Loans and Finance Lease Payables.
14. Principles of Recognizing and Capitalizing Borrowing Costs:
Borrowing costs for short-term loans are recognized based on contracts, promissory notes, receipts, disbursements, and bank statements.
15. Principles of Recognizing Accrued Expenses:
Accrued expenses include costs related to construction works, estimated but not yet incurred, based on contracts, handover minutes, and financial invoices yet to be issued.

16. Principles and Methods of Recognizing Provisions for Payables.
17. Principles of Recognizing Unearned Revenue.
18. Principles of Recognizing Convertible Bonds.
19. Principles of Recognizing Owner's Equity:
 - Recognition of contributed capital, share premium, and other owner's equity: Recognized based on actual contributions by owners.
 - Recognition of asset revaluation differences.
 - Recognition of exchange rate differences.
 - Recognition of undistributed profit: Profit or loss from the enterprise's operations.
20. Principles of Revenue Recognition:
 - Sales revenue;
 - Service revenue;
 - Financial income;
 - Construction contract revenue;
 - Other income.
21. Principles of Accounting for Revenue Deductions.
22. Principles of Accounting for Cost of Goods Sold: Ensures alignment with revenue recognition.
23. Principles of Accounting for Financial Expenses:
Financial expenses reported in the income statement include total financial costs incurred during the period, without offsetting financial income, including interest expenses.
24. Principles of Accounting for Selling and Administrative Expenses: Fully recognizes incurred costs during the period.
25. Principles and Methods of Accounting for Corporate Income Tax (CIT) and Deferred CIT:
 - Current CIT is determined based on taxable income and applicable CIT rates for the current year.
 - Deferred CIT is determined based on deductible and taxable temporary differences and CIT rates. No offsetting of current CIT and deferred CIT expenses.
26. Other Accounting Principles and Methods.

V. Additional Information for Items Presented in the Balance Sheet and Income Statement

Unit of currency: VND

<i>I - Cash</i>	<u><i>End of year</i></u>	<u><i>Beginning of year</i></u>
- Cash	2 776 288	880 347 783
- Cash in bank	5 327 389 893	438 522 439
- Cash in transit		
- Cash equivalents	808 004 606	10 497 877 960
Total	6 138 170 787	11 816 748 182

2- Short-term financial investments

	<i>End of year</i>			<i>Beginning of year</i>		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
a) Trading securities						
- Total value of stocks: (Details of each stock type accounting for 10% or more of the total stock value)						
- Total value of bonds: (Details of each bond type accounting for 10% or more of the total bond value)						
- Other investments						
- Reasons for changes in each investment/stock/bond type:						
+ In terms of quantity						
+ In terms of value						

	<i>End of year</i>		<i>Beginning of year</i>	
	Original cost	Fair value	Original cost	Fair value
b) Held-to-maturity investments				
b1) Short-term				
- Term deposits	2 692 664 146	2 600 000 000	2 600 000 000	2 600 000 000
- Bonds				
- Other investments				
b2) Long-term				
- Term deposits				
- Bonds				
- Other investments				

	<i>End of year</i>			<i>Beginning of year</i>		
	<i>Original cost</i>	<i>Fair value</i>	<i>Provision</i>	<i>Original cost</i>	<i>Fair value</i>	<i>Provision</i>
c) Investments in other entities (Details of each investment based on ownership percentage and voting rights percentage);						
- Investments in subsidiaries;	9,060,000,000	9,060,000,000	-	9,060,000,000	9,060,000,000	-
+ Hong Ha Hanoi Joint Stock Company	9,060,000,000	9,060,000,000		9,060,000,000	9,060,000,000	
- Investments in joint ventures and associates;	222,633,980,000	197,001,515,266	25,632,464,734	222,633,980,000	196,923,034,234	25,709,945,766
+ Tu Hiep Hong Ha Petroleum Joint Stock Company	188,163,980,000	188,163,980,000		188,163,980,000	188,163,980,000	
+ Song Day Hong Ha Petroleum Joint Stock Company	34,470,000,000	8,837,533,266	25,632,464,734	34,470,000,000	8,761,044,234	25,709,945,766
- Investments in other entities;	6,200,500,000	6,200,500,000	-	6,200,500,000	6,200,500,000	-
+ Vietnam-Laos General Business Joint Stock Company	4,200,500,000	4,200,500,000		4,200,500,000	4,200,500,000	
+ Quang Ninh Seafood Import-Export Joint Stock Company	2,000,000,000	2,000,000,000		2,000,000,000	2,000,000,000	
- Summary of the operating performance of subsidiaries, joint ventures, and associates during the period;						
- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period;						
- In cases where the fair value cannot be determined, provide an explanation of the reasons.						

3 - Receivables from customers

	<i>End of year</i>	<i>Beginning of year</i>
a) Short-term receivables from customers	3 812 277 997	3 832 277 997
- Details of customer receivables accounting for 10% or more of total receivables;	1 220 190 486	1 240 190 486
+ Son Giang Construction Joint Stock Company	316 212 000	336 212 000
+ Constrexim Bac Ha Joint Stock Company	903 978 486	903 978 486
- Other receivables from customers	2 592 087 511	2 592 087 511
b) Long-term receivables from customers		
c) Receivables from related parties (details for each entity);		
- Hong Ha Hanoi Joint Stock Company		
- Tu Hiep Hong Ha Petroleum Joint Stock Company		

4- Other receivables

	<i>End of year</i>		<i>Beginning of year</i>	
	Value	Provision	Value	Provision
a) Short-term	19 495 699 933		17 889 998 824	
- Receivables from equitization;				
- Receivables from dividends and distributed profits;	1 261 044 103			
- Receivables from employees;				
- Deposits and guarantees;				
- Loans;				
- Payments made on behalf of others;				
- Other Receivables	18 234 655 830		17 889 998 824	
b) Long-term (Similar to the short-term items)				
Total	19 495 699 933		17 889 998 824	

5 - Missing assets pending resolution

(Detailed by type of missing assets):

	<i>End of year</i>		<i>Beginning of year</i>	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventory;				
c) Fixed Assets;				
d) Other Assets.				

6- Bad Debts

	<i>End of year</i>			<i>Beginning of year</i>		
	Original cost	Recoverable value	Debtor	Original cost	Recoverable value	Debtor
- The total value of accounts receivable, loans overdue for payment, or loans that are not yet overdue but are difficult to recover;	61,025,555,900			61,025,555,900		
(including details of overdue periods and the value of overdue accounts receivable and loans by each debtor, if the receivables from each debtor account for 10% or more of the total overdue debt);						
- Information about fines, overdue interest receivables, etc., arising from overdue debts but not recognized as revenue;						
- The possibility of recovering overdue debts.						
Total						

7- *Inventory*

	<i>End of year</i>		<i>Beginning of year</i>	
	<u>Original cost</u>	<u>Provision</u>	<u>Original cost</u>	<u>Provision</u>
- Goods in transit;				
- Raw materials, supplies;				
- Tools and instruments;				
- Work-in-progress production costs;	182 064 090 043		181 570 078 249	
- Finished goods;				
- Merchandise;				
- Goods sent for sale;				
- Goods in bonded warehouses.				
- The value of inventory that is stagnant, degraded, or of poor quality, and cannot be sold at the end of the period; the cause and the plan for handling such inventory;				
- The value of inventory used as collateral for securing liabilities at the end of the period;				
- The reason for creating additional provisions or reversing provisions for inventory write-downs.				

8- *Long-term unfinished assets*

	<i>End of year</i>		<i>Beginning of year</i>	
	<u>Original cost</u>	<u>Recoverable value</u>	<u>Original cost</u>	<u>Recoverable value</u>
a) Unfinished production and business expenses (Details by type, explaining why they were not completed within a normal production or business cycle)				
Total				
b) Unfinished construction (Details for projects accounting for 10% or more of the total value of construction in progress)				
- Procurement;	8 460 132 694		8 265 823 866	
- Construction in progress;	8 460 132 694		8 265 823 866	
Office building project at 407 Nguyen An Ninh;	8 460 132 694		8 265 823 866	
- Repairs.				
Total	8 460 132 694		8 265 823 866	

9- Increase or decrease in tangible fixed assets:

Item	Tangible Fixed Assets				
	Buildings, structures	Machinery, equipment	Transmission transport vehicles	Management tools and equipment	Total
Original Cost of Tangible Fixed Assets					
Beginning balance				725 796 930	725 796 930
- Purchases during the year					
- Completed construction investment					
- Other increases					
- Transfer to Investment Property					
- Disposal, sale				274 093 476	274 093 476
- Other decreases					
Ending balance				451 703 454	451 703 454
Accumulated Depreciation					
Beginning balance				708 156 930	708 156 930
- Depreciation for the year				17 640 000	17 640 000
- Other increases					
- Transfer to Investment Property					
- Disposal, sale				274 093 476	274 093 476
- Other decreases					
Ending balance				451 703 454	451 703 454
Remaining Value of Tangible Fixed Assets					
At the beginning of the year				17 640 000	17 640 000
At the end of the year					

- Remaining value at the end of the year of Tangible Fixed Assets used as collateral for loans: 0 VND

- Original cost of Tangible Fixed Assets at the end of the year that have been fully depreciated but are still in use: 451.703.454 VND

- Original cost of Tangible Fixed Assets at the end of the year awaiting disposal:

- Commitments regarding the purchase or sale of high-value Tangible Fixed Assets that have not been executed:

10- Increase or decrease in intangible fixed assets:

Item	Intangible Fixed Assets					Total
	Land use rights	Issuance rights	Copyrights, patents	Other intangible fixed assets	
Original Cost of Intangible Fixed Assets						
Beginning balance		-	-	-		-
- Purchases during the year	-	-	-	-		-
- Created internally by the company	-	-	-	-		-
- Increase due to business consolidation	-	-	-	-		-
- Other increases		-	-	-		-
- Disposal, sale	-	-	-	-		-
- Other decreases	-	-	-	-		-
Ending balance	-	-	-	-	-	-
Accumulated Amortization						
Beginning balance	-	-	-	-	-	-
- Amortization for the year	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
- Disposal, sale	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	-	-	-	-	-	-
Remaining Value of Intangible Fixed Assets						
At the beginning of the year	-	-	-	-	-	-
At the end of the year	-	-	-	-	-	-

- Remaining value at the end of the period of intangible fixed assets used as collateral for securing loans;
- Original cost of intangible fixed assets that have been fully amortized but are still in use;
- Explanations and other clarifications of the date;

11- Increase or decrease in finance lease fixed assets

12- Increase or decrease in investment property:

Item	Beginning Balance	Increase During the Year	Decrease During the Year	Ending Balance
a)Investment property for leasing:				
Historical cost				
- Apartment usage rights	4 729 769 185			4 729 769 185
-				
Accumulated depreciation	282 368 000	105 888 000		388 256 000
- Land usage rights	282 368 000	105 888 000		388 256 000
-				
Net book value	4 447 401 185			4 341 513 185
- Land usage rights	4 447 401 185			4 341 513 185
-				
b)Investment property held for appreciation:				
Historical cost				
- Apartment usage rights				
-				
Impairment loss				
- Land usage rights				
-				
Net book value				
- Land usage rights				
-				

- Remaining value at the end of the period of investment properties used as collateral for securing loans;

- Original cost of investment properties that have been fully depreciated but are still being leased or held for potential appreciation;

- Explanations and other clarifications of the data.

13- Prepaid Expenses

a) Short-term (detailed by each item)

- Prepaid expenses for operating lease of fixed assets;
- Tools and instruments issued for use;
- Borrowing costs;
- Other items (specify if of significant value).

b) Long-term

- Business establishment expenses;
- Insurance purchase expenses;
- Other items (specify if of significant value).

	<u>End of year</u>	<u>Beginning of year</u>
	32 583 635 185	32 626 087 523
	32 583 635 185	32 626 087 523
Total	32 583 635 185	32 626 087 523

14- Other Assets

a) Short-term (detailed by each item)

b) Long-term (detailed by each item)

Total

End of year

Beginning of year

15- Loans and Finance Leases

End of year

During the year

Beginning of year

	<u>End of year</u>		<u>During the year</u>		<u>Beginning of year</u>	
	Value	Amount Eligible for Debt Payment	Increase	Decrease	Value	Amount Eligible for Debt Payment
a) Short-term (detailed by each item)	3 700 000 000	3 700 000 000			3 700 000 000	3 700 000 000
- Military Commercial Joint Stock Bank (MB Bank)						
- Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)						
- Loans from other entities	3 700 000 000	3 700 000 000			3 700 000 000	3 700 000 000
b) Long-term (detailed by each item)						
- Military Commercial Joint Stock Bank (MB Bank)						
- Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)						
- Loans from other entities						
Total	3 700 000 000	3 700 000 000			3 700 000 000	3 700 000 000

c) Finance Lease Liabilities

Term

Total Finance Lease Payments

This Year Lease interest payments

Principal repayments

Total Finance Lease Payments

Last Year Lease interest payments

Principal repayments

1 year or less

More than 1 year to 5 years

More than 5 years

d) Overdue Loans and Finance Lease Liabilities Not Paid

	<i>End of year</i>		<i>Beginning of year</i>	
	Principal	Interest	Principal	Interest
- Loans;				
- Finance lease liabilities;				
- Reason for non-payment				
Total				

d) Detailed Explanation of Loans and Finance Lease Liabilities with Related Parties

16- Accounts Payable to Suppliers

	<i>End of year</i>		<i>Beginning of year</i>	
	Value	Amount Able to Repay	Value	Amount Able to Repay
a) Short-term Accounts Payable to Suppliers	53 185 291 224	53 185 291 224	55 688 188 990	55 688 188 990
- Details for each entity accounting for 10% or more of total accounts payable	3 493 211 949	3 493 211 949	3 493 211 949	3 493 211 949
+ Asia Industrial Technology Joint Stock Company	3 493 211 949	3 493 211 949	3 493 211 949	3 493 211 949
- Payables to other entities	49 612 079 275	49 612 079 275	51 994 977 041	51 994 977 041
b) Long-term Accounts Payable to Suppliers				
- Details for each entity accounting for 10% or more of total accounts payable;				
- Payables to other entities				
Total	53 185 291 224	53 185 291 224	55 688 188 990	55 688 188 990
c) Overdue Payables Not Yet Settled				
- Details for each entity accounting for 10% or more of total overdue payables				
- Other entities				
d) Accounts Payable to Suppliers - Related Parties (details for each entity)	8 296 908 204	8 296 908 204	8 296 908 204	8 296 908 204
- Hong Ha Hanoi Joint Stock Company	8 296 908 204	8 296 908 204	8 296 908 204	8 296 908 204
- Tu Hiep Hong Ha Petroleum Joint Stock Company				

<i>17- Taxes and Other Payables to the State</i>	Beginning of the Year	Amount Payable During the Year	Amount Paid During the Year	End of the Year
a) Payable (detailed by tax type)				
- VAT (Value Added Tax)				
- Corporate Income Tax	75 260 687		75 260 687	
- Personal Income Tax				
- Other taxes		3 000 000	3 000 000	
- Land rent		3 268 376	3 268 376	
Total	75 260 687	6 268 376	81 529 063	
b) Receivable (detailed by tax type)				
- VAT (Value Added Tax)	146 510 950			146 510 950
- Corporate Income Tax	13 422 408			13 422 408
- Personal Income Tax	54 025 319	30 942 250		23 083 069
Total	213 958 677	30 942 250		183 016 427

18- Accrued Expenses

a) Short-term

- Accrued salary expenses during leave periods;
- Expenses during business shutdown periods;
- Accrued estimated cost of goods sold, real estate products sold;
- Other accrued expenses;

b) Long-term

- Interest expenses;
- Other items (detailed for each item)

Total

End of year *Beginning of year*

19- Other Payables

a) Short-term

	<u>End of year</u>	<u>Beginning of year</u>
- Surplus assets awaiting resolution;		
- Trade union funds;	844 900 576	837 825 408
- Social insurance;		
- Health insurance;		
- Unemployment insurance;		
- Payables to Tu Hiep Hong Ha Oil and Gas Joint Stock Company;		661 258 390
- Short-term deposits and wagers received;	177 222 283	185 222 283
- Dividends and profits payable;	671 181 000	671 181 000
- Other payables and contributions.	1 548 702 019	1 537 985 623
Total	3 242 005 878	3 893 472 704

b) Long-term (detailed by each item)

- Long-term deposits and wagers received;
- Other payables and contributions

Total

c) Overdue Payables Not Paid (detailed by each item, reason for overdue payments)

20- Unearned Revenue

a) Short-term

- Revenue received in advance;
- Revenue from traditional customer programs;
- Other unearned revenue.

Total

b) Long-term (detailed by each item as in short-term)

c) Likelihood of Inability to Fulfill Customer Contracts (detailed by each item, reason for inability to fulfill)

	<u>End of year</u>	<u>Beginning of year</u>
--	--------------------	--------------------------

21- Bonds Issued

21.1. Ordinary Bonds (detailed)

	<i>End of the Year</i>			<i>Beginning of the Year</i>		
	Value	Interest Rate	Maturity Period	Value	Interest Rate	Maturity Period
by type)						
a) Bonds Issued						
- Bonds issued at par value;						
- Bonds issued at a discount;						
- Bonds issued at a premium.						
Total						
b) Detailed Explanation of Bonds Held by Related Parties (by bond type)						
Total						

21.2. Convertible Bonds:

a) Convertible Bonds at the Beginning of the Period:

- Issuance date, original maturity period, and remaining maturity period for each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value and interest rate for each type of convertible bond;
- Conversion ratio to shares for each type of convertible bond;
- Discount rate used to determine the principal debt value of each type of convertible bond;
- Principal debt value and the equity option value for each type of convertible bond.

b) Convertible Bonds Issued During the Period:

- Issuance date, original maturity period for each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value, interest rate for each type of convertible bond;
- Conversion ratio to shares for each type of convertible bond;
- Discount rate used to determine the principal debt value of each type of convertible bond;
- Principal debt value and the equity option value for each type of convertible bond.

c) Convertible Bonds Converted to Shares During the Period:

- Quantity of each type of convertible bond converted into shares during the period;
- Quantity of additional shares issued during the period for bond conversion;
- Principal debt value of convertible bonds recorded as an increase in equity.

d) Convertible Bonds That Matured and Were Not Converted into Shares During the Period:

- Quantity of each type of convertible bond that matured and was not converted into shares during the period;
- Principal debt value of convertible bonds repaid to investors.

e) Convertible Bonds at the End of the Period:

- Original maturity period and remaining maturity period for each type of convertible bond;
- Quantity of each type of convertible bond;
- Par value, interest rate for each type of convertible bond;
- Conversion ratio to shares for each type of convertible bond;
- Discount rate used to determine the principal debt value of each type of convertible bond;
- Principal debt value and the equity option value for each type of convertible bond.

f) Detailed Explanation of Convertible Bonds Held by Related Parties (by bond type)

22- Preferred Shares Classified as Liabilities

- Par value;
- Issuance recipients (management, employees, others);
- Repurchase terms (time, repurchase price, other essential terms in the issuance contract);
- Value repurchased during the period;
- Other explanations.

23 - Provisions

End of year

Beginning of year

a) Short-term

- Provision for product warranty;
- Provision for construction warranty;
- Provision for restructuring;
- Other provisions (e.g., periodic fixed asset maintenance costs, environmental restoration costs, etc.).

Total

b) Long-term (detailed by each item as in short-term)

24- Deferred tax assets and deferred tax liabilities

a) Deferred Tax Assets:

End of year

Beginning of year

- Corporate income tax rate used to determine the value of deferred tax assets
- Deferred tax assets related to deductible temporary differences
- Deferred tax assets related to unused tax losses
- Deferred tax assets related to unused tax credits
- Amount offset against deferred tax liabilities

Deferred Tax Assets

b) Deferred Tax Liabilities

End of year

Beginning of year

- Corporate income tax rate used to determine the value of deferred tax liabilities
- Deferred tax liabilities arising from taxable temporary differences
- Amount offset against deferred tax assets

25- Equity

a) Statement of Changes in Equity

Indicator	Code	Owner's Investment Capital	Share Premium	Convertible Bond Option	Other Owner's Equity	Revaluation Surplus	Exchange Rate Difference	Retained Earnings	Other Items	Total
Balance at the Beginning of Last Year	01	200 000 000 000	59 696 774 500					-12 223 106 528		247 473 667 972
- Increase in capital during the previous year	02									
- Profit during the previous year	03							67 989 683		67 989 683
- Other increases	04									
- Decrease in capital during the previous year	05									
- Loss during the previous year	06									
- Other decreases	07									
Balance at the End of Last Year	08	200 000 000 000	59 696 774 500					-12 155 116 845		247 541 657 655
- Increase in capital during the current year	09									
- Profit during the current year	10									
- Other increases	11									
- Decrease in capital during the current year	12									
- Loss during the current year	13							225 043 126		225 043 126
- Other decreases	14									
Balance at the End of This Year	15	200 000 000 000	59 696 774 500					-12 380 159 971		247 316 614 529

b) Details of Owner's Contributions	<u>End of year</u>	<u>Beginning of year</u>
- Equity contribution from the parent company (if it is a subsidiary)		
- Contributions from other parties	200 000 000 000	200 000 000 000
Total	200 000 000 000	200 000 000 000

c) Equity Transactions with Owners and Distribution of Dividends, Profit Sharing	<u>End of year</u>	<u>Beginning of year</u>
- Owner's Investment Capital		
+ Contribution at the beginning of the year		
+ Increase in contributions during the year		
+ Decrease in contributions during the year		
+ Contribution at the end of the year		
- Dividends and profits distributed		

d) Shares	<u>End of year</u>	<u>Beginning of year</u>
- Number of shares registered for issuance	20 000 000	20 000 000
- Number of shares sold to the public	20 000 000	20 000 000
+ Common shares	20 000 000	20 000 000
+ Preferred shares (classified as equity)		
- Number of shares repurchased (treasury shares)	1 900 000	1 900 000
+ Common shares	1 900 000	1 900 000
+ Preferred shares (classified as equity)		
- Number of shares outstanding	18 100 000	18 100 000
+ Common shares	18 100 000	18 100 000
+ Preferred shares (classified as equity)		
* <i>Par Value of Outstanding Shares</i> :.....		

d) Dividends
- Dividends declared after the end of the fiscal year
+ Dividends declared on common shares:.....
+ Dividends declared on preferred shares:.....
- Cumulative unrecognized dividends on preferred shares:.....

e) Company Funds:	
- Development investment fund:	23.897.888.303, VND
- Enterprise restructuring support fund:	
- Other funds within equity:	4.232.251.900, VND

g) Income and expenses, gains or losses directly recognized in equity according to the provisions of specific accounting standards.

26- Revaluation Surplus

The reason for the change between the beginning and end of the year (revaluation circumstances, which assets were revalued, under which decision, etc.).

End of year

Beginning of year

27- Exchange Rate Differences

- Exchange rate differences from converting financial statements prepared in foreign currencies to VND
- Exchange rate differences arising from other reasons (specify the reasons)

End of year

Beginning of year

28- Funding Sources

- Exchange rate differences from converting financial statements prepared in foreign currencies to VND
- Exchange rate differences arising from other reasons (specify the reasons)

End of year

Beginning of year

29- Items Outside the Balance Sheet

a) Leased Assets: Total future minimum lease payments under non-cancellable operating leases, broken down by the following terms:

- Up to 1 year
- Over 1 year but not exceeding 5 years
- Over 5 years;

End of year

Beginning of year

b) Assets Held in Custody: The company must provide detailed explanations regarding the quantity, type, specifications, and quality of each type of asset at the end of the period.

- Materials and goods held in custody, for processing, or entrusted: The company must provide detailed explanations regarding the quantity, type, specifications, and quality at the end of the period.

- Goods held for sale on behalf, consigned, pledged, or mortgaged: The company must provide detailed explanations regarding the quantity, type, specifications, and quality of each type of goods;

c) Foreign Currency: The company must provide detailed explanations of the quantity of each type of foreign currency in its original currency. For precious metals, the company must present the quantity in both domestic and international units (Ounce), and explain the value in USD.

d) Precious Metals and Gems: The company must provide detailed explanations of the cost, quantity (in international units), and types of precious metals and gems.

d) Bad Debts Written Off: The company must provide detailed explanations of the value (in original currency and VND) of bad debts written off within 10 years from the date of write-off for each debtor and the reasons for writing off the bad debts.

e) Other Information on Items Outside the Balance Sheet

30. Other Information: Any other information that the company self-explains or provides clarification for.

VI. Additional Information for Items Presented in the Income Statement

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
1. Total Sales Revenue and Service Provision		
a) Revenue		
- Sales revenue		
- Service provision revenue	848 407 070	5 043 840 828
- Revenue from the transfer of land use rights		
- Revenue from construction contracts		
Total	848 407 070	5 043 840 828
b) Revenue from related parties (detailed by each entity)		
- Hong Ha Hanoi Joint Stock Company		
- Tu Hiep Hong Ha Petroleum Joint Stock Company		
c) In cases where revenue from leasing assets is recognized as the total amount received in advance, the company must provide additional disclosures to compare the difference between recognizing revenue using the time-based allocation method for lease periods. This should include the potential impact on profit and future cash flows due to recognizing revenue for the entire amount received in advance.		
2. Revenue Reductions		
Including:		
- Trade discounts		
- Sales returns		
- Goods returned		

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
3. Cost of Goods Sold		
- Cost of goods sold for merchandise		
- Cost of goods sold for finished products		
- Cost of real estate transferred		
+ Provisions for expenses		
+ Value of provisions for each category		
+ Estimated period for incurring the expenses		
- Cost of services provided	555 888 000	4 402 604 695
- Remaining value, sales and disposal costs of investment properties		
- Business costs for investment real estate		
- Value of inventory losses during the period		
- Value of inventory shrinkage beyond the standard level during the period		
- Other extraordinary costs directly charged to the cost of goods sold		
- Provision for inventory obsolescence		
- Reductions in the cost of goods sold		
Total	555 888 000	4 402 604 695
	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
4. Financial Income		
- Interest on deposits	218 225 171	320 300 276
- Profit from the sale of investments		
- Dividends and profit distributions	2 391 246 200	
- Reversal of financial investment provisions		
- Share transfer		1 450 900 000
- Other financial income	322 141 000	50 138 000
Total	2 931 612 371	1 821 338 276
5. Financial Expenses		
- Interest on loan		
- Payment discounts, interest on installment sales		
- Loss from the liquidation of financial investments		
- Foreign exchange loss		
- Provision for impairment of trading securities and investment losses	152 487 540	
- Other financial expenses		
- Reductions in financial expenses		
Total	152 487 540	

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
6. Other Income		
- Proceeds from the disposal or sale of fixed assets (FA) and tools, instruments	1 000 000	466 245 455
- Fines received Tiền phạt thu được;		
- Tax reductions		
- Other income		
Total	1 000 000	466 245 455

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
7. Other Expenses		
- Remaining value of tools and instruments that are lost and not compensated		
- Remaining value of tools and instruments disposed of;		
- Fines and penalties incurred;		1,132,099,027
- Other expenses		
Total		1 132 099 027

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
8. Selling Expenses and Administrative Expenses		
a) Administrative expenses incurred during the period:	3 297 687 027	1 603 618 847
+ Management staff costs	710 977 122	1 111 291 630
+ Office supplies expenses	42 452 338	156 379 292
+ Depreciation of fixed assets	17 640 000	21 132 000
+ Taxes, fees, and charges	3 056 658	3 077 993
+ Expenses for outsourced services	2,520,952,909	235,907,300
+ Other cash expenses	2 608 000	75 830 632
b) Selling expenses incurred during the period:		
- Breakdown of expenses accounting for 10% or more of total selling expenses		
- Other selling expenses		
c) Deductions from selling and administrative expenses:		
- Specific recorded deductions categorized by type of expense		
- Reversal of restructuring provisions and other provisions;		
- Other recorded deductions.		

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
9. Operating Costs by Element		
- Cost of raw materials and supplies		
- Labor costs	626,446,270	1 170 231 630
- Costs for construction equipment usage		
- Depreciation of fixed assets	123 528 000	170 647 220
- Taxes, fees, and charges	3 056 658	3 077 993
- Costs of tools and office supplies	42,452,338	156 379 292
- Costs of outsourced services	2 958 132 703	1 967 466 933
Total	3 753 615 969	3 467 803 068

Note: The item "Operating Costs by Element" includes the costs incurred during the period as reflected in the Balance Sheet and the Income Statement.

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
10. Current Corporate Income Tax Expenses		
- Corporate income tax expense on taxable income for the current year		75 260 687
- Adjustment of corporate income tax expenses from previous years included in the current year's corporate income tax expenses		
- Total current corporate income tax expenses		75 260 687

	<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
11. Deferred Corporate Income Tax Expenses		
- Deferred corporate income tax expenses arising from taxable temporary differences		
- Deferred corporate income tax expenses 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 unused tax losses and tax incentives		
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities		
- Total deferred corporate income tax expenses		

VII. Additional Information for Items Presented in the Cash Flow Statement

1. Non-Cash Transactions Affecting Future Cash Flow Statement

<i>From January 1, 2024, to December 31, 2024</i>	<i>From January 1, 2023, to December 31, 2023</i>
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- Purchase of assets by incurring related debts directly or through finance lease transactions;
- Acquisition of a business through the issuance of shares;
- Conversion of debt into equity;
- Other non-cash transactions.

2. Cash and cash equivalents held by the company but not used: Provide the value and reasons for significant cash and cash equivalents held by the company but not used due to legal restrictions or other constraints that the company must adhere to.

3. Amount of borrowings received during the period:

- Cash received from borrowing under regular agreements;
- Cash received from issuing ordinary bonds;
- Cash received from issuing convertible bonds;
- Cash received from issuing preference shares classified as liabilities;
- Cash received from repurchase transactions of government bonds and securities repos;
- Cash received from other forms of borrowing.

4. Amount of loan principal repaid during the period:

- Cash paid for repaying loan principal under regular agreements;
- Cash paid for repaying the principal of ordinary bonds;
- Cash paid for repaying the principal of convertible bonds;
- Cash paid for repaying the principal of preference shares classified as liabilities;
- Cash paid for repurchase transactions of government bonds and securities repos;
- Cash paid for repaying other forms of loans.

VIII. Other Information

1. Contingent liabilities, commitments, and other financial information:

2. Events after the balance sheet date:.....

3. Information about related parties:

3.1 Transactions with related parties:

Indicator	Relationship with the Company	This Year	Last Year
<i>Revenue from sales and services</i>		-	-
Hong Ha Hanoi Joint Stock Company	Subsidiary company		
Tu Hiep Hong Ha Petroleum Joint Stock Company	Affiliate company	-	-
<i>Financial income</i>		-	-
Hong Ha Hanoi Joint Stock Company	Subsidiary company		
Tu Hiep Hong Ha Petroleum Joint Stock Company	Affiliate company	-	-
<i>Financial expenses</i>		-	-
Hong Ha Hanoi Joint Stock Company	Subsidiary company		
<i>Expenses</i>		-	-
Tu Hiep Hong Ha Petroleum Joint Stock Company	Affiliate company		

3.2 - Balances with related parties:

Indicator	Relationship with the Company	End of year	Beginning of year
<i>Advance from customers</i>		-	-
Tu Hiep Hong Ha Petroleum Joint Stock Company	Affiliate company		
<i>Accounts payable</i>		8,296,908,204	8,296,908,204
Hong Ha Hanoi Joint Stock Company	Subsidiary company	8,296,908,204	8,296,908,204
<i>Loan Payable</i>		3,700,000,000	3,700,000,000
Hong Ha Hanoi Joint Stock Company	Subsidiary company	3,700,000,000	3,700,000,000
<i>Other payables</i>		664,796,000	1,326,054,390
Hong Ha Hanoi Joint Stock Company	Subsidiary company	664,796,000	664,796,000
Tu Hiep Hong Ha Petroleum Joint Stock Company	Affiliate company	-	661,258,390
<i>Accounts receivable</i>		-	-
Tu Hiep Hong Ha Petroleum Joint Stock Company	Affiliate company	-	-
<i>Other receivables</i>		1,296,010,105	-
Tu Hiep Hong Ha Petroleum Joint Stock Company	Affiliate company	1,296,010,105	-

4- Presentation of assets, revenue, and business results by segment (based on business areas or geographical regions) in accordance with the provisions of Accounting Standard No. 28

4.1. Primary segment reporting: By geographical area:

In this period (Year 2024)

Item	Northern Region	Central Region	Southern Region	Total Reported Segment	Elimination	Total
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Net Revenue from Sales	848,407,070			848,407,070		848,407,070
<i>Including: Net revenue from internal sales</i>				-		-
2. Cost of Goods Sold	555,888,000			555,888,000		555,888,000
Gross Profit	292,519,070	-	-	292,519,070		292,519,070

In the previous period (Year 2023)

Item	Northern Region	Central Region	Southern Region	Total Reported Segment	Elimination	Total
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Net Revenue from Sales	5,043,840,828			5,043,840,828		5,043,840,828
<i>Including: Net revenue from internal sales</i>				-		-
2. Cost of Goods Sold	4,402,604,695			4,402,604,695		4,402,604,695
Gross Profit	641,236,133	-	-	641,236,133		641,236,133

4.2. Secondary segment reporting: By business:

Balance Sheet as of December 31, 2024

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	3
Assets						
Segment Assets	468,183,366,608	379,500,000	20,492,782,800	489,055,649,408		489,055,649,408
Liabilities						
Segment Liabilities	232,507,014,234		2,219,882,519	234,726,896,753		234,726,896,753

Balance Sheet as of January 1, 2024

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	3
Assets						
Segment Assets	469,566,939,106	3,816,429,990	19,207,027,691	492,590,396,787		492,590,396,787
Liabilities						
Segment Liabilities	235,166,176,493		2,870,424,513	238,036,601,006		238,036,601,006

Income Statement for the period (Year 2024)

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	3
Net Revenue			848,407,070	848,407,070		848,407,070
<i>Of which: Net Revenue from Intercompany Sales</i>				-		-
Financial Revenue			2,931,612,371	2,931,612,371		2,931,612,371
Cost of Production and Business Operations	-	-	4,006,062,567	4,006,062,567		4,006,062,567
- Cost of Goods Sold			555,888,000	555,888,000		555,888,000
- Financial Expenses			152,487,540	152,487,540		152,487,540
- Selling Expenses				-		-
- Administrative Expenses			3,297,687,027	3,297,687,027		3,297,687,027
Segment Business Results	-	-	(226,043,126)	(226,043,126)		(226,043,126)
Other Income			1,000,000	1,000,000		1,000,000
Profit (Loss) Before Tax	-	-	(225,043,126)	(225,043,126)		(225,043,126)

Income Statement for the Previous Period (Year 2023)

Item	Construction	Real Estate Transfer	Other	Total Reported Segment	Elimination	Total
1	2	3	4	5	2	3
Net Revenue			5,043,840,828	5,043,840,828		5,043,840,828
<i>Of which: Net Revenue from Intercompany Sales</i>				-		-
Financial Revenue			1,821,338,276	1,821,338,276		1,821,338,276
Cost of Production and Business Operations	-	-	6,056,075,162	6,056,075,162		6,056,075,162
- Cost of Goods Sold			4,402,604,695	4,402,604,695		4,402,604,695
- Financial Expenses			49,851,620	49,851,620		49,851,620
- Selling Expenses				-		-
- Administrative Expenses			1,603,618,847	1,603,618,847		1,603,618,847
Segment Business Results	-	-	809,103,942	809,103,942		809,103,942
Other Income			- 665,853,572	- 665,853,572		- 665,853,572
Profit (Loss) Before Tax	-	-	143,250,370	143,250,370		143,250,370

5- Comparative Information (Changes in the financial statements from prior accounting periods);

6- Information about Going Concern;

7- Other Information.

Hà Nội, January 17, 2025

Preparer



Nguyen Thi Hoa Vinh

Chief Accountant



Nguyen Thi Hoa Vinh

Deputy General Director



Tran Thi Thanh Binh

