

POWER GENERATION CORPORATION 1
ĐA NHIM - HAM THUAN - ĐA MI
HYDROPOWER JOINT STOCK COMPANY

BC-TĐĐHĐ-TCKT
October 20, 2025

SEPARATE FINANCIAL STATEMENTS

3rd QUARTER 2025



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

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

BALANCE SHEET

3rd quarter 2025

Unit : VND

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
A - CURRENT ASSETS (100=110+120+130+140+150)	100		2 340 632 946 604	2 440 051 444 187
I. Cash and cash equivalents	110		472 797 683 916	600 676 489 720
1. Cash	111	V.01	8 797 683 916	9 427 172 790
2. Cash equivalents	112		464 000 000 000	591 249 316 930
II. Short-term investments	120	V.02	1 030 000 000 000	930 000 000 000
1. Held-for-trading securities	121			
2. Provision for held-for-trading securities (*) (2)	122			
3. Held-to-maturity investments	123		1 030 000 000 000	930 000 000 000
III. Current accounts receivables	130		822 487 593 866	895 791 848 872
1. Short-term trade receivables	131		801 621 898 360	860 146 668 929
2. Short-term advances to suppliers	132		13 583 642 871	4 736 864 756
3. Short-term internal receivables	133		0	0
4. Construction contracts receivable based on agreed progress billings	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136	V.03	9 619 675 668	33 245 938 220
7. Provision for doubtful short-term receivables (*)	137		(2 337 623 033)	(2 337 623 033)
8. Shortage of assets waiting for resolution	139			
IV. Inventories	140		13 990 044 539	13 432 866 637
1. Inventories	141	V.C4	13 990 044 539	13 432 866 637
2. Provision for obsolete inventories (*)	149			
V. Other current assets	150		1 357 624 283	150 238 958



Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
1. Short-term prepaid expenses	151		1 357 624 283	150 238 958
2. Value-added tax deductible	152			
3. Tax and other receivables from the State	153	V.05		
4. Government bonds trading	154			
5. Other current assets	155			
B – NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250 + 260)	200		4 450 215 753 999	4 724 747 787 138
I. Long-term receivables	210		0	0
1. Long-term trade receivables	211			
2 Long-term advances to suppliers	212		0	0
3. Paid-in capital in dependent units	213			
4. Long-term internal receivables	214	V.06		
5. Long-term loan receivables	215			
6. Other long-term receivables	216	V.07		
7. Provision for doubtful long-term receivables (*)	219			
II. Fixed assets	220		4 030 988 255 719	4 295 398 644 745
1. Tangible fixed assets	221	V.08	4 030 810 500 173	4 295 137 471 583
- Cost	222		14 542 244 577 272	14 939 601 502 705
- Accumulated depreciation (*)	223		(10 911 434 077 099)	(10 644 464 031 122)
2. Finance leases	224	V.09		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	177 755 546	261 173 162
- Cost	228		2 025 804 686	2 335 628 057
- Accumulated amortisation (*)	229		(1 845 049 140)	(2 074 454 895)
III. Investment properties	230	V.12		
- Cost	231			
- Accumulated depreciation (*)	232			

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
IV. Long-term assets in progress	240		12 831 141 154	12 032 167 083
1. Long-term work-in-progress	241			
2. Construction in progress	242		12 831 141 154	12 032 167 083
V. Long-term financial investments	250		319 439 200 000	319 439 200 000
1. Investments in subsidiaries	251		112 000 000 000	112 000 000 000
2. Investments in joint-venture and associates	252		100 079 200 000	100 079 200 000
3. Equity Investments in other entities	253	V.13	37 360 000 000	37 360 000 000
4. Provision for diminution in value of long-term investments (*)	254			
5. Held-to-maturity investments	255		70 000 000 000	70 000 000 000
VI. Other long assets	260		86 957 157 126	97 877 775 310
1. Long-term prepaid expenses	261	V.14	15 797 411 238	25 975 684 523
2. Deferred tax assets	262	V.21		
3. Long-term tools, supplies and spare parts	263		71 159 745 888	71 902 090 787
4. Other long-term assets	268			
5. Goodwill	269			
TOTAL ASSETS (270 = 100 + 200)	270		6 790 848 700 603	7 164 799 231 325
A – LIABILITIES (300 = 310 + 330)	300		1 433 978 888 155	2 017 708 372 452
I. Current liabilities	310		298 298 352 490	914 452 676 236
1. Short-term trade payables	311		44 093 068 399	72 672 662 118
2. Short-term advances from customers	312		574 703 982	574 703 982
3. Tax and amounts payable to the State budget	313	V.16	150 669 964 491	173 306 838 456
4. Payables to employees	314		15 256 703 815	25 485 080 701
5. Short-term accrued expenses	315	V.17	3 092 799 470	10 648 742 743
6. Short-term internal payables	316		0	0
7. Construction contract payables based on agreed progress billings	317			
8. Short-term unearned revenues	318			
9. Other current payables	319	V.18	679 657 692	508 465 171 333
10. Short-term loans and obligations under finance lease	320		53 760 741 666	100 480 322 540
11. Short-term provision	321			

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
12. Bonus and welfare fund	322		30 170 702 975	22 819 154 363
13. Price stabilisation funds	323			
14. Government bonds trading	324			
II. Long-term liabilities	330		1 135 680 535 665	1 103 255 696 216
1. Long-term trade payables	331		0	0
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term internal payables in relation to capital of dependent units	334			
5. Long-term internal payables	335			
6. Long-term unearned revenues	336			
7. Other long-term liabilities	337			
8. Long-term loans	338		1 135 680 535 665	1 103 255 696 216
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred tax liabilities	341	V.21		
12. Long-term provision	342			
13. Scientific and technological development fund	343			
B – OWNERS' EQUITY (400 = 410 + 430)	400		5 356 869 812 448	5 147 090 858 873
I. Capital	410	V.22	5 356 869 812 448	5 147 090 858 873
1.Share capital	411		4 224 000 000 000	4 224 000 000 000
- Owners' investment capital	411a			
- Shares with voting rights	411b		4 224 000 000 000	4 224 000 000 000
- Preference shares	411c			
2. Share premium	412			
3. Convertible bond options	413			
4. Other owners' capital	414			
5. Treasury shares (*)	415			

Article	Codes	Notes	Closing Balance	Opening Balance
1	2	3	4	5
6. Asset revaluation reserve	416			
7. Foreign exchange differences reserve	417		0	0
8. Investment and development fund	418		499 939 667 271	499 939 667 271
9. Enterprise re-organisation support fund	419			
10. Other funds belonging to owners' equity	420			
11. Undistributed earnings	421		632 930 145 177	423 151 191 602
- Undistributed earnings by the end of prior period	421a		418 564 456 773	24 116 423 386
- Undistributed earnings of current period	421b		214 365 688 404	399 034 768 216
12. Fund for capital expenditure	422			
13. Non-controlling interests	429			
II. Budget sources and other funds	430			
1. Funding sources	431	V.23		
2. Funding sources for forming fixed assets	432			
TOTAL LIABILITIES AND OWNERS' EQUITY (440= 300 + 400)	440		6 790 848 700 603	7 164 799 231 325

Preparer
(Sign, full name)


Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)


Ngô Thế Long

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

General Director
(Sign, full name, stamp)



Đặng Văn Cường

INCOME STATEMENT
3rd quarter of 2025

Unit: dong

Article	Codes	Notes	Quarterly report		Accumulated from the beginning of the year to the end of this quarter	
			Current Period	The prior year	Current Period	The prior year
1	2	3	4	5	6	7
1. Gross revenue from goods sold and services rendered	01	VI.25	503 680 492 339	664 506 241 995	1 576 420 031 624	1 274 406 843 954
2. Deductions	02					
3. Net revenue from goods sold and services rendered (10 = 01 – 02)	10		503 680 492 339	664 506 241 995	1 576 420 031 624	1 274 406 843 954
4. Cost of sales	11	VI.27	235 607 243 743	251 000 596 287	695 185 422 190	657 134 471 766
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		268 073 248 596	413 505 645 708	881 234 609 434	617 272 372 188
6. Finance income	21	VI.26	15 868 259 379	7 828 841 331	48 733 438 449	126 528 205 436
7. Finance expenses	22	VI.28	7 076 602 039	51 954 631 879	115 980 952 656	67 593 995 484
In which: Interest expenses	23		6 972 539 540	7 239 537 219	22 026 360 248	22 603 127 583
8. Share of profit or loss in a joint venture or associate company	24					
9. Selling expenses	25					
10. General and administrative expenses	26		12 650 734 883	19 608 397 966	40 094 171 691	55 806 251 203
11. Operating profit { 30=20+ (21-22)+24-(25+26)}	30		264 214 171 053	349 771 457 194	773 892 923 536	620 400 330 937
12. Other income	31		350 891 156	235 556 827	340 634 547	1 518 750 427
13. Other expenses	32		18 140 153	(93 384 032)	18 140 153	83 664 525
14. Profit from activities (40= 31-32)	40		332 751 003	328 940 859	322 494 394	1 435 085 902
15. Accounting profit before tax (50 = 30 + 40)	50		264 546 922 056	350 100 398 053	774 215 417 930	621 835 416 839
16. Current corporate income tax expense	51	VI.40	50 181 233 652	66 409 764 222	149 446 740 355	108 272 740 091
17. Deferred corporate income tax expense	52	VI.40				
18. Net profit after corporate income tax (60 = 50 – 51 – 52)	60		214 365 688 404	283 690 633 831	624 768 677 575	513 562 676 748
19. Net profit after tax of Parent Company	61		214 365 688 404	283 690 633 831	624 768 677 575	513 562 676 748
20. Net profit after tax of non-controlling shareholders	62					
21. Basic earnings per share (*)	70					
22. Diluted earnings per share (*)	71					

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

Preparer
(Sign, full name)

Lê Xuân Phong
Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)

Ngô Thế Long
Ngô Thế Long

General Director
(Sign, full name, stamp)

Dương Văn Cường
Dương Văn Cường

CASHFLOW STATEMENT ACCORDING TO THE INDIRECT METHOD

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

Unit: VND

Article	Code	Total	
		Aumulative amount from the beginning of the year to the end of this quarter (Current Period)	Aumulative amount from the beginning of the year to the end of this quarter (The prior year)
I. Cash flows from operating activities			
1. Profit before tax	1	774 215 417 930	621 835 416 839
2. Adjustments for			
- Depreciation and amortisation of fixed assets	2	273 873 082 482	273 697 113 576
- Provisions	3		212 083 664
- Foreign exchange gain arising from translating foreign currency items	4	90 874 437 113	29 690 223 710
- Gain from investment activities	5	(36 878 249 426)	(82 263 552 271)
- Interest expenses	5	22 026 360 248	22 603 127 583
- Other adjustments	7		
3. Operating profit before changes in working capital	8	1 124 111 048 347	865 774 413 101
- Increase, decrease in receivables	9	2 582 991 818 349	1 374 400 177 268
- Increase, decrease in inventories	10	185 165 997	2 397 496 592

- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(2 212 709 259 159)	(1 889 797 771 039)
- Increase, decrease in prepaid expenses	12	8 970 887 960	8 039 820 060
- Increase, decrease in trading securities	13		
- Interest paid	14	(123 695 448 221)	(33 568 422 029)
- Corporate income tax paid	15	(152 992 479 866)	(117 430 982 512)
- Other revenues from business activities	16	493 993 238 964	55 666 144 410
- Other expenses from business activities	17	(894 866 078 778)	(100 361 976 722)
Net cash flows from operating activities	20	825 988 894 593	165 118 899 129
II. Cash flows from investing activities			
1.Acquisition and construction of fixed assets and other long-term assets	21	19 617 908 867	(47 125 595 776)
2.Proceeds from sale, disposal of fixed assets and other long-term assets	22		
3. Cash outflow for lending, buying debt instruments of other entities	23		
4.Cash recovered from lending, selling debt instruments of other entities	24		799 932 824 894
5.Expenditure on investment and capital contribution to other units	25		
6.Recovery of capital investment in other units	26		
7.Interest earned, dividends and profits received	27	13 739 128 233	39 634 638 013
Net cash flows from investing activities	30	33 357 037 100	792 441 867 131
III- Cash flows from financing activities			
1.Revenue from issuing shares and receiving capital contributions from owners	31		
2.Pay capital contributions to owners, by back shares of issued enterprises	32		

3.Revenue from borrowing	33		
4.Repayment of borrowings	34	(100 645 967 497)	(74 257 410 976)
5.Paying financial lease debt	35		
6.Dividends and profits paid	36	(886 578 770 000)	(1 203 840 000 000)
Net cash flows from financing activities	40	(987 224 737 497)	(1 278 097 410 976)
Net increase/ (decrease) in cash for the period (50=20+30+40)	50	(127 878 805 804)	(320 536 644 716)
Cash and cash equivalents at beginning of the period	60	600 676 489 720	526 550 425 763
Effect of changes in foreign exchange rates	61		
Cash and cash equivalents at end of the period (taken according to account balance)	70	472 797 683 916	206 013 781 047

Preparer
(Sign, full name)


Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)


Ngô Thế Long

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

General Director

(Sign, full name, stamp)




Đặng Văn Cường

NOTES TO FINANCIAL STATEMENTS

3rd quarter 2025

I. Operational characteristics of the enterprise

II. Accounting period, currency used in accounting

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

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

III. Applicable accounting standards and regulations

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

IV. Applicable accounting policies

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

VI. Additional information for items presented in the Balance Sheet

Unit: VND

01 - Cash	Closing Balance	Opening Balance
- Cash	168 439 127	551 815 214
- Bank deposits	8 629 244 789	8 875 357 576
- Money is moving		
- Cash equivalent	464 000 000 000	591 249 316 930

Total	472 797 683 916	600 676 489 720
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02 – Financial investmens	Closing Balance			Opening Balance		
	Original price	Value reasonable	Preventive	Original price	Value reasonable	Preventive
a) Held-for-trading securities						
- Tatal value of shares						
- Total bond value						
- Other investments						
- The reason varies with each investment/type of stock and bond						
About quantity						
About value						

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

	Closing Balance			Opening Balance		
	Original price	Preventive	Value reasonable	Original price	Preventive	Value reasonable
c) Investing capital in other units	249 439 200 000		249 439 200 000	249 439 200 000		249 439 200 000



- Invest in subsidiaries	112 000 000 000		112 000 000 000	112 000 000 000		112 000 000 000
- Investments in jointly controlled entities and associates	100 079 200 000		100 079 200 000	100 079 200 000		100 079 200 000
- Investments in other entities	37 360 000 000		37 360 000 000	37 360 000 000		37 360 000 000

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

03 - Receivable from customers	Closing Balance	Opening Balance
a) Short-term customer receivables	801 621 898 360	860 146 668 929
b) Receivables from long-term customers		
c) Receivables from customers are related parties		

04 - Other receivables	Closing Balance		Opening Balance	
	Value	Preventive	Value	Preventive
b) Short term	9 619 675 668		33 245 938 220	
- Receivable from equitization				
- Receivable dividends and distributed profits			24 280 695 941	
- Receivables from employees				
- Sign a bet, escrow				
- Loan				
- Household expenses	(38 139)		(12 351 199 580)	
- Other receivables	9 619 713 807		21 316 441 859	
b) Long term				
- Receivable from equitization				
- Receivable dividends and distributed profits				
- Receivables from employees				
- Sign a bet, escrow				

- Loan				
- Household expenses				
- Other receivables				
Total	9 619 675 668		33 245 938 220	

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

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

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revenue,						
Ability to collect overdue receivables						
Total						

07 - Inventories	Closing Balance		Opening Balance	
	Original price	Preventive	Original price	Preventive
- Goods are on the way				
- Raw materials and materials	12 461 150 452		12 328 743 516	
- Tools, utensils	619 407 539		605 250 659	
- Expenses for unfinished production and business	909 476 548		498 867 462	
- Finished product				
- Goods				
- Goods for sale				
- Tax-protected warehouse goods				
Total	13 990 044 539		13 432 866 637	
- The value of inventory is stagnant, poor, has lost quality and cannot be sold at the end of the period; Causes and solutions for stagnant, poor, and loss-of-quality inventory				
- The value of inventory used as mortgage or pledge to secure debts payable at the end of the period				
- Reasons leading to additional provision or reversal of provisions for inventory devaluation				

08 - Long-term assets in progress	Closing Balance		Opening Balance	
	Original price	Value can be revoked	Original price	Value can be revoked
a) Long-term work-in-progress				

Total				
b) Construction in progress				
- Shopping	8 947 214 736	8 947 214 736	8 812 074 273	8 812 074 273
- Basic construction	487 954 653	487 954 653	401 811 373	401 811 373
- Repair	3 395 971 765	3 395 971 765	2 818 281 437	2 818 281 437
Total	12 831 141 154	12 831 141 154	12 032 167 083	12 032 167 083

09 - Increase or decrease in tangible fixed assets

Item	Houses, architectural objects	Machinery and equipment	Transmission means of transport	Management equipment and tools	Perennial plants and animals work for products	Other tangible fixed assets	Total
Cost							
Balance at Opening Balance	9 026 464 210 267	5 774 736 857 261	80 698 298 185	57 484 756 485		217 380 507	14 939 601 502 705
- Buy during the period	414 753 735	9 047 939 721					9 462 693 456
- Basic construction investment completed							
- Another increase							
- Switch to investment real estate							
- Liquidation and sale		2 653 142 372	1 630 323 577	2 536 152 940			6 819 618 889
- Another reduction							
Closing balance	9 026 878 964 002	5 781 131 654 610	79 067 974 608	54 948 603 545		217 380 507	14 942 244 577 272
Accumulated depreciation							
Balance at Opening Balance	5 642 228 431 628	4 883 286 591 361	64 851 724 894	53 879 902 732		217 380 507	10 644 464 031 122
- Depreciation during the year	147 161 025 904	122 819 500 720	2 450 503 118	1 358 635 124			273 789 664 866
- Another increase							
- Switch to investment real							

estate							
- Liquidation and sale		2 653 142 372	1 630 323 577	2 536 152 940			6 819 618 889
- Another reduction							
Closing balance	5 789 389 457 532	5 003 452 949 709	65 671 904 435	52 702 384 916		217 380 507	10 911 434 077 099
Residual value of tangible fixed assets							
- On the first day of the year	3 384 235 778 639	891 450 265 900	15 846 573 291	3 604 853 753			4 295 137 471 583
- At the end of the period	3 237 489 506 470	777 678 704 901	13 396 070 173	2 246 218 629			4 030 810 500 173

* Remaining value at the end of the year of tangible fixed assets used as mortgage or loan pledge:	
* Original cost of fixed assets at the end of the year has been fully depreciated but still in use:	
* Original cost of fixed assets at the end of the year awaiting liquidation:	
* Commitments on buying and selling tangible fixed assets of great value in the future:	
* Other changes in tangible fixed assets:	

10 - Increase or decrease intangible fixed assets

Item	Land use rights	Publishing rights	Copyrights, patents	Brand of goods	Computer software	Licenses and franchises	Other intangible fixed assets	Total
Cost								
Balance at Opening Balance					2 335 628 057			2 335 628 057
- Purchased during the year								
- Created from within the business								
- Increase due to business combination								
- Another increase								
- Liquidation and sale					308 823 371			308 823 371

- Another reduction							
Closing balance					2 026 804 686		2 026 804 686
Accumulated depreciation							
Balance at Opening Balance					2 074 454 895		2 074 454 895
- Depreciation during the year					83 417 616		83 417 616
- Another increase							
- Liquidation and sale					308 823 371		308 823 371
- Another reduction							
Closing balance					1 849 049 140		1 849 049 140
Residual value of intangible fixed assets							
- On the first day of the year					261 173 162		261 173 162
- At the end of the period					177 755 546		177 755 546

* Original cost of intangible fixed assets that have been fully depreciated but are still in use:

11 - Increase or decrease fixed assets under financial lease

Item	Houses, architectural objects	Machinery and equipment	Transmission means of transport	Management equipment and tools	Other tangible fixed assets	Intangible fixed assets	Total
Cost							
Balance at Opening Balance							
- Financial lease during the year							
- Another increase							
- Acquisition of fixed assets under financial lease							

- Return financial lease fixed assets							
- Another reduction							
Closing balance							
Accumulated depreciation							
Balance at Opening Balance							
- Depreciation during the year							
- Another increase							
- Acquisition of fixed assets under financial lease							
- Return financial lease fixed assets							
- Another reduction							
Closing balance							
Residual value of finance leased fixed assets							
- On the first day of the year							
- At the end of the period							

12 - Increase or decrease in investment real estate

Item	Closing balance	Opening balance
a) Investment real estate for rent		
Cost		
- Land use rights		
- House		
- House and land use rights		

- Infrastructure		
Accumulated depreciation		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
- Remaining value		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
b) Investment real estate held for price increase		
Cost		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
Loss due to price decline		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		
Remaining value		
- Land use rights		
- House		
- House and land use rights		
- Infrastructure		



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

13 - Upfront costs

Item	Closing balance	Opening balance
a) Short term	1 357 624 283	150 238 958
- Prepaid expenses for operating lease of fixed assets		
- Tools and equipment for use		
- Borrowing costs		
- Other items (specify in detail if of great value)	1 357 624 283	150 238 958
b) Long term	15 710 611 696	25 888 884 981
- Cost of establishing a business		
- Cost of buying insurance		
- Other items (specify in detail if of great value)	15 710 611 696	25 888 884 981
Total	17 068 235 979	26 039 123 939

14 – Other assets

Item	Closing balance	First number of the year
a) Short term		
b) Long term		
Total		

15 - Loan and finance lease	Closing Balance		Number increased during the	Number decreased during the period	Opening Balance	
	Value	Number capable			Value	Number capable

		of repaying debt	period			of repaying debt
a) Short-term loan	53 760 741 666	53 760 741 666	57 644 197 048	104 363 777 922	100 480 322 540	100 480 322 540
b) Long-term loan (details by term)	1 135 680 535 665	1 135 680 535 665	91 859 906 727	59 435 067 278	1 103 255 696 216	1 103 255 696 216
Total	1 189 441 277 331	1 189 441 277 331	149 504 103 775	163 798 845 200	1 203 736 018 756	1 203 736 018 756

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

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

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

16 - Trade payables	Closing Balance		Opening Balance	
	Value	Number capable of repaying debt	Value	Number capable of repaying debt
a) Short-term payables to suppliers	44 093 068 399	42 053 838 154	72 672 662 118	40 927 754 511
b) Long-term payables to suppliers				

c) Unpaid overdue debt				
d) Payables to sellers are related parties				

17 - Statutory obligations	Opening Balance	Number to be paid during the period	Amount actually paid during the period	Closing Balance
a) Payable				
- Value added tax	8 370 688 522	106 521 401 671	103 784 870 286	11 107 219 907
- Special consumption				
- Import and export tax				
- Corporate income tax	111 192 479 865	60 660 506 703	152 992 479 866	18 860 506 702
- Personal income tax	3 367 904 300	5 367 727 402	8 671 927 895	63 703 807
- Natural resources tax	22 792 924 257	232 320 820 311	227 886 919 700	27 226 824 868
- Real estate tax and land rent		1 742 417 848	1 742 417 848	
- Other tax		5 000 000	5 000 000	
- Fees, charges and other payables	27 582 841 512	93 004 274 040	92 884 683 084	27 702 432 468
Total	173 306 838 456	499 622 147 975	587 968 298 679	84 960 687 752
b) Receivable				
- Value added tax				
- Special consumption				
- Import and export tax				
- Corporate income tax				
- Personal income tax				
- Natural resources tax				
- Real estate tax and land rent				
- Other tax				
- Fees, charges and other payables				
Total				

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18 - Accrued expenses	Closing Balance	Opening Balance
a) Short term	3 092 799 470	10 648 742 743
- Advance deduction of salary expenses during leave period		
- Expenses during business shutdown		
- Accrued expenses temporarily calculate the cost of goods and finished real estate products sold		
- Other accruals		
b) Long term		
- Loan interest		
- Other items (details of each item)		
Total	3 092 799 470	10 648 742 743

19 - Other payables	Closing Balance	Opening Balance
a) Short term	106 279 667 692	614 065 171 333
- Excess assets awaiting resolution		
- Union fees		
- Social insurance	19 839 748	19 839 748
- Health insurance	1 788 000	1 788 000
- Unemployment insurance	102 600	102 600
- Must return equitization		
- Receive deposits and short-term bets		
- Dividends and profits must be paid		
- Other payables and payables	106 257 937 344	614 043 440 985
b) Long term		
- Receive deposits and long-term bets		
- Other payables and payables		
Total	106 279 667 692	614 065 171 333



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

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

21 – Bonds issued

21.1. Ordinary bonds

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

21.2. Convertible bonds

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22. Preferred shares are classified as liabilities

- Face value
- Subjects to be released (board of directors, officers, employees, other subjects);

- Buyback terms (Time, buyback price, other basic terms in the issuance contract);
- Value repurchased during the period;
- Other explanations.

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

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

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

25. Owners' equity

Unit: VND

a. Reconciliation table of equity fluctuations

	Owners' capital contribution	Share premium	Convertible bond options	Other owners' capital	Asset revaluation reserve	Exchange rate difference	Undistributed after-tax profits and funds	Fund for capital expenditure	Enterprise re-organisation support fund	Treasury shares	Quỹ Other funds belonging to owners' equity	Investment and development fund	Total
Balance at the beginning of the previous year	4 224 000 000 000			474 908 605 377			330 155 928 969					25 031 061 894	5 054 095 596 240
- Tăng vốn trong năm trước - Capital increase in the previous year				14 615 280 000									14 615 280 000
- Profit in the previous year							1 304 118 149 544						1 304 118 149 544
- Another increase						157 725 928 492							157 725 928 492
- Reduced capital in the previous year													
- Loss in the previous year							1 202 281 777 921						1 202 281 777 921
- Another reduction						157 725 928 492						14 615 280 000	172 341 208 492

Balance at the beginning of Current Period	4 224 000 000 000						317 464 392 060					499 939 667 271	5 041 404 059 331
- Increase capital Current Period													
- Profit Current Period							1 391 041 601 082						1 391 041 601 082
- Another increase						106 362 446 563							106 362 446 563
- Reduce capital Current Period													
- Loss Current Period							1 325 185 192 441						1 325 185 192 441
- Another reduction						106 362 446 563							106 362 446 563
Balance at the end of Current Period	4 224 000 000 000						383 320 800 701					499 939 667 271	5 107 260 467 972

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

c) Capital transactions with owners and distribution of dividends and profit sharing	Current Period	The prior year
- Owner's investment capital		
+ Capital contributed at Opening Balance	4 224 000 000 000	4 224 000 000 000

+ Contributed capital increased during the year		
+ Contributed capital decreased during the year		
+ Contributed capital at the end of the year	4 224 000 000 000	4 224 000 000 000
- Dividends and distributed profits		

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

d) Dividends	Value
- Dividends declared after the end of the annual accounting period:	
+ Dividends declared on common shares	
+ Dividends announced on preferred shares	
- Cumulative preferred stock dividends have not been recorded	

e) Enterprise funds	Closing Balance	Opening Balance
- Investment and development fund	499 939 667 271	499 939 667 271
- Enterprise re-organisation support fund		
- Other funds belonging to owners' equity		

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

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

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

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

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

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

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

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

Unit: VND

1. Total revenue from sales and service provision	Current Period	The prior year
a) Revenue		
- Sales revenue	1 572 850 093 697	1 271 562 816 756
- Revenue from service provision	3 173 018 406	2 844 027 198
- Construction contract revenue		
+ Construction contract revenue is recognized during the period		
+ Total accumulated revenue of construction contracts is recorded up to the time of preparing the financial statements		
- Other revenue	396 919 521	
Total	1 576 420 031 624	1 274 406 843 954
b) Revenue to related parties (details for each subject)		
c) In case revenue from property rental is recorded as the total amount of money received in advance, the business must make additional disclosures to compare the difference between recording revenue according to the method of gradual allocation over the rental period. Potential decline in future profits and cash flows		

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

3. Cost of goods sold	Current Period	The prior year
- Cost of goods sold	692 318 291 183	654 700 819 573
- Cost of goods sold	129 603 555	
In which: Accrued cost price of goods and finished real estate products sold includes		
+ Accrued expense categories		
+ Value deducted into the cost of each item		

+ Expected cost time to arise		
- Cost of services provided	2 737 527 452	2 433 652 193
- Residual value, sale and liquidation costs of investment real estate		
- Investment real estate business expenses		
- Value of inventory loss during the period		
- The value of each type of inventory is lost outside the norm during the period		
- Other costs exceeding normal levels are calculated directly into the cost price		
- Provision for devaluation of inventory		
- Deductions in cost of goods sold	1 487 087 265	9 092 289 350
Total	695 185 422 190	657 134 471 766

4. Revenue from financial activities	Current Period	The prior year
- Interest on deposits and loans	21 656 155 756	31 897 490 830
- Gain on sale of investments		
- Dividends and profits are distributed	20 600 000 000	50 366 061 441
- Exchange rate difference interest	6 477 282 693	44 264 653 165
- Sales interest on deferred payments, payment discounts		
- Revenue from other financial activities		
Total	48 733 438 449	126 528 205 436

5. Financial costs	Current Period	The prior year
- Loan interest	22 026 360 248	22 603 127 583
- Payment discounts, deferred sales interest		
- Loss due to liquidation of financial investments		
- Exchange rate difference loss	93 954 592 408	44 990 867 901
- Provision for devaluation of trading securities and investment losses		
- Other financial costs		
- Financial expense deductions		



Total	115 980 952 656	67 593 995 484
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6. Other income	Current Period	The prior year
- Liquidation and sale of fixed assets	232 350 279	
- Gains due to revaluation of assets		
- Fines collected		35 026 480
- Taxes are reduced		
- Other accounts	118 540 877	1 483 723 947
Total	350 891 156	1 518 750 427

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

8. Selling expenses and business management expenses	Current Period	The prior year
a) Selling expenses and business management expenses	40 094 171 691	55 806 251 203
- Details of items accounting for 10% or more of total business management costs;	40 094 171 691	55 806 251 203
- Other business management expenses		
b) Selling expenses incurred during the period		
- - Details of items accounting for 10% or more of total sales costs;		
- Other selling expenses.		
c) Deductions in selling expenses and business management expenses		
- Refund of product and goods warranty provisions		
- Reversal of restructuring provisions and other provisions		

- Other write-downs		
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9. Production and business costs by factor	Current Period	The prior year
- Cost of raw materials and materials	11 880 824 709	17 339 568 830
- Labor costs	71 486 225 450	84 129 213 220
- Fixed asset depreciation costs	273 873 082 482	273 697 113 576
- Cost of services purchased from outside	20 077 551 748	17 425 423 522
- Other expenses in money	355 101 968 485	317 703 667 964
Total	732 419 652 874	710 294 987 112

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

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

+ Account 621 – Direct material costs

+ Account 622 - Direct labor costs

+ Account 623 - Cost of using construction machines

+ Account 627 - General production costs

+ Account 641 - Sales expenses

+ Account 642 - Business management costs

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

+ Account 156 - Goods

+ Account 632 - Cost of goods sold

+ Account 641 - Sales expenses

+ Account 642 - Business management costs

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

10. Current corporate income tax expenses	Current Period	The prior year
- Corporate income tax expense is calculated on the current year's taxable income		
- Adjust previous years' corporate income tax expenses to Current Period's current income tax expenses		
- Total current corporate income tax costs	149 446 740 355	108 272 740 091

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

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

1. Non-cash transactions affect future cash flow statements

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

2. Funds held by the enterprise but not used:

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

3. The actual amount borrowed during the period

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

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

- Proceeds from borrowing under normal contracts

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

Preparer
(Sign, full name)


Lê Xuân Phong

Deputy Chief Accountant
(Sign, full name)


Ngô Thế Long

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

General Director

(Sign, full name, stamp)




Đặng Văn Cường

