

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024



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# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

## CORPORATE INFORMATION

### Enterprise registration certificate

No. 0301429113 was initially issued by the Department of Planning and Investment of Ho Chi Minh City on 29 July 2010 and its latest 15th amendment dated 3 November 2023.

### Board of Directors

Mr. Phan Huu Duy Quoc	Chairman (Appointed on 3 February 2025)
	Member (Appointed on 24 May 2024)
Mr. Nguyen Van Huan	Member Chairman (Resigned on 3 February 2025)
Mr. Phan Van Chinh	Vice Chairman
Mr. Le Bao Anh	Vice Chairman
Mr. Nguyen Thien Tam	Vice Chairman (Resigned on 24 May 2024)
Mr. Nguyen Thanh Vinh	Member

### Audit Committee

Mr. Nguyen Thanh Vinh	Chairman
Mr. Phan Van Chinh	Member

### Board of Management

Mr. Le Bao Anh	General Director
Mr. Nguyen Van Ngoc	Deputy General Director
Mr. Dinh Van Hung	Deputy General Director
Mr. Pham Le Hao	Deputy General Director (Appointed on 1 November 2024)
Mr. Nguyen Van Tuan	Deputy General Director (Appointed on 1 March 2024)
Mr. Hoang Trung Thanh	Deputy General Director (Resigned on 1 March 2024)
Mr. Ha Van Han	Deputy General Director (Resigned on 1 March 2024)
Mr. La Thai Hiep	Deputy General Director (Resigned on 10 May 2024)
Mr. Nguyen Viet Hung	Deputy General Director (Resigned on 1 September 2024)
Mr. Pham Canh Dong	Deputy General Director (Resigned on 1 September 2024)
Mr. Tran Minh Doanh	Deputy General Director (Resigned on 1 January 2025)

### Legal representative

Mr. Le Bao Anh	General Director
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### Head office

111A Pasteur Street, Ben Nghe Ward, District 1,  
Ho Chi Minh City, Vietnam

### Auditor

PwC (Vietnam) Limited

# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

## STATEMENT OF THE BOARD OF MANAGEMENT

### Statement of Responsibility of the Board of Management of the Company in respect of the consolidated financial statements

The Board of Management of Construction Corporation No.1 Joint Stock Company (“the Company”) is responsible for preparing the consolidated financial statements of the Company and its subsidiaries (together, “the Group”) which give a true and fair view of the consolidated financial position of the Group as at 31 December 2024, and of its consolidated financial performance and its consolidated cash flows for the year then ended. In preparing these consolidated financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Group and which enable the consolidated financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the consolidated financial statements. The Board of Management of the Company is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud or error.

### Approval of the consolidated financial statements

We hereby, approve the accompanying consolidated financial statements as set out on pages 5 to 70 which give a true and fair view of the consolidated financial position of the Group as at 31 December 2024, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements.

On behalf of the Board of Management



Le Bao Anh  
General Director

Ho Chi Minh City, SR Vietnam  
29 March 2025



## **INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY**

We have audited the accompanying consolidated financial statements of Construction Corporation No.1 Joint Stock Company ("the Company") and its subsidiaries (together, "the Group") which were prepared on 31 December 2024 and approved by the Board of Management of the Company on 29 March 2025. The consolidated financial statements comprise the consolidated balance sheet as at 31 December 2024, the consolidated income statement and the consolidated cash flow statement for the year then ended, and explanatory notes to the consolidated financial statements including significant accounting policies, as set out on pages 5 to 70.

### **The Board of Management's Responsibility**

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these consolidated financial statements of the Group in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements, and for such internal control which the Board of Management determines is necessary to enable the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on the consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements, plan and perform the audit in order to obtain reasonable assurance as to whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including an assessment of the risk of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the Company's preparation and true and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



### Auditor's Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 31 December 2024, its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of consolidated financial statements.

### Other Matter

The independent auditor's report is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

### For and on behalf of PwC (Vietnam) Limited



Luong Thi Anh Tuyet  
Audit Practising Licence No.  
3048-2024-006-1  
Authorised signatory

Nguyen Ngoc Khanh  
Audit Practising Licence No.  
5401-2021-006-1

Report reference number: HCM16824  
Ho Chi Minh City, 29 March 2025

## CONSOLIDATED BALANCE SHEET

Code	ASSETS	Note	As at	
			31.12.2024 VND	31.12.2023 VND
<b>100</b>	<b>CURRENT ASSETS</b>		<b>10,382,330,246,088</b>	<b>9,907,181,385,198</b>
<b>110</b>	<b>Cash and cash equivalents</b>	<b>3</b>	<b>2,624,815,427,021</b>	<b>2,721,289,783,761</b>
111	Cash		1,685,975,337,147	1,861,454,705,248
112	Cash equivalents		938,840,089,874	859,835,078,513
<b>120</b>	<b>Short-term investment</b>		<b>91,122,453,973</b>	<b>131,821,000,000</b>
123	Investments held to maturity	4(a)	91,122,453,973	131,821,000,000
<b>130</b>	<b>Short-term receivables</b>		<b>5,799,520,697,819</b>	<b>5,881,061,348,458</b>
131	Short-term trade accounts receivable	5	1,926,390,184,783	1,607,671,823,888
132	Short-term prepayments to suppliers	6	3,519,675,378,150	3,309,983,510,163
135	Short-term lendings	7(a)	24,762,012,331	30,302,786,643
136	Other short-term receivables	8(a)	551,084,542,015	1,092,504,570,089
137	Provision for doubtful debts – short-term	9	(222,391,419,460)	(159,401,342,325)
<b>140</b>	<b>Inventories</b>	<b>10</b>	<b>1,494,570,076,154</b>	<b>927,861,827,508</b>
141	Inventories		1,495,012,581,159	928,304,332,513
149	Provision for decline in value of inventories		(442,505,005)	(442,505,005)
<b>150</b>	<b>Other current assets</b>		<b>372,301,591,121</b>	<b>245,147,425,471</b>
151	Short-term prepaid expenses	11(a)	49,646,055,836	25,929,813,007
152	Value added tax ("VAT") to be reclaimed	12(c)	138,520,229,027	93,534,366,007
153	Tax and other receivables from the State	12(a)	184,135,306,258	125,683,246,457

The notes on pages 11 to 70 are an integral part of these consolidated financial statements.

**CONSOLIDATED BALANCE SHEET**  
 (continued)

Code	ASSETS (continued)	Note	As at	
			31.12.2024 VND	31.12.2023 VND
<b>200</b>	<b>LONG-TERM ASSETS</b>		<b>6,345,680,276,060</b>	<b>5,043,196,244,281</b>
<b>210</b>	<b>Long-term receivables</b>		<b>2,041,326,561,283</b>	<b>1,215,947,334,292</b>
215	Long-term lendings	7(b)	140,816,739,678	47,209,442,412
216	Other long-term receivables	8(b)	1,900,509,821,605	1,168,737,891,880
<b>220</b>	<b>Fixed assets</b>		<b>205,955,783,175</b>	<b>159,547,535,124</b>
221	Tangible fixed assets	13(a)	76,245,586,569	92,933,403,703
222	Historical cost		2,483,461,278,650	2,483,896,566,374
223	Accumulated depreciation		(2,407,215,692,081)	(2,390,963,162,671)
224	Finance lease fixed assets	14	86,482,775,894	23,424,788,410
225	Historical cost		96,782,368,054	24,744,952,728
226	Accumulated depreciation		(10,299,592,160)	(1,320,164,318)
227	Intangible fixed assets	13(b)	43,227,420,712	43,189,343,011
228	Historical cost		51,428,451,373	50,775,628,373
229	Accumulated amortisation		(8,201,030,661)	(7,586,285,362)
<b>230</b>	<b>Investment properties</b>	15	<b>431,278,555,814</b>	<b>489,013,421,151</b>
231	Historical cost		703,185,813,821	745,951,936,236
232	Accumulated depreciation		(271,907,258,007)	(256,938,515,085)
<b>240</b>	<b>Long-term asset in progress</b>		<b>2,852,800,313,845</b>	<b>2,585,778,168,705</b>
242	Construction in progress	16	2,852,800,313,845	2,585,778,168,705
<b>250</b>	<b>Long-term investments</b>		<b>754,483,888,148</b>	<b>529,395,572,186</b>
252	Investments in associates	4(b)	700,990,390,326	459,576,755,364
253	Investments in other entities	4(c)	47,493,497,822	63,818,816,822
255	Investments held to maturity	4(a)	6,000,000,000	6,000,000,000
<b>260</b>	<b>Other long-term assets</b>		<b>59,835,173,795</b>	<b>63,514,212,823</b>
261	Long-term prepaid expenses	11(b)	44,463,467,880	48,855,576,932
262	Deferred income tax assets		15,371,705,915	14,658,635,891
<b>270</b>	<b>TOTAL ASSETS</b>		<b>16,728,010,522,148</b>	<b>14,950,377,629,479</b>

The notes on pages 11 to 70 are an integral part of these consolidated financial statements.



**CONSOLIDATED BALANCE SHEET**  
(continued)

Code	RESOURCES	Note	As at	
			31.12.2024 VND	31.12.2023 VND
<b>300</b>	<b>LIABILITIES</b>		<b>12,163,638,052,327</b>	<b>10,702,927,085,088</b>
<b>310</b>	<b>Short-term liabilities</b>		<b>8,370,399,294,243</b>	<b>7,345,668,472,751</b>
311	Short-term trade accounts payable	17(a)	1,711,739,801,048	1,231,751,243,153
312	Short-term advances from customers	18(a)	2,225,386,699,020	2,774,640,351,533
313	Tax and other payables to the State	12(b)	66,280,593,148	71,573,206,657
314	Payables to employees		47,446,538,083	50,386,306,827
315	Short-term accrued expenses	19(a)	536,693,054,779	835,350,187,854
318	Short-term unearned revenue	20	7,360,087,852	2,882,525,447
319	Other short-term payables	21(a)	21,643,054,550	16,105,854,466
320	Short-term borrowings and finance lease liabilities	22(a)	3,721,701,283,750	2,347,796,501,945
321	Provision for short-term liabilities		13,391,555,106	13,900,431,965
322	Bonus and welfare fund		18,756,626,907	1,281,862,904
<b>330</b>	<b>Long-term liabilities</b>		<b>3,793,238,758,084</b>	<b>3,357,258,612,337</b>
331	Long-term trade accounts payable	17(b)	532,588,889,043	419,305,162,765
332	Long-term advances from customers	18(b)	99,466,881,000	133,695,678,000
333	Long-term accrued expenses	19(b)	174,782,794,386	174,782,794,386
336	Long-term unearned revenue	20	23,545,816,428	26,236,766,880
337	Other long-term payables	21(b)	661,682,986,124	662,444,209,204
338	Long-term borrowings and finance lease liabilities	22(b)	2,298,437,833,763	1,940,794,001,102
342	Provision for long-term liabilities		2,733,557,340	-

The notes on pages 11 to 70 are an integral part of these consolidated financial statements.


CONSOLIDATED BALANCE SHEET  
(continued)

Code	RESOURCES (continued)	Note	As at	
			31.12.2024 VND	31.12.2023 VND
<b>400</b>	<b>OWNERS' EQUITY</b>		<b>4,564,372,469,821</b>	<b>4,247,450,544,391</b>
<b>410</b>	<b>Capital and reserves</b>		<b>4,564,372,469,821</b>	<b>4,247,450,544,391</b>
411	Owners' capital	23, 24	3,585,078,250,000	3,585,078,250,000
411a	- Ordinary shares with voting rights	23, 24	3,585,078,250,000	3,585,078,250,000
412	Share premium	24	99,327,851,808	99,327,851,808
415	Treasury shares	24	(4,796,760,000)	(4,796,760,000)
416	Differences upon asset revaluation	24	7,541,162,560	7,541,162,560
417	Foreign exchange differences	24	14,775,389	15,503,864
418	Investment and development fund	24	20,427,863,619	20,427,863,619
421	Undistributed earnings	24	477,315,345,692	270,447,583,131
421a	- Undistributed post-tax profits of previous years		248,484,073,237	50,934,923,463
421b	- Post-tax profits of current year		228,831,272,455	219,512,659,668
429	Non-controlling interests	24	379,463,980,753	269,409,089,409
<b>440</b>	<b>TOTAL RESOURCES</b>		<b>16,728,010,522,148</b>	<b>14,950,377,629,479</b>

  
Dinh Thi Hong Ngoc  
Preparer

  
Tran Thi Ngoc Thuy  
Chief Accountant




  
Le Bao Anh  
General Director  
29 March 2025

The notes on pages 11 to 70 are an integral part of these consolidated financial statements.


## CONSOLIDATED INCOME STATEMENT

Code	Note	For the year ended 31 December	
		2024 VND	2023 VND
01	Revenue from sales of goods and rendering of services	10,161,129,014,429	5,613,268,322,648
02	Less deductions	(805,715,630)	(2,002,171,100)
10	Net revenue from sales of goods and rendering of services	27 10,160,323,298,799	5,611,266,151,548
11	Cost of goods sold and services rendered	28 (9,676,668,244,279)	(5,282,695,416,137)
20	Gross profit from sales of goods and rendering of services	483,655,054,520	328,570,735,411
21	Financial income	29 385,297,432,853	789,609,153,918
22	Financial expenses	30 (324,534,698,347)	(473,997,725,728)
23	- Including: Interest expense	30 (257,830,146,205)	(431,933,840,855)
24	Profit shared from associates	4(b) 12,486,885,079	18,004,534,566
25	Selling expenses	(8,810,046,006)	(3,101,777,275)
26	General and administration expenses	31 (261,834,148,651)	(347,952,792,036)
30	Net operating profit	286,260,479,448	311,132,128,856
31	Other income	11,762,678,336	3,030,156,212
32	Other expenses	(6,602,308,858)	(12,276,521,528)
40	Net other income/(expenses)	32 5,160,369,478	(9,246,365,316)
50	Accounting profit before tax	291,420,848,926	301,885,763,540
51	Corporate income tax ("CIT") - current	33 (62,652,425,933)	(81,471,464,705)
52	CIT - deferred	33 713,070,024	-
60	Profit after tax	229,481,493,017	220,414,298,835
	<b>Attributable to:</b>		
61	Owners of the parent company	228,831,272,455	219,512,659,668
62	Non-controlling interests	650,220,562	901,639,167
70	Basic earnings per share	25 581	651
71	Diluted earnings per share	25 581	651

  
Dinh Thi Hong Ngoc  
Preparer

  
Tran Thi Ngoc Thuy  
Chief Accountant



  
Le Bao Anh  
General Director  
29 March 2025

The notes on pages 11 to 70 are an integral part of these consolidated financial statements.

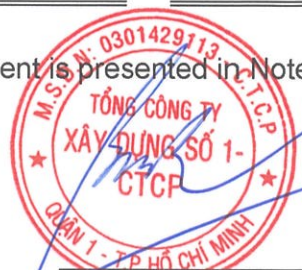
**CONSOLIDATED CASH FLOW STATEMENT**  
**(Indirect method)**

Code	Note	For the year ended 31 December	
		2024 VND	2023 VND
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01		<b>291,420,848,926</b>	<b>301,885,763,540</b>
	Accounting profit before tax		
	Adjustments for:		
02	Depreciation and amortisation	53,536,634,975	48,765,723,716
03	Provisions	66,205,817,620	153,377,456,928
04	Unrealised foreign exchange losses	57,090,772,682	36,118,611,504
05	Profits from investing activities	(399,261,848,159)	(781,721,019,663)
06	Interest expense	257,830,146,205	431,933,840,855
08	<b>Operating profit before changes in working capital</b>	<b>326,822,372,249</b>	<b>190,360,376,880</b>
09	(Increase)/decrease in receivables	(1,613,027,950,184)	1,462,279,457,542
10	(Increase)/decrease in inventories	(534,120,944,627)	79,025,572,885
11	(Decrease)/increase in payables	(290,936,910,783)	1,726,267,219,884
12	(Increase)/decrease in prepaid expenses	(19,324,133,777)	24,565,925,731
14	Interest paid	(253,953,136,216)	(452,513,711,410)
15	CIT paid	(71,443,627,406)	(67,361,594,442)
17	Other payments on operating activities	(2,552,878,689)	(5,528,164,910)
20	<b>Net cash (outflows)/inflows from operating activities</b>	<b>(2,458,537,209,433)</b>	<b>2,957,095,082,160</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchases of fixed assets and other long-term assets	(244,781,401,677)	(422,969,794,066)
22	Proceeds from disposals of fixed assets	2,855,947,238	301,216,364
23	Lendings granted and term deposits	(116,601,453,973)	(136,321,000,000)
24	Collection of lendings and term deposits	71,978,081,274	405,623,368,969
25	Investments in other entities	(216,000,000,000)	(94,000,000,000)
26	Proceeds from divestment of investments in other entities	973,966,619,000	294,993,816,000
27	Dividends and interest received	178,300,741,154	98,724,756,432
30	<b>Net cash inflows from investing activities</b>	<b>649,718,533,016</b>	<b>146,352,363,699</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Proceeds from shares issuance	113,000,000,000	3,000,000,000
33	Proceeds from short-term and long-term borrowings	7,300,746,607,642	4,068,068,361,499
34	Repayments of borrowings	(5,687,248,238,510)	(6,087,867,162,577)
35	Finance lease principal repayments	(14,128,099,392)	(4,565,892,681)
36	Dividends paid to shareholders	(43,099,800)	(14,911,200)
40	<b>Net cash inflows/(outflows) from financing activities</b>	<b>1,712,327,169,940</b>	<b>(2,021,379,604,959)</b>
50	<b>Net (decrease)/increase in cash and cash equivalents during the year</b>	<b>(96,491,506,477)</b>	<b>1,082,067,840,900</b>
60	<b>Cash and cash equivalents at beginning of year</b>	<b>2,721,289,783,761</b>	<b>1,639,094,598,394</b>
61	Effect of foreign exchange differences	17,149,737	127,344,467
70	<b>Cash and cash equivalents at end of year</b>	<b>2,624,815,427,021</b>	<b>2,721,289,783,761</b>

Additional information relating to the consolidated cash flow statement is presented in Note 35.

  
 Dinh Thi Hong Ngoc  
 Preparer

  
 Tran Thi Ngoc Thuy  
 Chief Accountant

  
 Le Bao Anh  
 General Director  
 29 March 2025

The notes on pages 11 to 70 are an integral part of these consolidated financial statements.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024****1 GENERAL INFORMATION**

Construction Corporation No 1 Joint Stock Company (“the Company”) is a joint stock company established in SR Vietnam pursuant to investment certificate No. 0301429113 was initially issued by the Department of Planning and Investment of Ho Chi Minh City on 29 July 2010 with the latest 15th amendment dated 3 November 2023.

The Company's shares are listed on the UPCoM Stock Exchange of Hanoi Stock Exchange (“HNX”) with the stock trading code CC1. Details of the percentage of contributed capital of shareholders are presented in Note 23.

Normal business cycle of the Company and its subsidiaries (together, “the Group”) is from the point of time when the Group purchase material for construction procedures to the point of time when construction works are accomplished.

The Group’s business activities are construction and real estate business.

The Group’s principal activities are:

- Construction, building and installing machinery and equipment for civil and industrial works, industry, traffic, irrigation, hydropower, postal, foundations, urban and industrial infrastructure engineering works, power line projects, power transformer stations;
- Construction consulting, construction investment, electricity business;
- Premise and office leasing services;
- Producing and trading supplies, construction technology, construction materials;
- Designing and manufacturing precast concrete products;
- Designing and building civil and industrial constructions, infrastructure; and
- Real estate business.

**1 GENERAL INFORMATION (continued)**

The Group has registered office at 111A Pasteur Street, Ben Nghe Ward, District 1, Ho Chi Minh City. As at 31 December 2024, the Group had 8 branches (as at 31 December 2023: 6 branches) as below:

- Branch of Construction Corporation No 1 Joint Stock Company - Central: No. 10 Dang Huy Ta, Hoa Minh Ward, Lien Chieu District, Da Nang City, Vietnam;
- Branch of Construction Corporation No 1 Joint Stock Company: No. 45, Alley 61, Lane 17, Phung Chi Kien Street, Nghia Do Ward, Cau Giay District, Hanoi City, Vietnam;
- Branch of Construction Corporation No 1 Joint Stock Company - Cambodia: Lot 185 Room 1508, 15th Floor, St.329 Ph.3 Sk.Boeng Kak 2 Kh.Tuol Kouk, Phnom Penh, Cambodia;
- Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap: No. 79 Le Thi Rieng, Ward 1, Cao Lanh City, Dong Thap Province, Vietnam;
- Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen: No.99 Le Thanh Phuong, Ward 8, Tuy Hoa City, Phu Yen Province, Vietnam;
- Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang: Plot no. 93, Map sheet no. 76, Provincial Road 8, Hoi Trung Hamlet, Lich Hoi Thuong Town, Tran De District, Soc Trang Province, Vietnam;
- Branch of Construction Corporation No 1 Joint Stock Company – Dak Lak: Plot no. 198, Map sheet no. 14, Village 16, Hoa Dong Commune, Krong Pac District, Dak Lak Province, Vietnam; and
- Branch of Construction Corporation No 1 Joint Stock Company – Dong Nai: No. 1179 National Highway 51, Xom Goc Hamlet, Long An Commune, Long Thanh District, Dong Nai Province, Vietnam.

As at 31 December 2024, the Group had 1,135 employees (as at 31 December 2023: 1,152 employees).

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09 – DN/HN

1 GENERAL INFORMATION (continued)

As at 31 December 2024, the Group had 8 subsidiaries and 8 associates (as at 31 December 2023: 7 subsidiaries and 6 associates). Details are presented as below:

No.	Company Name	Principal activities	Place of incorporation and operation	2024		2023	
				Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
<b>Subsidiaries</b>							
1	CC1 Trading Services Joint Stock Company (i)	Trading and services	Ho Chi Minh City	-	-	98.00	98.00
2	Saigon Sunflower Company Limited (ii)	Construction and trading	Ho Chi Minh City	95.03	95.03	-	-
3	No.1 Viet Quang Construction Joint Stock Company	Construction of civil, industrial, traffic, infrastructure, hydropower, irrigation works	Ho Chi Minh City	94.71	94.71	94.71	94.71
4	Hai Phong Coast Road Investment Company Limited	Construction of railways and road projects	Hai Phong City	75.00	75.00	75.00	75.00
5	Vina-PSMC Precast Concrete Company Limited	Producing concrete and products from cement and gypsum	Long An Province	70.00	70.00	70.00	70.00
6	CC1 Investment Joint Stock Company	Construction and trading	Ho Chi Minh City	65.00	65.00	65.00	65.00
7	CC1 Construction and Equipment Joint Stock Company (iii)	Construction and trading	Ho Chi Minh City	65.00	65.00	-	-
8	Dong Nai Bridge Investment and Construction Joint Stock Company	Construction of railway and road works, construction of civil works	Dong Nai Province	63.59	63.59	63.59	63.59
9	Krong Pac Investment and Development Joint Stock Company (iv)	Trading real estates and land use rights	Dak Lak Province	50.50	75.00	50.50	75.00

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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1 GENERAL INFORMATION (continued)

No.	Company Name	Principal activities	Place of incorporation and operation	2024		2023	
				Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
<b>Associates</b>							
1	3H Building Materials Joint Stock Company	Sales of materials and other installation equipment in construction	Ho Chi Minh City	49.00	49.00	49.00	49.00
2	Dai Ngai IP Company Limited (v)	Trading real estates and land use rights		48.00	48.00	-	-
3	No.1 Viet Hung Construction Joint Stock Company (vi)	Manufacture of concrete and products from cement and plaster, construction of railways, roads, and other civil works	Ho Chi Minh City	40.96	40.96	40.96	40.96
4	CC1 Trading Services Joint Stock Company	Trading and services	Ho Chi Minh City	28.00	28.00	-	-
5	Chuong Duong Joint Stock Company	Construction of houses and other civil works	Ho Chi Minh City	23.77	23.77	23.77	23.77
6	Materials and Agricultural Product Number 1 Joint Stock Company (vii)	Mining, collecting coal and produce construction materials, food processing and others	Ho Chi Minh City	23.50	23.50	47.00	47.00
7	Mien Trung Construction and Manufacture Building Materials Joint Stock Company	Producing construction stone processing products, constructing other civil engineering works	Quang Ngai Province	22.38	22.38	22.38	22.38
8	No.1 Viet Tong Construction Joint Stock Company	Construction of railway and road works, construction of civil works	Ho Chi Minh City	20.40	20.40	20.40	20.40



**1 GENERAL INFORMATION (continued)**

- (i) According to the Resolution of the Board of Directors No. 122/2024/NQ-HDQT dated 16 December 2024, the Board of Directors decided to transfer part of shares of its investment of the Company in CC1 Trading Services Joint Stock Company ("CC1 – Trading"). As at the date of these financial statements, the Group has completed its transfers and recognised the income from transferring this investment in financial income in consolidated financial statements (Note 29). As at 31 December 2024, the remaining portion of voting rights of the Group in CC1 – Trading is 28%. Accordingly, the investment in CC1 – Trading is presented as an investment in associate.
- (ii) According to the Resolution of the Board of Directors No. 124/2024/NQ-HDQT dated 19 December 2024, the Board of Directors decided to contribute capital to establish Saigon Sunflower Company Limited. As at 31 December 2024, the Group has contributed in cash by VND191,650,000,000, equivalent to 95.03% of ownership and of voting rights in this subsidiary.
- (iii) According to the Resolution of the Board of Directors No. 10/2024/NQ-HDQT dated 19 January 2024, the Board of Directors decided to contribute capital to establish CC1 Construction and Equipment Joint Stock Company. As at 31 December 2024, the Group has contributed in cash by VND19,500,000,000, equivalent to 65% of ownership and of voting rights in this subsidiary.
- (iv) As at 31 December 2024 and 31 December 2023, the Company's ownership and voting rights percentages in CC1 Investment Joint Stock Company ("CC1 Investment") and Krong Pac Investment and Development Joint Stock Company ("Krong Pac") were 65% and 5%, respectively, the ownership and voting rights percentages of CC1 Investment in Krong Pac were 70%. Therefore, the Group's ownership and voting rights percentages in Krong Pac were 50.5% and 75%, respectively.
- (v) According to the Resolution of the Board of Directors No. 116/2024/NQ-HDQT dated 5 November 2024, the Board of Directors decided to contribute capital to establish Dai Ngai IP Company Limited. As at 31 December 2024, the Group has contributed in cash by VND216,000,000,000, equivalent to 48% of ownership and of voting rights in this associate.
- (vi) According to the Resolution of the Board of Directors No. 86/2024/NQ-HDQT dated 15 June 2024, the Board of Directors decided to increase the capital in proportion to the Group's proportion of ownership in No.1 Viet Hung Construction Joint Stock Company, with an amount of VND12,240,000,000 through debts offsetting. The proportion of ownership and proportion of voting rights at this associate remain unchanged.
- (vii) According to the Resolution of the Board of Directors No. 108/2024/NQ-HDQT dated 4 September 2024, the Board of Directors decided to transfer part of shares of its investment of the Company in Materials and Agricultural Product Number 1 Joint Stock Company ("CC1 MAP"). As at the date of these financial statements, the Group has completed its transfers and recognised the income from transferring this investment in financial income in consolidated financial statements (Note 29). As at 31 December 2024, the remaining portion of voting rights of the Company in CC1 MAP is 23.5%.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****2.1 Basis of preparation of consolidated financial statements**

The consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. The consolidated financial statements have been prepared under the historical cost convention except for investments in associates, and business combinations as presented in Note 2.5.

The accompanying consolidated financial statements are not intended to present the financial position and results of its operations and its cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam's. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

The consolidated financial statements in Vietnamese language are the official statutory consolidated financial statements of the Group. The consolidated financial statements in English language have been translated from the Vietnamese version.

**2.2 Fiscal year**

The Group's fiscal year is from 1 January to 31 December.

**2.3 Currency**

The consolidated financial statements are measured and presented in Vietnamese Dong ("VND" or "Dong"), which is the Group's accounting currency.

**2.4 Exchange rates**

Transactions arising in foreign currencies are translated at exchange rates prevailing at the transaction dates. Foreign exchange differences arising from these transactions are recognised in the consolidated income statement.

Monetary assets and liabilities denominated in foreign currencies at the consolidated balance sheet date are respectively translated at the buying and selling exchange rates at the consolidated balance sheet date of the commercial bank(s) with which the Group regularly transacts. Foreign currencies deposited in banks at the consolidated balance sheet date are translated at the buying exchange rate of the commercial bank where the Group opens its foreign currency accounts. Foreign exchange differences arising from these translations are recognised in the consolidated income statement.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.5 Basis of consolidation*****Subsidiaries***

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies in order to gain future benefits from their activities generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

In a multi-phase acquisition, when determining goodwill or bargain purchase, the consideration is the sum of the total consideration on the date of acquiring control and previous considerations remeasured to fair value on the date of control acquisition.

Inter-company transactions, balances and unrealised gains and losses on transactions between group companies are eliminated.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The financial statements of the subsidiaries are prepared for the same accounting period of the Group for the consolidation purpose. If there are differences in end dates, the gap must not exceed 3 months. Adjustments are made to reflect impacts of significant transactions and events occurring between the end dates of the subsidiaries' accounting period and that of the Group's. The length of the reporting period and differences in reporting date must be consistent between years.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.5 Basis of consolidation (continued)****Non-controlling transactions and interests**

The Group applies a policy for transactions with non-controlling interests as transactions with external parties to the Group.

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

A divestment of the Group's interest in a subsidiary that does not result in a loss of control is accounted for as a transaction with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received from divestment of the Group's interest in the subsidiary is recorded directly in the undistributed earnings under equity.

In a divestment of the Group's interest in a subsidiary that results in a loss of control, the difference between the Group's share in the net assets of the subsidiary and the net proceeds from divestment is recognised in the consolidated income statement. The retained interest in the entity will be accounted for as either an investment in another entity or investment to be accounted for as equity for since the divestment date.

**Associates**

Associates are investments that the Group has significant influence but not control over and the Group would generally have from 20% to less than 50% of the voting rights of the investee. Investments in associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investment in associates includes goodwill identified on acquisition, net of any accumulated impairment loss.

Subsequently, the Group's share of the post-acquisition profits or losses of its joint ventures and those of its associates is recognised in the consolidated income statement with a corresponding increase or decrease to the carrying amount of the investment. Dividends or profits distributed from the associates must be accounted for as a reduction in the carrying value of the investment. Additionally, adjustments to the carrying value of the investment must also be made when the Group's interest changes due to changes in the equity of the investee that are not reflected in the investee's profit or loss for the financial year. If the Group's share of losses in an associate equals or exceeds the carrying amount of the investment, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Unrealised gains and losses on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates in accordance with the current accounting policies.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.6 Goodwill**

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary or associate at the date of acquisition. Goodwill on acquisitions of subsidiaries is recognised as an asset and is amortised on a straight-line basis over its estimated period of benefit but not exceeding a period of 10 years.

Goodwill on acquisitions of investments in associates is included in the carrying amount of the investments at the date of acquisition. The Group does not amortise this goodwill.

On disposal of the investments in subsidiaries or associates, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on the disposal.

Goodwill is carried at cost less accumulated amortisation and is tested annually for impairment. If there is evidence that the impairment during the year is higher than the annual goodwill charge, the Group records the impairment immediately in the accounting period.

**2.7 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks, cash in transit and other short-term investments with an original maturity of three months or less.

**2.8 Receivables**

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the estimated loss that may arise. The difference between the provision of this year and the provision of the previous year is recognised as an increase or decrease of general and administration expenses in the year. Bad debts are written off when identified as uncollectible.

Receivables are classified into short-term and long-term receivables on the consolidated balance sheet based on the remaining period from the consolidated balance sheet date to the maturity date.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.9 Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost is determined by the weighted average method and includes all costs of purchase, costs of conversion and other directly-related costs incurred in bringing the inventories to their present location and condition. In the case of manufactured products, cost includes all direct expenditure and production overheads based on normal levels of operating activity. Net realisable value is the estimated selling price in the normal course of business, less the estimated costs of completion and selling expenses.

Construction materials and construction work are stated at the lower of cost and net realizable value. Cost is determined by the weighted average method and includes all costs of purchasing and other costs of acquiring construction materials and of constructing the work in its present location and condition. Net realizable value is the estimated selling price of building materials and construction works in the ordinary course of business, less the estimated costs of completion and transfer expenses.

The Group applies the perpetual system for inventories.

Provision is made, where necessary, for obsolete, slow-moving, and defective inventory items. The difference between the provision of this year and the provision of the previous year is recognised as an increase or decrease of cost of goods sold in the year.

**2.10 Investments****(a) Investments held to maturity**

Investments held to maturity are investments which the Group has a positive intention and ability to hold until maturity.

Investments held to maturity include term deposits and bonds held to maturity. Those investments are initially accounted for at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

Provision for diminution in value of investments held to maturity is made when there is evidence that the investment is uncollectible in whole or in part. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Investments held to maturity are classified into short-term and long-term investments held to maturity on the consolidated balance sheet based on the remaining period from the consolidated balance sheet date to the maturity date.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.10 Investments (continued)****(b) Investments in associates**

Investments in associates are accounted for using the equity method when preparing the consolidated financial statements (Note 2.5).

**(c) Investments in other entities**

Investments in other entities are investments in equity instruments of other entities without controlling rights or co-controlling rights, or without significant influence over the investee. These investments are accounted for initially at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

Provision for investments in other entities is made when there is a diminution in value of the investments at the period end. Provision for investments in other entities is calculated based on market value if market value can be determined reliably. If market value can not be determined reliably, the provision is calculated based on the loss of investees.

Changes in the provision balance during the fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

**2.11 Lendings**

Lendings are lendings granted for the earning interest under agreements among parties but not for being traded as securities.

Lendings are initially recognised at cost. Subsequently, the Board of Management reviews all outstanding amounts to determine the amount of provision to recognise at the year end. Provision for doubtful lending is made for each lending based on overdue days in payment of principals according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the expected loss that may arise. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Lendings are classified into short-term and long-term lendings on the consolidated balance sheet based on the remaining term of the lendings as at the consolidated balance sheet date.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.12 Construction contracts**

A construction contract is a contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of design, technology and functions or ultimate purpose of use.

When the outcome of a construction contract can be estimated reliably, and the contractor is paid, contract revenue and contract costs are recognised over the year of the contract as revenue and expenses, respectively for the works performed and certified by customer. The compensation and other revenue are only recognised in revenue when certified by customer.

When the outcome of a construction contract cannot be reliably estimated, contract revenue is recognised to the extent of contract costs incurred where it is probable those costs will be recoverable. Contract costs are only recognised when incurred during the year.

**2.13 Business cooperation contract**

A business cooperation contract (“BCC”) is a contract between the Group and other parties to carry out specific business activities without establishing a new legal entity. These activities are controlled by one of the parties. The BCC is based on shares of post-tax profits. The parties in a BCC may agree to share profits after tax.

A BCC in the form of shares of profits after tax is jointly controlled or controlled by one party.

- If a BCC states that each party is entitled to a fixed amount of profit regardless of the performance of the BCC, it is a lease of asset in substance.
- If the BCC states that each party is entitled to profits when the BCC is profitable and is required to bear losses when the BCC is loss making, in substance, the BCC parties share revenue and expenses because each party can jointly control the operation and cash flows of the BCC.

When the Group is not in charge of accounting and tax finalisation, the Group accounts for its proportionate share of revenue and expenses from the BCC.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.14 Fixed assets***Tangible and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes expenditure that is directly attributable to the acquisition of the fixed assets bringing them to suitable conditions for their intended use. Expenditure which is incurred subsequently and has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the consolidated income statement when incurred.

*Depreciation and amortisation*

Fixed assets are depreciated and amortised using the straight-line method so as to write off the cost of the depreciable amount of the fixed assets over their estimated useful lives. Depreciable amount equals to the historical cost of fixed assets recorded in the financial statements minus (-) the estimated disposal value of such assets. The estimated useful lives of each asset class are as follows:

Buildings and structures	3 – 25 years
Machinery and equipment	3 – 12 years
Motor vehicles	6 – 10 years
Office equipment	3 – 10 years
Land use rights	50 years
Software	3 years
Others	5 years

Land use rights comprise of land use rights and prepaid land use rights obtained under land rental contracts which are effective before the effective date of land law 2003 (ie. 1 July 2004) and which land use right certificates are granted, including:

Definite land use rights are stated at costs less accumulated amortisation. Costs of land use rights consists of its purchased prices and any directly attributable costs in obtaining the land use rights. Land use rights are amortised using the straight-line basis over the terms of the land use right certificates.

Indefinite land use rights are stated at costs and not amortised.

Other tangible fixed assets, which is the Dong Nai Bridge project, is depreciated according to the provisions of Circular No. 147/2016/TT-BTC dated 13 October 2016. Depreciation of fixed assets is determined as the exploitation period to return the investor's investment in the project. The depreciation of fixed assets is proportional to the annual revenue in accordance with the exploitation period to collect to return the investor's investment in the project (similar to the method of depreciation according to the quantity and volume of products).

*Disposal*

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the consolidated income statement.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.14 Fixed assets (continued)***Construction in progress*

Construction in progress represents the cost of assets in the course of installation or construction for production, rental or administrative purposes, or for purposes not yet determined, which are recorded at cost and are comprised of such necessary costs to construct, repair and maintain, upgrade, renew or equip the projects with technologies as construction costs; costs of tools and equipments; compensation and resettlement costs; project management expenditure; construction consulting expenditure; and capitalised borrowing costs for qualifying assets in accordance with the Group's accounting policies. Depreciation of these assets, on the same basis as other fixed assets, commences when the assets are ready for their intended use.

**2.15 Operating lease**

Leases of property, plant and equipment where the lessor has transferred the ownership at the end of the lease period, and transferred substantially the risks and rewards, are classified as finance leases. Finance leases are capitalised at the inception of the lease at the lower of the fair value of leased assets or the present value of the minimum lease payments.

Each lease payment is separate between the liability and finance charges to achieve a constant rate on the outstanding finance lease balance. The corresponding rental obligations, net of finance charge, are included in long-term borrowings.

The interest element of the finance cost is charged to the income statement over the lease term. The property, plant and equipment acquired under finance leasing contracts is depreciated on a straight-line basis over the shorter of the estimated useful life of the assets or the lease term. However, if there is reasonable certainty that the lessee will obtain ownership by the end of the lease term, depreciation is calculated over the estimated useful life of the assets.

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the lease.

**2.16 Investment properties held for lease**

The historical cost of an investment property held for lease represents the amount of cash or cash equivalents paid or the fair value of another consideration given to acquire the investment property held for lease at the time of its acquisition or completion of construction. Expenditure incurred subsequently which has resulted in an increase in the expected future economic benefits from the use of investment properties held for lease can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the consolidated income statement when incurred in the year.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.16 Investment properties held for lease (continued)***Depreciation*

Investment properties held for lease are depreciated on straight-line basis to write off the depreciable amount of the assets over their estimated useful lives. Depreciable amount equals to the historical cost of assets recorded in the financial statements minus (-) the estimated disposal value of such assets. The estimated useful lives of each asset class are as follows:

Land use rights	50 years
Buildings and structures	25 years

*Disposals*

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of investment properties and are recognised as income or expense in the consolidated income statement.

**2.17 Prepaid expenses**

Prepaid expenses include short-term and long-term prepayments on the consolidated balance sheet. Short-term prepaid expenses reflect prepayments for services; for granting soil and sand mining rights; or tools that do not meet the recognition criteria for fixed assets for a period not exceeding 12 months or a business cycle from the date of prepayments. Long-term prepaid expenses reflect prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a period exceeding 12 months or more than one business cycle from the date of prepayments. Prepaid expenses are recorded at historical cost and allocated on a straight-line basis over their estimated useful lives.

**2.18 Payables**

Classifications of payables are based on their nature as follows:

- Trade accounts payable are trade payables arising from purchase of goods and services; and
- Other payables including non-trade payables, and not relating to purchase of goods and services.

Payables are classified into short-term and long-term payables on the consolidated balance sheet based on remaining period from the consolidated balance sheet date to the maturity date.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.19 Borrowings and finance lease liabilities**

Borrowings and finance lease liabilities include borrowings and finance lease liabilities from banks, and other entities.

Borrowings and finance lease liabilities are classified into short-term and long-term on the consolidated balance sheet based on their remaining period term from the consolidated balance sheet date to the maturity date.

Borrowing costs that are directly attributable to the construction or production of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. In respect of general-purpose borrowings a portion of which used for the purpose of construction or production of any qualifying assets, the Group determines the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the weighted average expenditure on the assets. The capitalisation rate is the weighted average of the interest rates applicable to the Group's borrowings that are outstanding during the year, other than borrowings made specifically for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the consolidated income statement when incurred.

**2.20 Accrued expenses**

Accrued expenses include liabilities for goods and services received in the year but not yet paid for, due to pending invoices or insufficient records and documents; other payables to employees; accrued interest expense and project costs in the fiscal year. Accrued expenses are recorded as expenses in the reporting year.

**2.21 Provisions**

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the level of the expenditures expected to be required to settle the obligation. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a financial expense. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in operating expenses.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.22 Unearned revenue**

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many fiscal years for asset leases. The Group records unearned revenue for the future obligations that the Group has to fulfil. Unearned revenue is recognised as revenue in the consolidated income statement during the year to the extent that revenue recognition criteria have been met.

Unearned revenue is classified short-term and long-term on the consolidated balance sheet based on the obligations that the Group will perform within next 12 months or normal business cycle and after next 12 months or after normal business cycle as at consolidated balance sheet date.

**2.23 Capital and reserves**

Owners' capital is recorded according to the actual amounts contributed and is recorded according to the par value of the shares.

Share premium is the difference between the par value and the issue price of shares; the difference between the repurchase price and re-issuing price of treasury shares.

Treasury shares bought before the effective date of the Securities Law (ie. 1 January 2021) are shares issued by the Company and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Treasury shares bought after 1 January 2021 will be cancelled and adjusted to reduce equity.

Undistributed earnings record the Group's accumulated results profit after CIT at the reporting date.

**2.24 Appropriation of profit**

The Group's dividends are recognised as a liability in the Group's consolidated financial statements in the year in which the dividends are approved by the Group's General Meeting of Shareholders and shareholder list, who received the dividends, is according to resolution of Board of Directors of the Company and of its subsidiaries.

Net profit after CIT could be distributed to shareholders after approval at the Genral Meeting of Shareholders, and after appropriation to other funds in accordance with the Group's charter and Vietnamese regulations.

The Group's funds are as below:

**(a) Investment and development fund**

Investment and development fund is appropriated from profit after CIT of the Group and approved by shareholders at the General Meeting of Shareholders. This fund is used for the Group's expansion of its operation or in-depth investments.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.24 Appropriation of profit (continued)****(b) Bonus and welfare fund**

Bonus and welfare fund is appropriated from profit after CIT and subject to shareholders' approval at the General Meeting of Shareholders. This fund is presented as a liability on the consolidated balance sheet. This fund is used for purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefit of the Group.

**2.25 Revenue recognition****(a) Revenue from sales of goods**

Revenue from sale of goods is recognised in the consolidated income statement when all five (5) of the following conditions are satisfied:

- The Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Group; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods.

Revenue is recognised in accordance with the "substance over form" principle and allocated to each sale obligation. If the Group gives promotional goods to customers associated with their purchases, the Group allocates the total considerations received between goods sold and promotional goods. The cost of promotional goods is recognised as cost of sales in the consolidated income statement.

**(b) Revenue from construction contract**

Revenues from construction contracts are comprised of the revenue initially set out in contracts; increases and/or decreases during the term of the contract; bonuses; and other payments to be received from customers or other parties to compensate for the costs not included in the contractual price; other payments that customers agreed to compensate; and other payments provided that these amounts can change the revenue and can be reliably determined. Revenue from construction contracts is recognised in accordance with the guidance presented in Note 2.12.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.25 Revenue recognition (continued)****(c) Revenue from rendering of services**

Revenue from rendering of services is recognised in the consolidated income statement when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from rendering of services is only recognised when all four (4) of the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Group;
- The percentage of completion of the transaction at the consolidated balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

**(d) Interest income**

Interest income is recognised in the consolidated income statement on the basis of the actual time and interest rates for each period when all two (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Group; and
- Income can be measured reliably.

**(e) Income from dividend and profit distributed**

Income from dividends and profit distributed is recognised in the consolidated income statement when all two (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Group; and
- Income can be measured reliably.

Income from dividend and profit distributed is recognised when the Group has established receiving rights from investees.

**2.26 Sales deductions**

Sales deductions include trade discounts, sales returns and allowances. Sales deductions incurred in the same year of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that year.

Sales deductions for sales of products, goods or rendering of services which are sold/rendered in the year but are incurred after the consolidated balance sheet date but before the issuance of the consolidated financial statements are recorded as a deduction from the revenue of the year.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.27 Cost of goods sold and services rendered**

Cost of goods sold and services rendered are the cost of finished goods, merchandise, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudent basis.

**2.28 Financial expenses**

Financial expenses are expenses incurred in the year for financial activities including expenses or losses relating to financial investment activity, expenses of borrowing; provision for diminution in value of investments; losses incurred when selling foreign currencies; losses from foreign exchange differences; and payment discounts.

**2.29 Selling expenses**

Selling expenses represent expenses that are incurred in the process of selling products, goods, and providing services.

**2.30 General and administration expenses**

General and administration expenses represent expenses that are incurred for administrative purposes of the Group.

**2.31 Current and deferred income tax**

Income tax includes all income tax which is based on taxable profits. Income tax expense comprises current income tax expense and deferred income tax expense.

Current income tax is the amount of income tax payable or recoverable in respect of the current year taxable profits at the current year tax rates. Current and deferred income tax are recognised as an income or an expense and included in the profit or loss of the year, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different year, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the financial year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the consolidated balance sheet date.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.32 Related parties**

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Group, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including members of the Board of Directors, the Audit Committee, the Board of Management of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering its relationships with each related party, the Group considers the substance of the relationships not merely the legal form.

**2.33 Segment reporting**

A segment is a component which can be consolidated by the Group engaged in providing products or services (business segment) or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. The Board of Management of the Company has determined that the business's risk and profitability are primarily influenced by differences in the types of products and services the Group provides. As a result, the primary segment reporting of the Group is presented in respect of the Group's business segments.

**2.34 Critical accounting estimates**

The preparation of consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of these consolidated financial statements and the reported amounts of revenues and expenses during the financial year.

The areas involving significant estimates and assumptions are as follows:

- Provision for short-term doubtful debts, provision for investments (Note 2.8, Note 2.10, Note 4, and Note 9);
- Estimated useful life of fixed assets and investment properties held for lease (Note 2.14, Note 2.15, Note 2.16, Note 13, Note 14 and Note 15);
- Accrued expenses (Note 19); and
- CIT (Note 33).

Such estimates and assumptions are continually evaluated. They are based on historical experiences and other factors, including expectations of future events that may have a financial impact on the Group that are assessed by the Board of Management to be reasonable under the circumstances.

## 3 CASH AND CASH EQUIVALENTS

	2024 VND	2023 VND
Cash on hand	5,682,405,116	4,372,342,903
Cash at banks	1,635,897,516,871	1,857,082,362,345
Cash in transit	44,395,415,160	-
Cash equivalents (*)	938,840,089,874	859,835,078,513
	<u>2,624,815,427,021</u>	<u>2,721,289,783,761</u>

(\*) As at 31 December 2024, cash equivalents were term deposits with original maturity of less than 3 months and earn interest at the rates from 1.5%/year to 3.5%/year (as at 31 December 2023: from 2.1%/year to 5.0%/year).

As at 31 December 2024, included in cash equivalents were bank term deposits with amount of VND90,000,000,000 (as at 31 December 2023: VND635,425,694,123) being pledged as collateral for borrowings (Note 22).

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4 INVESTMENTS

(a) Investments held to maturity

	2024		2023	
	Cost VND	Book value VND	Cost VND	Book value VND
Short term deposits (i)	91,122,453,973	91,122,453,973	131,821,000,000	131,821,000,000
Long term bonds (ii)	6,000,000,000	6,000,000,000	6,000,000,000	6,000,000,000

(i) As at 31 December 2024, investments held to maturity were term deposits with original maturity from 6 months to 12 months and earn interest at the rates from 2.8%/year to 5.2%/year (as at 31 December 2023: from 2.9%/year to 9.2%/year).

(ii) As at 31 December 2024, long-term investments held to maturity were bonds at Vietnam Joint Stock Commercial Bank for Industry and Trade. The bonds earn interest at the reference rates plus a margin from 0.8%/year to 1.2%/year and matures on 30 July 2030.

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4 INVESTMENTS (continued)

(b) Investments in associates

STT	Company name	2024			2023		
		Percentage of ownership and voting right %	Cost VND	Value under equity method VND	Percentage of ownership and voting right %	Cost VND	Value under equity method VND
1	3H Building Materials Joint Stock Company	49.00	294,000,000,000	293,141,660,911	49.00	294,000,000,000	292,873,796,066
2	Dai Ngai IP Company Limited (Note 1(v))	48.00	216,000,000,000	215,973,555,120	-	-	-
3	Materials and Agricultural Product Number 1 Joint Stock Company (Note 1(vii))	23.50	47,000,000,000	47,355,112,143	47.00	94,000,000,000	94,283,857,962
4	CC1 Trading Services Joint Stock Company (Note 1(i))	28.00	42,000,000,000	47,686,749,883	23.77	-	-
5	Chuong Duong Joint Stock Company	23.77	38,921,625,000	61,711,166,303	23.77	38,921,625,000	55,995,066,420
6	No.1 Viet Hung Construction Joint Stock Company (Note 1(vi))	40.96	32,840,000,000	35,122,145,966	40.96	20,600,000,000	16,424,034,916
7	Mien Trung Construction and Manufacture Building Materials Joint Stock Company	22.38	3,735,000,000	-	22.38	3,735,000,000	-
8	No.1 Viet Tong Construction Joint Stock Company	20.40	2,040,000,000	-	20.40	2,040,000,000	-
			676,536,625,000	700,990,390,326		453,296,625,000	459,576,755,364

## 4 INVESTMENTS (continued)

## (b) Investments in associates (continued)

Movements in investments in associates during the year are as follows:

	2024 VND	2023 VND
Beginning of year	459,576,755,364	649,551,695,249
Profit shared from associates	12,486,885,079	18,004,534,566
Increase due to investment in associate (Note 1(v)(vi))	228,240,000,000	94,000,000,000
Transfer from investment in subsidiary	47,686,749,883	-
Decrease due to divestments	(47,000,000,000)	(301,979,474,451)
End of year	<u>700,990,390,326</u>	<u>459,576,755,364</u>

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4 INVESTMENTS (continued)

(c) Investment in other entities

STT	Company name	2024			2023		
		Book value VND	Fair value	Provision VND	Book value VND	Fair value	Provision VND
1	Thai Binh Cau Nghin Investment Joint Stock Company (**)	27,000,000,000	(*)	-	27,000,000,000	(*)	-
3	Nhan Phuc Duc Investment Joint Stock Company	10,426,875,000	(*)	-	10,426,875,000	(*)	-
2	Cam Lo - Tuy Loan BT Investment Company Limited	8,866,622,822	(*)	-	25,191,941,822	(*)	-
4	CC1 - Quang Binh Investment Construction Limited Company	1,200,000,000	(*)	-	1,200,000,000	(*)	-
		47,493,497,822			63,818,816,822		

(\*) As at 31 December 2024 and 31 December 2023, the Group had not determined the fair values of these investments to disclose on the consolidated financial statements because they are not listed on the stock market. The fair values of such investments may be different from their book values.

(\*\*) According to agreement dated 13 September 2024, between the People's Committee of Thai Binh Province and Thai Binh Cau Nghin Investment Joint Stock Company ("Thai Binh Cau Nghin") and the consortium of investors, the investment and construction of the road from Thai Binh City to Cau Nghin, under the Build-Operate-Transfer contract, has been terminated prematurely. According to Contract No. 04/HDCN/2025 dated 18 March 2025, the entire investment of the Group in Thai Binh Cau Nghin will be transferred to a third party with a transfer value of VND27,027,000,000. As at the date of these consolidated financial statements, the Group is completing the procedures to transfer its shares.

**5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE**

	<b>2024</b> <b>VND</b>	<b>2023</b> <b>VND</b>
Third parties (*)	1,889,566,352,594	1,576,032,663,610
Related parties (Note 37(b))	36,823,832,189	31,639,160,278
	<u>1,926,390,184,783</u>	<u>1,607,671,823,888</u>

(\*) As at 31 December 2024 and 31 December 2023, details for customers who had a balance accounting for 10% or more of the total balance of short-term trade accounts receivable – third parties are as follows:

	<b>2024</b> <b>VND</b>	<b>2023</b> <b>VND</b>
Consortium MC - HDEC - CC1	366,383,320,476	-
Tan Son Nhat International Airport - Branch of Airports Corporation of Vietnam Joint Stock Company	230,214,721,362	-
Project Construction and Management Joint Stock Company No 1	<u>159,447,180,463</u>	<u>145,143,302,177</u>

Details of short-term trade accounts receivable that was past due or not past due but doubtful are presented in Note 9.

**6 SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	<b>2024</b> <b>VND</b>	<b>2023</b> <b>VND</b>
Third parties (*)	2,899,384,707,063	2,626,779,964,538
Related parties (Note 37(b))	620,290,671,087	683,203,545,625
	<u>3,519,675,378,150</u>	<u>3,309,983,510,163</u>

(\*) As at 31 December 2024 and 31 December 2023, details for suppliers who had a balance accounting for 10% or more of the total balance of short-term prepayments to suppliers – third parties are as follows:

	<b>2024</b> <b>VND</b>	<b>2023</b> <b>VND</b>
Keytech Joint Stock Company	566,411,001,306	728,687,222,062
Alpha Realty Construction Company Limited	<u>313,740,000,000</u>	<u>60,000,000,000</u>

Details of short-term prepayments to suppliers that were past due or not past due but doubtful are presented in Note 9.

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7	LENDINGS		As at 1.1.2024 VND	Increase during the year VND	Collection in the year VND	Current portion of long-term lendings VND	Revaluate foreign currency balances at year-end VND	As at 31.12.2024 VND
(a)	Short-term							
	Third parties		3,500,000,000	-	(2,500,000,000)	-	-	1,000,000,000
	Related parties (Note 37(b))		26,802,786,643	-	(13,478,081,274)	9,864,105,098	573,201,864	23,762,012,331
			<u>30,302,786,643</u>	<u>-</u>	<u>(15,978,081,274)</u>	<u>9,864,105,098</u>	<u>573,201,864</u>	<u>24,762,012,331</u>
(b)	Long-term							
	Third parties (*)		-	101,300,000,000	-	-	-	101,300,000,000
	Related parties (Note 37(b))		47,209,442,412	-	-	(9,864,105,098)	2,171,402,364	39,516,739,678
			<u>47,209,442,412</u>	<u>101,300,000,000</u>	<u>-</u>	<u>(9,864,105,098)</u>	<u>2,171,402,364</u>	<u>140,816,739,678</u>

(\*) This is unsecured lending according to Contract No. 30.05/HD dated 16 July 2024 between Krong Pac Investment and Development Joint Stock Company, a subsidiary of the Group and Ky Nguyen Construction Design Company Limited, has the credit limit of VND110 billion. This lending is for the purpose of working capital supplementing, has maturity of 24 months from the date of disbursement, and earns interest at the rate of 6.5% per annum.

As at 31 December 2024 and as at 31 December 2023, there was no balance of short-term and long-term lendings that were past due or not past due but doubtful.



**8 OTHER RECEIVABLES****(a) Short-term**

	<b>2024</b>	<b>2023</b>
	<b>VND</b>	<b>VND</b>
Third parties	531,127,280,015	1,077,714,430,267
Related parties (Note 37(b))	19,957,262,000	14,790,139,822
	<u>551,084,542,015</u>	<u>1,092,504,570,089</u>

As at 31 December 2024 and 31 December 2023, details of other short-term receivables are presented as follows:

	<b>2024</b>	<b>2023</b>
	<b>VND</b>	<b>VND</b>
Receivable from transfers of investments (*)	145,850,000,000	720,930,000,000
Interest receivables from lendings and others	157,234,702,186	167,057,547,000
Advances to employees	102,438,235,921	77,102,519,753
Receivable from business cooperation contract for Hai Ninh Urban Area project (**)	51,719,640,000	51,719,640,000
Others	93,841,963,908	75,694,863,336
	<u>551,084,542,015</u>	<u>1,092,504,570,089</u>

(\*) As at 31 December 2024, this balance is related to remaining receivables for divestments from investments in CC1 Trading. As at the date of these consolidated financial statements, these receivables have been collected.

(\*\*) This balance is related to the BCC with Duc Chi Investment and Development Joint Stock Company to implement Hai Ninh 1 Urban Area project. The parties jointly establish a new company for project implementation the current project with the percentage of ownership in accordance with the agreed term of this contract.

Details of other short-term receivables that were past due or not past due but doubtful are presented in Note 9.

## 8 OTHER RECEIVABLES (continued)

## (b) Long-term

	2024 VND	2023 VND
Third parties	1,896,487,211,162	1,166,385,732,816
Related parties (Note 37(b))	4,022,610,443	2,352,159,064
	<u>1,900,509,821,605</u>	<u>1,168,737,891,880</u>

As at 31 December 2024 and 31 December 2023, details of other long-term receivables are presented as follows:

	2024 VND	2023 VND
Receivable from business cooperation contract for Tri An Lake View Project (i)	1,050,000,000,000	1,050,000,000,000
Receivable from business cooperation contract for Vogue Resort Cam Ranh Project (ii)	430,000,000,000	-
Receivables from business cooperation contract for 38 Nguyen Hue Office Project (iii)	191,500,000,000	-
Receivables from business cooperation contract for Mo Nhat Inland Waterway Port and Concrete Plant Project (iv)	168,700,000,000	-
Receivable from business cooperation contract for Saigon - Thuan An Apartment Complex Project (v)	38,505,000,000	38,505,000,000
Deposits	9,634,755,924	1,460,379,642
Others	12,170,065,681	78,772,512,238
	<u>1,900,509,821,605</u>	<u>1,168,737,891,880</u>

(i) This is a receivable related to the BCC on 30 July 2021 signed with Golden Land Real Estate Services Trading Investment Joint Stock Company for investing in Tri An Lake View Project in Dong Nai Province. The cooperation period of this BCC is 49 years. The Group participates in management and will be distributed profits based on the actual rate of capital contribution to the project.

(ii) This is a receivable related to the BCC on 8 January 2024 signed with The Song Trading Service Company Limited for investing in Vogue Resort Cam Ranh Project in Cam Lam District, Khanh Hoa Province. The cooperation period of this BCC is 3 years. The Group will receive the profit distributions based on percentage of investment in accordance with the agreed term of this contract.

**8 OTHER RECEIVABLES (continued)****(b) Long-term (continued)**

- (iii) This is a receivable related to the BCC on 26 December 2024 signed between Saigon Sunflower Company Limited, a subsidiary of the Group and 14H Construction Trading Joint Stock Company (“14H Construction”) for investing in 38 Nguyen Hue Office Project in Ho Chi Minh City. The cooperation period of this BCC is 3 years. The Group will receive the profit distributions based on percentage of investment in accordance with the agreed term of this contract.

According to agreement No. 1903/2025/TLHTKD/HHDSG-14H dated 19 March 2025, the two parties have decided to settle the contract ahead of schedule, whereby 14H Construction will refund this business cooperation fund to the Group. As at the date of these consolidated financial statements, this receivable has been collected.

- (iv) This is a receivable related to the BCC on 9 January 2024 signed with Nhat Tinh Ha Manufacturing and Trading Company Limited for investing in Mo Nhat Inland Port and Concrete Plan Project in Ba Ria – Vung Tau Province. The cooperation period of this BCC is 3 years. The Group will receive the profit distributions based on percentage of investment in accordance with the agreed term of this contract.
- (v) This is a receivable related to the BCC on 27 November 2023 signed between CC1 Investment Joint Stock Company, a subsidiary of the Group and An Tam An Trading Service Company Limited for investing in Saigon - Thuan An Apartment Complex Project in Binh Duong Province. The cooperation period of this BCC is 3 years. After completing the initial procedures, the two parties jointly establish a new company for project implementation with the percentage of ownership ratio in accordance with the agreed term of this contract.

As at 31 December 2024 and 31 December 2023, there was no balance of other long-term receivables that were past due or not past due but doubtful.

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9 PROVISION FOR DOUBTFUL DEBTS – SHORT-TERM

	2024			2023		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
<b>Short-term trade accounts receivable</b>						
Construction activities stream	391,429,564,605	221,001,706,696	(170,427,857,909)			
Sale of goods and materials stream	340,977,049,366	196,779,912,842	(144,197,136,524)			
Others	46,280,474,602	24,221,793,854	(22,058,680,748)			
	4,172,040,637	-	(4,172,040,637)			
<b>Short-term prepayments to suppliers</b>						
Construction activities stream	196,716,514,265	154,618,297,143	(42,098,217,122)			
Others	190,786,460,941	152,348,219,081	(38,438,241,860)			
	5,930,053,324	2,270,078,062	(3,659,975,262)			
<b>Other short-term receivables</b>						
	27,654,788,805	17,789,444,376	(9,865,344,429)			
	615,800,867,675	393,409,448,215	(222,391,419,460)			
<b>Short-term trade accounts receivable</b>						
Construction activities stream	145,054,085,069	21,917,968,870	(123,136,116,199)			
Sale of goods and materials stream	93,610,509,824	14,310,019,014	(79,300,490,810)			
Others	46,280,474,604	7,607,949,856	(38,672,524,748)			
	5,163,100,641	-	(5,163,100,641)			
<b>Short-term prepayments to suppliers</b>						
Construction activities stream	47,266,823,841	18,382,282,751	(28,884,541,090)			
Others	32,272,920,543	16,963,483,963	(15,309,436,580)			
	14,993,903,298	1,418,798,788	(13,575,104,510)			
<b>Other short-term receivables</b>						
	7,380,685,036	-	(7,380,685,036)			
	199,701,593,946	40,300,251,621	(159,401,342,325)			

## 10 INVENTORIES

	2024		2023	
	Cost VND	Provision VND	Cost VND	Provision VND
Work in progress (*)	1,314,421,072,519	-	790,908,287,035	-
Raw materials	7,269,680,453	-	18,848,730,287	-
Tools and supplies	1,239,623,653	(111,870,000)	1,319,168,959	(111,870,000)
Finished goods	40,750,504,317	-	19,871,300,656	-
Merchandises	10,288,900,897	(330,635,005)	16,813,199,097	(330,635,005)
Goods on consignment	7,911,848,822	-	-	-
Real estate	113,130,950,498	-	80,543,646,479	-
	<u>1,495,012,581,159</u>	<u>(442,505,005)</u>	<u>928,304,332,513</u>	<u>(442,505,005)</u>

(\*) Details for work in progress by project are as follows:

	2024 VND	2023 VND
Tropicana Nha Trang	145,485,766,863	145,485,766,863
T3 Tan Son Nhat Passenger Terminal	129,344,219,843	68,046,499,765
Binh Duong Provincial General Hospital	127,535,947,979	128,472,597,266
North-South Expressway, Can Tho - Hau Giang section	109,906,594,386	50,905,564,831
Ho Chi Minh City Children's Hospital	96,843,345,779	4,997,434,980
Long Thanh International Airport	79,903,833,923	26,740,070,142
North-South Expressway, Chi Thanh - Van Phong section	79,376,110,245	43,525,689,592
North-South Expressway, Hau Giang - Ca Mau section	59,770,210,371	26,808,975,424
Na Duong II Thermal Power Plant	56,543,253,759	309,055,656
Others	429,711,789,371	295,616,632,516
	<u>1,314,421,072,519</u>	<u>790,908,287,035</u>

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11 PREPAID EXPENSES

(a) Short-term

	2024 VND	2023 VND
Cost relating to soild and sand mining	27,330,704,132	7,831,466,041
Construction costs	9,406,344,540	10,270,665,972
Bank guarantee expense	6,493,353,094	4,187,603,032
Tools and supplies	5,380,841,213	2,102,933,370
Others	1,034,812,857	1,537,144,592
	<u>49,646,055,836</u>	<u>25,929,813,007</u>

(b) Long-term

	2024 VND	2023 VND
Rental right repurchase cost (*)	30,090,755,235	33,099,830,763
Tools and supplies	6,179,458,752	7,952,879,406
Renovation fee	1,192,164,205	891,176,072
Others	7,001,089,688	6,911,690,691
	<u>44,463,467,880</u>	<u>48,855,576,932</u>

(\*) As at 31 December 2024 and 31 December 2023, the balance represents prepaid expense for the repurchase of rental right of the 22nd floor of Sailing Tower from Phuc Think Asset Management Limited Company.

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12 TAXES AND OTHER RECEIVABLES FROM, PAYABLES TO THE STATE

Movements in tax and other receivables from, payables to the State are as follows:

(a) Receivables	Payables/ receivables during the year		Payment/net-off/ other decreases during the year		As at	
	1.1.2024 VND	VND	VND	VND	31.12.2024 VND	VND
VAT output on external current	117,679,516,981	-	58,501,368,549	176,180,885,530		
CIT	7,931,947,436	-	(48,614,880)	7,883,332,556		
Personal income tax and others	71,782,040	22,788,344	(23,482,212)	71,088,172		
	<u>125,683,246,457</u>	<u>22,788,344</u>	<u>58,429,271,457</u>	<u>184,135,306,258</u>		
(b) Payables	Increases/ payables during the year		Payment/net-off/ other decreases during the year		As at	
	As at 1.1.2024 VND	VND	VND	VND	31.12.2024 VND	VND
VAT output	3,073,303,654	937,626,062,927	(939,610,257,051)	1,089,109,530		
CIT	60,244,288,692	62,652,425,933	(71,443,627,406)	51,453,087,219		
Personal income tax	4,656,115,881	17,566,867,024	(12,950,733,400)	9,272,249,505		
Natural resources tax and environmental protection	2,153,938,750	74,289,601,505	(73,772,766,135)	2,670,774,120		
Others	1,445,559,680	6,182,347,914	(5,832,534,820)	1,795,372,774		
	<u>71,573,206,657</u>	<u>1,098,317,305,303</u>	<u>(1,103,609,918,812)</u>	<u>66,280,593,148</u>		

(c) The balance represents the VAT to be reclaimed.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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13 FIXED ASSETS

(a) Tangible fixed assets

	Buildings and structure VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others (*) VND	Total VND
<b>Historical cost</b>						
As at 1 January 2024	51,224,254,278	110,600,374,819	42,904,791,711	12,743,812,748	2,266,423,332,818	2,483,896,566,374
New purchases during the year	-	1,606,376,000	60,000,000	1,344,013,174	-	3,010,389,174
Disposal	-	(1,548,785,911)	(1,114,539,623)	(310,351,364)	(472,000,000)	(3,445,676,898)
As at 31 December 2024	51,224,254,278	110,657,964,908	41,850,252,088	13,777,474,558	2,265,951,332,818	2,483,461,278,650
<b>Accumulated depreciation</b>						
As at 1 January 2024	21,467,418,616	69,018,235,153	23,606,983,829	10,677,000,879	2,266,193,524,194	2,390,963,162,671
Charge for the year	2,469,836,424	11,035,289,160	4,375,340,409	853,914,515	60,520,008	18,794,900,516
Disposal	-	(799,657,347)	(1,054,001,041)	(310,351,364)	(378,361,354)	(2,542,371,106)
As at 31 December 2024	23,937,255,040	79,253,866,966	26,928,323,197	11,220,564,030	2,265,875,682,848	2,407,215,692,081
<b>Net book value</b>						
As at 1 January 2024	29,756,835,662	41,582,139,666	19,297,807,882	2,066,811,869	229,808,624	92,933,403,703
As at 31 December 2024	27,266,999,238	31,404,097,942	14,921,928,891	2,556,910,528	75,649,970	76,245,586,569

The historical cost of fully depreciated tangible fixed assets but still in use as at 31 December 2024 was VND53,293,792,359 (as at 31 December 2023: VND 40,668,806,679).

As at 31 December 2024, tangible fixed assets of the Group with a carrying value of VND45,257,346,303 (as at 31 December 2023: VND48,800,986,514) were pledged with banks as collaterals for borrowings (Note 22).

(\*) Other fixed assets are mainly estimated values of construction investment costs of Dong Nai Bridge project in the form of BOT contract. As at the date of these consolidated financial statements, the Group is working with competent authorities to finalise the project.



## 13 FIXED ASSET (continued)

## (b) Intangible fixed assets

	Land use right VND	Software VND	Total VND
<b>Historical cost</b>			
As at 1 January 2024	48,193,238,000	2,582,390,373	<b>50,775,628,373</b>
New purchases during the year	-	652,823,000	<b>652,823,000</b>
As at 31 December 2024	<u>48,193,238,000</u>	<u>3,235,213,373</u>	<b><u>51,428,451,373</u></b>
<b>Accumulated amortisation</b>			
As at 1 January 2024	6,216,270,873	1,370,014,489	<b>7,586,285,362</b>
Charge for the year	167,409,127	447,336,172	<b>614,745,299</b>
As at 31 December 2024	<u>6,383,680,000</u>	<u>1,817,350,661</u>	<b><u>8,201,030,661</u></b>
<b>Net book value</b>			
As at 1 January 2024	<u>41,976,967,127</u>	<u>1,212,375,884</u>	<b><u>43,189,343,011</u></b>
As at 31 December 2024	<u><u>41,809,558,000</u></u>	<u><u>1,417,862,712</u></u>	<b><u><u>43,227,420,712</u></u></b>

The historical cost of fully depreciated intangible fixed assets but still in use as at 31 December 2024 was VND7,623,463,773 (as at 31 December 2023: VND1,294,783,773).

As at 31 December 2024, intangible fixed assets of the Group with a carrying value of VND40,000,000,000 (as at 31 December 2023: VND40,167,409,127) were pledged with banks as collaterals for borrowings (Note 22).

## 14 FINANCE LEASE FIXED ASSETS

	Machinery and equipment VND	Motor vehicles VND	Total VND
<b>Historical cost</b>			
As at 1 January 2024	-	24,744,952,728	<b>24,744,952,728</b>
New leases during the year	71,126,290,778	911,124,548	<b>72,037,415,326</b>
As at 31 December 2024	<u>71,126,290,778</u>	<u>25,656,077,276</u>	<b><u>96,782,368,054</u></b>
<b>Accumulated depreciation</b>			
As at 1 January 2024	-	1,320,164,318	<b>1,320,164,318</b>
Charge for the year	6,461,419,873	2,518,007,969	<b>8,979,427,842</b>
As at 31 December 2024	<u>6,461,419,873</u>	<u>3,838,172,287</u>	<b><u>10,299,592,160</u></b>
<b>Net book value</b>			
As at 1 January 2024	-	23,424,788,410	<b>23,424,788,410</b>
As at 31 December 2024	<u><u>64,664,870,905</u></u>	<u><u>21,817,904,989</u></u>	<b><u><u>86,482,775,894</u></u></b>

As at 31 December 2024 and 31 December 2023, the balance represents finance lease fixed assets from finance lease contracts with Finance Leasing Company Limited – Vietnam Joint Stock Commercial Bank for Industry and Trade and BIDV – Sumi TRUST Leasing Company Limited (Note 22). At the end of the lease term, the lessor undertakes to resell the asset to the Group at the nominal redemption value specified in the financial lease contract.

## 15 INVESTMENT PROPERTIES FOR LEASE

	Land use right VND	Buildings and structure VND	Total VND
<b>Historical cost</b>			
As at 1 January 2024	275,070,592,472	470,881,343,764	745,951,936,236
Transfer to inventories	-	(42,766,122,415)	(42,766,122,415)
As at 31 December 2024	<u>275,070,592,472</u>	<u>428,115,221,349</u>	<u>703,185,813,821</u>
<b>Accumulated depreciation</b>			
As at 1 January 2024	50,848,882,999	206,089,632,086	256,938,515,085
Charge for the year	3,129,875,154	22,017,686,164	25,147,561,318
Transfer to inventories	-	(10,178,818,396)	(10,178,818,396)
As at 31 December 2024	<u>53,978,758,153</u>	<u>217,928,499,854</u>	<u>271,907,258,007</u>
<b>Net book value</b>			
As at 1 January 2024	<u>224,221,709,473</u>	<u>264,791,711,678</u>	<u>489,013,421,151</u>
As at 31 December 2024	<u><u>221,091,834,319</u></u>	<u><u>210,186,721,495</u></u>	<u><u>431,278,555,814</u></u>

In 2024, revenue earned from investment properties held for lease was VND161,494,759,307 (in 2023: VND161,767,966,699).

As at 31 December 2024, investment properties held for lease with a carrying value of VND340,884,408,933 (as at 31 December 2023: VND359,570,966,157) were pledged as collaterals for borrowings of the Group and third parties.

As at 31 December 2024, the Group's investment properties held for lease are currently being leased, so the Board of Management has not officially determined the fair value of these properties. Based on the ratio and rental value of investment properties, the Board of Management assesses that the fair value of these properties is greater than the carrying amount at the end of the financial year.

**16 CONSTRUCTION IN PROGRESS**

Details of construction in progress are as follows:

	<b>2024</b>	<b>2023</b>
	<b>VND</b>	<b>VND</b>
Hai Phong Coastal Road Project (*)	2,217,623,204,073	2,014,154,022,555
Hanh Phuc Project	581,276,705,197	549,931,939,857
Mui Ne Summerland Project	20,891,283,550	-
Sailing Tower Project	14,946,673,077	15,246,572,627
Ham Kiem - Binh Thuan Wind Power Plant Project	4,731,968,182	4,645,600,000
Others	13,330,479,766	1,800,033,666
	<u>2,852,800,313,845</u>	<u>2,585,778,168,705</u>

(\*) The balance mainly includes construction costs, project management, consulting, compensation and site clearance costs, loan interest expense and other expenses related to the coastal road project across the country Hai Phong City and 9km in Thai Binh Province, according to BOT contract No. 68/HD/BOT signed on 28 June 2018. Once its construction is completed, the project will begin to collect tolls according to the time limit specified in this BOT contract.

**17 TRADE ACCOUNTS PAYABLE****(a) Short-term**

	<b>2024</b>		<b>2023</b>	
	<b>Value</b>	<b>Able-to-pay</b>	<b>Value</b>	<b>Able-to-pay</b>
	<b>VND</b>	<b>amount</b>	<b>VND</b>	<b>amount</b>
		<b>VND</b>		<b>VND</b>
Third parties (*)	1,666,107,548,463	1,666,107,548,463	1,231,751,243,153	1,231,751,243,153
Related parties (Note 37(b))	45,632,252,585	45,632,252,585	-	-
	<u>1,711,739,801,048</u>	<u>1,711,739,801,048</u>	<u>1,231,751,243,153</u>	<u>1,231,751,243,153</u>

(\*) As at 31 December 2024 and 31 December 2023, details for suppliers who had a balance accounting for 10% or more of the total balance of short-term trade accounts payable – third parties are as follows:

	<b>2024</b>	<b>2023</b>
	<b>VND</b>	<b>VND</b>
Aviation Products and Equipment Maintenance Joint Stock Company	182,896,243,798	-
VTG Equipment and Technology Joint Stock Company	<u>166,902,859,429</u>	<u>-</u>

## 17 TRADE ACCOUNTS PAYABLE (continued)

## (b) Long-term

	2024		2023	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties (*)	498,298,612,475	498,298,612,475	394,017,761,579	394,017,761,579
Related parties (Note 37(b))	34,290,276,568	34,290,276,568	25,287,401,186	25,287,401,186
	<u>532,588,889,043</u>	<u>532,588,889,043</u>	<u>419,305,162,765</u>	<u>419,305,162,765</u>

(\*) As at 31 December 2024 and 31 December 2023, details for suppliers who had a balance accounting for 10% or more of the total balance of long-term trade accounts payable – third parties are as follows:

	2024 VND	2023 VND
No.1 Viet Nguyen Construction Joint Stock Company	<u>54,573,357,389</u>	<u>55,716,185,639</u>

## 18 ADVANCES FROM CUSTOMERS

## (a) Short-term

	2024 VND	2023 VND
Third parties (*)	2,221,304,526,461	2,734,294,160,760
Related parties (Note 37(b))	4,082,172,559	40,346,190,773
	<u>2,225,386,699,020</u>	<u>2,774,640,351,533</u>

(\*) As at 31 December 2024 and 31 December 2023, details of customers who had a balance accounting for 10% or more of the total balance of short-term advances from customers – third parties are as follows:

	2024 VND	2023 VND
Project Management Board 85 Na Duong II Thermal Power Plant Project Management Unit - Branch of Vinacomin - Power Holding Corporation	479,737,591,400	615,920,363,824
My Thuan Project Management Board	219,069,255,251	-
Airports Corporation of Vietnam - JSC	201,633,602,436	209,644,287,254
Tan Son Nhat International Airport - Branch of Airports Corporation of Vietnam - JSC	86,925,750,599	203,979,255,974
Tropicana Nha Trang Company Limited	-	228,007,792,125
	<u>140,577,581,792</u>	<u>140,577,581,792</u>

**18 ADVANCES FROM CUSTOMERS (continued)****(b) Long-term**

As at 31 December 2024 and 31 December 2023, the balance of long-term advances from customers represents the amount the buyer has paid in advance to buy apartments at Hanh Phuc Project and Felix Home Project.

**19 ACCRUED EXPENSES****(a) Short-term**

	<b>2024</b> <b>VND</b>	<b>2023</b> <b>VND</b>
Construction cost	521,013,147,808	812,917,559,680
Interest expense	15,129,633,631	11,252,623,642
Others	550,273,340	11,180,004,532
	<u>536,693,054,779</u>	<u>835,350,187,854</u>

**(b) Long-term**

This is an accrual expense related to an estimation of a financial obligation of the Hanh Phuc Project.

**20 UNEARNED REVENUE**

As at 31 December 2024 and 31 December 2023, the balances of short-term and long-term unearned revenue related to rents received in advance from tenants of Hanh Phuc Project, Felix Homes Project and the Sailing Tower.

**21 OTHER PAYABLES****(a) Short-term**

	<b>2024</b> <b>VND</b>	<b>2023</b> <b>VND</b>
Compulsory insurance and trade union	5,960,039,523	4,084,157,443
Dividend payables	2,958,544,462	3,001,644,262
Related parties (Note 37(b))	2,699,899,985	-
Deposits	-	5,000,000,000
Others	10,024,570,580	4,020,052,761
	<u>21,643,054,550</u>	<u>16,105,854,466</u>

## 21 OTHER PAYABLES (continued)

## (b) Long-term

	2024 VND	2023 VND
Investment Trust Agreement (*)	600,000,000,000	600,000,000,000
Deposits	31,328,032,186	32,087,719,266
Others	30,354,953,938	30,356,489,938
	<u>661,682,986,124</u>	<u>662,444,209,204</u>

(\*) This is the payable related to the Investment Trust Agreement dated 20 December 2023 signed with Nam Hung Hung Thinh Trading Service Company. The period of investment trust is 5 years. The Group uses this trust amount to find and implement investment projects.

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22 BORROWINGS AND FINANCE LEASE LIABILITIES

(a) Short-term

	As at 1.1.2024 VND	Drawdowns VND	Repayments VND	Current portion of long- term borrowings and finance lease liabilities VND	Revaluation VND	As at 31.12.2024 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam (1)	843,192,639,691	2,014,639,777,953	(1,538,722,335,409)	-	-	1,319,110,082,235
Saigon-Hanoi Commercial Joint Stock Bank (1)	248,051,070,983	1,572,225,000,000	(1,216,326,070,983)	-	-	603,950,000,000
An Binh Commercial Joint Stock Bank (1)	-	447,500,000,000	-	-	-	447,500,000,000
Nam A Commercial Joint Stock Bank (1)	593,719,336,546	1,340,645,689,425	(1,502,041,356,069)	-	-	432,323,669,902
Vietnam Joint Stock Commercial Bank for Industry and Trade (1)	239,099,048,478	717,474,985,221	(668,162,103,752)	-	-	288,411,929,947
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon West Branch (1)	135,246,729,951	195,602,777,864	(183,258,599,184)	-	-	147,590,908,631
Orient Commercial Joint Stock Bank (1)	-	203,305,648,160	(93,292,763,584)	-	-	110,012,884,576
Military Commercial Joint Stock Bank (1)	-	100,020,172,322	(21,000,000)	-	-	99,999,172,322
Tien Phong Commercial Joint Stock Bank (1)	75,568,162,909	152,122,909,200	(151,628,172,109)	-	-	76,062,900,000
Viet Capital Commercial Joint Stock Bank (1)	-	139,662,385,000	(69,662,385,000)	-	-	70,000,000,000
Vietnam Export Import Commercial Joint Stock Bank (1)	95,990,027,805	100,920,590,623	(196,910,618,428)	-	-	-
Hinokiya - Twgroup Company Limited (2)	39,004,454,795	-	(3,500,000,000)	-	-	35,504,454,795
Other individuals (3)	7,797,670,234	126,671,874	(670,000,000)	-	-	7,254,342,108
<b>Current portion of long-term borrowings and finance lease liabilities</b>						
Vietnam Development Bank (4)	36,238,220,172	-	(36,235,512,085)	41,740,778,452	59,542,054	41,803,028,593
Tien Phong Commercial Joint Stock Bank (5)	26,332,546,084	-	(26,332,546,104)	26,332,546,104	-	26,332,546,084
BIDV - Sumi TRUST Leasing Co., Ltd (6)	1,341,091,291	-	(9,419,477,001)	19,733,846,263	-	11,655,460,553
Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade (7)	5,876,220,006	-	(3,807,677,260)	1,907,077,258	-	3,975,620,004
Viet Capital Commercial Joint Stock Bank (8)	339,283,000	-	(214,284,000)	89,285,000	-	214,284,000
	<u>2,347,796,501,945</u>	<u>6,984,246,607,642</u>	<u>(5,700,204,900,968)</u>	<u>89,803,533,077</u>	<u>59,542,054</u>	<u>3,721,701,283,750</u>



CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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22 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(b) Long-term

	As at 1.1.2024 VND	Drawdowns VND	Repayments/bond issuance fee allocation during the year VND	Current portion of long- term borrowings and finance lease liabilities VND	Revaluation VND	As at 31.12.2024 VND
Vietnam Development Bank	(4) 1,294,833,285,385	-	-	(41,740,778,452)	59,907,301,282	1,312,999,808,215
Tien Phong Commercial Joint Stock Bank	(5) 631,981,105,967	-	-	(26,332,546,104)	-	605,648,559,863
BIDV - Sumi TRUST Leasing Co., Ltd	(6) 1,845,604,836	72,211,501,390	(900,945,131)	(19,733,846,263)	-	53,422,314,832
Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade	(7) 11,116,143,914	-	-	(1,907,077,258)	-	9,209,066,656
Viet Capital Commercial Joint Stock Bank	(8) 1,017,861,000	-	-	(89,285,000)	-	928,576,000
Nam A Commercial Joint Stock Bank	(9) -	300,000,000,000	-	-	-	300,000,000,000
Tien Phong Commercial Joint Stock Bank - Go Vap branch	(10) -	16,500,000,000	(270,491,803)	-	-	16,229,508,197
	1,940,794,001,102	388,711,501,390	(1,171,436,934)	(89,803,533,077)	59,907,301,282	2,298,437,833,763

(1) These are short-term loans at commercial banks, with terms from 5 months to 12 months, bearing interest at the rates from 6.3%/year to 13.4%/year. The loans are used to supplement for working capital. The loans are secured by term deposits (Note 3, Note 4(a)), land use rights and assets attached to land, motor vehicles (Note 13), future claims arising from the Group's projects, Shares of the Group in a member unit, Shares of previous member units owned by third parties and shares of the Company owned by individuals.

(2) This is a short-term loan from Hinokiya Twgroup Company Limited for a term of 11 months, bearing interest at the rate of 7%/year and has no collateral. The loan is to finance the Hanh Phuc Residential Project. As at the date of these consolidated financial statements, the investment cooperation agreement has been liquidated. The Group is repaying this loan to Hinokiya Twgroup Company Limited.

(3) These are unsecured loans from related individuals bearing interest at the rate of 0%/year to supplement working capital.

**22 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**

- (4) This is a loan authorized by the Ministry of Finance to Vietnam Development Bank to lend to the Group under the Loan Agreements No. 3240 – VIE and 3242 – VIE (SF) for the purpose of financing projects and construction works of the Company and other units. The loan has a term of 25 years and bears interest at the rate of 6 months LIBOR in USD plus an interest margin of 0.6%/year, minus a deduction of 0.1%/year and an insurance premium of 0.2%/year. From the debt repayment period of 1 December 2022, the Vietnam Development Bank applied the SOFR interest rate to replace the LIBOR interest rate based on Official Dispatch No. 326/NHPT-VNN dated 18 March 2022, according to the Bank's Notice Vietnam Development Bank and Ministry of Finance. The loan is secured by term deposit contracts of the Group, machinery and equipment of No. 1 Viet Hung Construction Joint Stock Company, land use rights and assets attached to land of Chuong Duong Joint Stock Company, and the right to collect the payback fee of the Dong Nai bridge BOT project.
- (5) This is a long-term loan with Tien Phong Commercial Joint Stock Bank. This is a loan having a total credit amount of VND1,000 billion, bearing interest at the rate of 10%/year adjusted within a margin of 3%/year, and with the term of 180 months from the date of first disbursement. The borrowing is to pay for construction and equipment costs (excluding interest expense) for the implementation of Coastal Road Project in Hai Phong City (Note 16).

The collateral assets for this borrowing includes:

- The assets and business rights of the Project arising from the BOT contract No. 68/HD.BOT signed on 28 June 2018 and the attached appendixes between the Hai Phong City People's Committee with investors and Project enterprises.
  - The entire contributed capital and capital-contribution-related rights of members to Hai Phong Coastal Road Investment Company Limited project enterprise.
  - Unconditional, irrevocable payment guarantee of Construction Corporation No 1 Joint Stock Company for all credit obligations of Hai Phong Coastal Road Investment Company Limited at Tien Phong Commercial Joint Stock Bank.
- (6) This is a finance lease liability with a term of 60 months, bearing interest at the rate of 9.5%/year for the first 3 months. The interest rate of this finance lease liability is adjusted periodically every 3 months from the 4th month onwards with an interest rate equal to the term deposit interest rate of VND 12-month term for individual customers of Joint Stock Commercial Bank for Investment and Development of Vietnam at the time of adjustment plus an interest margin of 3%/year.
- (7) This is a finance lease liability with a term of 60 months, bearing interest at the rate of 10.5%/year for the first 3 months. The interest rate of this finance lease liability is adjusted periodically every 3 months from the 4th month onwards with an interest rate equal to the ceiling deposit rate of VND 12-month term for individual customers of Vietnam Joint Stock Commercial Bank for Industry and Trade at the time of adjustment plus an interest margin of 3%/year.
- (8) This is a loan with a term of 84 months, bearing interest at the rate of 10.3%/year for the first 5 months. The interest rate is adjusted periodically every 3 months from the 6th month onwards with the interest rate equal to the base interest rate of Viet Capital Commercial Joint Stock Bank at the time of adjustment plus an interest rate range of 4%/year. This loan is used to finance the purchase of fixed assets – motor vehicles, the underlying assets is used to secure the loan.
- (9) This is a loan with a term of 48 months, bearing interest at the rate of 10.4%/year for the first 11 months. The interest rate is adjusted periodically every 6 months from the 12th month onwards with the interest rate equal to the base medium-term interest rate of Nam A Commercial Joint Stock Bank at the time of adjustment plus an interest margin of 1.7%/year. This loan is used to finance the Hanh Phuc Project, purchase material and is secured by rights and interests of the Group arising from the compensation for land clearance at the Hanh Phuc Project.

**22 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**

(10) This is a loan for No.1 Viet Quang Construction Joint Stock Company (“Viet Quang”), a subsidiary of the Group. The loan has a term of 60 months and bears an interest rate of 8% per annum. The purpose of the loan is to supplement Viet Quang's working capital and is secured by the property rights arising from project of this subsidiary.

**23 OWNERS' CAPITAL****(a) Number of shares**

	<b>2024</b> <b>Ordinary</b> <b>shares</b>	<b>2023</b> <b>Ordinary</b> <b>shares</b>
Number of shares registered	358,507,825	358,507,825
Number of shares issued	358,507,825	358,507,825
Number of shares repurchased	(337,800)	(337,800)
Number of existing shares in circulation	358,170,025	358,170,025

**(b) Details of owners' shareholdings**

	<b>2024</b>		<b>2023</b>	
	<b>VND</b>	<b>%</b>	<b>VND</b>	<b>%</b>
Mr. Nguyen Van Huan	395,201,510,000	11.02	395,201,510,000	11.02
CC1 - Holdings Joint Stock Company	358,507,840,000	10.00	-	-
Other shareholders	2,831,368,900,000	78.98	3,189,876,740,000	88.98
Total	3,585,078,250,000	100.00	3,585,078,250,000	100.00

**(c) Movement of share capital**

	<b>Number of shares</b>	<b>Ordinary shares</b> <b>VND</b>
As at 1 January 2023	328,934,469	3,289,344,690,000
New shares issued with dividends	29,573,356	295,733,560,000
As at 31 December 2023	358,507,825	3,585,078,250,000
New shares issued	-	-
As at 31 December 2024	358,507,825	3,585,078,250,000

Par value per share: VND10,000.

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24 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital VND	Share premium VND	Treasury shares VND	Differences upon asset revaluation VND	Foreign exchange differences VND	Investment and development fund VND	Undistributed earnings VND	Non-controlling interests VND	Total VND
As at 31 December 2022	3,289,344,690,000	99,327,851,808	(4,796,760,000)	3,723,344,866	-	23,371,612,584	346,763,952,921	404,212,669,539	4,161,947,361,718
Net profit for the year	-	-	-	-	-	-	219,512,659,668	901,639,167	220,414,298,835
Capital increased during the year	-	-	-	-	-	-	-	3,000,000,000	3,000,000,000
Dividend distributed via shares issuance	295,733,560,000	-	-	-	-	-	(295,733,560,000)	-	-
Dividend distributed at subsidiary	-	-	-	-	-	-	-	(440,734,151)	(440,734,151)
Appropriation to welfare fund	-	-	-	-	-	-	(443,938,334)	(24,796,049)	(468,734,383)
Compensation for Board of Directors and Board of Supervision	-	-	-	-	-	-	(1,433,150,667)	(19,836,839)	(1,452,987,506)
Foreign exchange difference from conversion of financial statements	-	-	-	-	15,503,864	-	-	-	15,503,864
Increase/(decrease) due to divestments	-	-	-	3,817,817,694	-	(2,943,748,965)	1,781,619,543	(138,611,081,317)	(137,737,012,588)
Others	-	-	-	-	-	-	-	391,229,059	2,172,848,602
As at 31 December 2023	3,585,078,250,000	99,327,851,808	(4,796,760,000)	7,541,162,560	15,503,864	20,427,863,619	270,447,583,131	269,409,089,409	4,247,450,544,391
Net profit for the year	-	-	-	-	-	-	228,831,272,455	650,220,562	229,481,493,017
Capital increased during the year	-	-	-	-	-	-	-	113,000,000,000	113,000,000,000
Dividend distributed at subsidiary	-	-	-	-	-	-	-	(180,000,000)	(180,000,000)
Appropriation to welfare fund	-	-	-	-	-	-	(20,026,180,394)	(1,462,298)	(20,027,642,692)
Compensation for Board of Directors and Board of Supervision	-	-	-	-	-	-	(1,937,329,500)	(7,670,500)	(1,945,000,000)
Foreign exchange difference from conversion of financial statements	-	-	-	-	(728,475)	-	-	-	(728,475)
Decrease due to divestments	-	-	-	-	-	-	-	(3,406,196,420)	(3,406,196,420)
As at 31 December 2024	3,585,078,250,000	99,327,851,808	(4,796,760,000)	7,541,162,560	14,775,389	20,427,863,619	477,315,345,692	379,463,980,753	4,564,372,469,821

(\*) During the year, the Group has appropriation to welfare fund and compensation for Board of Directors and Board of Supervision according to the Resolution of the Annual General Meeting of Shareholders at the Company and its subsidiary. Specifically, according to the Resolution of the Annual General Meeting of Shareholders No. 75/2024/NQ-DHDCD dated 24 May 2024 of the Company, the Annual General Meeting approved the plan of appropriation of profit as below:

- Stock dividend declared with a distribution rate of 9%. However, according to the Resolution of the Board of Directors No. 90/2024/QD-HDQT dated 22 July 2024, the Board of Directors decided to cancel this dividend distribution plan, following the document No. 4203/UBCK-QLCB dated 5 July 2024 of State Securities Commission;
- Appropriation to bonus and welfare fund with the amount of VND20,000,000,000; and
- Appropriation to compensation of the Board of Directors in 2023 with the amount of VND1,800,000,000.

According to the Resolution of the Annual General Meeting above, the Annual General Meeting approved the plan to sell 337,800 treasury shares with book value of VND4,796,760,000 for financing production and business activities. As at the date of consolidated financial statements, the Company is in the process of implementing the plan.

**25 EARNINGS PER SHARE****(a) Basic earnings per share**

Basic earnings per share is calculated by dividing the net profit attributable to shareholders after deducting the bonus and welfare fund and preferred share dividend by the weighted average number of ordinary shares outstanding during the period, adjusted for bonus shares issued during the period and excluding treasury shares. Details are as follows:

	<b>2024</b>	<b>2023</b>
Net profit attributable to shareholders (VND)	228,831,272,455	219,512,659,668
Less amount allocated to bonus and welfare funds (VND)	(20,026,180,394)	(443,938,334)
	<u>208,805,092,061</u>	<u>219,068,721,334</u>
Weighted average number of ordinary shares in issue (shares)	359,490,038	336,550,621
Basic earnings per share (VND)	<u>581</u>	<u>651</u>

**(b) Diluted earnings per share**

The Company has no potentially dilutive ordinary shares for the period and up to the date of these consolidated financial statements. Therefore, diluted earnings per share equals basic earnings per share.

**26 OFF CONSOLIDATED BALANCE SHEET ITEMS****(a) Foreign currencies**

As at 31 December 2024, included in cash and cash equivalents were balances held in foreign currencies of USD72,656.12 and 28,037,841 Japanese Yen (as at 31 December 2023: USD57,196.16 and 48,848,686 Japanese Yen).

**(b) Operating lease assets**

The future minimum lease receipts under non-cancellable operating leases were presented in Note 38.

## 27 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	2024 VND	2023 VND
<b>Revenue from sales of goods and rendering of services</b>		
Revenue from constructions activities	7,234,830,582,935	3,927,864,999,641
Revenue from sales of goods and materials	2,757,563,781,599	1,508,277,918,880
Revenue from rendering of services	168,734,649,895	175,898,904,127
Revenue from sales of real estates	-	1,226,500,000
	<u>10,161,129,014,429</u>	<u>5,613,268,322,648</u>
<b>Sales deductions</b>		
Trade discounts	(805,715,630)	(2,002,171,100)
<b>Net revenue from sales of goods and rendering of services</b>		
Net revenue from constructions activities	7,234,830,582,935	3,927,864,999,641
Net revenue from sale of goods and materials	2,756,758,065,969	1,506,275,747,780
Net revenue from rendering of services	168,734,649,895	175,898,904,127
Net revenue from sales of real estates	-	1,226,500,000
	<u>10,160,323,298,799</u>	<u>5,611,266,151,548</u>
Accumulated revenue of constructions contracts of ongoing projects recorded up to the date of the consolidated financial statements	<u>15,194,984,384,459</u>	<u>9,567,164,422,225</u>

## 28 COST OF GOODS SOLD AND SERVICES RENDERED

	2024 VND	2023 VND
Cost of construction activities	6,946,099,429,926	3,743,473,212,395
Cost of goods and materials sold	2,661,065,250,030	1,460,042,120,970
Cost of services rendered	69,503,564,323	77,953,582,772
Cost of real estates sold	-	1,226,500,000
	<u>9,676,668,244,279</u>	<u>5,282,695,416,137</u>

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29 FINANCIAL INCOME

	2024 VND	2023 VND
Income from transferring investments	216,344,425,294	673,451,277,544
Interest income from lendings, deposits and others	168,477,896,340	98,724,756,432
Realised foreign exchange gains	435,091,838	573,876
Interest for late payment	40,019,381	17,432,546,066
	<u>385,297,432,853</u>	<u>789,609,153,918</u>

30 FINANCIAL EXPENSES

	2024 VND	2023 VND
Interest expense	257,830,146,205	431,933,840,855
Net loss from foreign currency translation at year-end	57,090,772,682	36,118,611,504
Realised foreign exchange losses	4,416,470,160	-
Bond issuance fee allocation	-	6,403,105,020
Reversal of provision for long-term investments	-	(1,800,000,000)
Others	5,197,309,300	1,342,168,349
	<u>324,534,698,347</u>	<u>473,997,725,728</u>

31 GENERAL AND ADMINISTRATION EXPENSES

	2024 VND	2023 VND
Staff costs	148,329,175,562	136,157,309,380
Outside service expenses	29,383,977,067	37,344,205,170
Tool and equipment	3,280,737,718	4,234,264,820
Depreciation and amortisation	2,526,356,452	2,018,696,616
Provision for doubtful debts	63,981,137,139	155,636,402,949
Others	14,332,764,713	12,561,913,101
	<u>261,834,148,651</u>	<u>347,952,792,036</u>

## 32 NET OTHER INCOME AND OTHER EXPENSES

	2024 VND	2023 VND
<b>Other income</b>		
Gains on disposal of scrap	6,719,420,373	-
Gains on disposal of fixed assets	1,952,641,446	97,316,428
Others	3,090,616,517	2,932,839,784
	<u>11,762,678,336</u>	<u>3,030,156,212</u>
<b>Other expenses</b>		
Fines	4,293,227,028	1,803,836,390
Projects cancellation	-	8,556,865,307
Others	2,309,081,830	1,915,819,831
	<u>6,602,308,858</u>	<u>12,276,521,528</u>
<b>Net other income/(expenses)</b>	<u>5,160,369,478</u>	<u>(9,246,365,316)</u>

## 33 CORPORATE INCOME TAX (“CIT”)

The CIT on the Group’s accounting profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	2024 VND	2023 VND
Accounting profit before tax	291,420,848,926	301,885,763,540
Tax calculated at a rate of 20%	58,420,049,123	64,219,197,196
Tax calculated at a rate of 10%	(64,712,922)	(17,367,582)
Effect of:		
Expenses not deductible for tax purposes	2,731,924,746	17,417,969,440
Temporarily difference which no deferred tax was recognised	345,997,925	(99,346,923)
Tax losses for which no deferred income tax asset was recognised	293,270,074	7,027,644
Utilised tax losses	(669,388)	(374,517,466)
Others	213,496,350	318,502,396
<b>CIT charge (*)</b>	<u>61,939,355,909</u>	<u>81,471,464,705</u>
Charged to consolidated income statement:		
CIT – current	62,652,425,933	81,471,464,705
CIT – deferred	(713,070,024)	-
	<u>61,939,355,909</u>	<u>81,471,464,705</u>



**33 CORPORATE INCOME TAX (“CIT”) (continued)**

(\*) The CIT charge for the year is based on estimated taxable income and is subject to review and possible adjustments by the tax authorities.

**34 COSTS OF OPERATION BY FACTOR**

Costs of operation by factor represent all costs incurred during the year from the Group’s operating activities, excluding cost of merchandise for trading activities. The details are as follows:

	2024 VND	2023 VND
Subcontracts and outsource service expenses	5,321,431,222,742	2,525,404,914,244
Raw materials, tools and supplies	2,025,451,672,795	870,990,825,076
Staff costs	347,425,380,278	346,650,941,795
Provision	66,205,817,620	155,177,456,928
Depreciation and amortisation	53,536,634,975	48,765,723,716
Others	60,755,427,915	57,992,278,753
	<u>7,874,806,156,325</u>	<u>4,004,982,140,512</u>

**35 ADDITIONAL INFORMATION ON CERTAIN ITEMS OF THE CONSOLIDATED CASH FLOW STATEMENT**

**Other transactions and non-cash transactions affecting the consolidated cash flow statement**

	2024 VND	2023 VND
Purchase assets via financial leasing transactions	72,037,415,326	24,744,952,728
Purchase of construction in progress through debt offsetting	25,923,913,550	-
Investment in associate through debt offsetting	12,240,000,000	-
Purchase of fixed assets and other long-term assets that have not yet been settled	1,139,756,274	1,159,714,187
Interest expense capitalisation into the construction in progress	<u>135,968,924,857</u>	<u>166,235,098,958</u>

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36 SEGMENT REPORTING

Segment reporting are prepared for corporate governance purposes. The Group has not been able to track the assets and liabilities of the segments because a substantial portion of the Group's assets and capital expenditures are shared across segments. The Group tracks revenue, expenses, and business results of each segment are as follows:

	For the year ended 31 December 2024				Total VND
	Construction activities VND	Sales of goods and materials VND	Rendering of services VND	Real estate VND	
Net revenue	7,234,830,582,935	2,756,758,065,969	168,734,649,895	-	10,160,323,298,799
Cost	(6,946,099,429,926)	(2,661,065,250,030)	(69,503,564,323)	-	(9,676,668,244,279)
Gross profit	288,731,153,009	95,692,815,939	99,231,085,572	-	483,655,054,520
	For the year ended 31 December 2023				Total VND
	Construction activities VND	Sales of goods and materials VND	Rendering of services VND	Real estate VND	
Net revenue	3,927,864,999,641	1,506,275,747,780	175,898,904,127	1,226,500,000	5,611,266,151,548
Cost	(3,743,473,212,395)	(1,460,042,120,970)	(77,953,582,772)	(1,226,500,000)	(5,282,695,416,137)
Gross profit	184,391,787,246	46,233,626,810	97,945,321,355	-	328,570,735,411

## 37 RELATED PARTY DISCLOSURES

During the year and as at the year end date, the Group has balances and transactions with the following related parties:

No.	Related party	Relationship
1	No.1 Viet Hung Construction Joint Stock Company	Associate
2	Chuong Duong Joint Stock Company	Associate
3	Materials and Agricultural Product Number 1 Joint Stock Company	Associate
4	3H Building Materials Joint Stock Company	Associate
5	CC1 Trading Services Joint Stock Company	Associate
6	Mien Trung Construction and Manufacture Building Materials Joint Stock Company	Associate
7	No.1 Viet Tong Construction Joint Stock Company	Associate
8	Cam Lo - Tuy Loan BT Investment Company Limited	The company has the same key personnel
9	Nhan Phuc Duc Investment Joint Stock Company	The company has the same key personnel
10	CC1 – Holdings Joint Stock Company	The major shareholder of the Group

## (a) Related party transactions

The primary transactions with related parties incurred in the year are:

	2024 VND	2023 VND
<b>(i) Sales of goods and rendering of services</b>		
No.1 Viet Hung Construction Joint Stock Company	21,006,835,446	11,066,736,601
Materials and Agricultural Product Number 1 Joint Stock Company	180,000,000	-
3H Building Materials Joint Stock Company	180,000,000	-
Cam Lo - Tuy Loan BT Investment Company Limited	-	1,185,280,123
	<u>21,366,835,446</u>	<u>12,252,016,724</u>
<b>(ii) Subcontract and other purchases of materials, goods and services</b>		
No.1 Viet Hung Construction Joint Stock Company	298,137,014,370	158,812,840,599
Materials and Agricultural Product Number 1 Joint Stock Company	128,500,729,288	50,389,083,950
3H Building Materials Joint Stock Company	93,644,108,745	19,551,218,500
CC1 - Holdings Joint Stock Company	850,000,000	-
	<u>521,131,852,403</u>	<u>228,753,143,049</u>

## 37 RELATED PARTY DISCLOSURES (continued)

## (a) Related party transactions (continued)

	2024 VND	2023 VND
<b>(iii) Interest and management fee from lendings</b>		
Chuong Duong Joint Stock Company	2,947,790,566	3,110,442,851
No.1 Viet Hung Construction Joint Stock Company	2,512,369,690	6,307,991,328
	<u>5,460,160,256</u>	<u>9,418,434,179</u>
<b>(iv) Interest from subcontractor</b>		
No.1 Viet Hung Construction Joint Stock Company	<u>1,649,820,000</u>	<u>1,045,051,000</u>

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37 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

(v) Compensation of key management

		2024 VND	2023 VND
Mr. Phan Huu Duy Quoc	Chairman of the Board of Directors	466,666,669	-
Mr. Le Bao Anh	Vice Chairman of the Board of Directors cum General Director	2,988,999,996	2,400,483,329
Mr. Phan Van Chinh	Vice Chairman of the Board of Directors cum Member of the Audit Committee	960,000,000	1,110,912,506
Mr. Nguyen Thanh Vinh	Member of the Board of Directors cum Chairman of the Audit Committee	256,000,000	-
Mr. Nguyen Thien Tam	Former Vice Chairman of the Board of Directors	100,000,000	825,956,070
Mr. Le Huu Viet Duc	Former Vice Chairman of the Board of Directors	93,000,000	-
Mr. Nguyen Van Ngoc	Deputy General Director	2,379,733,336	2,139,296,445
Mr. Dinh Van Hung	Deputy General Director	2,166,733,336	1,646,144,445
Mr. Pham Le Hao	Deputy General Director	499,100,000	-
Mr. Nguyen Viet Hung	Former Deputy General Director	1,709,631,315	2,497,373,214
Mr. Pham Canh Dong	Former Deputy General Director	1,514,367,679	1,218,251,797
Mr. Tran Minh Doanh	Former Deputy General Director	1,276,000,000	120,150,000
Mr. Nguyen Van Tuan	Former Deputy General Director	1,070,500,000	-
Mr. La Thai Hiep	Former Deputy General Director	1,000,814,252	1,341,110,360
Mr. Hoang Trung Thanh	Former Deputy General Director	468,905,556	2,031,676,270
Mr. Ha Van Han	Former Deputy General Director	434,922,116	2,039,423,180
Mr. Tran Huu Phong	Former Deputy General Director	-	874,836,364
Mr. Vu Gia Binh	Former Deputy General Director	-	186,704,545
		<u>17,385,374,255</u>	<u>18,432,318,525</u>

## 37 RELATED PARTY DISCLOSURES (continued)

## (b) Year-end balances with related parties

	2024 VND	2023 VND
<b>Short-term trade accounts receivable (Note 5)</b>		
Cam Lo - Tuy Loan BT Investment Company Limited	27,634,422,327	27,634,422,327
Mien Trung Construction and Manufacture Building Materials Joint Stock Company	4,004,737,951	4,004,737,951
CC1 Trading Services Joint Stock Company	3,721,732,130	-
No.1 Viet Hung Construction Joint Stock Company	1,066,939,781	-
3H Building Materials Joint Stock Company	198,000,000	-
Materials and Agricultural Product Number 1 Joint Stock Company	198,000,000	-
	<u>36,823,832,189</u>	<u>31,639,160,278</u>
<b>Short-term prepayments to suppliers (Note 6)</b>		
No.1 Viet Hung Construction Joint Stock Company	511,218,077,865	574,147,788,403
Mien Trung Construction and Manufacture Building Materials Joint Stock Company	66,680,543,502	66,680,543,502
No.1 Viet Tong Construction Joint Stock Company	39,143,753,135	39,143,753,135
Chuong Duong Joint Stock Company	2,969,558,064	2,969,558,064
Nhan Phuc Duc Investment Joint Stock Company	278,738,521	261,902,521
	<u>620,290,671,087</u>	<u>683,203,545,625</u>
<b>Short-term lendings (Note 7(a))(*)</b>		
No.1 Viet Hung Construction Joint Stock Company	16,841,798,143	20,188,891,670
Chuong Duong Joint Stock Company	6,920,214,188	6,613,894,973
	<u>23,762,012,331</u>	<u>26,802,786,643</u>
<b>Long-term lendings (Note 7(b))(*)</b>		
Chuong Duong Joint Stock Company	27,680,857,007	33,069,474,867
No.1 Viet Hung Construction Joint Stock Company	11,835,882,671	14,139,967,545
	<u>39,516,739,678</u>	<u>47,209,442,412</u>

(\*) The balance related to the Group's unsecured loans to No. 1 Viet Hung Construction Joint Stock Company and Chuong Duong Joint Stock Company that earn interest at the rates of 6 months LIBOR in USD plus the interest margin of 0.6%/year minus the deduction 0.1%/year.

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37 RELATED PARTY DISCLOSURES (continued)

(b) Year-end balances with related parties (continued)

	2024 VND	2023 VND
<b>Other short-term receivables (Note 8(a))</b>		
No.1 Viet Hung Construction Joint Stock Company	10,670,595,000	14,323,472,822
CC1 Trading Services Joint Stock Company	8,820,000,000	-
No.1 Viet Tong Construction Joint Stock Company	466,667,000	466,667,000
	<u>19,957,262,000</u>	<u>14,790,139,822</u>
<b>Other long-term receivables (Note 8(b))</b>		
No.1 Viet Hung Construction Joint Stock Company	<u>4,022,610,443</u>	<u>2,352,159,064</u>
<b>Short-term trade accounts payable (Note 17(a))</b>		
CC1 Trading Services Joint Stock Company	44,999,252,585	-
CC1 - Holdings Joint Stock Company	633,000,000	-
	<u>45,632,252,585</u>	<u>-</u>
<b>Long-term trade accounts payable (Note 17(b))</b>		
No.1 Viet Hung Construction Joint Stock Company	27,436,484,816	18,433,609,434
No.1 Viet Tong Construction Joint Stock Company	3,790,733,687	3,790,733,687
Chuong Duong Joint Stock Company	3,063,058,065	3,063,058,065
	<u>34,290,276,568</u>	<u>25,287,401,186</u>
<b>Short-term advances from customers (Note 18(a))</b>		
No.1 Viet Hung Construction Joint Stock Company	4,082,172,559	39,346,190,773
3H Building Materials Joint Stock Company	-	1,000,000,000
	<u>4,082,172,559</u>	<u>40,346,190,773</u>
<b>Other short-term payables (Note 21(a))</b>		
3H Building Materials Joint Stock Company	2,000,000,000	-
CC1 Trading Services Joint Stock Company	399,899,985	-
Materials and Agricultural Product Number 1 Joint Stock Company	300,000,000	-
	<u>2,699,899,985</u>	<u>-</u>

**38 OPERATING LEASE COMMITMENTS**

The Group signed operating lease contracts. Accordingly, the future minimum lease receipts under non-cancellable operating leases are as follows:

	<b>2024</b> VND	<b>2023</b> VND
Within 1 year	147,305,444,732	193,442,463,764
Between 1 and 5 years	153,922,902,302	229,507,821,977
Over five years	323,484,114,154	333,611,560,528
Total minimum receipts	<u>624,712,461,188</u>	<u>756,561,846,269</u>

**39 EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE***(i) Debts transfer*

According to the signed debt purchase contract No. 0303 on 3 March 2025, between the Group and Navina Asset Management and Liquidation Partnership, the Group has agreed to transfer overdue debts at the agreed price specified in the contract. The difference between the transfer price and the original value of the debts is recorded as administrative expenses in consolidated income statement. As at the date of these consolidated financial statements, the Group is completing the procedures to transfer the debts.

*(ii) Transfer investments in Saigon Sunflower Company Limited*

According to the shares transfer contract No. 2025/CC1-TTD dated 18 March 2025, between the Group and a third party, the Company decided to transfer part of shares of its investment of the Group in Saigon Sunflower Company Limited with a value of VND37,500,000,000, equivalent to 5,48% of charter capital of this subsidiary. As at the date of these consolidated financial statements, the transfer has been completed.

*(iii) Branch establishment*

According to the Resolution of the Board of Directors No. 15/2025/NQ-HDQT dated 11 March 2025, the Board of Directors decided to establish Branch of Construction Corporation No 1 Joint Stock Company – An Giang. As at the date of these consolidated financial statements, the establishment has been completed.

The consolidated financial statements were approved by the Board of Management on 29 March 2025.

  
Dinh Thi Hong Ngoc  
Preparer

  
Tran Thi Ngoc Thuy  
Chief Accountant

  
Le Bao Anh  
General Director 