

Coteccons Construction Joint Stock Company

Consolidated financial statements

For the year ended 30 June 2024



Coteccons Construction Joint Stock Company

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Coteccons Construction Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002611 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 24 August 2004, which was replaced by the Enterprise Registration Certificate ("ERC") No.0303443233 on 23 August 2010 and the subsequent amended BRCs and ERCs.

The Company listed on the Ho Chi Minh Stock Exchange with trading code "CTD" in accordance with Decision No. 155/QD-SGDHCM has been issued by the Ho Chi Minh Stock Exchange on 9 December 2009.

The current principal activities of the Company and its subsidiaries ("the Group") are to provide designing and construction services, equipment installation, interior decoration, office leasing, trading of real estate and building materials.

The Company's head office is located at No. 236/6, Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Bolat Duisenov	Chairman
Mr. Herwig Guido H. Van Hove	Member
Mr. Talgat Turumbayev	Member
Mr. Vo Hoang Lam	Member
Mr. Pham Quang Vu	Member
Mr. Tong Van Nga	Independent member
Mr. Tan Chin Tiong	Independent member

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Mr. Tran Van Thuc	Head of Board of Supervision
Mr. Zhaidarzhan Zatayev	Member
Mr. Doan Phan Trung Kien	Member

Coteccons Construction Joint Stock Company

GENERAL INFORMATION (continued)

MANAGEMENT

Members of the management during the year and at the date of this report are:

Mr. Vo Hoang Lam	General Director	
Mr. Pham Quan Luc	Deputy General Director	
Mr. Nguyen Ngoc Lan	Deputy General Director	resigned on 6 March 2024
Mr. Chris Senekki	Deputy General Director	resigned on 25 August 2023
Ms. Pham Thi Bich Ngoc	Deputy General Director	resigned on 25 August 2023

LEGAL REPRESENTATIVE

The legal representatives of the Company during the year and at the date of this report are:

Mr. Bolat Duisenov	Chairman
Mr. Talgat Turumbayev	Chief Corporate Development Officer

Mr. Vo Hoang Lam is authorised by Mr. Bolat Duisenov to sign the accompanying consolidated financial statements for the year then ended 30 June 2024 in accordance with the Power of Attorney No. 3613/2022/UQ-CTHDQT dated 5 August 2022.

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.

Coteccons Construction Joint Stock Company

REPORT OF MANAGEMENT

Management of Coteccons Construction Joint Stock Company ("the Company") is pleased to present this report and the consolidated financial statements of the Company and its subsidiaries (the "Group") for the year ended 30 June 2024.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

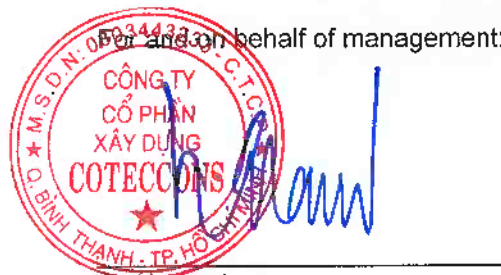
Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 June 2024 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

For and on behalf of management:



Võ Hoàng Lam
General Director

Ho Chi Minh City, Vietnam

27 September 2024

Reference: 11658650/67811767-HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Coteccons Construction Joint Stock Company

We have audited the accompanying consolidated financial statements of Coteccons Construction Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as the "Group") as prepared on 27 September 2024 and set out on pages 6 to 59, which comprise the consolidated balance sheet as at 30 June 2024, and the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

The Group's management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on these 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 requirements and plan and perform the audit to obtain reasonable assurance about 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 auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Group's preparation 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 Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by 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.

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 30 June 2024, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

Other Matter

The consolidated financial statements of the Group for the year ended 30 June 2023 were not audited.

Ernst & Young Vietnam Limited



Tran Nam Dung
Deputy General Director
Audit Practicing Registration Certificate
No. 3021-2024-004-1



Pham Xuan Tuan
Auditor
Audit Practicing Registration Certificate
No. 4639-2023-004-1

Ho Chi Minh City, Vietnam

27 September 2024

CONSOLIDATED BALANCE SHEET
as at 30 June 2024

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		20,456,205,370,323	19,883,997,298,772
110	I. Cash and cash equivalents	5	2,210,413,091,737	1,882,761,469,151
111	1. Cash		875,997,691,412	631,761,469,151
112	2. Cash equivalents		1,334,415,400,325	1,251,000,000,000
120	II. Short-term investments		1,867,911,912,713	2,180,463,313,608
121	1. Held-for-trading securities	6.1	255,421,568,164	249,546,140,490
122	2. Provision for diminution in value of held-for-trading securities	6.1	(2,707,921,462)	(24,470,599,700)
123	3. Held-to-maturity investments	6.2	1,615,198,266,011	1,955,387,772,818
130	III. Current accounts receivable		12,023,581,006,529	12,079,383,092,051
131	1. Short-term trade receivables	7.1	12,245,741,404,344	11,590,198,832,580
132	2. Short-term advances to suppliers	7.2	940,479,091,028	895,268,784,906
134	3. Construction contract receivables based on agreed progress billings		6,890,183,211	-
135	4. Short-term loan receivables	8	84,140,415,000	418,716,500,000
136	5. Other short-term receivables	9	178,479,476,872	331,862,280,179
137	6. Provision for doubtful short-term receivables	7.1, 8, 9	(1,432,149,563,926)	(1,156,663,305,614)
140	IV. Inventory	10	3,126,138,704,190	3,148,105,589,137
141	1. Inventories		3,198,243,987,626	3,216,178,741,376
149	2. Provision for obsolete inventories		(72,105,283,436)	(68,073,152,239)
150	V. Other current assets		1,228,160,655,154	593,283,834,825
151	1. Short-term prepaid expenses	11	7,374,318,898	7,323,719,825
152	2. Value-added tax deductibles	20	1,220,770,992,012	585,960,115,000
153	3. Tax and other receivables from the State	20	15,344,244	-

CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2024

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	B. NON-CURRENT ASSETS		2,412,569,367,809	1,491,033,033,002
210	I. Long-term receivables		699,217,384,607	399,121,073,641
212	1. Long-term advance to suppliers	7.2	1,975,899,091	8,992,991,436
215	2. Long-term loan receivables	8	35,826,085,000	-
216	3. Other long-term receivables	9	663,391,299,607	390,128,082,205
219	4. Provision for doubtful long-term receivables		(1,975,899,091)	-
220	II. Fixed assets		455,736,491,742	523,314,962,865
221	1. Tangible fixed assets	13	352,978,460,745	414,957,302,253
222	Cost		1,193,179,556,036	1,122,804,993,718
223	Accumulated depreciation		(840,201,095,291)	(707,847,691,465)
224	2. Financial leases	14	1,244,694,846	1,777,301,667
225	Cost		2,663,034,106	2,663,034,106
226	Accumulated depreciation		(1,418,339,260)	(885,732,439)
227	3. Intangible fixed assets	15	101,513,336,151	106,580,358,945
228	Cost		149,274,612,568	143,308,383,868
229	Accumulated amortisation		(47,761,276,417)	(36,728,024,923)
230	III. Investment properties	16	330,672,171,792	50,212,624,812
231	1. Cost		368,287,669,263	77,150,985,316
232	2. Accumulated depreciation		(37,615,497,471)	(26,938,360,504)
240	IV. Long-term asset in progress		114,539,975,347	32,705,212,917
242	1. Construction in progress	17	114,539,975,347	32,705,212,917
250	V. Long-term investments		309,363,154,692	304,072,839,476
252	1. Investments in associates	18.1	2,455,495,623	2,467,362,017
253	2. Investment in another entity	18.2	303,605,477,459	301,605,477,459
255	3. Held-to-maturity investments	6.2	3,302,181,610	-
260	VI. Other long-term assets		503,040,189,629	181,606,319,291
261	1. Long-term prepaid expenses	11	250,374,690,279	99,084,077,771
262	2. Deferred tax assets	34.3	143,428,379,201	82,522,241,520
269	3. Goodwill	12	109,237,120,149	-
270	TOTAL ASSETS		22,868,774,738,132	21,375,030,331,774

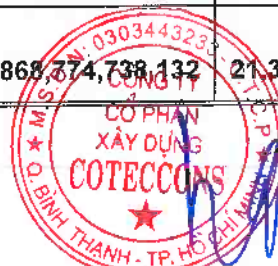
CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2024

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		14,277,507,533,298	13,103,319,376,857
310	I. Current liabilities		14,223,343,211,591	12,603,037,340,776
311	1. Short-term trade payables	19.1	6,161,311,960,211	5,195,969,693,775
312	2. Short-term advances from customers	19.2	2,387,486,645,926	2,934,074,072,581
313	3. Statutory obligations	20	84,304,596,856	20,875,657,374
314	4. Payable to employees		4,254,495,000	116,589,676
315	5. Short-term accrued expenses	21	3,123,008,869,872	2,022,730,753,835
318	6. Short-term unearned revenues	22	5,356,768,812	6,433,943,948
319	7. Other short-term payables	23	629,255,388,841	1,434,927,703,679
320	8. Short-term loans and finance leases	24	1,519,195,776,810	697,322,830,151
321	9. Short-term provisions	25	234,052,010,611	214,573,827,505
322	10. Bonus and welfare fund	26	75,116,698,652	76,012,268,252
330	II. Non-current liabilities		54,164,321,707	500,282,036,081
337	1. Others long-term liabilities		227,000,000	200,000,000
338	2. Long-term loans and finance lease obligations	24	21,116,688,705	497,728,928,697
341	3. Deferred tax liabilities	34.3	29,480,089,785	-
342	4. Long-term provisions	25	3,340,543,217	2,353,107,384
400	D. OWNERS' EQUITY		8,591,267,204,834	8,271,710,954,917
410	I. Owners' equity	27.1	8,591,267,204,834	8,271,710,954,917
411	1. Share capital		1,036,332,610,000	788,308,000,000
411a	- Ordinary shares with voting rights		1,036,332,610,000	788,308,000,000
412	2. Share premium		2,879,707,744,105	2,958,324,265,825
415	3. Treasury shares		(445,191,149,803)	(530,940,621,523)
417	4. Foreign exchange differences reserve		2,830,738,524	-
418	5. Investment and development fund		4,419,168,700,873	4,667,193,310,873
421	6. Undistributed earnings		697,885,426,193	388,315,212,698
421a	- Undistributed earnings by the end of prior year		388,315,212,698	336,087,635,969
421b	- Undistributed earnings of current year		309,570,213,495	52,227,576,729
429	7. Non-controlling interests		533,134,942	510,787,044
440	TOTAL LIABILITIES AND OWNERS' EQUITY		22,868,274,738,132	21,375,030,331,774



Tran Thi Thanh Van
Preparer cum Acting Chief Accountant



Vo Hoang Lam
General Director

Ho Chi Minh City, Vietnam

27 September 2024

CONSOLIDATED INCOME STATEMENT
for the year ended 30 June 2024

VND

Code	ITEMS	Notes	Current year	Previous year (unaudited)
01	1. Revenues from sale of goods and rendering of services	28.1	21,045,175,037,120	16,089,856,445,087
02	2. Revenues deductions	28.1	(16,266,742)	(1,728,598,544)
10	3. Net revenues from sale of goods and rendering of services	28.1	21,045,158,770,378	16,088,127,846,543
11	4. Cost of goods sold and services rendered	29	(20,332,643,665,141)	(15,726,777,894,789)
20	5. Gross profit from sale of goods and rendering of services		712,515,105,237	361,349,951,754
21	6. Finance income	28.2	279,824,951,938	332,164,213,559
22	7. Finance expenses	31	(104,946,612,923)	(170,469,761,052)
23	<i>In which: Interest expense</i>		(91,542,154,308)	(99,354,867,905)
24	8. Share of loss of associates	18.1	(11,866,394)	(19,686,836,751)
25	9. Selling expenses		(4,588,182)	(36,014,510)
26	10. General and administrative expenses	30	(580,878,265,015)	(478,869,400,635)
30	11. Operating profit		306,498,724,661	24,452,152,365
31	12. Other income	32	86,160,905,057	71,770,821,059
32	13. Other expenses	32	(6,097,599,087)	(3,735,998,079)
40	14. Other profit	32	80,063,305,970	68,034,822,980
50	15. Accounting profit before tax		386,562,030,631	92,486,975,345
51	16. Current corporate income tax expense	34.1	(134,566,075,917)	(28,114,831,404)
52	17. Deferred tax income	34.3	57,596,606,679	3,181,150,048
60	18. Net profit after tax		309,592,561,393	67,553,293,989
61	19. Net profit after tax attributable to shareholders of the parent		309,570,213,495	67,571,124,733
62	20. Net profit after tax attributable to non-controlling interests	27.1	22,347,898	(17,830,744)
70	21. Basic earnings per share	27.4	3,320	680
71	22. Diluted earnings per share	27.4	3,320	680



Tran Thi Thanh Van
Preparer cum Acting Chief Accountant



HO QUANG LAM
General Director

Ho Chi Minh City, Vietnam

27 September 2024

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 30 June 2024

VND

Code	ITEMS	Notes	Current year	Previous year (unaudited)
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		386,562,030,631	92,486,975,345
	<i>Adjustments for:</i>			
02	Depreciation and amortisation		43,545,143,199	104,550,908,302
03	Provisions		305,868,415,147	326,092,441,607
04	Foreign exchange losses (gains) arising from revaluation of monetary accounts denominated in foreign currency		1,656,218,200	(977,263,550)
05	Profits from investing activities		(239,237,279,937)	(305,165,678,113)
06	Interest expenses	31	91,542,154,308	99,354,867,905
08	Operating profit before changes in working capital		589,936,681,548	316,342,251,496
09	Increase in receivables		(1,557,986,436,619)	(3,281,013,435,383)
10	Decrease (increase) in inventories		201,438,218,724	(1,081,577,176,488)
11	Increase in payables		1,180,444,151,414	4,883,633,387,862
12	Increase in prepaid expenses		(215,412,804,447)	(66,914,427,938)
13	Increase in held-for-trading securities		(5,875,427,674)	(29,944,370,722)
14	Interest paid		(86,731,239,765)	(100,802,314,040)
15	Corporate income tax paid	20	(80,057,767,488)	(35,359,826,626)
17	Other cash outflows from operating activities		(1,491,734,600)	(1,964,164,750)
20	Net cash flows from operating activities		24,263,641,093	602,399,923,411
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets		(550,623,295,257)	(127,797,380,500)
22	Proceeds from disposals of fixed assets		23,905,675,698	168,181,768
23	Payments for term deposits at banks, bonds and loans to other entity		(3,630,490,274,707)	(3,038,310,408,571)
24	Collections from bank term deposits, bonds and loans to other entity		4,281,822,375,081	3,845,250,154,487
25	Payments for investments in other entities		(263,642,772,760)	(524,581,971,519)
26	Proceeds from sale of investments in other entities		64,845,065,784	-
27	Interest and dividend received		314,371,644,213	327,685,924,946
30	Net cash flows from investing activities		240,188,418,052	482,414,500,611

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 30 June 2024

VND

Code	ITEMS	Notes	Current year	Previous year (unaudited)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares		7,132,950,000	5,547,850,000
33	Drawdown of borrowings		3,977,839,043,965	1,607,412,689,375
34	Repayment of borrowings		(3,920,924,240,113)	(1,727,697,532,127)
35	Payment of principal of finance lease liabilities		(907,295,416)	(816,918,214)
40	Net cash flows from (used in) financing activities		63,140,458,436	(115,553,910,966)
50	Net increase in cash and cash equivalents for the year		327,592,517,581	969,260,513,056
60	Cash and cash equivalents at the beginning of the year		1,882,761,469,151	913,484,130,428
61	Impact of foreign exchange rate fluctuation		59,105,005	16,825,667
70	Cash and cash equivalents at the end of the year	5	2,210,413,091,737	1,882,761,469,151



Tran Thi Thanh Van
Preparer cum Acting Chief Accountant



Vo Hoang Lam
General Director

Ho Chi Minh City, Vietnam

27 September 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 30 June 2024 and for the year then ended

1. CORPORATE INFORMATION

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 4103002611 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 24 August 2004, which was replaced by Enterprise Registration Certificate ("ERC") No.0303443233 on 23 August 2010 and the subsequent amended BRCs and ERCs.

The Company listed on the Ho Chi Minh Stock Exchange with trading code "CTD" in accordance with Decision No. 155/QD-SGDHCM has been issued by the Ho Chi Minh Stock Exchange on 9 December 2009.

The current principal activities of the Company and its subsidiaries ("the Group") are to provide designing and construction services, equipment installation, interior decoration, office leasing, trading of real estate and building materials.

The Company's registered head office is located at No. 236/6, Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam.

The number of the Group's employees as at 30 June 2024 was 2,398 (30 June 2023: 1,985).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

1. **CORPORATE INFORMATION** (continued)

Corporate structure

As at 30 June 2024:

<i>No.</i>	<i>Company name ("Abbreviated")</i>	<i>Voting right (%)</i>	<i>Ownership (%)</i>	<i>Registered office</i>	<i>Principal activities</i>
1	Unicons Investment Construction Company Limited ("Unicons")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam	Providing construction services and equipment installation services
2	Covestcons Company Limited ("Covestcons")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam	Providing commission services and trading of real estates
3	CTD FutureImpact Joint Stock Company ("FutureImpact")	100.00	99.54	No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam	Providing repair, install, lease and sell machinery, equipment and spare parts
4	Solaresco-1 Company Limited ("Solaresco-1")	100.00	99.54	No.47 Le Van Thinh Street, Ward Binh Trung Dong, Thu Duc City, Ho Chi Minh City, Vietnam	Leasing solar water heaters and energy saving equipment
5	Coteccons Nest Company Limited ("CTD Nest")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam	Providing commission services and trading of real estates
6	CTD Materials Company Limited ("CTD Materials") - formerly known as Coteccons Future Impact Company Limited ("Coteccons Future Impact")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam	Providing construction service

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

1. **CORPORATE INFORMATION** (continued)

Group structure (continued)

<i>No.</i>	<i>Company name ("Abbreviated")</i>	<i>Voting right (%)</i>	<i>Ownership (%)</i>	<i>Registered office</i>	<i>Principal activities</i>
7	New Playground Company Limited ("SCM")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam	Providing activities of amusement parks and theme parks
8	Coteccons Construction Inc. ("CTD INC")	100.00	100.00	No. 8 The Green Street, Dover City, Kent District, Delaware State, United States	Providing construction services
9	Sinh Nam Metal Company Limited (Vietnam) ("Sinh Nam")	100.00	100.00	No. 16 Huu Nghi Avenue, Vietnam - Singapore Industrial Park, Binh Hoa Ward, Thuan An City, Binh Duong Province, Vietnam	Providing design, construction and installation services for aluminum, glass and metal products
10	Sinh Nam Metal Company Limited (Myanmar) ("Sinh Nam Myanmar")	100.00	100.00	Upper Pansodan Road, 301 Room, MI Building, Kandawgyi Yeikmon Housing, Mingalar Taung Nyunt Township, Yangon Myanmar 11221	Providing design, construction and installation services for aluminum, glass and metal products
11	UG M&E (Vietnam) Limited ("UGVN")	100.00	100.00	No. 13, Street 38, Dong Nam Company Housing Area, Hiep Binh Phuoc Ward, Thu Duc City, Ho Chi Minh City, Vietnam	Providing civil and industrial construction services; construction project management consulting services; design and installation services for mechanical and electrical works of construction works and other construction systems

In addition, the Company has investments in associates and long-term capital contributions in other entities presented in *Note 18*.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

2. BASIS OF PREPARATION

2.1 *Applied accounting standards and system*

The consolidated financial statements of the Company and its subsidiaries ("the Group") expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

The Group's applied accounting documentation system is the General Journal system.

2.3 *Fiscal year*

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 July and ends on 30 June. The previous transition period between the prior fiscal year and the new fiscal year starts from 1 January 2023 to 30 June 2023. The first new changed fiscal year starts from 1 July 2023 to 30 June 2024. Therefore, the figures for the previous 12-month accounting period from 1 July 2022 to 30 June 2023 were used for comparison purpose and have not been audited.

2.4 *Accounting currency*

The consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 *Basis of consolidation*

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year ended 30 June 2024.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 Receivables

Receivables are presented in the consolidated balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the consolidated balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

3.3 Inventories

Inventories are measured at their historical costs. In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

- | | |
|----------------------------------|---|
| Raw materials, merchandise goods | - cost of purchase on a weighted average basis. |
| Construction work-in-process | - cost of direct materials and labour plus attributable construction overheads. |

Provision for obsolete inventories

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and NRV.

Cost of inventory property comprise direct cost incurred on the property and overheads allocated to that property, specifically as follows:

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs

Net realizable value is the estimated selling price in the ordinary course of the business, based on market price at the consolidated balance sheet date, and less cost to complete and the estimated selling price.

The cost of the inventory property sold recognized in the consolidated income statement based on specific identification method.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.5 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

Land use rights

Land use right is recorded as an intangible fixed asset on the consolidated balance sheet when the Group obtained the land use right certificates.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45")

3.6 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings & structures	5 - 45 years
Machinery & equipment	3 - 10 years
Means of transportation	6 - 10 years
Office equipment	3 - 6 years
Land use rights	45 - 49 years
Softwares	3 years
Others	3 - 8 years

3.7 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Office building	30 - 45 years
Others	25 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.8 *Construction in progress*

Construction in progress represents tangible fixed assets purchasing and under construction which have not yet been completed as at the balance sheet date and is stated at cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into use.

3.9 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Assets held under finance leases are capitalised in the consolidated balance sheet at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the consolidated income statement over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

Capitalised financial leased assets are depreciated using straight-line basis over the shorter of the estimated useful lives of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment property in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.11 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

3.12 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.13 *Assets acquisitions and business combinations*

The Group acquires subsidiaries that own assets and production activities. At the date of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Investments

Investments in subsidiaries

Investments in subsidiaries over which the Company excluded from consolidated financial statements are carried at cost

Distributions from accumulated net profits of these subsidiaries arising subsequent to the date of acquisition are recognised in the consolidated income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment.

The share of profit (loss) of the post-acquisition results of operation of the jointly controlled entity is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend, profit sharing received or receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-for-trading securities and investments in other entities

Held-for-trading securities and in securities and investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expenses in the consolidated income statements and deducted against the value of such investments.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expenses in the consolidated income statement.

3.15 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 *Accrual for severance allowance pay*

The severance pay to employee is accrued at the end of each reporting year for all employees who have been in service for more than 12 months up to the consolidated balance sheet date at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation is revised at the end of each reporting year following the average monthly salary of the last 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 46 of the Labour Code.

3.17 *Provisions*

General

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Group expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Warranty obligation of construction contracts

Provision for warranty obligation of construction project is estimated from 0.3% to 1% on value of project based on the specification of each project and actual experience.

Onerous contracts

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

An onerous contract is a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The cost of fulfilling a contract comprises the costs that relate directly to the contract.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 *Foreign currency transactions*

Transactions in currencies other than the Group's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

Conversion of the financial statements of a foreign operation

Conversion of the financial statements of a subsidiary of the Group which maintains its accounting records in other currency rather than the Group's accounting currency of VND, for consolidation purpose, is as follows:

- ▶ Assets and liabilities are converted into VND by using the buying and selling exchange rates, respectively, as announced by the commercial banks where the Group frequently conducts its transactions at the balance sheet date;
- ▶ Revenues, other income and expenses are converted into VND by using the actual transactional exchange rates; or the average exchange rates if the average exchange rates do not exceed +/- 2% the transactional exchange rates.
- ▶ All foreign exchange differences resulting from conversion of the financial statements of the subsidiary for the consolidation purpose are taken to the "foreign exchange differences reserve" on the consolidated balance sheet and charged to the consolidated income statement upon the disposal of the investment.

3.19 *Earnings per share*

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.20 *Treasury shares*

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, re-issue or cancellation of the Group's own equity instruments.

3.21 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Group's charter and Vietnamese regulatory requirements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Appropriation of net profits* (continued)

The Group maintains the following reserve funds which are appropriated from its net profit after tax as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting:

▶ *Investment and development fund*

This fund is set aside for use in the Group's expansion of its operations or in-depth investments.

▶ *Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouragement, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

3.22 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Construction contracts

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date which is accepted by the customers.

Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue is recognized when services are rendered and completed.

Rental income

Rental income arising from operating leases is accounted for on a straight-line basis over the terms of the lease.

Interest income

Interest income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends income

Dividend income is recognised when the Group's entitlement as an investor to receive the dividend is established.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the consolidated balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporary differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 *Taxation* (continued)

Deferred tax (continued)

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.24 *Segment information*

The current principal activities of the Group are to provide design and construction services. In addition, these activities are mainly taking place in Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's confectionary products or the locations that the Group is trading. As a result, management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

3.25 *Related parties*

Parties are considered to be related parties of the Group if one party has the ability directly or indirectly to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

4. SIGNIFICANT EVENTS

4.1 Acquisition of Sinh Nam Metal Company Limited (Vietnam) ("Sinh Nam")

On 13 March 2024, the Company acquired 100% of the capital of Sinh Nam, a limited liability company with two or more members established on 8 October 2000 under the investment license No. 037/GP-KCN-VS, together with the amended investment licenses; and replaced by the Investment Certificate No. 9882743625 certified by the Vietnam - Singapore Industrial Park Management Board for the first time on 25 June 2008 and the most recent amendment being the 8th time on 6 December 2023.

The main business lines of Sinh Nam are manufacturing and processing of metal frames; Designing and installing technical systems; Manufacturing and installing partitions and architectural products; Powder coating; Providing project management services related to the construction of works using products manufactured by the Company.

The fair value of the identifiable assets and liabilities of Sinh Nam as at the date of acquisition were:

	VND
	<i>Provisional fair value recognized on acquisition</i>
Assets	
Cash and cash equivalents	4,259,352,301
Investments	15,694,775,177
Trade receivables	230,436,117,119
Inventories	182,983,385,802
Fixed assets	29,461,566,347
Deferred tax assets	3,414,993,240
Other current assets	180,003,107,812
	646,253,297,798
Liabilities	
Loans and borrowings	287,161,531,559
Trade payables	42,536,733,250
Other payables	118,431,332,284
Deferred tax liabilities	29,585,552,022
	477,715,149,115
Total identifiable net assets at fair value	168,538,148,683
Non-controlling interest	-
Goodwill arising on acquisition	112,599,686,118
	281,137,834,801
Purchase consideration transferred	281,137,834,801
Cash flow on acquisition	
Net cash acquired with the subsidiary	4,259,352,301
Cash paid	(281,137,834,801)
Net cash flow on acquisition	(276,878,482,500)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

4. SIGNIFICANT EVENTS (continued)

4.2 Acquisition of UG M&E (Vietnam) Limited ("UGVN")

On 12 March 2024, the Group acquired 100% of the capital of UGVN, a limited liability company with two or more members established on 16 May 2007 under the first Investment Certificate No. 411043000171, which was replaced by the Investment Registration Certificate for the project No. 4310118215 dated 18 January 2016 issued by the Ho Chi Minh City People's Committee. Enterprise registration number 0305140668 dated 16 May 2007 issued by the Ho Chi Minh City Department of Planning and Investment, and subsequent amendments.

UGVN's main business activities are providing consulting services on designing information and communication systems; civil and industrial construction works; construction project management consulting services; Design and installation services for mechanical and electrical construction works and other building systems.

The fair value of the identifiable assets and liabilities of UGVN as at the date of acquisition were:

	VND
	<i>Provisional fair value recognized on acquisition</i>
Assets	
Cash and cash equivalents	46,545,044,541
Trade receivables	104,676,555,014
Inventories	520,079,172
Fixed assets	942,672,668
	152,684,351,395
Liabilities	
Trade payables	48,127,515,622
Other payables	27,154,340,212
	75,281,855,834
Total identifiable net assets at fair value	77,402,495,561
Non-controlling interest	-
Negative goodwill arising on acquisition	(57,608,160,760)
Purchase consideration transferred	19,794,334,801
Cash flow on acquisition	
Net cash acquired with the subsidiary	46,545,044,541
Cash paid	(19,794,334,801)
Net cash flow on acquisition	26,750,709,740

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

4. SIGNIFICANT EVENTS (continued)

4.3 Establishment of Coteccons Construction Inc. ("CTD INC")

On 10 January 2024, the Group established a new subsidiary named Coteccons Construction Inc. with an investment capital of USD 5,000,000 in accordance with Resolution No. 20/2023/NQ-HDQT dated 6 October 2023 to carry out construction-related activities. On 31 March 2024, the Company completed the registered capital contribution.

4.4 Increase in capital contribution at CTD Nest

According to the meeting minute No. 02/QD-CSH dated 24 July 2023, the Group approved the increase of capital contribution to CTD Nest from VND 1,000,000,000 to VND 300,000,000,000. On 31 August 2023, the Group completed the increase of capital contribution from that date.

According to the meeting minute No. 1611/QD-CSH dated 16 November 2023, the Group approved the increase of capital contribution to CTD Nest from VND 300,000,000,000 to VND 478,500,000,000. On 23 November 2023, the Group completed the increase of capital contribution from that date.

According to the meeting minute No. 2401/QD-CSH dated 22 January 2024, the Group approved the increase of capital contribution to CTD Nest from VND 478,500,000,000 to VND 781,500,000,000. On 28 February 2024, the Group completed the increase of capital contribution from that date.

4.5 Increase in capital contribution at CTD Materials – formerly known as Coteccons Future Impact Company Limited

According to the meeting minute No.1611A/QD-CSH dated 16 November 2023, the Group approved the increase of capital contribution to CTD Materials from VND 2,000,000,000 to VND 20,000,000,000. On 28 November 2023, the Group completed the increase of capital contribution from that date.

According to the meeting minute No. 053/QD-CSH dated 5 March 2024, the Group approved the changing the company name from Coteccons Future Impact Company Limited to Coteccons Materials Company Limited.

According to the meeting minute No.2803/QD-CSH dated 28 March 2023, the Group approved the increase of capital contribution to CTD Materials from VND 20,000,000,000 to VND 23,000,000,000. On 8 April 2024, the Group completed the increase of capital contribution from that date.

According to the meeting minute No.2806/QD-CSH dated 28 June 2024, the Group approved the increase of capital contribution to CTD Materials from VND 23,000,000,000 to VND 43,000,000,000. On 12 July 2024, the Group completed the increase of capital contribution and updated the Business license from that date.

4.6 Increase in capital contribution in New Playground Company Limited ("SCM")

According to the Decision No. 1611/QD-CSH dated 16 November 2023, the Group approved to increase the charter capital of SCM from VND 1,000,000,000 to VND 19,000,000,000. On 28 November 2023, the Group completed the capital contribution of SCM.

According to the Decision No. 044/QD-CSH dated 4 April 2024, the Group approved to increase the charter capital of SCM from VND 19,000,000,000 to VND 22,000,000,000. On 5 April 2024, the Group completed the capital contribution and updated the Business license from that date.

4.7 The establishment of Coteccons's representative office in Indonesia

According to the Resolution No. 07/2024/NQ-HDQT dated 28 March 2024 on the establishment of the Representative Office of Coteccons Construction Joint Stock Company in Indonesia for the purpose of participating in bidding and implementing project work in the Indonesian market. On 30 June 2024, the Company was in the process of establishing this Representative office.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

5. CASH AND CASH EQUIVALENTS

	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	21,944,839	-
Cash at banks	875,975,746,573	631,761,469,151
Term deposits at banks (*)	<u>1,334,415,400,325</u>	<u>1,251,000,000,000</u>
TOTAL	<u>2,210,413,091,737</u>	<u>1,882,761,469,151</u>

(*) Term deposits at banks represent bank deposits with a term under three (3) months and earn interest from 1.60% to 4.50% per annum.

6. SHORT-TERM INVESTMENTS

6.1 Held-for-trading securities

	<i>Ending balance</i>			<i>Beginning balance</i>		
	<i>Cost</i>	<i>Fair value</i>	<i>Provision</i>	<i>Cost</i>	<i>Fair value</i>	<i>Provision</i>
Exchange Traded Fund						
KIM GROWTH VN30 ETF	39,989,950,000	40,326,000,000	-	49,518,412,944	44,760,000,000	(4,758,412,944)
Securities (*)						
Masan Consumer Corporation	33,897,229,290	39,294,000,000	-	-	-	-
Others	<u>181,534,388,874</u>	<u>212,420,513,907</u>	<u>(2,707,921,462)</u>	<u>200,027,727,546</u>	<u>187,942,526,788</u>	<u>(19,712,186,756)</u>
TOTAL	<u>255,421,568,164</u>	<u>292,040,513,907</u>	<u>(2,707,921,462)</u>	<u>249,546,140,490</u>	<u>232,702,526,788</u>	<u>(24,470,599,700)</u>

(*) The above securities investments are made under the Investment Trust Contract dated 21 February 2022 with Kim Vietnam Fund Management Company Limited as the trustee.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

6. SHORT-TERM INVESTMENTS (continued)

6.2 Held-to-maturity investments

	VND	
	Ending balance	Beginning balance
Short term		
Short-term bank deposits (*)	1,615,198,266,011	1,861,450,000,000
Repo Bonds	-	93,937,772,818
TOTAL	<u>1,615,198,266,011</u>	<u>1,955,387,772,818</u>
Long term		
Long-term bank deposits (**)	<u>3,302,181,610</u>	-

(*) Short-term bank deposits include deposits and certificate of deposits at commercial banks with original maturity of no more than three (3) months and earn interest at the applicable interest at the rates from 2.70% to 5.30% per annum.

(**) Long-term bank deposits include deposits and certificate of deposits at commercial banks with original maturity of no more than one (1) year and earn interest at the applicable interest at the rates from 4.20% to 4.80% per annum.

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Short-terms trade receivables

	VND	
	Ending balance	Beginning balance
Vinhomes Joint Stock Company	1,128,754,291,378	673,429,778,976
Lego Manufacturing Vietnam	917,311,047,008	-
Vinhomes Industrial Zone Investment Joint Stock Company	396,785,056,074	1,013,577,438,255
Hoi An South Development Co., Ltd.	175,582,604,120	620,614,975,962
Other customers	<u>9,627,308,405,764</u>	<u>9,282,576,639,387</u>
TOTAL	<u>12,245,741,404,344</u>	<u>11,590,198,832,580</u>
Provision for doubtful short-term trade receivables	<u>(1,355,498,601,232)</u>	<u>(1,064,212,342,920)</u>
NET	<u>10,890,242,803,112</u>	<u>10,525,986,489,660</u>
<i>In which:</i>		
Due from other parties	10,848,635,818,220	10,499,228,719,565
Due from related parties (Note 35)	41,606,984,892	26,757,770,095

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.1 Short-terms trade receivables (continued)

Details of movement for provision for doubtful short-term receivables during the year:

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Beginning balance	1,064,212,342,920	865,080,760,195
Add: From business combinations	6,331,119,231	-
Add: Provision made during the year	325,777,152,185	238,439,152,638
Less: Reversal of provision during the year	<u>(40,822,013,104)</u>	<u>(39,307,569,913)</u>
Ending balance	<u>1,355,498,601,232</u>	<u>1,064,212,342,920</u>

7.2 Advances to suppliers

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Sunrise Travel Co., Ltd	150,000,000,000	-
Shinryo Vietnam Corporation	97,422,924,574	284,331,980,912
Other suppliers	<u>693,056,166,454</u>	<u>610,936,803,994</u>
TOTAL	<u>940,479,091,028</u>	<u>895,268,784,906</u>
Long-term		
Other suppliers	<u>1,975,899,091</u>	<u>8,992,991,436</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

7. **TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS** (continued)

7.3 *Doubtful debt*

No.	Client name	Ending balance			Beginning balance			VND
		Receivables	Provision	Net	Receivables	Provision	Net	
1	Viet Star Real Estate Investment Co., Ltd	483,658,038,123	483,658,038,123	-	483,658,038,123	483,658,038,123	-	
2	Saigon Glory Limited Liability Company	142,834,773,259	142,834,773,259	-	142,834,773,259	90,709,259,966	52,125,513,293	
3	Minh Viet Investment Joint Stock Company	121,951,773,910	121,951,773,910	-	121,951,773,910	121,951,773,910	-	
4	Others	1,494,463,188,620	607,054,015,940	887,409,172,680	825,711,973,148	367,893,270,921	457,818,702,227	
	TOTAL	2,242,907,773,912	1,355,498,601,232	887,409,172,680	1,574,156,558,440	1,064,212,342,920	509,944,215,520	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

8. LOAN RECEIVABLES

	VND	
	Ending balance	Beginning balance
Short-term		
Linktek Viet Nam Company Limited (*)	50,200,000,000	61,000,000,000
Golden Lotus Center (**)	28,173,915,000	-
Quoc Loc Phat Joint Stock Company	-	350,000,000,000
Others	5,766,500,000	7,716,500,000
TOTAL	84,140,415,000	418,716,500,000
Provision for doubtful short-term loan receivables	(50,200,000,000)	(39,000,000,000)
NET	33,940,415,000	379,716,500,000
Long-term		
Golden Lotus Center (**)	35,826,085,000	-

(*) This represents the secured loan to Linktek Vietnam Company Limited under the agreement No. 1307/CVC-LT dated 13 July 2022 with the fixed interest rate of 15% per annum and term within 1 year.

(**) These are loans with collateral to Golden Lotus Trading Company Ltd ("Golden Lotus Center") under the agreement signed on 2 August 2023, with the fixed interest rate of 12% per annum and term of 3 years. The principal will be payable monthly, with the first principal payment commencing from June 2024.

9. OTHER RECEIVABLES

	VND	
	Ending balance	Beginning balance
Short-term		
Deposit for Business Corporation Contract ("BCC") (*)	51,860,795,429	136,903,889,313
Interest receivables	49,442,788,140	124,632,794,034
Advances to construction teams and employees	40,927,278,323	24,713,496,291
Short-term deposits	12,470,533,326	34,594,459,554
Others	23,778,081,654	11,017,640,987
TOTAL	178,479,476,872	331,862,280,179
Provision for doubtful other short-term receivables	(26,450,962,694)	(53,450,962,694)
NET	152,028,514,178	278,411,317,485
Long-term		
BCC (*)	438,636,635,277	390,128,082,205
Deposit for buying apartment projects (**)	224,460,637,500	-
Long-term deposits	294,026,830	-
TOTAL	663,391,299,607	390,128,082,205

(*) This is the investment in Ngoc Luc Bao Apartment Project ("The Emerald 68") according to the BCC signed with Le Phong Group Joint Stock Company on 8 July 2022. According to the BCC, the Group will receive annual profit at the rate of capital contribution of 49%.

(**) This represents the deposits for acquiring real estates related to the Commercial - Service - Office - Officetel - Apartment Complex Project at Land No. 230 Nguyen Trai, Nguyen Cu Trinh Ward, District 1, Ho Chi Minh City.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

10. INVENTORIES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Construction work in process (*)	3,105,441,280,388	3,192,468,868,405
Real estate properties (**)	66,152,052,669	23,709,872,971
Raw materials, tools and supplies and goods	26,650,654,569	-
TOTAL	3,198,243,987,626	3,216,178,741,376
Provision for obsolete inventories	(72,105,283,436)	(68,073,152,239)
NET	<u>3,126,138,704,190</u>	<u>3,148,105,589,137</u>

(*) The details of work in process of on-going construction projects are as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Hoa Phat 2 project	237,926,828,769	364,553,170,651
Other projects	2,867,514,451,619	2,827,915,697,754
TOTAL	<u>3,105,441,280,388</u>	<u>3,192,468,868,405</u>

(**) This represents the investment properties for sale at the commercial housing development project "Marina Tower Apartment" in Vinh Phu Ward, Thuan An Town, Binh Duong Province; Thanh Do Smart City Project in Chau Van Liem Ward, O Mon District, Can Tho City and Gem Sky World Project in Long Duc Commune, Long Thanh District, Dong Nai Province.

Detail of movements of provision for obsolete inventories is as below:

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Beginning balance	68,073,152,239	22,868,497,076
Add: From business combinations	17,258,379,664	-
Add: Provision made during the year	-	47,847,738,436
Less: Reversal of provision during the year	(13,226,248,467)	(2,643,083,273)
Ending balance	<u>72,105,283,436</u>	<u>68,073,152,239</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

11. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	7,374,318,898	7,323,719,825
Office tools and equipment	6,464,370,251	7,181,143,654
Construction tools and equipment	659,187,687	142,576,171
Others	250,760,960	-
Long-term	250,374,690,279	99,084,077,771
Land rental prepayment (*)	178,451,156,022	25,493,047,430
Construction tools and equipment	37,553,088,866	62,112,651,898
Office renovation repair costs	28,127,227,883	2,404,281,780
Office tools and equipment	4,865,946,539	9,074,096,663
Others	1,377,270,969	-
TOTAL	<u>257,749,009,177</u>	<u>106,407,797,596</u>

(*) Certain land use rights of the Group as at 30 June 2024 were pledged to secure loans as presented in *Note 24*.

12. GOODWILL

	VND	
	<i>Sinh Nam</i>	
Cost:		
Beginning balance		-
From acquisition of a subsidiary		<u>112,599,686,118</u>
Ending balance		<u>112,599,686,118</u>
Accumulated amortisation:		
Beginning balance		-
Amortisation for the year		<u>(3,362,565,969)</u>
Ending balance		<u>(3,362,565,969)</u>
Net carrying amount:		
Beginning balance		-
Ending balance		<u>109,237,120,149</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

13. TANGIBLE FIXED ASSETS

	<i>Buildings & structures</i>	<i>Machinery & equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
						VND
Cost:						
Beginning balance	246,258,705,339	796,836,075,431	40,915,419,230	38,763,930,082	30,863,636	1,122,804,993,718
Increase from business combinations	24,735,988,289	52,870,281,439	10,710,161,466	2,222,301,749	619,045,857	91,157,778,800
Newly purchases	-	318,637,400	4,618,815,867	10,963,622,387	-	15,901,075,654
Reclassification	(11,322,604,153)	-	-	-	-	(11,322,604,153)
Disposals	(10,218,247,656)	(1,200,000,000)	(13,943,440,327)	-	-	(25,361,687,983)
Ending balance	<u>249,453,841,819</u>	<u>848,824,994,270</u>	<u>42,300,956,236</u>	<u>51,949,854,218</u>	<u>649,909,493</u>	<u>1,193,179,556,036</u>
<i>In which:</i>						
<i>Fully depreciated</i>	71,918,598,637	185,586,749,277	19,814,523,458	34,882,006,194	649,909,493	312,851,787,059
Accumulated depreciation						
Beginning balance	(130,212,145,557)	(506,551,768,162)	(36,385,011,293)	(34,667,902,817)	(30,863,636)	(707,847,691,465)
Increase from business combinations	(17,993,504,084)	(42,961,074,190)	(7,392,735,057)	(1,273,311,875)	(619,045,857)	(70,239,671,063)
Depreciation for the year	(8,647,605,579)	(66,310,582,479)	(3,126,640,911)	(4,389,930,328)	-	(82,474,759,297)
Reclassification	4,127,107,992	-	-	-	-	4,127,107,992
Disposals	2,845,621,056	903,508,012	12,484,789,474	-	-	16,233,918,542
Ending balance	<u>(149,880,526,172)</u>	<u>(614,919,916,819)</u>	<u>(34,419,597,787)</u>	<u>(40,331,145,020)</u>	<u>(649,909,493)</u>	<u>(840,201,095,291)</u>
Net carrying amount:						
Beginning balance	<u>116,046,559,782</u>	<u>290,284,307,269</u>	<u>4,530,407,937</u>	<u>4,096,027,265</u>	-	<u>414,957,302,253</u>
Ending balance	<u>99,573,315,647</u>	<u>233,905,077,451</u>	<u>7,881,358,449</u>	<u>11,618,709,198</u>	-	<u>352,978,460,745</u>

Certain tangible fixed assets of the Group as at 30 June 2024 were pledged to secure loans as presented in Note 24.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

14. FINANCIAL LEASES

	<i>VND</i>
	<i>Office equipment</i>
Cost:	
Beginning and ending balances	<u>2,663,034,106</u>
Accumulated depreciation:	
Beginning balance	(885,732,439)
Depreciation for the year	<u>(532,606,821)</u>
Ending balance	<u>(1,418,339,260)</u>
Net carrying amount:	
Beginning balance	<u>1,777,301,667</u>
Ending balance	<u>1,244,694,846</u>

15. INTANGIBLE FIXED ASSETS

	<i>VND</i>		
	<i>Land use rights</i>	<i>Software</i>	<i>Total</i>
Cost:			
Beginning balance	94,881,924,366	48,426,459,502	143,308,383,868
Increase from business combinations	-	1,187,136,500	1,187,136,500
Transfer from construction in progress	-	2,478,743,200	2,478,743,200
Newly purchase	-	<u>2,300,349,000</u>	<u>2,300,349,000</u>
Ending balance	<u>94,881,924,366</u>	<u>54,392,688,202</u>	<u>149,274,612,568</u>
<i>In which:</i>			
<i>Fully amortised</i>	-	20,095,797,225	20,095,797,225
Accumulated amortisation:			
Beginning balance	(8,816,059,688)	(27,911,965,235)	(36,728,024,923)
Increase from business combinations	-	(1,145,842,637)	(1,145,842,637)
Amortisation for the year	<u>(611,073,710)</u>	<u>(9,276,335,147)</u>	<u>(9,887,408,857)</u>
Ending balance	<u>(9,427,133,398)</u>	<u>(38,334,143,019)</u>	<u>(47,761,276,417)</u>
Net carrying amount:			
Beginning balance	<u>86,065,864,678</u>	<u>20,514,494,267</u>	<u>106,580,358,945</u>
Ending balance	<u>85,454,790,968</u>	<u>16,058,545,183</u>	<u>101,513,336,151</u>

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as at 30 June 2024 and for the year then ended

16. INVESTMENT PROPERTIES

			VND
	<i>Office building</i>	<i>Others</i>	<i>Total</i>
Cost			
Beginning balance	58,530,621,407	18,620,363,909	77,150,985,316
Increase from business combinations	15,574,920,722	-	15,574,920,722
Newly purchase	252,136,112,407	-	252,136,112,407
Transfer from inventories	9,884,394,113	-	9,884,394,113
Reclassification from long-term prepaid expenses	2,218,652,552	-	2,218,652,552
Reclassification from tangible fixed assets	11,322,604,153	-	11,322,604,153
Ending balance	<u>349,667,305,354</u>	<u>18,620,363,909</u>	<u>368,287,669,263</u>
Accumulated depreciation			
Beginning balance	(19,764,214,429)	(7,174,146,075)	(26,938,360,504)
Increase from business combinations	(1,544,521,657)	-	(1,544,521,657)
Depreciation for the year	(4,172,288,749)	(723,674,266)	(4,895,963,015)
Reclassification from long-term prepaid expenses	(109,544,303)	-	(109,544,303)
Reclassification from tangible fixed assets	(4,127,107,992)	-	(4,127,107,992)
Ending balance	<u>(29,717,677,130)</u>	<u>(7,897,820,341)</u>	<u>(37,615,497,471)</u>
Net carrying amount			
Beginning balance	<u>38,766,406,978</u>	<u>11,446,217,834</u>	<u>50,212,624,812</u>
Ending balance	<u>319,949,628,224</u>	<u>10,722,543,568</u>	<u>330,672,171,792</u>

The fair value of the investment properties was not formally assessed and determined as at 30 June 2024. However, given market value at the present occupancy rate of these properties, it is management's assessment that these properties' market values are higher than their carrying value as at the consolidated balance sheet date.

17. CONSTRUCTION IN PROGRESS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Gem Sky World (Dong Nai) real estates	34,465,997,692	-
Phuoc Kien Nha Be residential real estates	30,578,153,206	-
Phuoc My 3 factory project	13,407,626,250	-
SAP S4/HANA business management system	13,220,829,726	13,706,461,953
Solar energy systems	9,189,786,040	9,189,786,040
Office building renovation	4,974,743,839	9,808,964,924
Others	8,702,838,594	-
TOTAL	<u>114,539,975,347</u>	<u>32,705,212,917</u>

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as at 30 June 2024 and for the year then ended

18. LONG-TERM INVESTMENTS

18.1 Investment in associates

Name	Business activities	Ending balance		Beginning balance	
		Ownership	Amount	Ownership	Amount
		%	VND	%	VND
FCC Infrastructure Investment Joint Stock Company ("FCC")	Civil and industrial constructions services	42.36	-	42.36	-
Hiteccons Investment Joint Stock Company ("Hiteccons")	Real estates and construction services	31.00	2,455,495,623	31.00	2,467,362,017
Quang Trong Commercial Joint Stock Company ("Quang Trong")	Real estates and project management services	36.00	-	36.00	-
TOTAL			<u>2,455,495,623</u>		<u>2,467,362,017</u>

Details of these investments in associates are as follows:

	FCC	Quang Trong	Hiteccons	VND Total
Cost of investment				
Beginning and ending balances	<u>159,600,000,000</u>	<u>18,000,000,000</u>	<u>2,790,000,000</u>	<u>180,390,000,000</u>
Accumulated share in post-acquisition loss of associates				
Beginning balance	(159,600,000,000)	(18,000,000,000)	(322,637,983)	(177,922,637,983)
Share in post-acquisition loss of the associates for the year	-	-	(11,866,394)	(11,866,394)
Ending balance	<u>(159,600,000,000)</u>	<u>(18,000,000,000)</u>	<u>(334,504,377)</u>	<u>(177,934,504,377)</u>
Net carrying amount				
Beginning balance	<u>-</u>	<u>-</u>	<u>2,467,362,017</u>	<u>2,467,362,017</u>
Ending balance	<u>-</u>	<u>-</u>	<u>2,455,495,623</u>	<u>2,455,495,623</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

18. LONG-TERM INVESTMENTS (continued)

18.2 Investment in another entity

The details of investment in another entity are as follows:

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Ownership	Amount	Ownership	Amount
	%	(VND)	%	(VND)
Ricons Investment Construction Joint Stock Company ("Ricons")	14.43	303,605,477,459	14.30	301,605,477,459

19. SHORT-TERM TRADE PAYABLES AND SHORT-TERM ADVANCES FROM CUSTOMERS

19.1 Short-term trade payables

	VND			
	<u>Ending balance</u>		<u>Beginning balance</u>	
	Balance	Amount payable	Balance	Amount payable
Shinryo Vietnam Corporation	596,305,159,505	596,305,159,505	62,450,081,168	62,450,081,168
Other suppliers	5,565,006,800,706	5,565,006,800,706	5,133,519,612,607	5,133,519,612,607
TOTAL	6,161,311,960,211	6,161,311,960,211	5,195,969,693,775	5,195,969,693,775

19.2 Short-term advances from customers

	VND	
	<u>Ending balance</u>	<u>Beginning balance</u>
Riviera Point Co., Ltd.	305,333,399,621	131,004,700,000
Viet Lao Economic Co-operation Corporation	218,233,547,010	-
Related parties (Note 35)	57,055,825,617	27,525,867,116
Other customers	1,806,863,873,678	2,775,543,505,465
TOTAL	2,387,486,645,926	2,934,074,072,581

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

20. STATUTORY OBLIGATIONS

	VND					
	<i>Beginning balance</i>	<i>Business combinations</i>	<i>Increase in year</i>	<i>Off set in year</i>	<i>Payment in year</i>	<i>Ending balance</i>
Receivables						
Value added tax	585,960,115,000	2,370,949,746	1,834,473,099,906	(1,202,033,172,640)	-	1,220,770,992,012
Others	-	-	-	-	15,344,244	15,344,244
TOTAL	585,960,115,000	2,370,949,746	1,834,473,099,906	(1,202,033,172,640)	15,344,244	1,220,786,336,256
Payables						
Value added tax	-	6,599,735,484	1,337,983,997,890	(1,202,033,172,640)	(142,550,560,734)	-
Corporate income tax	17,913,706,063	3,397,708,497	134,566,075,917	-	(80,057,767,488)	75,819,722,989
Personal income tax	2,961,951,311	3,340,522,177	56,020,496,818	-	(54,043,478,421)	8,279,491,885
Others	-	341,598,878	17,850,875,472	-	(17,987,092,368)	205,381,982
TOTAL	20,875,657,374	13,679,565,036	1,546,421,446,097	(1,202,033,172,640)	(294,638,899,011)	84,304,596,856

21. SHORT-TERM ACCRUED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Accruals for on-going construction projects	2,953,854,091,394	1,917,394,461,012
Bonus for employees and remuneration for Board of Directors and Board of Supervision	134,824,848,521	78,226,101,167
Interest expenses	25,458,393,513	21,619,478,970
Others	8,871,536,444	5,490,712,686
TOTAL	3,123,008,869,872	2,022,730,753,835

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

22. SHORT-TERM UNEARNED REVENUE

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Unearned revenue from leasing activities	<u>5,356,768,812</u>	<u>6,433,943,948</u>

23. OTHER SHORT-TERM PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Factoring contracts (*)	601,080,152,643	1,417,390,931,854
Payable to construction teams and employees	10,631,954,820	7,216,334,708
Dividends payables	534,341,975	534,341,975
Related parties (Note 35)	30,019,875	30,019,875
Others	<u>16,978,919,528</u>	<u>9,756,075,267</u>
TOTAL	<u>629,255,388,841</u>	<u>1,434,927,703,679</u>

(*) These were factoring advances from Vietnam Joint Stock Bank for Industry and Trade under the Limit Factoring Contract No. 1801/2023-HDBTTHM/NHCT106-CTC dated 18 January 2023 and the Limit Factoring Contract No. 01/2023-HDBTTHM/NHCT106-UNICONS signed in February 2023. The entire obligation to reimburse to the bank and related fees is committed to be paid by the project owners of the factored projects. These factoring advances will be offset against with the trade receivables at these due dates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

24. LOANS AND FINANCE LEASE

	VND						
	<i>Beginning balance</i>	<i>Business combinations</i>	<i>Increase in year</i>	<i>Decrease in year</i>	<i>Reclassify</i>	<i>Allocation of bond's issuance fee</i>	<i>Ending balance</i>
Short-term	697,322,830,151	286,609,515,195	3,977,839,043,965	(3,878,634,899,165)	436,059,286,664	-	1,519,195,776,810
Short-term loans from banks (<i>Note 24.1</i>)	691,555,534,735	285,776,155,195	3,977,839,043,965	(3,872,230,483,749)	-	-	1,082,940,250,146
Current portion of long-term loans from banks (<i>Note 24.2</i>)	4,860,000,000	833,360,000	-	(5,497,120,000)	5,105,120,000	-	5,301,360,000
Current portion of finance lease (<i>Note 24.4</i>)	907,295,416	-	-	(907,295,416)	-	-	-
Current portion of bonds (<i>Note 24.3</i>)	-	-	-	-	430,954,166,664	-	430,954,166,664
Long-term	497,728,928,697	552,016,364	-	(43,196,636,364)	(436,059,286,664)	2,091,666,672	21,116,688,705
Loans from banks (<i>Note 24.2</i>)	25,866,428,705	552,016,364	-	(196,636,364)	(5,105,120,000)	-	21,116,688,705
Bonds (<i>Note 24.3</i>)	471,862,499,992	-	-	(43,000,000,000)	(430,954,166,664)	2,091,666,672	-
TOTAL	1,195,051,758,848	287,161,531,559	3,977,839,043,965	(3,921,831,535,529)	-	2,091,666,672	1,540,312,465,515

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

24. LOANS AND FINANCE LEASE (continued)

24.1 Short-term loans from banks

Details of short-term loans from banks are as follows:

	30 June 2024 VND	Maturity date	Interest rate %/p.a	Description of collateral
Military Commercial Joint Stock Bank ("MB")	562,082,239,563	From 14 September 2024 to 21 December 2024	4.20 - 5.80	Unsecured
Joint Stock Commercial Bank for Investment and Development of Vietnam	143,999,483,581	From 1 August 2024 to 28 May 2024	5.30 - 6.80	Machinery and equipment, land of use right of Sinh Nam
Vietnam Technological And Commercial Joint Stock Bank ("TCB")	141,754,002,958	From 23 July 2024 to 2 November 2024	4.50 - 8.80	Construction contract of Sinh Nam
Vietnam Joint Stock Commercial Bank for Industry and Trade	114,370,907,136	From 2 September 2024 to 21 March 2025	4.50 - 8.00	Construction contract and land of use right of Sinh Nam., Ltd
Joint Stock Commercial Bank For Foreign Trade of Vietnam ("VCB")	87,397,735,497	From 7 October 2024 to 9 December 2024	4.50	Unsecured
HSBC Bank (Vietnam) Limited ("HSBC")	33,335,881,411	From 7 October 2024 to 23 December 2024	4.50 - 5.80	Unsecured
TOTAL	<u>1,082,940,250,146</u>			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

24. LOANS AND FINANCE LEASE (continued)

24.2 Long-term loans from banks

Details of long-term loans from banks are as follows:

	30 June 2024	<i>Maturity date</i>	<i>Interest rate</i>	<i>Description of collateral</i>
	VND		%/p.a	
VCB	21,450,000,000	31 May 2030	9.30	Machinery and equipment belonging to the solar power project of Solaresco-1 Co., Ltd
Indovina Bank Limited	4,416,428,705	From 21 January 2028 to 2 June 2028	9.85	Machinery and equipment belonging to the solar power project of Solaresco-1 Co., Ltd
TCB	551,620,000	11 October 2024	10.58	Cars
TOTAL	<u>26,418,048,705</u>			
<i>In which:</i>				
<i>Long-term loans</i>	21,116,688,705			
<i>Current portion of long-term loans</i>	5,301,360,000			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

24. LOANS AND FINANCE LEASE (continued)

24.3 Long-term bonds

Details of the current portion of issued bonds are as follows:

<i>Issuer</i>	<i>Depository and transfer agent</i>	<i>Ending balance</i> VND	<i>Maturity date</i>	<i>Interest rate</i> %/p.a.	<i>Description of collateral</i>
Coteccons Construction Joint Stock Company	SSI Securities Corporation	<u>430,954,166,664</u>	14 January 2025	9.50	Unsecured

This is an unsecured bond issued through an issuing agent named SSI Securities Joint Stock Company and listed on the Hanoi Stock Exchange ("HNX") with trading code CTD122015. This bond had par value of VND 1,000,000,000/bond with a fixed interest rate of 9.5% a year and periodic interest payments every 6 months. The total value of the issued bonds was VND 500,000,000,000 with a term of three years from the date of issuance on 14 January 2022. The issuance cost of this bond was VND 6,275,000,000 and the cost amortization issued in the year was VND 2,091,666,672.

On 28 December 2023, the Board of Directors of the Group approved Resolution No. 25/2023/NQ-HDQT for the repurchase of VND 43,000,000,000 bonds ahead of schedule, in agreement with bondholders. The Group completed this repurchase on 15 January 2024.

24.4 Finance lease

Details of finance lease are as follows:

	<i>Ending balance</i>			<i>Beginning balance</i>			VND
	<i>Total rental payment</i>	<i>Financial lease interest</i>	<i>Original debt</i>	<i>Total rental payment</i>	<i>Financial lease interest</i>	<i>Original debt</i>	
Less than 1 year	<u>-</u>	<u>-</u>	<u>-</u>	<u>972,000,000</u>	<u>64,704,584</u>	<u>907,295,416</u>	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

25. PROVISIONS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	234,052,010,611	214,573,827,505
Provisions for onerous contract	156,982,346,845	134,832,292,756
Provisions for construction warranty	72,234,663,766	79,741,534,749
Others	4,835,000,000	-
Long-term	3,340,543,217	2,353,107,384
Severance allowance	3,340,543,217	2,353,107,384
TOTAL	<u>237,392,553,828</u>	<u>216,926,934,889</u>

26. BONUS AND WELFARE FUND

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Beginning balance	76,012,268,252	77,579,705,252
Utilization of fund	(895,569,600)	(1,567,437,000)
Ending balance	<u>75,116,698,652</u>	<u>76,012,268,252</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

27. OWNERS' EQUITY

27.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Foreign exchange differences reserve	Undistributed earnings	Non-controlling interest	Total
Previous year (unaudited)								
Beginning balance	792,550,000,000	3,038,990,175,385	(621,396,381,083)	4,667,193,310,873	-	320,744,087,965	528,617,788	8,198,609,810,928
Decrease in capital	(4,242,000,000)	(19,519,726,000)	23,761,726,000	-	-	-	-	-
Issue treasury shares to employees	-	(61,146,183,560)	66,694,033,560	-	-	-	-	5,547,850,000
Net profit for the year	-	-	-	-	-	67,571,124,733	(17,830,744)	67,553,293,989
Ending balance	<u>788,308,000,000</u>	<u>2,958,324,265,825</u>	<u>(530,940,621,523)</u>	<u>4,667,193,310,873</u>	<u>-</u>	<u>388,315,212,698</u>	<u>510,787,044</u>	<u>8,271,710,954,917</u>
Current year								
Beginning balance	788,308,000,000	2,958,324,265,825	(530,940,621,523)	4,667,193,310,873	-	388,315,212,698	510,787,044	8,271,710,954,917
Increase in capital (*)	248,024,610,000	-	-	(248,024,610,000)	-	-	-	-
Issue treasury shares to employees (**)	-	(78,616,521,720)	85,749,471,720	-	-	-	-	7,132,950,000
Impact of conversion in financial statements	-	-	-	-	2,830,738,524	-	-	2,830,738,524
Net profit for the year	-	-	-	-	-	309,570,213,495	22,347,898	309,592,561,393
Ending balance	<u>1,036,332,610,000</u>	<u>2,879,707,744,105</u>	<u>(445,191,149,803)</u>	<u>4,419,168,700,873</u>	<u>2,830,738,524</u>	<u>697,885,426,193</u>	<u>533,134,942</u>	<u>8,591,267,204,834</u>

(*) In accordance with Annual General Meeting of Shareholders Resolution No. 08/2023/NQ-DHDCD dated 25 April 2023 and Board of Directors' Resolution No. 21/2023/NQ-HDQT dated 16 October 2023, the Group has approved the increase in charter capital from the investment and development fund by issuing new shares to existing shareholders with ratio of 3:1 with total amount of VND 248,024,610,000. On 26 October 2023, the Group received the approval Decision No. 656/QD-SGDTPHCM on changing listing registration from Ho Chi Minh City Stock Exchange with the changed number of securities of 24,802,461 shares effective from 30 October 2023. On 3 November 2023, the Group received the 26th adjusted Enterprise Registration Certificate with approved charter capital of VND 1,036,332,610,000.

(**) In accordance with Annual General Meeting of Shareholders Resolution No. 10/2023/NQ-DHDCD dated 25 April 2023 and Board of Directors' Resolution No. 24/2023/NQ-HDQT dated 7 September 2023, Board of Directors' Resolution No. 02/2024/NQ-HDQT dated 26 January 2024, the Group issued 713,295 treasury shares under the Employee Stock Option Program (ESOP) (the par value share is VND 10,000).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

27. OWNERS' EQUITY (continued)

27.2 Capital transactions with owners and distribution of dividends

	Current year	VND Previous year (unaudited)
Contributed share capital		
Beginning balance	788,308,000,000	792,550,000,000
Increase in year	248,024,610,000	-
Decrease in year	-	(4,242,000,000)
Ending balance	<u>1,036,332,610,000</u>	<u>788,308,000,000</u>
Dividends		
Dividends declared	-	-
Dividends paid by cash during the year	-	-

27.3 Shares

	<u>Number of shares</u>	
	Ending balance	Beginning balance
Authorised shares	103,633,261	78,830,800
Shares issued and fully paid	103,633,261	78,830,800
<i>Ordinary shares</i>	103,633,261	78,830,800
Treasury shares	3,703,247	4,416,542
<i>Ordinary shares</i>	3,703,247	4,416,542
Shares in circulation	99,930,014	74,414,258
<i>Ordinary shares</i>	99,930,014	74,414,258

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

27. OWNERS' EQUITY (continued)

27.4 Earnings per share

The following reflects the income and share data used in the basic and diluted earnings per share computations:

	Current year	VND Previous year (unaudited)
Net profit after tax attributable to shareholders of the parent	309,570,213,495	67,571,124,733
Less: Bonus and welfare fund	-	-
Net profit after tax attributable to ordinary equity holders	309,570,213,495	67,571,124,733
Weighted average number of ordinary shares during the year (<i>shares</i>)	93,252,033	99,398,091
Basic and diluted earnings per share (VND/share)	3,320	680

(*) The weighted average number of ordinary shares during the previous year has been adjusted in these financial statements to reflect the issuance of new shares to existing shareholders at a ratio of 3:1 in October 2023 and the Group's offering of shares under the Employee Stock Ownership Plan ("ESOP") implemented in January 2024 as disclosed in Note 27.1.

There have been no potential dilutive ordinary shares during the year and up to the date of these consolidated financial statements.

28. REVENUES

28.1 Revenues from sale of goods and rendering of services

	Current year	VND Previous year (unaudited)
Gross revenues	21,045,175,037,120	16,089,856,445,087
<i>In which:</i>		
<i>Rendering of construction services</i>	21,011,532,843,065	16,064,012,879,305
<i>Rental of construction equipment</i>	15,890,803,080	14,122,785,545
<i>Rental income from investment properties</i>	15,357,468,953	11,396,780,237
<i>Others</i>	2,393,922,022	324,000,000
Less		
<i>Sale deductions</i>	(16,266,742)	(1,728,598,544)
Net revenues	21,045,158,770,378	16,088,127,846,543
<i>In which:</i>		
<i>Rendering of construction services (*)</i>	21,011,516,576,323	16,062,284,280,761
<i>Rental of construction equipment</i>	15,890,803,080	14,122,785,545
<i>Rental income from investment properties</i>	15,357,468,953	11,396,780,237
<i>Others</i>	2,393,922,022	324,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

28. REVENUES (continued)

28.1 Revenues from sale of goods and rendering of services (continued)

(*) Revenues from construction contracts recognised during the year are as follows:

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Revenue recognised during the year of the on-going construction contracts	20,859,755,342,258	15,396,201,409,598
Revenue recognised during the year of the completed construction contracts	151,761,234,065	666,082,871,163
TOTAL	<u>21,011,516,576,323</u>	<u>16,062,284,280,761</u>
Cumulative revenue recognised up to end of year of the on-going construction contracts	59,196,603,990,225	59,868,264,567,515

28.2 Finance income

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Interest income from bank deposits	140,089,785,719	151,459,835,500
Interest income from late payment	49,637,160,303	59,478,700,268
Interest income from lending and bonds	46,594,692,297	111,477,797,328
Gain from investment in trading securities	33,067,142,789	4,675,315,653
Dividends earned, profit distributed	2,860,000,000	2,268,000,000
Foreign exchange gains	2,081,507,830	612,291,620
Others	5,494,663,000	2,192,273,190
TOTAL	<u>279,824,951,938</u>	<u>332,164,213,559</u>

29. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Rendering of construction services	20,318,430,539,741	15,714,905,672,780
Rental of construction equipment	6,425,293,980	5,595,480,055
Rental of investment properties	6,166,083,763	5,952,741,954
Others	1,621,747,657	324,000,000
TOTAL	<u>20,332,643,665,141</u>	<u>15,726,777,894,789</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

30. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Provision expenses	250,835,362,341	199,131,582,725
Labour costs	171,203,044,025	136,055,161,190
Expenses for external services	87,483,081,443	93,757,492,842
Depreciation and amortisation	20,177,335,259	22,003,787,762
Others	51,179,441,947	27,921,376,116
TOTAL	<u>580,878,265,015</u>	<u>478,869,400,635</u>

31. FINANCIAL EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Interest expense	91,542,154,308	99,354,867,905
Losses from trading securities	18,325,598,115	24,587,392,164
(Reversal of provision) provision for diminution in value of investments	(10,562,678,238)	43,015,622,200
Foreign exchange loss	1,606,423,909	365,351,751
Others	4,035,114,829	3,146,527,032
TOTAL	<u>104,946,612,923</u>	<u>170,469,761,052</u>

32. OTHER INCOME AND EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Other income	86,160,905,057	71,770,821,059
Gain from a bargain purchase	57,608,160,760	-
Reversal of warranty provision	14,633,029,864	22,897,574,323
Gain from disposal of fixed assets	12,214,229,942	168,181,768
Reversal of over accrual for construction expenses	-	41,623,852,152
Others	1,705,484,491	7,081,212,816
Other expenses	<u>(6,097,599,087)</u>	<u>(3,735,998,079)</u>
OTHER PROFIT	<u>80,063,305,970</u>	<u>68,034,822,980</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

33. PRODUCTION AND OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Raw material	13,942,132,425,753	10,006,943,563,257
External services expenses	5,378,107,653,962	4,607,314,505,710
Labour costs	1,007,583,194,911	892,100,733,142
Provisions	242,651,740,098	199,131,582,725
Tools and supplies	189,049,552,422	281,878,091,258
Depreciation and amortization (Notes 12, 13, 14, 15 and 16)	101,262,848,262	104,550,908,302
Others	52,739,102,930	113,763,925,540
TOTAL	<u>20,913,526,518,338</u>	<u>16,205,683,309,934</u>

34. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Group is 20% of taxable profits.

The tax returns filed by the Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

34.1 CIT expense

	VND	
	<i>Current year</i>	<i>Previous year (unaudited)</i>
Current CIT expense	132,399,716,376	27,630,530,191
Adjustments for under accrual of tax from previous years	2,166,359,541	484,301,213
	<u>134,566,075,917</u>	<u>28,114,831,404</u>
Deferred tax income	(57,596,606,679)	(3,181,150,048)
TOTAL	<u>76,969,469,238</u>	<u>24,933,681,356</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

34. CORPORATE INCOME TAX (continued)

34.1 CIT expense (continued)

Reconciliation between CIT expense and the accounting profit before tax multiplied by CIT rate is presented below:

	<i>Current year</i>	<i>VND Previous year (unaudited)</i>
Accounting profit before tax	<u>386,562,030,631</u>	<u>92,486,975,345</u>
CIT at applicable tax rate	77,312,406,126	18,497,395,069
<i>Adjustments:</i>		
Non-deductible expenses	8,063,424,042	5,079,538,016
Adjustments for under accrual of tax from prior years	2,166,359,541	484,301,213
Unrealised losses	(9,009,623,387)	(1,927,136,294)
Goodwill amortization	105,462,237	-
Share of loss from associates	2,373,279	3,937,367,351
Dividend incomes	(1,670,932,600)	(1,137,783,999)
CIT expense	<u>76,969,469,238</u>	<u>24,933,681,356</u>

34.2 Current tax

The current CIT payable is based on taxable income for the current year. The taxable income of the Group for the year differs from the accounting profit before tax as presented in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the consolidated balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

34. CORPORATE INCOME TAX (continued)

34.3 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognized by the Group, and the movements thereon, during the current and previous year:

	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year (unaudited)</i>
Deferred tax assets				
Provision for doubtful debts	134,517,840,663	83,004,846,310	51,512,994,353	(16,265,935,454)
Provision for onerous contract	34,651,735,135	26,966,458,550	7,685,276,585	4,880,849,416
Provision for obsolete inventories	11,212,061,090	13,826,901,980	(5,649,187,695)	9,040,931,033
Provision for loan receivables	10,200,000,000	7,800,000,000	2,400,000,000	7,800,000,000
Unrealised profit	1,208,765,733	(653,178,855)	1,861,944,588	(2,153,875,546)
Severance allowances	607,917,244	453,618,077	154,299,167	(22,707,450)
Unrealised allocation expenses	331,852,501	-	(48,793,933)	-
Tax loss carried forward	-	93,970,506	(93,970,506)	93,970,506
Provision for investments	(76,576,360)	(76,576,360)	-	(49,703,546)
Unrealised foreign exchange differences	(496,121,314)	(164,703,197)	(331,418,117)	(142,378,911)
Difference from investment revaluation in Ricons	(48,729,095,491)	(48,729,095,491)	-	-
	<u>143,428,379,201</u>	<u>82,522,241,520</u>	<u>57,491,144,442</u>	<u>3,181,150,048</u>
Deferred tax liabilities				
Difference from fair value of assets at Sinh Nam	(29,480,089,785)	-	105,462,237	-
Net deferred tax assets	<u>113,948,289,416</u>	<u>82,522,241,520</u>		
Net deferred tax income			<u>57,596,606,679</u>	<u>3,181,150,048</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

34. CORPORATE INCOME TAX (continued)

34.4 Tax losses carried forward

The Group is entitled to carry tax loss forward to offset against taxable income arising in the following years subsequent to the year in which the loss was incurred. At the balance sheet date, the Group had aggregated accumulated tax losses of VND 42,911,928,188 available for offset against future taxable income. Details are as follows:

<i>Originating year</i>	<i>Can be utilized up to</i>	<i>Tax loss amount</i>	<i>Utilized up to 30 June 2024</i>	<i>Forfeited up to 30 June 2024</i>	<i>VND</i> <i>Unutilized at 30 June 2024</i>
2021	2026	1,663,187	-	-	1,663,187
2022	2027	9,789,349	-	-	9,789,349
2023	2028	41,848,632	-	-	41,848,632
2024	2029	31,700,483,081	-	-	31,700,483,081
2024	Indefinite	11,158,143,939	-	-	11,158,143,939
TOTAL		42,911,928,188	-	-	42,911,928,188

Estimated non-deductible interest expense as per the subsidiaries's corporate income tax declaration for the year ended 30 June 2024 has not been audited by the local tax authorities as of the date of these consolidated financial statements.

No deferred tax assets were recognised in respect of the remaining non-deductible interest expense as at the consolidated balance sheet date because of the uncertainty in predicting whether this non-deductible interest expense will be carried forward in the remaining time limit or not.

35. TRANSACTIONS WITH RELATED PARTIES

List of related parties with the Group as at 30 June 2024 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Kustocem pte. Ltd.	Major shareholder
Success Investment and Business One Member Company Limited	Major shareholder
THE8TH PTE. Ltd.	Major shareholder
Preston Pacific Limited	Group of major shareholders
VOF Investment Limited	Group of major shareholders
KIM Vietnam Fund Management Co., Ltd. and its related funds ("KIM Funds Group")	Group of major shareholders
Kusto Group Pte. Ltd. ("Kusto")	Related party of major shareholder
Ladona Properties Company Limited ("Ladona")	Related party of major shareholder
Members of the Board of Directors, Board of Supervision and Management	Key personnel

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

35. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during current and previous year were as follows:

<i>Related party</i>	<i>Transactions</i>	<i>Current year</i>	<i>VND</i>
			<i>Previous year (unaudited)</i>
Ladona	Construction services	465,984,987,173	149,276,219,072
Kusto	Income from office rental	-	79,725,456

Amounts due from and due to related parties at the balance sheet dates were as follows:

<i>Related parties</i>	<i>Transactions</i>	<i>VND</i>	
		<i>Ending balance</i>	<i>Beginning balance</i>
<i>Short-term trade receivables</i>			
Ladona	Construction service	41,606,984,892	26,748,102,032
Kusto	Income from office rental	-	9,668,063
TOTAL		<u>41,606,984,892</u>	<u>26,757,770,095</u>
<i>Advance from a customer</i>			
Ladona	Rendering of construction service	<u>57,055,825,617</u>	<u>27,525,867,116</u>
<i>Another short-term receivable</i>			
Ms. Vu Hoai Thu	Advance	<u>9,372,243,427</u>	-
<i>Another short-term payable</i>			
Kusto	Deposit for office rental	<u>30,019,875</u>	<u>30,019,875</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2024 and for the year then ended

35. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors ("BOD"), Board of Supervision ("BOS") and the management is as below:

<i>Individuals</i>	<i>Position</i>	<i>VND</i>	
		<i>Current year</i>	<i>Previous year (unaudited)</i>
Mr. Bolat Duisenov	Chairman of Board of Directors	4,291,245,250	67,683,938
Mr. Vo Hoang Lam	General Director from 5 August 2022 Deputy General Director to 5 August 2022	8,029,363,330	8,837,100,105
Mr. Pham Quan Luc	Deputy General Director	3,514,049,440	4,014,841,032
Mr. Nguyen Ngoc Lan	Deputy General Manager to 6 March 2024	2,757,822,919	3,794,972,774
Mrs. Pham Thi Bich Ngoc	Deputy General Director to 25 August 2023	1,071,462,949	3,954,838,774
Mr. Tran Van Lam	General Manager of Unicons from 30 January 2023 Deputy General Manager of Unicons to 30 January 2023	4,340,169,982	4,188,530,000
Mr. Karabukaev Ruslan	General Manager of Covestcons from 25 January 2022 to 6 February 2023	-	1,715,991,544
Ms. Nguyen Tran Thuc Anh	General Manager of Solaresco-01, CTD Nest and SCM	1,908,890,000	1,439,065,000
Mr. Tran Ngoc Hai	General Manager of CTD Materials	2,705,912,842	1,319,075,295
Mr. Christopher Senekki	Deputy General Director to 25 August 2023 Chief Executive Officer of CTD INC from 10 January 2024	4,366,402,773	7,862,022,500
Ms. Vu Hoai Thu	General Director of Sinh Nam	790,113,000	-
Mr. Low Siew Chain	Operations Director of Sinh Nam Metal	785,772,000	-
Mr. Lam Thanh Duc	General Director of UGVN	428,090,213	-
Mr. Pham Quang Vu	Member of BOD	1,200,000,000	1,200,000,000
Mr. Tan Chin Tiong	Member of BOD	-	600,000,000
Mr. Tong Van Nga	Member of BOD	600,000,000	600,000,000
Mr. Tran Van Thuc	Head of BOS	988,955,000	480,000,000
Mr. Zhaidarzhan Zatayev	Member of BOS	-	1,560,477,712
Mr. Doan Phan Trung Kien	Member of BOS	96,000,000	96,000,000
TOTAL		37,874,249,698	41,730,598,674

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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36. COMMITMENTS

The Group leases out property under operating lease arrangements. The future minimum rental receivable as at the balance sheet dates under the operating lease agreements is as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	9,751,395,727	6,727,669,081
From 1 to 5 years	10,979,850,675	5,565,919,871
TOTAL	<u>20,731,246,402</u>	<u>12,293,588,952</u>

37. EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE

There is no significant matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the consolidated financial statements of the Group.

Tran Thi Thanh Van
Preparer cum Acting Chief Accountant



Hoàng Lam
General Director

Ho Chi Minh City, Vietnam

27 September 2024