

No: 0641/2025/CV-CTD

TP. Hồ Chí Minh, ngày 28 tháng 02 năm 2025
Ho Chi Minh city, day 28 month 02 year 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
REGULAR DISCLOSURE OF INFORMATION

Kính gửi/ To: - Ủy Ban Chứng Khoán nhà nước/ State Securities Commission of Vietnam
- Sở Giao dịch Chứng khoán Việt Nam/ Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh/ Vietnam Exchange/ Hochiminh Stock Exchange

- Tên tổ chức/Name of organization: Công ty Cổ phần Xây Dựng Coteccons
 - Mã chứng khoán/Mã thành viên/ Stock code/ Broker code: CTD
 - Địa chỉ/Address: 236/6 Điện Biên Phủ, P.17, Q. Bình Thạnh, TP. HCM
 - Điện thoại liên hệ/Tel.: (84) (28) 35142255 - Fax: (84) (28) 35142277
 - E-mail: bodsecretary@coteccons.vn
- Nội dung thông tin công bố/Contents of disclosure:
 - Báo cáo tài chính riêng giữa niên độ được soát xét cho giai đoạn 6 tháng kết thúc ngày 31/12/2024
Reviewed Interim Separate Financial Statements for the 6-month period ended 31st December 2024.
 - Báo cáo tài chính hợp nhất giữa niên độ được soát xét cho giai đoạn 6 tháng kết thúc ngày 31/12/2024.
Reviewed Interim Consolidated Financial Statements for the 6-month period ended 31st December 2024.
 - Giải trình chênh lệch lợi nhuận.
Profit difference explanation.

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/02/2025 tại đường dẫn: <https://coteccons.vn/investor-relations-vn/> /This information was published on the company's website on 28/02/2025 (date), as in the link <https://coteccons.vn/investor-relations-vn/>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Tài liệu đính kèm/

Attached documents

- Như mục 2 Thông báo này.

Đại diện tổ chức

Organization representative

Người được ủy quyền công bố thông tin
Authorized person for information disclosure

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, position, and seal)



ĐINH THỊ HỒNG THẨM

Coteccons Construction Joint Stock Company

Interim separate financial statements

For the six-month period ended 31 December 2024



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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 Business Registration Certificate No. 4103002611 issued by the Department of Planning and Investment 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 ERCs.

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

The current principal activities of the Company are to provide designing and construction services, equipment installation, interior decoration and office leasing.

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 ("BOD") during the period 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 period 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 period and at the date of this report are:

Mr. Vo Hoang Lam	General Director Deputy General Director cum General Director Coteccons Business Unit 1	resigned on 17 October 2024 appointed on 17 October 2024
Mr. Nguyen Van Dua	Deputy General Director cum Chief Financial Officer	appointed on 17 October 2024
Mr. Tran Ngoc Hai	Deputy General Director cum Chief of Commercial	appointed on 17 October 2024
Mr. Nguyen Chi Thien	Deputy General Director cum General Director Coteccons Business Unit 2	appointed on 17 October 2024
Ms. Nguyen Trinh Thuy Trang	Deputy General Director cum Chief Operating Officer	appointed on 17 October 2024
Mr. Pham Quan Luc	Deputy General Director	resigned on 17 October 2024

LEGAL REPRESENTATIVES

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

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

Mr. Nguyen Van Dua is authorised by Mr. Bolat Duisenov to sign the accompanying separate financial statements for the six-month period ended 31 December 2024 in accordance with the Power of Attorney No. 5091/2024/UQ-CTHDQT dated 17 October 2024.

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") presents this report and the interim separate financial statements of the Company for the six-month period ended 31 December 2024.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

Management is responsible for the interim separate financial statements of each financial period which give a true and fair view of the interim separate financial position of the Company and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate 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 interim separate financial statements; and
- ▶ prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company 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 interim separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 31 December 2024 and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 31 December 2024 dated 28 February 2025.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Group.

For and on behalf of management:



Nguyen Van Dua
Deputy General Director

Ho Chi Minh City, Vietnam

28 February 2025

Reference: 11658650/68709467

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: The Shareholders of Coteccons Construction Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Coteccons Construction Joint Stock Company ("the Company"), as prepared on 28 February 2025 and as set out on pages 6 to 53, which comprise the interim separate balance sheet as at 31 December 2024, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of the interim separate financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



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Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 31 December 2024, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

Ernst & Young Vietnam Limited



Trần Nam Dũng
Deputy General Director
Audit Practicing Registration Certificate
No. 3021-2024-004-1

Ho Chi Minh City, Vietnam

28 February 2025

INTERIM SEPARATE BALANCE SHEET
as at 31 December 2024

VND

Code	ASSETS	Notes	31 December 2024	30 June 2024
100	A. CURRENT ASSETS		18,897,897,672,755	15,182,501,718,017
110	I. Cash and cash equivalents	5	1,616,419,833,461	1,204,759,160,718
111	1. Cash		746,419,833,461	404,759,160,718
112	2. Cash equivalents		870,000,000,000	800,000,000,000
120	II. Short-term investment		1,440,000,000,000	1,200,000,000,000
123	1. Held-to-maturity investments	6	1,440,000,000,000	1,200,000,000,000
130	III. Current accounts receivable		11,465,841,870,785	9,810,530,119,401
131	1. Short-term trade receivables	7.1	10,822,157,762,289	9,507,112,814,699
132	2. Short-term advances to suppliers	7.2	1,049,690,771,974	834,736,194,428
135	3. Short-term loan receivables	8	409,027,455,474	159,949,151,929
136	4. Other short-term receivables	9	340,044,451,254	497,284,131,301
137	5. Provision for doubtful short-term receivables	7.1, 9	(1,155,078,570,206)	(1,188,552,172,956)
140	IV. Inventories	10	3,167,476,846,645	1,978,387,934,518
141	1. Inventories		3,254,426,247,533	2,034,395,848,292
149	2. Provision for obsolete inventories		(86,949,400,888)	(56,007,913,774)
150	V. Other current assets		1,208,159,121,864	988,824,503,380
151	1. Short-term prepaid expenses	11	13,827,417,685	5,054,705,561
152	2. Value-added tax deductibles	18	1,194,316,359,935	983,754,453,575
153	3. Tax and other receivables from the State		15,344,244	15,344,244

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 December 2024

VND

Code	ASSETS	Notes	31 December 2024	30 June 2024
200	B. NON-CURRENT ASSETS		3,599,651,246,014	3,579,324,799,283
220	I. Fixed assets		247,494,638,519	256,252,614,980
221	1. Tangible fixed assets	12	159,526,453,001	165,747,870,237
222	Cost		734,757,419,109	724,142,097,328
223	Accumulated depreciation		(575,230,966,108)	(558,394,227,091)
224	2. Finance leases	13	976,202,640	1,244,694,846
225	Cost		2,663,034,106	2,663,034,106
226	Accumulated depreciation		(1,686,831,466)	(1,418,339,260)
227	3. Intangible fixed assets	14	86,991,982,878	89,260,049,897
228	Cost		123,507,138,740	123,507,138,740
229	Accumulated amortisation		(36,515,155,862)	(34,247,088,843)
230	II. Investment properties	15	60,913,587,805	62,572,283,196
231	1. Cost		109,000,151,339	108,602,079,239
232	2. Accumulated depreciation		(48,086,563,534)	(46,029,796,043)
240	III. Long-term asset in progress		19,247,544,225	18,600,683,565
242	1. Construction in progress		19,247,544,225	18,600,683,565
250	IV. Long-term investments		2,989,955,529,602	2,994,955,529,602
251	1. Investments in subsidiaries	16.1	2,929,995,529,602	2,934,995,529,602
252	2. Investments in associates	16.2	177,600,000,000	177,600,000,000
253	3. Investments in other entity	16.3	59,960,000,000	59,960,000,000
254	4. Provision for long-term investments	16.2	(177,600,000,000)	(177,600,000,000)
260	V. Other long-term assets		282,039,945,863	246,943,687,940
261	1. Long-term prepaid expenses	11	119,356,151,497	78,904,063,733
262	2. Deferred tax assets	31.3	162,683,794,366	168,039,624,207
270	TOTAL ASSETS		22,497,548,918,769	18,761,826,517,300

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 December 2024

VND

Code	RESOURCES	Notes	31 December 2024	30 June 2024
300	C. LIABILITIES		15,277,864,154,770	11,600,634,037,363
310	I. Current liabilities		15,275,607,838,136	11,597,998,508,979
311	1. Short-term trade payables	17.1	6,088,503,738,480	5,427,186,943,777
312	2. Short-term advances from customers	17.2	2,804,262,610,135	1,988,101,125,165
313	3. Statutory obligations	18	38,812,853,507	57,696,155,837
314	4. Payable to employees		15,271,339	-
315	5. Short-term accrued expenses	19	3,087,947,464,416	1,954,712,323,507
319	6. Other short-term payables	20	591,486,386,031	616,657,944,297
320	7. Short-term loans and finance leases	21	2,427,448,423,342	1,296,664,989,433
321	8. Short-term provision	22	171,016,427,114	188,967,376,542
322	9. Bonus and welfare fund	23	66,114,663,772	68,011,650,421
330	II. Non-current liability		2,256,316,634	2,635,528,384
342	1. Long-term provision	22	2,256,316,634	2,635,528,384
400	D. OWNERS' EQUITY		7,219,684,763,999	7,161,192,479,937
410	I. Capital	24.1	7,219,684,763,999	7,161,192,479,937
411	1. Share capital		1,036,332,610,000	1,036,332,610,000
411a	- Shares with voting rights		1,036,332,610,000	1,036,332,610,000
412	2. Share premium		2,879,721,074,105	2,879,707,744,105
415	3. Treasury shares		(445,191,149,803)	(445,191,149,803)
418	4. Investment and development fund		3,206,314,091,543	3,206,314,091,543
421	5. Undistributed earnings		542,508,138,154	484,029,184,092
421a	- Undistributed earnings by end of prior period		384,099,170,092	382,264,036,536
421b	- Undistributed earnings of current period		158,408,968,062	101,765,147,556
440	TOTAL LIABILITIES AND OWNERS' EQUITY		22,497,548,918,769	18,761,826,517,300

Nguyen Thuy Phuong Minh
Preparer

Tran Thi Thanh Van
Chief Accountant



Nguyen Van Dua
Deputy General Director

Ho Chi Minh City, Vietnam

28 February 2025

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 31 December 2024

VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023
10	1. Net revenues from sales of goods and rendering of services	25.1	9,432,930,331,873	8,274,053,470,711
11	2. Costs of goods sold and services rendered	26	(9,155,810,159,051)	(8,117,686,068,290)
20	3. Gross profits from sales of goods and rendering of services		277,120,172,822	156,367,402,421
21	4. Finance income	25.2	84,465,215,479	92,621,783,939
22	5. Finance expenses	27	(61,447,139,500)	(46,052,577,854)
23	In which: interest expense		(60,249,957,271)	(43,785,224,058)
26	6. General and administrative expenses	28	(104,065,833,426)	(139,337,606,901)
30	7. Operating profit		196,072,415,375	63,599,001,605
31	8. Other income	29	1,602,487,346	7,964,045,590
32	9. Other expenses	29	(15,100,173)	(22,757)
40	10. Other profit	29	1,587,387,173	7,964,022,833
50	11. Accounting profit before tax		197,659,802,548	71,563,024,438
51	12. Current corporate income tax expense	31.1	(33,895,004,645)	(21,344,007,245)
52	13. Deferred tax (expense) income	31.3	(5,355,829,841)	6,992,013,899
60	14. Net profit after tax		158,408,968,062	57,211,031,092

Nguyen Thuy Phuong Minh
Preparer

Tran Thi Thanh Van
Chief Accountant



Nguyen Van Dua
Deputy General Director

Ho Chi Minh City, Vietnam

28 February 2025

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 31 December 2024

VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		197,659,802,548	71,563,024,438
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	12, 13, 14, 15	32,285,314,410	35,530,600,937
03	(Reversal of provisions) provisions		(8,679,981,504)	49,749,929,815
04	Foreign exchange gains arising from revaluation of monetary accounts denominated in foreign currency		(37,404,787)	(131,321,468)
05	Profits from investing activities		(85,052,812,464)	(92,600,834,774)
06	Interest expense	27	60,249,957,271	43,785,224,058
08	Operating profit before changes in working capital		196,424,875,474	107,896,623,006
09	Increase in receivables		(1,552,231,851,571)	(435,592,096,475)
10	(Increase) decrease in inventories		(1,220,030,399,241)	278,349,095,924
11	Increase in payables		2,506,986,092,676	511,522,844,934
12	(Increase) decrease in prepaid expenses		(49,224,799,888)	161,631,660
14	Interest paid		(59,089,532,522)	(43,684,016,907)
15	Corporate income tax paid	18	(53,104,625,467)	(2,669,055,699)
17	Other cash outflows from operating activities		(2,438,190,399)	(1,113,176,683)
20	Net cash flows (used in) from operating activities		(232,708,430,938)	414,871,849,760
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases and construction of fixed assets		(56,331,204,139)	(24,638,737,640)
22	Proceeds from disposals of fixed assets		1,027,130,000	364,000,000
23	Payments for term deposits at banks		(1,689,078,303,545)	(950,000,000,000)
24	Collections from bank term deposits		1,200,000,000,000	1,080,000,000,000
25	Payments for investments in other entities		-	(2,000,000,000)
26	Proceeds from sale of investments in other entities		5,000,000,000	-
27	Interest and dividends received		52,940,816,285	86,648,358,117
30	Net cash flows (used in) from investing activities		(486,441,561,399)	190,373,620,477

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the six-month period ended 31 December 2024

VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Increase from ESOP		13,330,000	-
33	Drawdown of borrowings		2,806,205,889,078	1,044,819,228,751
34	Repayment of borrowings		(1,675,422,455,169)	(1,180,348,454,010)
35	Payment of finance lease liabilities		-	(907,295,416)
40	Net cash flows from (used in) financing activities		1,130,796,763,909	(136,436,520,675)
50	Net increase in cash and cash equivalents for the period		411,646,771,572	468,808,949,562
60	Cash and cash equivalents at the beginning of the period		1,204,759,160,718	1,502,835,307,387
61	Impact of exchange rate fluctuation		13,901,171	19,202,893
70	Cash and cash equivalents at the end of the period	5	1,616,419,833,461	1,971,663,459,842

Nguyen Thuy Phuong Minh
Preparer

Tran Thi Thanh Van
Chief Accountant



Nguyen Van Dua
Deputy General Director

Ho Chi Minh City, Vietnam

28 February 2025

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 31 December 2024 and for the six-month period 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 ERCs.

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

The current principal activities of the Company are to provide designing and construction services, equipment installation, interior decoration and office leasing.

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 Company's employees as at 31 December 2024 was 1,379 (30 June 2024: 1,209).

Corporate structure

As at 31 December 2024, the Company has five direct subsidiaries and six indirect subsidiaries, in which:



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

1. CORPORATE INFORMATION (continued)

Corporate 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>
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")	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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

1. CORPORATE INFORMATION (continued)

Corporate 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 16*.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in *Notes 1 and 16.1*. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 31 December 2024 dated 28 February 2025.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company and its subsidiaries.

2.2 Applied accounting standards and system

The interim separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other 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 interim separate 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 interim separate financial position and the interim separate results of operations and the interim separate cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 Applied accounting documentation system

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

2.4 Fiscal year

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 July and ends on 30 June.

2.5 Accounting currency

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise 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 interim separate balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful receivables.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim separate 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 interim separate income statement.

3.3 *Inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and 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	- 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 created 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 Company, based on appropriate evidence of impairment available at the interim separate balance sheet date. When inventories are damaged or become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim separate income statement.

Increases or decreases to the provision balance are recorded into the cost of goods sold in the interim separate income statement.

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 interim separate 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 interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 interim separate 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 interim separate income statement.

Land use rights

Land use right is recorded as an intangible fixed asset on the interim separate balance sheet when the Company obtained the land use right certificates. The costs of land use right comprise all directly attributable costs of bringing the land to the condition available for intended use.

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 - 8 years
Office equipment	3 - 6 years
Land use rights	45 - 49 years
Software	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 Company.

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

Office building	30 - 45 years
Others	25 years

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 interim separate income statement in the period of retirement or disposal.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

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 interim 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.

A lease is classified as a finance lease 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 Company is the lessee

Assets held under finance leases are capitalised in the interim separate 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 interim separate 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 Company will obtain ownership by the end of the lease term.

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

Where the Company is the lessor

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period 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 period 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 interim separate 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 *Investments*

Investment in subsidiaries

Investment in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiary arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources which are attributable to period before obtaining control are considered a recovery of investment and are deducted to the cost of the investment

Investment in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources which are attributable to period before having significant influence are considered a recovery of investment and are deducted to the cost of the investment.

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 expense in the interim separate income statement and deducted against the value of such investments.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Provision for investments in entities

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 expense in the interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *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 Company.

3.14 *Accrual for severance allowance pay*

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at the Company. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation will be adjusted at the end of each reporting period following the average monthly salary of the last 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the interim separate 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.

3.15 *Provisions*

Provisions are recognised when the Company 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.

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

Onerous contracts

If the Company 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 Company 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.

3.16 *Foreign currency transactions*

Transactions in currencies other than the Company'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 period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the interim separate balance sheet dates which are determined as follows:

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 *Foreign currency transactions* (continued)

- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

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

3.17 *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 Company's own equity instruments.

3.18 *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 Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's 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 Company's expansion of its operation or of in-depth investment.

- ▶ *Bonus and welfare fund*

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

3.19 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company 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 interim balance sheet date which is accepted by the customers and reflected in the sales invoices.

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 period 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Revenue recognition* (continued)

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.

3.20 *Taxation*

Current income tax

Current tax assets and liabilities for the current and prior period 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 by the balance sheet date.

Current income tax is charged or credited to the interim separate income statement, except when it relates to items recognized 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 Company to set off current tax assets against current tax liabilities and when the Company 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 balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purpose.

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;
- ▶ in respect of taxable temporarily 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 utilized, 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;
- ▶ in respect of deductible temporarily 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 utilized.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Taxation (continued)

Deferred tax (continued)

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 utilized. Previously unrecognized deferred tax assets are re-assessed at each balance sheet date and are recognized 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 period 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.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company 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 Company intends to either settle current tax liabilities and assets on a net basis or to realize 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.

3.21 Related parties

Parties are considered to be related parties of the Company if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company 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.

3.22 Segment information

The current principal activities of the Company are to provide design and construction services. In addition, these activities are mainly taking place in Vietnam. Therefore, the Company's risks and returns are not impacted by the Company's confectionary products or the locations that the Company 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.

4. SIGNIFICANT EVENTS

4.1 *The establishment of Coteccons' subsidiary abroad.*

According to Resolution No. 25A/2024/NQ-HDQT dated 2 November 2024, regarding the establishment of a new subsidiary of Coteccons Construction Joint Stock Company abroad to conduct construction-related activities.

As at 31 December 2024, the Company is in the process of completing the procedures related to the establishment of this subsidiary.

4.2 *The establishment of a Brand of Coteccons abroad*

According to the Resolution No. 18/2024/NQ-HDQT dated 30 August 2024, regarding the establishment of a branch of Coteccons Construction Joint Stock Company abroad for the purpose of participating in bidding and executing construction projects in the abroad markets.

As at 31 December 2024, the Company is in the process of completing the procedures related to the establishment of this brand.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

5. CASH AND CASH EQUIVALENTS

	VND	
	31 December 2024	30 June 2024
Cash at banks	746,419,833,461	404,759,160,718
Cash equivalents (*)	<u>870,000,000,000</u>	<u>800,000,000,000</u>
TOTAL	<u>1,616,419,833,461</u>	<u>1,204,759,160,718</u>

(*) Cash equivalents represent bank deposits with original term under three (3) months and earn interests at the rates from 4.2% to 4.75% per annual.

6. HELD TO MATURITY INVESTMENTS

	VND	
	31 December 2024	30 June 2024
Short-term bank deposits (*)	<u>1,440,000,000,000</u>	<u>1,200,000,000,000</u>

(*) Short-term bank deposits include deposits and certificate of deposits at commercial banks with original maturity of more than three (3) months and less than one (1) year that earn interest at the applicable interest rates from 4.75% to 5.81% per annum.

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Short-terms trade receivables

	VND	
	31 December 2024	30 June 2024
Lego Manufacturing Vietnam Company Limited	696,829,618,125	917,311,047,008
Vinhomes Joint Stock Company	385,391,217,482	1,003,947,299,180
Other customers	<u>9,739,936,926,682</u>	<u>7,585,854,468,511</u>
TOTAL	<u>10,822,157,762,289</u>	<u>9,507,112,814,699</u>
Provision for doubtful short-term trade receivables	<u>(1,129,040,607,512)</u>	<u>(1,162,514,210,262)</u>
NET	<u>9,693,117,154,777</u>	<u>8,344,598,604,437</u>
<i>In which:</i>		
<i>Due from other parties</i>	9,439,211,048,850	8,226,961,088,805
<i>Due from related parties (Note 32)</i>	253,906,105,927	117,637,515,632

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.1 Short-terms trade receivables (continued)

Details of movements for provision for doubtful short-term trade receivables:

	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
		VND
Beginning balance	1,162,514,210,262	951,513,497,834
Provision made during the period	23,536,721,162	69,983,420,687
Reversal of provision during the period	(57,010,323,912)	(769,350,000)
Ending balance	<u>1,129,040,607,512</u>	<u>1,020,727,568,521</u>

7.2 Short-term advances to suppliers

	<i>31 December 2024</i>	<i>30 June 2024</i>
		VND
Related parties (Note 32)	175,383,721,598	173,504,740,360
Shinryo Vietnam Corporation	163,730,659,017	97,422,924,574
Nhat Nam Joint Stock Company	131,465,125,000	33,365,088,089
Other suppliers	579,111,266,359	530,443,441,405
TOTAL	<u>1,049,690,771,974</u>	<u>834,736,194,428</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.3 Doubtful debts

No.	Name	31 December 2024			30 June 2024			VND
		Ending balance	Provision	Net	Ending balance	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	Minh Viet Investment Joint Stock Company	121,951,773,910	121,951,773,910	-	121,951,773,910	121,951,773,910	-	
3	Other customers	880,512,071,442	523,430,795,479	357,081,275,963	1,074,005,646,570	556,904,398,229	517,101,248,341	
	TOTAL	1,486,121,883,475	1,129,040,607,512	357,081,275,963	1,679,615,458,603	1,162,514,210,262	517,101,248,341	

8. SHORT-TERM LOAN RECEIVABLES

	VND	
	Ending balance	Beginning balance
Unicons Investment Construction Company Limited	346,000,000,000	100,000,000,000
Sinh Nam Metal Company Limited (Vietnam)	63,027,455,474	59,949,151,929
TOTAL	409,027,455,474	159,949,151,929
<i>In which:</i>		
<i>Due from related parties (Note 32)</i>	409,027,455,474	159,949,151,929

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

9. OTHER SHORT-TERM RECEIVABLES

	VND	
	31 December 2024	30 June 2024
Receivables from related parties (Note 32)	237,039,120,306	429,963,944,941
Interest receivables	61,807,363,930	40,868,898,581
Advances to construction teams and employees	20,446,143,453	16,142,145,904
Short-term deposits	18,402,372,099	7,456,337,497
Others	2,349,451,466	2,852,804,378
TOTAL	340,044,451,254	497,284,131,301
Provision for doubtful other short-term receivables	(26,037,962,694)	(26,037,962,694)
NET	314,006,488,560	471,246,168,607

10. INVENTORIES

	VND	
	31 December 2024	30 June 2024
Construction work in process (*)	3,254,426,247,533	2,034,395,848,292
TOTAL	3,254,426,247,533	2,034,395,848,292
Provision for obsolete inventories	(86,949,400,888)	(56,007,913,774)
NET	3,167,476,846,645	1,978,387,934,518

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

	VND	
	31 December 2024	30 June 2024
Lancaster Legacy Project	335,280,195,309	123,782,619,698
Ecopark Vinh Project	330,904,897,211	135,607,783,655
Others	2,588,241,155,013	1,775,005,444,939
TOTAL	3,254,426,247,533	2,034,395,848,292

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

10. INVENTORIES (continued)

Detail of movements of provision for obsolete inventories:

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Beginning balance	56,007,913,774	69,134,509,898
Provision made during the period	32,153,532,045	-
Reversal of provision during the period	<u>(1,212,044,931)</u>	<u>(7,665,962,701)</u>
Ending balance	<u>86,949,400,888</u>	<u>61,468,547,197</u>

11. PREPAID EXPENSES

	VND	
	<i>31 December 2024</i>	<i>30 June 2024</i>
Short-term	13,827,417,685	5,054,705,561
Office tools and equipment	13,827,417,685	5,054,705,561
Long-term	119,356,151,497	78,904,063,733
Construction tools and equipment	69,621,907,375	36,712,006,598
Office tools and equipment	<u>49,734,244,122</u>	<u>42,192,057,135</u>
TOTAL	<u>133,183,569,182</u>	<u>83,958,769,294</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

12. TANGIBLE FIXED ASSETS

	VND				
	<i>Buildings & structures</i>	<i>Machinery & equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Total</i>
Cost:					
As at 30 June 2024	161,190,804,247	498,958,220,958	23,546,468,043	40,446,604,080	724,142,097,328
Newly purchase	322,183,200	19,400,385,300	-	2,232,452,174	21,955,020,674
Reclassification to investment properties (<i>Note 15</i>)	(398,072,100)	-	-	-	(398,072,100)
Disposal	-	(10,621,626,793)	-	(320,000,000)	(10,941,626,793)
As at 31 December 2024	<u>161,114,915,347</u>	<u>507,736,979,465</u>	<u>23,546,468,043</u>	<u>42,359,056,254</u>	<u>734,757,419,109</u>
<i>In which:</i>					
Fully depreciated	64,070,570,472	92,582,649,072	8,840,608,322	29,087,475,537	194,581,303,403
Accumulated depreciation:					
As at 30 June 2024	(101,902,648,446)	(404,115,370,440)	(19,582,645,486)	(32,793,562,719)	(558,394,227,091)
Depreciation for the period	(1,692,354,842)	(22,564,231,659)	(1,244,099,834)	(2,373,877,818)	(27,874,564,153)
Reclassification to investment properties (<i>Note 15</i>)	182,576,459	-	-	-	182,576,459
Disposal	-	10,535,248,677	-	320,000,000	10,855,248,677
As at 31 December 2024	<u>(103,412,426,829)</u>	<u>(416,144,353,422)</u>	<u>(20,826,745,320)</u>	<u>(34,847,440,537)</u>	<u>(575,230,966,108)</u>
Net carrying amount:					
As at 30 June 2024	<u>59,288,155,801</u>	<u>94,842,850,518</u>	<u>3,963,822,557</u>	<u>7,653,041,361</u>	<u>165,747,870,237</u>
As at 31 December 2024	<u>57,702,488,518</u>	<u>91,592,626,043</u>	<u>2,719,722,723</u>	<u>7,511,615,717</u>	<u>159,526,453,001</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

13. FINANCE LEASES

	VND
	<i>Office equipment</i>
Cost:	
As at 30 June 2024 and 31 December 2024	<u>2,663,034,106</u>
Accumulated depreciation:	
As at 30 June 2024	(1,418,339,260)
Depreciation for the period	<u>(268,492,206)</u>
As at 31 December 2024	<u>(1,686,831,466)</u>
Net carrying amount:	
As at 30 June 2024	<u>1,244,694,846</u>
As at 31 December 2024	<u>976,202,640</u>

14. INTANGIBLE FIXED ASSETS

	<i>Land use rights</i>	<i>Software</i>	VND <i>Total</i>
Cost:			
As at 30 June 2024 and 31 December 2024	<u>81,539,243,238</u>	<u>41,967,895,502</u>	<u>123,507,138,740</u>
<i>In which:</i>			
<i>Fully depreciated</i>	-	20,924,058,725	20,924,058,725
Accumulated amortisation:			
As at 30 June 2024	(5,714,109,817)	(28,532,979,026)	(34,247,088,843)
Amortisation for the period	<u>(173,520,975)</u>	<u>(2,094,546,044)</u>	<u>(2,268,067,019)</u>
As at 31 December 2024	<u>(5,887,630,792)</u>	<u>(30,627,525,070)</u>	<u>(36,515,155,862)</u>
Net carrying value:			
As at 30 June 2024	<u>75,825,133,421</u>	<u>13,434,916,476</u>	<u>89,260,049,897</u>
As at 31 December 2024	<u>75,651,612,446</u>	<u>11,340,370,432</u>	<u>86,991,982,878</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

15. INVESTMENT PROPERTIES

	<i>Office building</i>	<i>Others</i>	<i>VND Total</i>
Cost:			
As at 30 June 2024	89,981,715,330	18,620,363,909	108,602,079,239
Reclassification from tangible fixed assets (<i>Note 12</i>)	<u>398,072,100</u>	-	<u>398,072,100</u>
As at 31 December 2024	<u>90,379,787,430</u>	<u>18,620,363,909</u>	<u>109,000,151,339</u>
Accumulated depreciation:			
As at 30 June 2024	(38,110,798,924)	(7,918,997,119)	(46,029,796,043)
Depreciation for the period	(1,498,704,478)	(375,486,554)	(1,874,191,032)
Reclassification from tangible fixed assets (<i>Note 12</i>)	<u>(182,576,459)</u>	-	<u>(182,576,459)</u>
As at 31 December 2024	<u>(39,792,079,861)</u>	<u>(8,294,483,673)</u>	<u>(48,086,563,534)</u>
Net carrying amount:			
As at 30 June 2024	<u>51,870,916,406</u>	<u>10,701,366,790</u>	<u>62,572,283,196</u>
As at 31 December 2024	<u>50,587,707,569</u>	<u>10,325,880,236</u>	<u>60,913,587,805</u>

The fair value of the investment properties was not formally assessed and determined as at 31 December 2024. However, given 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 interim separate balance sheet date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

16. LONG-TERM INVESTMENTS

	<i>As at 31 December 2024</i>		<i>As at 30 June 2024</i>		<i>VND</i>
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>	
	Investments in subsidiaries (<i>Note 16.1</i>)	2,929,995,529,602	-	2,934,995,529,602	-
Investments in associates (<i>Note 16.2</i>)	177,600,000,000	(177,600,000,000)	177,600,000,000	(177,600,000,000)	
Investment in another entity (<i>Note 16.3</i>)	59,960,000,000	-	59,960,000,000	-	
TOTAL	3,167,555,529,602	(177,600,000,000)	3,172,555,529,602	(177,600,000,000)	

16.1 Investment in subsidiaries

<i>Name</i>	<i>Address</i>	<i>Business activities</i>	<i>As at 31 December 2024</i>		<i>As at 30 June 2024</i>	
			<i>Ownership</i>	<i>Amount</i>	<i>Ownership</i>	<i>Amount</i>
			<i>%</i>	<i>VND</i>	<i>%</i>	<i>VND</i>
Covestcons Company Limited	Ho Chi Minh City, Viet Nam	Commission services and trade of real estates	100	1,872,000,000,000	100	1,872,000,000,000
Unicons Investment Construction Company Limited	Ho Chi Minh City, Viet Nam	Construction services	100	638,348,360,000	100	638,348,360,000
Sinh Nam Metal Company Limited (Vietnam)	Binh Duong Province, Viet Nam	Design, construction, and installation services	100	276,137,834,801	100	281,137,834,801
Coteccons Construction, Inc	Kent District, Delaware State, United States	Construction services	100	123,715,000,000	100	123,715,000,000
UG M&E (Vietnam) Limited	Ho Chi Minh City, Viet Nam	Design, construction, and installation services	100	19,794,334,801	100	19,794,334,801
TOTAL				2,929,995,529,602		2,934,995,529,602

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

16. LONG-TERM INVESTMENTS (continued)

16.2 Investment in associates

Name	As at 31 December 2024			As at 30 June 2024		
	Ownership	Amount	Provision	Ownership	Amount	Provision
	%	VND	VND	%	VND	VND
FCC Infrastructure Investment Joint Stock Company	42,36	159,600,000,000	(159,600,000,000)	42,36	159,600,000,000	(159,600,000,000)
Quang Trong Commercial Joint Stock Company	36,00	18,000,000,000	(18,000,000,000)	36,00	18,000,000,000	(18,000,000,000)
TOTAL		177,600,000,000	(177,600,000,000)		177,600,000,000	(177,600,000,000)

16.3 Investment in another entity

Name	As at 31 December 2024		As at 30 June 2024	
	Ownership	Amount	Ownership	Amount
	%	VND	%	VND
Ricons Construction Investment Joint Stock Company ("Ricons")	14,43	59,960,000,000	14,43	59,960,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

17. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

17.1 Short-term trade payables

	VND			
	As at 31 December 2024		As at 30 June 2024	
	Amount	Payable amount	Amount	Payable amount
Related parties (Note 32)	1,191,512,175,067	1,191,512,175,067	1,518,514,760,014	1,518,514,760,014
Other suppliers	4,896,991,563,413	4,896,991,563,413	3,908,672,183,763	3,908,672,183,763
TOTAL	6,088,503,738,480	6,088,503,738,480	5,427,186,943,777	5,427,186,943,777

17.2 Short-term advances from customers

	VND	
	31 December 2024	30 June 2024
Viet Lao Economic Cooperation Corporation	633,448,579,931	218,233,547,010
Related parties (Note 32)	16,726,989,639	57,055,825,617
Other customers	2,154,087,040,565	1,712,811,752,538
TOTAL	2,804,262,610,135	1,988,101,125,165

18. STATUTORY OBLIGATIONS

	VND				
	30 June 2024	Increase in period	Off set in period	Payment in period	31 December 2024
Receivables					
Value added tax	983,754,453,575	813,911,991,162	(603,350,084,802)	-	1,194,316,359,935
Import tax	15,344,244	-	-	-	15,344,244
TOTAL	983,769,797,819	813,911,991,162	(603,350,084,802)	-	1,194,331,704,179
Payables					
Corporate income tax	52,400,743,035	33,895,004,645	-	(53,104,625,467)	33,191,122,213
Personal income tax	5,295,412,802	39,144,478,134	-	(38,818,159,642)	5,621,731,294
Value added tax	-	603,946,664,124	(603,350,084,802)	(596,579,322)	-
Others	-	131,892,545	-	(131,892,545)	-
TOTAL	57,696,155,837	677,118,039,448	(603,350,084,802)	(92,651,256,976)	38,812,853,507

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

19. SHORT-TERM ACCRUED EXPENSES

	VND	
	31 December 2024	30 June 2024
Accruals for on-going construction projects	2,968,876,371,019	1,844,820,749,474
Bonus for employees	89,459,548,437	80,611,831,542
Interest expense	20,838,103,706	19,677,678,957
Bonus for Board of Directors and Board of Supervision	1,312,000,000	2,624,000,000
Others	7,461,441,254	6,978,063,534
TOTAL	<u>3,087,947,464,416</u>	<u>1,954,712,323,507</u>

20. OTHER SHORT-TERM PAYABLES

	VND	
	31 December 2024	30 June 2024
Factoring contracts (*)	476,366,609,428	601,080,152,643
Dividend payable	100,464,355,975	534,341,975
Payable to construction teams and employees	8,657,019,464	9,531,362,682
Deposits receivables	3,278,637,078	1,099,246,368
Related parties (Note 32)	416,921,700	2,464,698,675
Others	2,302,842,386	1,948,141,954
TOTAL	<u>591,486,386,031</u>	<u>616,657,944,297</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 National Citizen Commercial Joint Stock Bank under the Limit Factoring Contract No. 0374/24/BTT.HM/DNG dated 5 November 2024. 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

21. LOANS AND FINANCE LEASE

	30 June 2024	Increase in period	Decrease in period	Allocation of bond's issuance fee	VND 31 December 2024
Short-term					
Loans from banks (Note 21.1)	865,710,822,769	2,806,205,889,078	(1,676,468,288,505)	-	1,995,448,423,342
Bonds (Note 21.2)	430,954,166,664	-	-	1,045,833,336	432,000,000,000
TOTAL	1,296,664,989,433	2,806,205,889,078	(1,676,468,288,505)	1,045,833,336	2,427,448,423,342

21.1 Short-term loans from banks

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

	31 December 2024 VND	Maturity date	Interest rate %/p.a	Description of collateral
Military Commercial Joint Stock Bank ("MBB")	1,096,813,227,415	From 20 January 2025 to 27 June 2025	4.6 – 5.2	Unsecured
Vietnam Technological and Commercial Joint Stock Bank ("TCB")	451,408,143,745	From 13 January 2025 to 17 June 2025	4.5 – 5.9	Unsecured
Vietnam Commercial Joint Stock Bank – Saigon South Branch ("VCB")	256,625,833,190	From 3 March 2025 to 23 June 2025	4.3 – 4.5	Unsecured
Vietnam Joint Stock Commercial Bank for Industry and Trade ("CTG")	104,253,794,925	From 11 April 2025 to 27 June 2025	4.8	Unsecured
HSBC Bank (Vietnam) Limited ("HSBC")	47,941,574,259	From 29 April 2025 to 16 June 2025	5.2	Unsecured
Orient Commercial Joint Stock Bank ("OCB")	38,405,849,808	From 31 March 2025 to 25 May 2025	6.0 – 6.2	Unsecured
TOTAL	1,995,448,423,342			



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

21. LOANS AND FINANCE LEASE (continued)

21.2 Long-term bonds

Details of the issued bonds are presented as follows:

<i>Issuer</i>	<i>Depository and transfer agent</i>	<i>31 December 2024</i> <i>VND</i>	<i>Maturity date</i>	<i>Interest rate</i> <i>% p.a</i>	<i>Description of collateral</i>
Coteccons Construction Joint Stock Company	SSI Securities Corporation	<u>432,000,000,000</u>	14 January 2025	9.5	Unsecured
<i>In which:</i>					
<i>Long-term bond due for payment</i>		<i>432,000,000,000</i>			

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 period was VND 1,045,833,336.

According to Report No. 0144/2025/CV-CTD dated 15 January 2025, the Company has completed all obligations to pay Principal and Interest of Bonds to Bondholders on 14 January 2025.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

22. PROVISIONS

	<i>31 December 2024</i>	<i>30 June 2024</i>
		<i>VND</i>
Short-term	171,016,427,114	188,967,376,542
Provisions for onerous contracts	126,490,176,052	136,318,696,031
Provisions for construction warranty	44,526,251,062	52,648,680,511
Long-term	2,256,316,634	2,635,528,384
Severance allowance	2,256,316,634	2,635,528,384
TOTAL	<u>173,272,743,748</u>	<u>191,602,904,926</u>

23. BONUS AND WELFARE FUND

	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
		<i>VND</i>
Beginning balance	68,011,650,421	68,907,220,021
Utilization of fund	(1,896,986,649)	(895,569,600)
Ending balance	<u>66,114,663,772</u>	<u>68,011,650,421</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

24. OWNERS' EQUITY

24.1 Increase and decrease in owners' equity

						VND	
	<i>Share capital</i>	<i>Share premium</i>	<i>Treasury shares</i>	<i>Investment and development fund</i>	<i>Undistributed earnings</i>	<i>Total</i>	
For the six-month period ended 31 December 2023							
As at 30 June 2023	788,308,000,000	2,958,324,265,825	(530,940,621,523)	3,454,338,701,543	382,264,036,536	7,052,294,382,381	
Increase in capital	248,024,610,000	-	-	(248,024,610,000)	-	-	
Net profit for the period	-	-	-	-	57,211,031,092	57,211,031,092	
As at 31 December 2023	<u>1,036,332,610,000</u>	<u>2,958,324,265,825</u>	<u>(530,940,621,523)</u>	<u>3,206,314,091,543</u>	<u>439,475,067,628</u>	<u>7,109,505,413,473</u>	
For the six-month period ended 31 December 2024							
As at 30 June 2024	1,036,332,610,000	2,879,707,744,105	(445,191,149,803)	3,206,314,091,543	484,029,184,092	7,161,192,479,937	
Net profit for the period	-	-	-	-	158,408,968,062	158,408,968,062	
Dividends declared (*)	-	-	-	-	(99,930,014,000)	(99,930,014,000)	
Other increase	-	13,330,000	-	-	-	13,330,000	
As at 31 December 2024	<u>1,036,332,610,000</u>	<u>2,879,721,074,105</u>	<u>(445,191,149,803)</u>	<u>3,206,314,091,543</u>	<u>542,508,138,154</u>	<u>7,219,684,763,999</u>	

(*) In accordance with Annual General Meeting of Shareholders Resolution No. 02/2024/NQ-DHDCD dated 19 October 2024 and Board of Directors' Resolution No. 26/2024/NQ-HDQT dated 9 December 2024, the Company has approved the dividends declared by cash from undistributed earnings with ratio of 10% (VND 1,000 per share), equivalent with total amount of VND 99,930,014,000. On 13 December 2024, the Company received the Announcement No. 2030/TB-SGDTPHCM by Ho Chi Minh City Stock Exchange on the final date of this 2024 dividend declared by cash as mentioned above.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

24. OWNERS' EQUITY (continued)

24.2 Capital transactions with owners and distribution of dividends

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Contributed share capital		
Beginning balance	1,036,332,610,000	788,308,000,000
Increase in period	-	248,024,610,000
Ending balance	<u>1,036,332,610,000</u>	<u>1,036,332,610,000</u>
Dividends		
Dividends declared	(99,930,014,000)	-

24.3 Shares

	<i>Number of shares</i>	
	<u>31 December 2024</u>	<u>30 June 2024</u>
Authorised shares	103,633,261	103,633,261
Shares issued and fully paid	103,633,261	103,633,261
<i>Ordinary shares</i>	103,633,261	103,633,261
Treasury shares	3,703,247	3,703,247
<i>Ordinary shares</i>	3,703,247	3,703,247
Outstanding shares	99,930,014	99,930,014
<i>Ordinary shares</i>	99,930,014	99,930,014

25. REVENUES

25.1 Revenues from sales of goods and rendering of services

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Rendering of construction contracts (*)	9,422,155,778,686	8,247,627,757,646
Rendering of services	-	19,000,000,000
Rental income from investment properties	10,774,553,187	7,425,713,065
TOTAL	<u>9,432,930,331,873</u>	<u>8,274,053,470,711</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

25. REVENUES (continued)

25.1 Revenues from sales of goods and rendering of services (continued)

(*) Revenue from construction contracts recognised during the period are as follows:

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Revenue recognised during the period of the on-going construction contracts	9,403,926,131,492	8,163,674,740,771
Revenue recognised during the period of the completed construction contracts	<u>18,229,647,194</u>	<u>83,953,016,875</u>
TOTAL	<u>9,422,155,778,686</u>	<u>8,247,627,757,646</u>
Cumulative revenue recognised up to end of period of the on-going construction contracts	58,911,576,824,246	54,457,730,217,599

25.2 Finance income

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Interest income from bank deposits	51,280,100,665	59,529,151,797
Interest income from late payments	22,368,830,286	29,847,682,977
Interest income from lending	7,516,751,513	-
Dividends	2,860,000,000	2,860,000,000
Foreign exchange gains	<u>439,533,015</u>	<u>384,949,165</u>
TOTAL	<u>84,465,215,479</u>	<u>92,621,783,939</u>

26. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Cost of construction services rendered	9,150,263,122,846	8,094,740,734,646
Cost of office rental	5,547,036,205	3,945,333,644
Cost of services rendered	<u>-</u>	<u>19,000,000,000</u>
TOTAL	<u>9,155,810,159,051</u>	<u>8,117,686,068,290</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

27. FINANCE EXPENSES

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Interest expenses	60,249,957,271	43,785,224,058
Bond issuance costs	1,045,833,336	1,045,833,336
Foreign exchange loss	151,348,893	1,221,520,460
TOTAL	<u>61,447,139,500</u>	<u>46,052,577,854</u>

28. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Labour costs	82,143,967,786	38,184,064,553
Expense for external services	37,458,223,078	18,066,898,137
Depreciation and amortisation	5,218,808,910	7,107,249,232
(Reversal) provision for doubtful debt	(32,961,246,906)	69,214,070,687
Others	12,206,080,558	6,765,324,292
TOTAL	<u>104,065,833,426</u>	<u>139,337,606,901</u>

29. OTHER INCOME AND EXPENSES

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Other income	1,602,487,346	7,964,045,590
Gain from disposal of fixed assets	940,751,884	67,508,012
Compensation and penalty	131,872,763	322,803,644
Reversal of warranty provision	-	6,878,458,062
Others	529,862,699	695,275,872
Other expenses	<u>(15,100,173)</u>	<u>(22,757)</u>
OTHER PROFIT	<u>1,587,387,173</u>	<u>7,964,022,833</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

30. PRODUCTION AND OPERATING COSTS

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Raw materials	5,223,833,183,654	4,789,504,484,525
External services expenses	3,539,268,629,643	3,063,718,144,219
Labour costs	389,788,282,194	265,044,557,414
Tools and suppliers	95,455,748,924	30,886,363,125
Depreciation and amortization (Notes 12, 13, 14 and 15)	32,285,314,410	35,530,600,937
(Reversal) provisions	(32,961,246,906)	69,214,070,687
Others	12,206,080,558	3,125,454,284
TOTAL	<u>9,259,875,992,477</u>	<u>8,257,023,675,191</u>

31. CORPORATE INCOME TAX

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

The tax returns filed by the Company are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the interim separate financial statements could be changed at a later date upon final determination by the tax authorities.

31.1 CIT expense

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
CIT expense of current period	33,876,297,645	21,210,542,995
Adjustment for under accrual of tax from prior periods	<u>18,707,000</u>	<u>133,464,250</u>
	33,895,004,645	21,344,007,245
Deferred tax expenses (income)	<u>5,355,829,841</u>	<u>(6,992,013,899)</u>
TOTAL	<u>39,250,834,486</u>	<u>14,351,993,346</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

31. CORPORATE INCOME TAX (continued)

31.1 CIT expense (continued)

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

	VND	
	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Accounting profit before tax	<u>197,659,802,548</u>	<u>71,563,024,438</u>
At CIT rate applicable to the Company	39,531,960,510	14,312,604,888
<i>Adjustments:</i>		
Non-deductible expenses	203,896,503	482,310,724
Foreign exchange losses (gains) arising from revaluation of monetary accounts denominated in foreign currency	68,270,473	(4,386,516)
Adjustment for under accrual of tax from prior periods	18,707,000	133,464,250
Dividend income	<u>(572,000,000)</u>	<u>(572,000,000)</u>
CIT expenses	<u>39,250,834,486</u>	<u>14,351,993,346</u>

31.2 Current tax

The current tax payable is based on taxable income for the current period, The taxable income of the Company for the period differs from the accounting profit before tax as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the interim separate balance sheet date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

31. CORPORATE INCOME TAX (continued)

31.3 Deferred tax

The followings are the deferred tax assets and deferred tax liabilities recognised by the Company, and the movements thereon, during the current and previous periods:

	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>31 December 2024</i>	<i>30 June 2024</i>	<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Provision for doubtful debts	87,686,462,493	97,182,619,778	(9,496,157,285)	13,842,814,137
Provision for investments	31,920,000,000	31,920,000,000	-	-
Provision for onerous contract	25,298,035,209	27,263,739,205	(1,965,703,996)	(5,249,135,425)
Provision for obsolete inventories	17,389,880,178	11,201,582,755	6,188,297,423	(1,533,192,541)
Severance allowance	451,263,327	527,105,677	(75,842,350)	(28,054,150)
Foreign exchange differences arising from revaluation of monetary accounts denominated in foreign currency	(61,846,841)	(55,423,208)	(6,423,633)	(40,418,122)
Net deferred tax assets	162,683,794,366	168,039,624,207		
Net deferred tax (expenses) income to interim separate income statement			(5,355,829,841)	6,992,013,899

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

32. TRANSACTIONS WITH RELATED PARTIES

List of related parties with the Company as at 31 December 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	
VOF Investment Limited	Group of major shareholders
KIM Vietnam Fund Management Co., Ltd. and its related funds ("KIM Funds Group")	Group of major shareholders
Ladona Properties Company Limited ("Ladona")	Related party of major shareholder
Kusto Group Pte. Ltd. ("Kusto")	Related party of major shareholder
Kusto Management Vietnam Company Limited ("Kusto Vietnam")	Related party of major shareholder
Unicons Investment Construction Company Limited	Subsidiary
Covestcons Company Limited	Subsidiary
CTD Futureimpact Joint Stock Company	Subsidiary
Solaresco-1 Company Limited	Subsidiary
CTD Materials Company Limited ("CTD Materials")	Subsidiary
Coteccons Nest Company Limited	Subsidiary
New Playground Company Limited	Subsidiary
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary
Sinh Nam Metal Company Limited (Myanmar)	Subsidiary
UG M&E (Vietnam) Limited	Subsidiary
Coteccons Construction Inc	Subsidiary
FCC Infrastructure Investment Joint Stock Company	Associate
Quang Trong Commercial Joint Stock Company	Associate
Hiteccons Investment Joint Stock Company	Associate
Members of the Board of Directors, Board of Supervision and Management	Key personnel

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties for the six-month periods ended 31 December 2024 and 31 December 2023 were as follows:

Related parties	Relationship	Nature of transaction	VND	
			For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023
Unicons Investment Construction Company Limited	Subsidiary	Construction cost	273,046,196,873	1,840,951,001,268
		Lending	246,000,000,000	-
		Loan interest	3,384,657,533	-
		Office rental income	2,782,998,820	7,130,529,570
		Equipment rental expense	866,910,958	720,775,245
		Payment on behalf	138,498,185	-
		Others	337,153,437	358,804,296
Covestcons Company Limited	Subsidiary	Office rental income	-	14,000,000,000
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary	Construction cost	43,384,511,748	-
		Decrease capital contribution	5,000,000,000	-
		Loan interest	1,385,488,734	-
		Office rental income	447,103,440	-
		Service revenue	32,614,952	-
UG M&E (Vietnam) Limited	Subsidiary	Construction cost	55,898,180,328	-
		Office rental income	694,301,580	-
		Service revenue	50,676,364	-
Coteccons Nest Company Limited	Subsidiary	Collect money according to offset agreement No. 2506/2023/TTCTCN/HA-CTC	200,349,723,650	88,864,528,939
Kusto	Related party of major shareholder	Income from office rental	32,150,892	-
Kusto Vietnam	Related party of major shareholder	Income from office rental	8,931,123	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties for the six-month periods ended 31 December 2024 and 31 December 2023 were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>VND</i>	
			<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
CTD Materials	Subsidiary	Lending	45,300,000,000	-
		Rendering of services	28,592,855,936	-
		Construction cost	5,317,440,128	-
		Loan interest	230,350,685	-
Ladona	Related party of major shareholder	Construction cost	492,564,587,733	148,650,429,558

Amounts due from related parties at the interim separate balance sheet dates were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>VND</i>	
			<i>31 December 2024</i>	<i>30 June 2024</i>
<i>Short-term trade receivables</i>				
Ladona	Related party of major shareholder	Rendering of construction services	193,093,136,234	41,606,984,892
Unicons Investment Construction Company Limited	Subsidiary	Office rental, equipment rental	38,099,316,874	34,695,163,696
CTD Materials	Subsidiary	Service revenue	22,705,471,510	-
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary from 13 March 2024	Service revenue	5,582,042	8,710,604

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from related parties at the interim separate balance sheet dates were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>31 December 2024</i>	<i>VND 30 June 2024</i>
<i>Short-term trade receivables</i>				
Kusto Vietnam	Related party of major shareholder	Office rental	2,401,491	-
Kusto	Related party of major shareholder	Office rental	197,776	-
Coteccons Nest Company Limited	Subsidiary	Real estate transfer	-	33,626,656,440
Covestcons Company Limited	Subsidiary	Office rental	-	7,700,000,000
			<u>253,906,105,927</u>	<u>117,637,515,632</u>
<i>Short-term loan receivables</i>				
Unicons Investment Construction Company Limited	Subsidiary	Lending	346,000,000,000	100,000,000,000
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary	Lending	63,027,455,474	59,949,151,929
			<u>409,027,455,474</u>	<u>159,949,151,929</u>
<i>Short-term advance from a customer</i>				
Ladona	Related party of major shareholder	Rendering of construction services	16,726,989,639	57,055,825,617

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from related parties at the interim separate balance sheet dates were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>VND</i>	
			<i>31 December 2024</i>	<i>30 June 2024</i>
<i>Short-term advance to suppliers</i>				
Unicons Investment Construction Company Limited	Subsidiary	Rendering of construction services	106,341,781,006	153,338,486,256
UG M&E (Vietnam) Limited	Subsidiary	Rendering of construction services	55,686,429,538	-
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary	Rendering of construction services	13,355,511,054	20,166,254,104
			<u>175,383,721,598</u>	<u>173,504,740,360</u>
<i>Other short-term receivables</i>				
Covestcons Company Limited	Subsidiary	Profit distributed	150,000,000,000	150,000,000,000
Coteccons Nest Company Limited	Subsidiary	Off set between payables and receivables	78,879,466,011	279,229,189,661
Unicons Investment Construction Company Limited	Subsidiary	Loan interest	5,987,397,260	82,191,781
		Payment on behalf	138,498,185	-
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary	Loan interest	2,033,758,850	652,563,499
			<u>237,039,120,306</u>	<u>429,963,944,941</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from related parties at the interim separate balance sheet dates were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>31 December 2024</i>	<i>VND 30 June 2024</i>
<i>Short-term trade payables</i>				
Unicons Investment Construction Company Limited	Subsidiary	Office rental, equipment rental	1,106,655,925,182	1,434,673,055,767
UG M&E (Vietnam) Limited	Subsidiary	Construction cost	55,560,534,699	70,694,133,026
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary	Construction cost	27,299,671,509	13,147,571,221
CTD Materials	Subsidiary	Construction cost	1,996,043,677	-
			<u>1,191,512,175,067</u>	<u>1,518,514,760,014</u>
<i>Other short-term payables</i>				
UG M&E (Vietnam) Limited	Subsidiary	Deposit for office rental	281,026,830	281,026,830
Sinh Nam Metal Company Limited (Vietnam)	Subsidiary	Deposit for office rental	117,658,800	117,658,800
Kusto	Related party of major shareholder	Deposit for office rental	18,236,070	30,019,875
Covestcons Company Limited	Subsidiary	Payment on behalf	-	2,035,993,170
			<u>416,921,700</u>	<u>2,464,698,675</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors, Board of Supervision and Board of Management:

<i>Individuals</i>	<i>Position</i>	<i>VND</i>	
		<u><i>Remuneration</i></u>	
		<i>For the six-month period ended 31 December 2024</i>	<i>For the six-month period ended 31 December 2023</i>
Mr. Bolat Duisenov	Chairman of BOD	6,093,905,660	90,245,250
Mr. Vo Hoang Lam	General Director to 17 October 2024		
	Deputy General Director from 17 October 2024	4,725,737,815	4,187,963,330
Ms. Nguyen Trinh Thuy Trang	Deputy General Director from 17 October 2024	3,432,725,559	-
Mr. Nguyen Chi Thien	Deputy General Director from 17 October 2024	3,243,484,503	-
Mr. Tran Ngoc Hai	Deputy General Director from 17 October 2024	2,874,168,513	-
Mr. Pham Quan Luc	Deputy General Director to 17 October 2024	2,239,910,447	1,919,134,440
Mr. Nguyen Van Dua	Deputy General Director from 17 October 2024	2,197,780,040	-
Mr. Tran Van Thuc	Head of BOS	1,107,243,963	240,000,000
Mr. Pham Quang Vu	Member of BOD	600,000,000	600,000,000
Mr. Tong Van Nga	Member of BOD	300,000,000	300,000,000
Mr. Doan Phan Trung Kien	Member of BOS	48,000,000	48,000,000
Mr. Nguyen Ngoc Lan	Deputy General Director	-	1,811,134,440
Ms. Pham Thi Bich Ngoc	Deputy General Director to 25 August 2023	-	1,071,462,949
TOTAL		<u>26,862,956,500</u>	<u>10,267,940,409</u>

33. COMMITMENTS

The Company leases out under operating lease arrangements. The future minimum rental receivables as at the interim balance sheet dates under the operating lease agreements are as follows:

	<i>VND</i>	
	<i>31 December 2024</i>	<i>30 June 2024</i>
Less than 1 year	12,339,749,377	15,477,256,567
From 1 to 5 years	23,574,755,202	26,281,809,375
More than 5 years	-	860,762,700
TOTAL	<u>35,914,504,579</u>	<u>42,619,828,642</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the six-month period then ended

34. EVENTS AFTER THE INTERIM SEPARATE BALANCE SHEET DATE

On 4 January 2025, the Company completed all procedures for the establishment of a subsidiary named Coteccons India Construction Private Limited in India accordance with Resolution of the Board of Directors No. 16/2024/NQ-HDQT signed on 15 August 2024.


Aside from the aforementioned event, there is no matters or circumstances that has arisen since the interim separate balance sheet date that requires adjustment or disclosure in the interim separate financial statements of the Company.



Nguyen Thuy Phuong Minh
Preparer



Tran Thi Thanh Van
Chief Accountant



Nguyen Van Dua
Deputy General Director

Ho Chi Minh City, Vietnam

28 February 2025



**EXPLANATION OF DIFFERENCE IN NET PROFIT AFTER TAX
IN THE FIRST SIX MONTHS OF 2025
(From 1st July 2024 to 31st December 2024)**

Coteccons Construction Joint Stock Company explained the difference in net profit after tax on the Separate and Consolidated Financial Statements (audited) for the first six months of 2025 (from 01/07/2024 to 31/12/2024) compared to the same period last year as follows:

I. SEPARATE FINANCIAL STATEMENTS

Items	For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023	Variance	%
Net profit after tax	158.408.968.062	57.211.031.092	101.197.936.970	176,89%

Cause: Net profit after tax of the Separate Financial Statements (audited) in the first six months of 2025 (From 1st July 2024 to 31st December 2024) increased by 176.89% over the same period last year, mainly due to the impact of the following indicators:

Items	For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023	Variance	%
Gross profits from sale of goods and rendering of services	277.120.172.822	156.367.402.421	120.752.770.401	77,22%
<i>In which:</i>				
- Net revenues from sale of goods and rendering of services	9.432.930.331.873	8.274.053.470.711	1.158.876.861.162	14,01%
- Costs of goods sold and services rendered	9.155.810.159.051	8.117.686.068.290	1.038.124.090.761	12,79%

Gross profit from sales and service provision increased by more than VND 120 billion, equivalent to an increase of 77.22%. The main reason is that net revenue from sale of goods and rendering of services increased by VND 1,158 billion, equivalent to 14.01% over the same period last year. In addition, the policy of setting aside provisions for risky projects that the Board of Directors has proactively implemented since the previous year, has mitigated the impact of fluctuations in labor costs, construction materials and macro factors on cost costs in the period.

II. CONSOLIDATED FINANCIAL STATEMENTS

Quota	For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023	Variance	%
Net profit after tax	197.533.501.449	135.721.469.259	61.812.032.190	45,54%

Cause: Net profit after tax of the Consolidated Financial Statements (audited) in the first six months of 2025 (From 1st July 2024 to 31st December 2024) increased by 45.54% over the same period last year, mainly due to the impact of the following indicators:

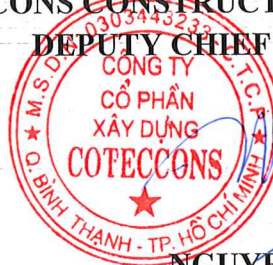
Quota	For the six-month period ended 31 December 2024	For the six-month period ended 31 December 2023	Variance	%
Net revenues from sale of goods and rendering of services	11.644.573.939.215	9.783.887.007.862	1.860.686.931.353	19,02%
Costs of goods sold and services rendered	402.605.406.647	269.394.571.964	133.210.834.683	49,45%

Net revenues from sale of goods and rendering of services increased by VND 1,860 billion, equivalent to an increase of 19.02% over the same period last year, along with gross profit margin increased from 2.75% to 3.46% over the same period last year. Therefore, gross profit on sales and service provision increased by VND 133 billion.

COTECCONS CONSTRUCTION JOINT STOCK COMPANY
DEPUTY CHIEF EXECUTIVE OFFICER

Where to receive:

Ditto;
Save VP.



NGUYEN VAN DUA

