

SJ Group Joint Stock Company

[formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company]

Consolidated financial statements

For the year ended 31 December 2024



SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and
Development Joint Stock Company]

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SJ Group Joint Stock Company [formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company]

GENERAL INFORMATION

THE COMPANY

SJ Group Joint Stock Company (“the Company”), formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company, is a joint stock company incorporated under the Law on Enterprise of Vietnam in pursuant to the Enterprise Registration Certificate No. 0103002731 issued by Hanoi Department of Planning and Investment dated 8 August 2003. The Company also subsequently received amended Enterprise Registration Certificates No. 0101399461 with the 13th amendment dated 11 April 2024 as the latest. According to the 13th amendment of the Business Registration Certificate dated 11 April 2024, the Company has been renamed from Song Da Urban & Industrial Zone Investment and Development Joint Stock Company to SJ Group Joint Stock Company.

The current principal activities of the Company are:

- ▶ Real estate business;
- ▶ Real estate service business;
- ▶ Rendering services for housing, urban and industrial zone.

The Company’s head office is located at plot TT2, Nam An Khanh New Urban Area, An Khanh Commune, Hoai Duc District, Hanoi, Vietnam.

BOARD OF DIRECTORS

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

Mr. Bui Quang Bach	Chairman cum Independent member	Appointed on 21 August 2024
Mr. Do Van Binh	Vice Chairman	Appointed on 21 August 2024
Mr. Phuong Xuan Thuy	Chairman	Resigned on 21 August 2024
Mr. Nguyen Phu Cuong	Vice Chairman	Appointed on 21 August 2024
Mrs. Chu Thi Thu Huong	Member	
	Member	

BOARD OF SUPERVISION

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

Ms. Le Thi Thuy	Head of Board of Supervision
Ms. Tran Thi Thanh Huyen	Member
Mr. Nguyen Ngoc Thang	Member

BOARD OF INTERNAL AUDIT DEPARTMENT

Member of the Board of Internal Audit Department during the year and at the date of this report is:

Mr. Nguyen Minh Son	Head of Internal Audit Department
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SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and
Development Joint Stock Company]

GENERAL INFORMATION (continued)

MANAGEMENT

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

Mr. Nguyen Viet Cuong	Acting General Director	Appointed on 15 July 2024
Mr. Do Trong Quynh	General Director	Resigned on 15 July 2024
Mr. Nguyen Tran Dung	Deputy General Director	
Mr. Nguyen Cong Chinh	Deputy General Director	
Mr. Tran Nhu Trung	Deputy General Director	
Mr. Tran Oanh	Deputy General Director	
Mr. Nguyen Hai Ninh	Chief Financial Officer	
Mr. Nguyen Duc Dien	Deputy General Director	Resigned on 31 March 2024

LEGAL REPRESENTATIVE

The legal representative of the Company from 1 January 2024 to 15 July 2024 is Mr. Do Trong Quynh and from 15 July 2024 to the date of this report is Mr. Nguyen Viet Cuong in accordance with the Decision No. 12/TB-CT-CBTT of the Board of Directors of the Company dated 15 July 2024.

Mr. Nguyen Hai Ninh, Chief Financial Officer, is authorised by Mr. Nguyen Viet Cuong, the Company's legal representative, to sign the consolidated financial statements for the year ended 31 December 2024 in accordance with the Letter of Authorisation No. 117/GUQ-CT-TCKT dated 29 August 2024.

AUDITOR

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

SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company]

REPORT OF MANAGEMENT

Management of SJ Group Joint Stock Company ("the Company"), formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company, is pleased to present this report and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the year ended 31 December 2024.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

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

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

STATEMENT BY MANAGEMENT

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

For and on behalf of management:




Nguyễn Hải Ninh
Chief Financial Officer

Hanoi, Vietnam

7 March 2025

Reference: 11448693/68618899-HN

INDEPENDENT AUDITORS' REPORT

To : The Shareholders of SJ Group Joint Stock Company

We have audited the accompanying consolidated financial statements of SJ Group Joint Stock Company, formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group") as prepared on 7 March 2025 and set out on pages 6 to 63, which comprise the consolidated balance sheet as at 31 December 2024, the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2024, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.



Ernst & Young Vietnam Limited

Phùng Mạnh Phú
Deputy General Director
Audit Practising Registration
Certificate No.: 2598-2023-004-1

Ngo Thi Phuong Nhung
Auditor
Audit Practising Registration
Certificate No.: 3069-2024-004-1

Hanoi, Vietnam

7 March 2025

SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company]

B01-DN/HN

CONSOLIDATED BALANCE SHEET
as at 31 December 2024

Currency: VND

<i>Code</i>	<i>ASSETS</i>	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
100	A. CURENTS ASSETS		5,038,895,124,317	4,749,599,418,611
110	I. Cash and cash equivalents	5	172,907,922,346	68,219,290,512
111	1. Cash		155,271,833,314	36,102,580,790
112	2. Cash equivalents		17,636,089,032	32,116,709,722
120	II. Short-term investments		18,324,664,452	24,469,112,005
121	1. Held-for-trading securities	6.1	17,817,000,000	17,817,000,000
122	2. Provision for distribution in value of held-for-trading securities	6.1	(10,988,400,000)	(12,689,830,000)
123	3. Held-to-maturity investments	6.2	11,496,064,452	19,341,942,005
130	III. Current accounts receivable		623,255,756,061	453,960,374,485
131	1. Short-term trade receivables	7.1	213,928,461,543	169,522,298,278
132	2. Short-term advances to suppliers	7.2	43,782,834,765	35,619,664,569
135	3. Short-term loan receivables	8	6,000,000,000	6,000,000,000
136	4. Other short-term receivables	9	496,312,882,764	352,313,614,127
137	5. Provision for doubtful short-term receivables	10	(136,768,423,011)	(109,495,202,489)
140	IV. Inventories	11	4,201,847,486,703	4,182,465,766,640
141	1. Inventories		4,206,538,358,379	4,187,156,638,316
149	2. Provision for obsolete inventories		(4,690,871,676)	(4,690,871,676)
150	V. Other current assets		22,559,294,755	20,484,874,969
151	1. Short-term prepaid expenses	12	18,859,184,270	17,429,009,856
152	2. Value-added tax deductible	19	2,781,414,661	2,554,248,869
153	3. Tax and other receivables from the State		918,695,824	501,616,244

SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company]

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CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2024

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	B. NON-CURRENT ASSETS		2,805,367,424,813	2,724,379,436,831
210	I. Long-term receivables		117,053,467,975	117,053,467,975
212	1. Long-term advance to suppliers	7.2	49,982,867,975	49,982,867,975
216	2. Other long-term receivables	9	67,070,600,000	67,070,600,000
220	II. Fixed assets		220,499,841,314	228,420,658,219
221	1. Tangible fixed assets	13	219,754,546,616	227,655,779,389
222	Cost		326,912,110,150	333,101,555,568
223	Accumulated depreciation		(107,157,563,534)	(105,445,776,179)
227	2. Intangible fixed assets		745,294,698	764,878,830
228	Cost		999,212,051	999,212,051
229	Accumulated amortisation		(253,917,353)	(234,333,221)
230	III. Investment properties	14	4,431,310,670	5,064,624,458
231	1. Cost		15,832,845,014	15,832,845,014
232	2. Accumulated depreciation		(11,401,534,344)	(10,768,220,556)
240	IV. Long-term assets in progress	16	2,383,769,630,914	2,292,208,849,932
241	1. Long-term work in process	16.1	2,370,682,770,951	2,280,663,814,668
242	2. Construction in progress	16.2	13,086,859,963	11,545,035,264
250	V. Long-term investments	17	42,598,642,330	53,253,750,276
252	1. Investments in associates	17.1	-	8,997,050,899
253	2. Investment in other entities	17.2	58,243,068,750	58,243,068,750
254	3. Provision for long-term investments	17.2	(15,644,426,420)	(14,986,369,373)
255	4. Held-to-maturity investments		-	1,000,000,000
260	VI. Other long-term assets		37,014,531,610	28,378,085,971
261	1. Long-term prepaid expenses	12	13,188,330,744	13,929,078,746
262	2. Deferred tax assets	31.3	23,826,200,866	14,449,007,225
270	TOTAL ASSETS		7,844,262,549,130	7,473,978,855,442

SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and
Development Joint Stock Company]

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CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2024

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		4,850,384,833,056	4,712,392,279,671
310	I. Current liabilities		2,257,149,727,818	3,057,764,277,663
311	1. Short-term trade payables	18.1	113,384,793,963	141,159,454,903
312	2. Short-term advances from customers	18.2	655,544,874,240	3,338,191,261
313	3. Statutory obligations	19	186,036,837,668	116,822,774,787
314	4. Payables to employees		14,509,278,596	15,362,290,948
315	5. Short-term accrued expenses	20	659,810,021,510	1,164,004,198,215
318	6. Short-term unearned revenues		675,259,724	599,439,627
319	7. Short-term other payables	21	336,932,307,523	623,978,296,090
320	8. Short-term loan and finance lease obligations	22	197,380,000,000	899,095,000,000
322	9. Bonus and welfare fund	23	92,876,354,594	93,404,631,832
330	II. Non-current liabilities		2,593,235,105,238	1,654,628,002,008
332	1. Long-term advances from customers	18.2	193,208,327,754	193,208,327,754
333	2. Long-term accrued expenses	20	3,205,579,520	2,958,996,480
337	3. Other long-term liabilities	21	1,986,815,822,463	899,986,388,520
338	4. Long-term loans and finance lease obligations	22	408,046,870,000	556,426,870,000
342	5. Long-term provisions		1,958,505,501	2,047,419,254
400	D. OWNERS' EQUITY		2,993,877,716,074	2,761,586,575,771
410	I. Capital	24	2,993,877,716,074	2,761,586,575,771
411	1. Issued share capital		1,148,555,400,000	1,148,555,400,000
411a	- Ordinary shares with voting rights		1,148,555,400,000	1,148,555,400,000
412	2. Share premium		219,017,196,787	219,017,196,787
414	3. Other owners' capital		48,750,000,000	48,750,000,000
415	4. Treasury shares		(61,161,904,650)	(61,161,904,650)
418	5. Investment and development fund		749,270,472,555	749,270,472,555
420	6. Other funds belonging to owners' equity		7,523,041,519	7,523,041,519
421	7. Undistributed earnings		866,237,448,209	595,590,949,684
421a	- Undistributed earnings by the end of prior year		597,729,396,647	410,253,828,172
421b	- Undistributed earnings current year		268,508,051,562	185,337,121,512
429	8. Non-controlling interests	25	15,686,061,654	54,041,419,876
440	TOTAL LIABILITIES AND OWNERS' EQUITY		7,844,262,549,130	7,473,978,855,442

Hanoi, Vietnam

7 March 2025

Nguyen Thi Quynh
Preparer

Tran Viet Dung
Chief Accountant

Nguyen Hai Ninh
Chief Financial Officer

SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company]

B02-DN/HN

CONSOLIDATED INCOME STATEMENT
for the year ended 31 December 2024

Currency: VND

<i>Code</i>	<i>ITEMS</i>	<i>Note</i>	<i>Current year</i>	<i>Previous year</i>
01	1. Revenue from sale of goods and rendering of services	26.1	646,014,829,304	416,023,571,847
02	2. Deductions	26.1	-	-
10	3. Net revenue from sale of goods and rendering of services	26.1	646,014,829,304	416,023,571,847
11	4. Cost of goods sold and services rendered	27	(209,298,963,958)	(228,830,861,296)
20	5. Gross profit from sale of goods and rendering of services		436,715,865,346	187,192,710,551
21	6. Finance income	26.2	5,076,016,982	113,890,731,579
22	7. Finance expenses		445,016,788	(2,855,349)
23	In which: Interest expenses		(598,356,165)	(472,898,630)
24	8. Shares of loss of associates, joint-ventures		-	(728,011,682)
25	9. Selling expenses		(2,248,077,257)	(2,386,682,829)
26	10. General and administrative expenses	28	(67,791,478,018)	(46,488,328,087)
30	11. Operating profit		372,197,343,841	251,477,564,183
31	12. Other income		975,226,592	6,089,239,590
32	13. Other expenses	29	(17,542,713,424)	(4,953,970,832)
40	14. Other (loss)/profit		(16,567,486,832)	1,135,268,758
50	15. Accounting profit before tax		355,629,857,009	252,612,832,941
51	16. Current corporate income tax expense	31.1	(96,227,889,152)	(71,543,812,900)
52	17. Deferred tax income	31.3	9,987,771,807	2,696,561,512

CONSOLIDATED INCOME STATEMENT (continued)
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Note	Current year	Previous year (Restated)
60	18. Net profit after tax		269,389,739,664	183,765,581,553
61	19. Net profit after tax attributable to shareholders of the parent	24.1	268,508,051,562	185,337,121,512
62	20. Net profit/(loss) after tax attributable to non-controlling interests	24	881,688,102	(1,571,539,959)
70	21. Basic earnings per share	33	2,357	1,626
71	22. Diluted earnings per share	33	2,357	1,626

Hanoi, Vietnam

7 March 2025



Nguyen Thi Quynh
Preparer



Tran Viet Dung
Chief Accountant



Nguyen Hai Ninh
Chief Financial Officer



CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		355,629,857,009	252,612,832,941
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties		7,721,860,397	7,151,051,987
03	Provisions		26,229,847,569	17,813,102
05	Profits from investing activities		(5,508,471,528)	(113,162,719,897)
06	Interest expenses	22	598,356,165	472,898,630
08	Operating profit before changes in working capital		384,671,449,612	147,091,876,763
09	Increase in receivables		(197,212,847,471)	(64,412,081,295)
10	Increase in inventories		(108,568,406,050)	(503,183,675,588)
11	Increase/(decrease) in payables		877,553,098,507	(345,280,250,371)
12	Increase in prepaid expenses		(689,426,412)	(2,030,386,942)
14	Interest paid		(675,502,279,160)	(13,564,270,341)
15	Corporate income tax paid	19	(80,820,780,479)	(46,391,512,710)
17	Other cash outflows for operating activities		(922,470,632)	(1,850,355,543)
20	Net cash flows from/(used in) operating activities		198,508,337,915	(829,620,656,027)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(1,541,824,699)	(2,371,729,335)
22	Proceeds from the liquidation and sale of fixed assets and other long-term assets.		432,454,546	-
23	Loans to other entities and payments for purchase of debt instruments of other entities		(14,695,796,256)	(32,554,582,004)
24	Collections from borrowers		23,541,673,809	36,143,926,408
25	Payments for investments in other entities		(36,112,300,000)	(192,000,000,000)
26	Proceeds from sale of investments in other entities		10,500,000,000	160,000,000,000
27	Interest and dividends received		3,501,954,519	5,164,777,659
30	Net cash flows used in investing activities		(14,373,838,081)	(25,617,607,272)

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings and business cooperation contracts		1,398,320,000,000	1,639,521,870,000
34	Repayment of borrowings and business cooperation contracts		(1,264,092,910,000)	(792,002,090,000)
36	Dividends paid		(213,672,958,000)	(735,000,000)
40	Net cash flows from financing activities		(79,445,868,000)	846,784,780,000
50	Net increase/(decrease) in cash for the year		104,688,631,834	(8,453,483,299)
60	Cash and cash equivalents at the beginning of the year		68,219,290,512	76,672,773,811
70	Cash and cash equivalents at the end of the year	5	172,907,922,346	68,219,290,512

Hanoi, Vietnam

7 March 2025



 Nguyen Thi Quynh
 Preparer



 Tran Viet Dung
 Chief Accountant



 Nguyen Hai Ninh
 Chief Financial Officer

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2024 and for the year then ended

1. CORPORATE INFORMATION

SJ Group Joint Stock Company ("the Company"), formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company, is a joint stock company incorporated under the Law on Enterprise of Vietnam in pursuant to the Enterprise Registration Certificate No. 0103002731 issued by Hanoi Department of Planning and Investment dated 8 August 2003. The Company also subsequently received amended Enterprise Registration Certificates No. 0101399461 with the 13th amendment dated 11 April 2024 as the latest. According to the 13th amendment of the Business Registration Certificate dated April 11, 2024, the Company has been renamed from Song Da Urban & Industrial Zone Investment and Development Joint Stock Company to SJ Group Joint Stock Company.

The current principal activities of the Company are:

- ▶ Real estate business;
- ▶ Real estate service business;
- ▶ Rendering services for housing, urban and industrial zone.

The Company's normal course of business cycle for the real estate activities commences from the date of obtaining the investment license, carrying out land clearance, undertaking infrastructure construction to the completion of projects. Thus, the Company's course of business cycle may exceed 12 months.

The Company's normal course of business cycle for other activities is 12 months.

The Company's headquarter is located at Lot TT2, Nam An Khanh New Urban Area, An Khanh Commune, Hoai Duc District, Hanoi, Vietnam.

The number of the Group's employees as at 31 December 2024 is 271 (31 December 2023: 305).

The seasonal nature of operations impacts the report

Due to the characteristics of the real estate industry, revenue from property transfers is contingent upon the completion status of real estate projects and market conditions at the times the projects are offered for sale. Conversely, revenue from leasing and providing real estate management services is anticipated to remain stable throughout the year unless the Group introduce new products to the market.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 31 December 2024, the Company has 5 dependent branches (as at 31 December 2023: 5 dependent branches) with detail information is as follow:

<i>Name</i>	<i>Address</i>
An Khanh Branch – SJ Group Joint Stock Company	Nam An Khanh New Urban Area, An Khanh Commune, Hoai Duc District, Hanoi.
Quang Ninh Branch - SJ Group Joint Stock Company	Unit 1, Cluster 3 Yen Ngua Hill, Bai Chay Ward, Ha Long City, Quang Ninh Province.
Da Nang Branch - SJ Group Joint Stock Company	12 th Floor, Vietnam Development Bank Quang Nam - Da Nang Region Building, No. 74 Quang Trung Street, Thach Thang Ward, Hai Chau District, Da Nang City.
SJ Group Real Estate Exchange - Branch of SJ Group Joint Stock Company	Sudico Building, Me Tri Road, My Dinh 1 Ward, Nam Tu Liem District, Hanoi.
Project Management Board of Van La under SJ Group Joint Stock Company	Lot TT2-13, Van La Residential Area Project, Phu La Ward, Ha Dong District, Hanoi.

As at 31 December 2024, the Company has 7 subsidiaries (31 December 2023: 7 subsidiaries) with detailed information as follows:

<i>No.</i>	<i>Name</i>	<i>Voting rights (%)</i>	<i>Equity interest (%)</i>	<i>Location</i>	<i>Principal activities</i>
1	SJ Tien Xuan One member Limited Liability Company	100%	100%	Service Land Lot 1-2, Alley 323, Tran Hung Dao Street, Su Ngoi Commune, Hoa Binh City, Hoa Binh Province, Vietnam	Real estate business, rights to use land owned by the proprietor, user or lease; provision of sports, entertainment, and recreational services of sports facilities, amusement parks, and theme parks.
2	Sudico Thang Long Limited Company	99.97%	99.97%	Nam An Khanh New Urban Area, An Khanh Commune, Hoai Duc District, Hanoi, Vietnam	Management and investment consulting; real estate business; consulting, advertising and managing real estate and other activities.
3	SJ Service Joint Stock Company	51%	51%	M3 Floor, CT1 Building, My Dinh Urban Area, My Dinh 1 Ward, Nam Tu Liem District, Hanoi, Vietnam	Real estate services business; operation of services related to residential, urban, and industrial areas.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

<i>No.</i>	<i>Name</i>	<i>Voting rights (%)</i>	<i>Equity interest (%)</i>	<i>Location</i>	<i>Principal activities</i>
4	Middleland Sudico Joint Stock Company (*)	100%	100%	2 rd Floor, 12 Ho Xuan Huong Building, My An Ward, Ngu Hanh Son District, Da Nang City, Vietnam	Investment consulting, preparation, appraisal, and implementation of construction investment projects; real estate business, rights to use land owned by the proprietor, user, or for lease.
5	Sudico Hoa Binh Joint Stock Company	96.4%	96.4%	Service Land Lot 1- 2, Alley 323, Tran Hung Dao Street, Su Ngoi Commune, Hoa Binh City, Hoa Binh Province, Vietnam	Real estate business, land use rights of owners, users, or renters; residential area, urban area, and industrial park business; operation of services related to housing, urban areas, and industrial parks; investment in the creation of houses and buildings for sale and rent; land renovation investment and investment in infrastructure- equipped land projects; real estate services.
6	Sudico Development Investment and Building Materials Joint Stock Company	71%	71%	CT1 Building, My Dinh - Me Tri Urban Area, My Dinh 1 Ward, Nam Tu Liem District, Hanoi, Vietnam	Manufacture of building materials from bricks, sand, cement, gypsum; wholesale and retail of autoclaved aerated concrete blocks, building materials, interior equipment; wholesale of machinery, equipment, and machine parts.
7	Sudico Consulting Joint Stock Company	57.84%	57.84%	1 st Floor, Unit 1, CT1 Building, My Dinh - Me Tri Urban Area, My Dinh 1 Ward, Nam Tu Liem District, Hanoi, Vietnam	Project design consulting, project appraisal consulting, report preparation consulting, construction supervision consulting, project management consulting.

(*) Middleland Sudico Joint Stock Company is in dissolution process according to Decision No.131/QĐ-CT-HĐQT of the Company's Board of Directors dated 20 November 2012.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

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

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

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

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

The Group’s fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2.4 *Accounting currency*

The consolidated financial statements are prepared in VND.

2.5 *Basis of consolidation*

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year ended 31 December 2024.

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation (continued)

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

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

3.2 Inventories

Inventory property

Real estate that is purchased or constructed for sale in the normal course of the Company and its subsidiaries' operations, not for leasing or awaiting appreciation, is recognized as real estate inventory at the lower of cost to bring each product to its present location and condition and its net realizable value.

The cost of real estate inventory includes:

- ▶ Land use fees and land rental expenses;
- ▶ Construction costs paid to contractors; and
- ▶ Interest expenses, consulting and design fees, site clearance and leveling costs, compensation for land clearance, consulting fees, land transfer taxes, general construction management expenses, and other related costs.

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

The cost of the real estate property sold recognized in the consolidated income statement based on the direct costs of constructing the property and the allocated general expenses based on the corresponding area of that property.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 *Inventories* (continued)

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through obsolescence, etc.) of real estate property purchased or constructed for sale, and other inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

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

3.3 *Receivables*

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

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

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 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 Group is the lessee

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

Where the Group is the lessor

Assets subject to operating leases are presented as investment properties in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

For lease of assets under operating leases that satisfies all conditions of rental income to be recognised in full one time as presented in Note 3.16 – Revenue recognition, rental income is recognised one time at the entire rental value.

For other operating leases, lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

3.6 Depreciation

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:

Land use rights	45 years
Buildings and structures	6 - 50 years
Machinery and equipment	3 - 7 years
Means of transportation	5 - 7 years
Office equipment	3 - 5 years
Others	3 - 5 years

3.7 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

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

Buildings and structures	25 years
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For long-term lease of investment properties which the Group receives rental fee in advance for many periods and rental income is recognised one at the entire rental amount received in advance as presented in Note 3.16, depreciation and amortisation of these investment properties are recognised with entire amount at the point of revenue recognition.

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

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

3.8 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

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

3.9 *Prepaid expenses*

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

3.10 *Business combinations and goodwill*

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Business combinations and goodwill (continued)

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

3.11 Investments

Investments in associates

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

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

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

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

Held-for-trading securities and investments in other entities

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

Provision for diminution in value of investments

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Investments (continued)

Held-to-maturity investments

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

3.12 Payables and accruals

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

3.13 Provisions

General

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

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

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

Retrenchment allowance

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 is adjusted at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Share capital

Ordinary shares

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

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 the consolidated income statement upon purchase, sale, re-issue or cancellation of the Group's own equity instruments.

3.15 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to investors/shareholders after approval by the appropriate level of authority/in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

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

Investment and development fund

This fund is set aside for use in the Group's expansion of its 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 consolidated balance sheet.

3.16 Revenue recognition

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Revenue recognition (continued)

Transfer real estate

Revenue is recognised when the significant risks and rewards of ownership of the real estate have passed to the buyer, usually upon the delivery of the real estate, and the ability to collect the real estate transfer price is reasonably assured.

If a transaction does not meet the above revenue recognition criteria, progress payments received from customers are recorded as customer prepayments on the consolidated balance sheet until all the aforementioned conditions are met.

Rendering of services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. Stage of completion is measured by reference to the labour hours incurred to reporting date as a percentage of total estimated labour hours for each contract.

Where the contract outcome cannot be reliably measured, revenue is recognised only to the extent of the expenses recognised which are recoverable.

Interest

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

Dividends

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

Rental income

Periodic rental income

Rental income arising from leased properties is recognised in the consolidated income statement on a straight-line basis over the lease terms of ongoing leases.

Rental income recognised one time

For lease of assets which the Group receives rental fee in advance for many periods and the lease periods cover more than 90% of the useful life of the assets, rental income is recognised one time at the entire rental amount received in advance when all these conditions are met:

- ▶ The lessee is not entitled to cancel the lease contract and the Group has no obligation to repay the amount received in advance in all cases and in all forms;
- ▶ The amount received in advance from the lease is not less than 90% of the total rental amount expected to be fulfilled under the contract during the lease term and the lessee must pay the entire amount of lease within 12 months from the beginning of the lease;
- ▶ Almost all the risks and benefits associated with ownership of the leased asset are transferred to the lessee; and
- ▶ The Group must estimate relatively the full cost of the lease.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Cost of goods sold for the transferred real estate

The cost of land and assets on land/apartments sold includes all direct expenses incurred for land development activities and housing or expenses that can be reasonably allocated to these activities, including:

- ▶ Land costs and land development expense;
- ▶ Construction costs and related construction expenses; and
- ▶ Other related costs arising during the formation of the real estate such as expenses from current and future land development activities and constructions of the project (like expenses for the development of common technical infrastructure and mandatory land fund development costs for public purposes, etc.).

3.18 Taxation

Current income tax

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Taxation (continued)

Deferred tax

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

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

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable 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 utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible 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 utilised.

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the 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 consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Taxation (continued)

Deferred tax (continued)

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

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

3.19 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Group's principal activities is real estate business and other related services. In addition, these activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's products that the Group is manufacturing or the locations where the Group is trading. As a result, the Group's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

3.20 Related parties

Parties are considered to be related parties of the Group 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 Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

4. SIGNIFICANT SHARE ACQUISITION TRANSACTIONS IN THE YEAR

Acquisition of shares in Sudico Hoa Binh Joint Stock Company

On 3 January 2024, the Company completed the acquisition of 3,925,250 shares, equivalent to 31.4% of Sudico Hoa Binh Joint Stock Company, a subsidiary of the Company, from individual shareholders with a consideration of VND 36,112,300,000. Consequently, the Company's voting rights and interest rate in this subsidiary increased by 31.4% to 96.4%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

5. CASH AND CASH EQUIVALENTS

	Ending balance	Beginning balance	Currency: VND
Cash on hand	4,194,253,967	965,150,998	
Cash in banks	151,077,579,347	35,137,429,792	
Cash equivalents (*)	17,636,089,032	32,116,709,722	
TOTAL	172,907,922,346	68,219,290,512	

(*) Cash equivalents comprise deposit in VND at commercial banks and a security company with terms from 1 to 3 months, earning interest at rates ranging from 2.6% to 14.4% per annum (at 31 December 2023: from 6.5% to 14.4% per annum).

6. SHORT-TERM INVESTMENTS

6.1 Held-for-trading securities

	Ending balance			Beginning balance			Currency: VND
	Cost	Fair value	Provision	Cost	Fair value	Provision	
Held-for-trading securities:							
Stocks	17,817,000,000	6,828,600,000	(10,988,400,000)	17,817,000,000	5,127,170,000	(12,689,830,000)	
Viet Property Investment Joint Stock Company	15,829,000,000	6,331,600,000	(9,497,400,000)	15,829,000,000	4,590,410,000	(11,238,590,000)	
PV2 Investment Joint Stock Company	1,988,000,000	497,000,000	(1,491,000,000)	1,988,000,000	536,760,000	(1,451,240,000)	
TOTAL	17,817,000,000	6,828,600,000	(10,988,400,000)	17,817,000,000	5,127,170,000	(12,689,830,000)	

6.2 Held-to-maturity investment

Bank deposit in VND with term from 6 months to 9 months, earning interests at rates ranging from 2.9% to 5.5% per annum (31 December 2023: from 3.7% to 9% per annum).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Short-term trade receivable

	Currency: VND	
	Ending balance	Beginning balance
Trade receivables from other customers	192,701,027,940	159,555,025,632
SDP Joint Stock Company	32,683,500,972	32,683,500,972
Vietnam Development and Construction Company Limited	20,498,750,000	20,498,750,000
Binh Minh Production Business Import Export Joint Stock Company	18,951,528,945	18,951,528,945
Dat Quang Company Joint Stock Company	16,189,317,360	20,689,317,360
Phuc Ha Group Investment Joint Stock Company	15,419,772,082	15,419,772,082
Sai Gon - Ha Noi Investment Joint Stock Company	14,058,131,952	-
Others	74,900,026,629	51,312,156,273
Trade receivables from related parties (Note 32)	21,227,433,603	9,967,272,646
TOTAL	213,928,461,543	169,522,298,278
In which:		
Nam An Khanh New Urban Area Project	177,095,390,812	131,331,312,422
Me Dinh – Me Tri Urban Area Project	19,907,314,945	19,919,273,945
Other projects and trade receivables	16,925,755,786	18,271,711,911
Provision for short-term doubtful receivables	(75,649,314,778)	(52,532,344,256)

Details of the changes in the provision for short-term doubtful receivables

	Đơn vị tính: VND	
	Ending balance	Beginning balance
Beginning balance	52,532,344,256	52,532,344,256
Add: Provision for the year	23,278,859,869	-
Less: Reversal of provisions during the year	(161,889,347)	-
Ending balance	75,649,314,778	52,532,344,256

7.2 Advances to suppliers

	Currency: VND	
	Ending balance	Beginning balance
Short-term		
Power Industry Construction Joint Stock Company	13,298,884,015	-
Others	30,483,950,750	35,619,664,569
TOTAL	43,782,834,765	35,619,664,569
Provision for doubtful advance to suppliers	(891,145,653)	(891,145,653)
Long-term		
Hoai Duc Compensation and Site Clearance Council	49,982,867,975	49,982,867,975
TOTAL	49,982,867,975	49,982,867,975

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

8. SHORT-TERM LOAN RECEVABLES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term loan to corporate counterparty (*)	6,000,000,000	6,000,000,000
TOTAL	6,000,000,000	6,000,000,000

(*) This is unsecured loan to a corporate counterparty with the term of 3 months and earning interest at 14.37% per annum.

9. OTHER RECEIVABLES

	<i>Currency: VND</i>			
	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Balance</i>	<i>Provision</i>	<i>Balance</i>	<i>Provision</i>
Short-term				
Deposit for transfer share capital (*)	192,000,000,000	-	192,000,000,000	-
Advances to employees	123,972,149,408	(46,560,092,435)	139,475,711,642	(46,560,092,435)
Financial support (**)	161,666,805,824	-	-	-
Others	18,673,927,532	(13,667,870,145)	20,837,902,485	(9,511,620,145)
TOTAL	496,312,882,764	(60,227,962,580)	352,313,614,127	(56,071,712,580)
<i>In which:</i>				
<i>Other short-term receivables from related parties (Note 32)</i>	33,408,967,406	-	-	-
<i>Other short-term receivables from others</i>	462,903,915,358	(60,227,962,580)	352,313,614,127	(56,071,712,580)
Long-term				
Receivable from transfer of shares at Ha Long Cement Joint Stock Company	67,070,600,000	-	67,070,600,000	-
TOTAL	67,070,600,000	-	67,070,600,000	-

(*) This is a deposit for an individual under the Deposit Agreement for the Transfer of Capital Contribution No. 01/HĐĐC/SUDICO-LQA dated 16 May 2023, to purchase a part of capital contribution from a real estate enterprise. According to the Appendix for extension, dated 16 November 2024, the transfer will be completed no later than 16 November 2025.

(**) This is a financial support provided by the Company to certain customers purchasing real estate in a project of the Company to help them complete these properties. These support amounts will be repaid within one year from the date of disbursement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

9. OTHER RECEIVABLES (continued)

Details of the changes in the provision for other doubtful receivables

	Currency: VND	
	Ending balance	Beginning balance
Beginning balance	56,071,712,580	55,975,312,318
Add: Provision for the year	4,156,250,000	96,400,262
Ending balance	60,227,962,580	56,071,712,580

10. BAD DEBTS

	Currency: VND			
	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
SDP Joint Stock Company	32,683,500,972	22,866,585,000	32,683,500,972	22,866,585,000
Vietnam Development and Construction Company Limited	20,498,750,000	-	20,498,750,000	5,699,500,000
Binh Minh Production Business Import Export Joint Stock Company	18,951,528,945	13,290,519,751	18,951,528,945	13,290,519,751
Dat Quang Joint Stock Company	16,189,317,360	8,094,658,680	-	-
Phuc Ha Group Investment Joint Stock Company	15,419,772,082	-	15,419,772,082	-
Others	87,269,172,061	9,991,854,978	86,940,059,872	23,141,804,631
TOTAL	191,012,041,420	54,243,618,409	174,493,611,871	64,998,409,382

SJ Group Joint Stock Company
[formerly known as Song Da Urban and Industrial Zone Investment and Development Joint Stock Company]

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

11. INVENTORIES

	<i>Ending balance</i>		
	<i>Cost</i>	<i>Provision</i>	
Work in progress	4,206,500,529,737	(4,690,871,676)	4,7
<i>Nam An Khanh New Urban Area Project</i>	4,136,438,327,059	-	4,7
<i>Southeastern Expansion – Residential Area North of Tran Hung Dao Street Project</i>	56,145,291,958	-	
<i>Other projects</i>	13,916,910,720	(4,690,871,676)	
Tools and supplies	37,828,642	-	
TOTAL	4,206,500,529,737	(4,690,871,676)	4,7

As at 31 December 2024, the following inventory items are used as collateral for business cooperation contracts:

- (i) The property rights arising from the mixed-use, high-rise land lots with an area of 32,634 m² and the low-rise land lots belonging to the Nam An Khanh New Urban Area Project have been mortgaged for the Company's Business cooperation contract with a corporate counterparty.
- (ii) The property rights arising from the low-rise land lots with a total area of 17,175 m² belonging to the Company have been mortgaged for the Company's loan with a commercial bank.
- (iii) The property rights arising from the mixed-use, high-rise land lots with a total area of 49,147 m² belonging to the Company have been mortgaged for the Company's Business cooperation contract with a corporate counterparty.
- (iv) The property rights arising from the high-rise land lots with an area of 73,689 m² and the low-rise land lots belonging to the Nam An Khanh New Urban Area Project have been mortgaged for the Company's Business cooperation contract with a corporate counterparty.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

12. PREPAID EXPENSES

	Currency: VND	
	Ending balance	Beginning balance
Short-term		
Infrastructure costs for land lots TH1 and TH2 of the My Dinh – Me Tri Project (*)	16,469,107,524	16,469,107,524
Others	2,390,076,746	959,902,332
TOTAL	18,859,184,270	17,429,009,856
Long-term		
Financial support under the educational service business cooperation contract (**)	9,649,517,127	10,060,134,879
Overhaul repair costs	3,376,773,009	3,231,546,154
Others	162,040,608	637,397,713
TOTAL	13,188,330,744	13,929,078,746

(*) These present the infrastructure development cost of land lots TH1 and TH2 on the My Dinh - Me Tri project, which is expected to be reimbursed to the Company by the parties receiving these land lots. According to Decision No. 20/2004/QĐ-UBND dated 19 February 2004 of the Hanoi People's Committee on approving the detailed planning of My Dinh - Me Tri Urban Area and Decision No. 5577/QĐ- People's Committee dated 15 December 2006 of the Hanoi People's Committee on adjusting a number of land use criteria to build My Dinh - Me Tri Urban Area, the Company is responsible for synchronous investment in infrastructure and transferring 2 land lots TH1 and TH2 to build primary and secondary schools. The Company temporarily handed over TH1 to Marie Curie Private High School on 28 June 2012 and TH2 to the People's Committee of Nam Tu Liem District to build a My Dinh 1 Primary and Secondary School according to Decision No. 2066/QĐ-UBND dated 8 May 2015 of the Hanoi People's Committee.

(**) This presents the Company's financial support paid to a corporate counterparty which operates in educational sector to operate an inter-level high school located in the Nam An Khanh New Urban Area under the Educational Business cooperation contracts signed on 29 May 2017.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

13. TANGIBLE FIXED ASSETS

	<i>Buildings and structures (*)</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Others</i>	<i>Currency: VND</i> <i>Total</i>
Cost:						
Beginning balance	303,122,638,105	1,649,646,014	23,890,507,803	3,493,067,898	945,695,748	333,101,555,568
Disposal	-	-	(6,189,445,418)	-	-	(6,189,445,418)
Ending balance	303,122,638,105	1,649,646,014	17,701,062,385	3,493,067,898	945,695,748	326,912,110,150
<i>In which:</i>						
Fully depreciated	9,338,284,722	1,134,746,578	18,477,054,137	2,615,548,364	945,695,748	32,511,329,549
Accumulated depreciation:						
Beginning balance	76,011,926,646	1,567,874,114	23,626,845,077	3,293,434,594	945,695,748	105,445,776,179
Depreciation for the year	7,753,234,788	39,730,102	33,594,541	74,673,342	-	7,901,232,773
Disposal	-	-	(6,189,445,418)	-	-	(6,189,445,418)
Ending balance	83,765,161,434	1,607,604,216	17,470,994,200	3,368,107,936	945,695,748	107,157,563,534
Net carrying amount:						
Beginning balance	227,110,711,459	81,771,900	263,662,726	199,633,304	-	227,655,779,389
Ending balance	219,357,476,671	42,041,798	230,068,185	124,959,962	-	219,754,546,616

(*) Buildings and structures are the 15 to 18 floors of the complex building HH3, My Dinh - Me Tri Urban Area with the original amount of VND 68.5 billion. The value of this building was temporarily determined based on its budget investment cost. As at 31 December 2024, the Company is carrying out the necessary procedures to sign a land lease contract with the Hanoi Department of Natural Resources and Environment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

14. INVESTMENT PROPERTIES

Currency: VND

Buildings and structures

Cost:

Beginning balance	15,832,845,014
Ending balance	15,832,845,014

Accumulated depreciation:

Beginning balance	10,768,220,556
- Depreciation for the year	633,313,788
Ending balance	11,401,534,344

Net carrying amount:

Beginning balance	5,064,624,458
Ending balance	4,431,310,670

The Company's investment properties include the 1st floor of buildings CT1, CT4, CT6, CT9 in the My Dinh - Me Tri Urban Area, which are being used for operating leases.

As at 31 December 2024, the Company has not yet determined the fair value for all investment properties due to insufficient market information to serve the purpose of determining fair value.

15. CAPITALISED BORROWING COSTS

During the year, the Group capitalised borrowing costs with a total amount of 277.9 billion VND (2023: 304.7 billion VND), which related to specific borrowings to develop Nam An Khanh New Urban Area Project and the Thinh Lang Residential Area Project – Hoa Binh.

16. LONG-TERM ASSETS IN PROGRESS

16.1 Long-term work in process

Currency: VND

Cost (also the recoverable amounts)

	<i>Ending balance</i>	<i>Beginning balance</i>
Hoa Hai – Da Nang New Urban Area Project	1,240,755,269,391	1,238,027,191,934
Van La – Van Khe – Ha Dong Project	548,552,572,080	543,315,277,652
My Dinh – Me Tri Urban Area Project	174,514,961,000	172,917,044,334
Tien Xuan Project	157,326,206,765	156,716,265,602
Nam An Khanh Expanded Urban Area Project	110,833,590,663	109,310,494,838
Thinh Lang Residential Area Project	138,700,171,052	60,377,540,308
TOTAL	2,370,682,770,951	2,280,663,814,668

These projects are in the process of compensation, site clearance and completing legal procedures with state authorities. Thus, the Company assesses that it will not be able to complete these projects in the short-term period and presents these projects as long-term work in progress.

16.2 Construction in progress

Currency: VND

	<i>Ending balance</i>	<i>Beginning balance</i>
Song Da – Ngoc Vung Ecological Area Project	13,086,859,963	11,545,035,264
TOTAL	13,086,859,963	11,545,035,264

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

17. LONG-TERM INVESTMENTS

	Note	Ending balance			Beginning balance			Currency: VND
		Cost	Provision	Fair value	Cost	Provision	Fair value	
Investments in associates	17.1	-	-	-	8,997,050,899	-	8,997,050,899	
Investment in other entities	17.2	58,243,068,750	(15,644,426,420)	42,598,642,330	58,243,068,750	(14,986,369,373)	43,256,699,377	
Held-to-maturity investments	17.3	-	-	-	1,000,000,000	-	1,000,000,000	
TOTAL		58,243,068,750	(15,644,426,420)	42,598,642,330	68,240,119,649	(14,986,369,373)	53,253,750,276	

17.1 Investments in associates

Name	31 December 2024		31 December 2023	
	Percentage of ownership	Voting rights	Percentage of ownership	Voting rights
Sudico Construction Joint Stock Company (*)	0%	0%	26%	33,3%

(*) According to Resolution No. 21/NQ-CT-HDQT dated 22 April 2024, the Board of Directors of the Company approved the divestment plan of the Group in Sudico Construction Joint Stock Company. The Group completed the transfer of all its shares in Sudico Construction Joint Stock Company to an individual shareholder with a transfer value of VND 10.5 billion and recognized a profit of VND 500 million from this transaction (Note 26.2).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in associates (continued)

The value of the investment in these associated companies is as follows:

Currency: VND

Sudico

Construction JSC

Cost of investment:

Beginning balance	10,000,000,000
- Decrease due to liquidation	(10,000,000,000)
Ending balance	-

Accumulated share in post-acquisition loss of the associates:

Beginning balance	(1,002,949,101)
- Decrease due to liquidation	(1,002,949,101)
Ending balance	-

Net carrying amount:

Beginning balance	8,997,050,899
Ending balance	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

17. LONG-TERM INVESTMENTS (tiếp theo)

17.2 Investment in other entities

	Ownership	Voting rights	Ending balance		Beginning balance			Currency: VND
			Cost	Provision	Fair value (i)	Cost	Provision	
Van Phong Investments & Development Joint Stock Company	15,7%	15,7%	23,493,000,000	(8,650,131,890)	14,842,868,110	23,493,000,000	(8,650,131,890)	14,842,868,110
Vinare Investment Joint Stock Company	10,6%	10,6%	10,000,000,000	(122,888,552)	9,877,111,448	10,000,000,000	-	10,000,000,000
Global Insurance Company	2,75%	2,75%	11,550,068,750	-	11,550,068,750	11,550,068,750	-	11,550,068,750
Hudse Urban and Housing Development Investment Joint Stock Company	18,9%	18,9%	7,200,000,000	(871,405,978)	6,328,594,022	7,200,000,000	(336,237,483)	6,863,762,517
Phuc Son Lightweight Block Joint Stock Company	18,87%	18,87%	6,000,000,000	(6,000,000,000)	-	6,000,000,000	(6,000,000,000)	-
TOTAL			58,243,068,750	(15,644,426,420)	42,598,642,330	58,243,068,750	(14,986,369,373)	43,256,699,377

(i) The Group has not yet determined the fair value of these investments due to their shares have not been listed on the stock market.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

18. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

18.1 Short-term trade payables

	Currency: VND	
	<i>Balance (Also amount payable)</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Anh Duong Infrastructure Development and Construction Company Limited	15,949,386,093	27,820,346,089
SDP Joint Stock Company	10,671,917,606	10,671,917,606
Gold Star Construction and Trade Joint Stock Company	12,871,841,500	12,871,841,500
Others	73,891,648,764	89,795,349,708
TOTAL	113,384,793,963	141,159,454,903

18.2 Advances from customers

	Currency: VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Sai Gon – Ha Noi Investment Joint Stock Company	652,145,494,817	-
Others	3,399,379,423	3,338,191,261
TOTAL	655,544,874,240	3,338,191,261
Long-term		
My Dinh – Me Tri Urban Area Project	193,208,327,754	193,208,327,754
TOTAL	193,208,327,754	193,208,327,754

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

19. STATUTORY OBLIGATIONS

	Currency: VND			
	<i>Beginning balance</i>	<i>Receivables for the year</i>	<i>Payment received in the year</i>	<i>Ending balance</i>
Receivable				
Value added tax	2,554,248,869	12,418,803,876	(12,191,638,084)	2,781,414,661
TOTAL	2,554,248,869	12,418,803,876	(12,191,638,084)	2,781,414,661

	Currency: VND			
	<i>Beginning balance</i>	<i>Payable for the year</i>	<i>Payment made/net-off in the year</i>	<i>Ending balance</i>
Payables				
Corporate income tax	109,978,736,586	96,227,889,152	(110,461,180,727)	95,745,445,011
Value added tax	5,673,158,028	120,507,236,679	(37,066,793,913)	89,113,600,794
Personal income tax	1,051,826,773	7,076,567,347	(7,068,357,918)	1,060,036,202
Other	119,053,400	93,121,511	(94,419,250)	117,755,661
TOTAL	116,822,774,787	223,904,814,689	(154,690,751,808)	186,036,837,668

20. ACCRUED EXPENSES

	Currency: VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term:		
Future costs and accrued construction costs (*)	490,574,245,949	602,580,918,417
Accrued interest expenses	83,072,574,464	511,623,279,180
Accruals and late payment interest (**)	59,169,433,600	30,011,384,261
Accrued interest support	20,006,504,936	13,060,921,448
Others	6,903,262,561	6,727,694,909
TOTAL	659,810,021,510	1,164,004,198,215
Long-term:		
Accrued land lease expense	3,205,579,520	2,958,996,480
TOTAL	3,205,579,520	2,958,996,480

(*) This amount includes accrued infrastructure development and construction costs for handed over properties at the Nam An Khanh New Urban Area Project and the Southeastern Expansion Project – Tran Hung Dao Residential Area.

(**) This amount represents an obligation and corresponding late payment interest expected to be paid.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

21. OTHER PAYABLES

		<i>Currency: VND</i>	
		<i>Ending balance</i>	<i>Beginning balance</i>
Short-term			
Payables to Business co-operation contracts	(iii)	225,000,000,000	299,997,910,000
Customers contribution for Nam An Khanh New Urban Area Project	(i)	43,704,177,857	43,704,177,857
Maintenance fund	(ii)	24,771,823,089	22,575,945,615
Payable to Hanoi City Budget		13,084,244,056	13,084,244,056
Employee bonus payable from the bonus and welfare fund		11,522,700,000	11,522,700,000
Dividends payable		55,875,000	212,939,760,000
Others	(iii)	18,793,487,521	20,153,558,562
TOTAL	(i)	336,932,307,523	623,978,296,090
<i>In which:</i>			
Others		336,932,307,523	623,978,296,090
Long-term			
Payables to Business co-operation contracts	(iii)	1,784,320,000,000	700,000,000,000
Customer contributions to the Van La – Van Khe Urban Area Project	(iv)	154,941,892,200	154,941,892,200
Advance from the Academy of Policy and Development	(v)	27,945,880,873	27,945,880,873
Advance from Marie Curie Private High School	(vi)	10,938,966,538	10,938,966,538
Deposits for kiosk rental and house purchase		8,669,082,852	6,159,648,909
TOTAL		1,986,815,822,463	899,986,388,520
<i>In which:</i>			
Other long-term payables to related parties (Note 32)		1,127,000,000	1,127,000,000
Others		1,985,688,822,463	898,859,388,520

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

21. OTHER PAYABLES (continued)

- (i) According to the capital contribution and housing division contracts on the Nam An Khanh New Urban Area project, the parties contribute cash with an amount determined on the basis of the area of the land plot that is the product expected to be divided to them in order that the Company used such funds to invest in these properties. Upon completion, the Company and the contributor will take necessary actions to liquidate and transfer the entire cash contribution amount from the capital contribution contract to the sales contract to transfer land use right of houses predetermined above.
- (ii) According to Official Dispatch No. 230/UBND-KT by the Hanoi People's Committee, the Company was assigned to build and sell apartments in unit 3 of CT9 building, My Dinh - Me Tri Urban Area and the profits earned must be returned to the State Budget. The Company temporarily calculated the returned profit as 13,084,244,056 VND.
- (iii) As of 31 December 2024, the long-term payables related to business cooperation contracts include:

- Business Cooperation Contract with a corporate counterparty dated 30 October 2023:

According to the contract dated 30 October 2023, this partner contributes capital to the Company in order that the Company conducted business on the Nam An Khanh New Urban Area project and its other business purposes. The cash contribution will be graced for 12 months from the contribution date. Subsequent payment will be payable every 12 months, each time 25% of the actual contributed cash will be paid.

The benefits of the capital contribution include interest arising from the capital contribution calculated at each period, adjusted every 3 months, and additional benefits.

The collateral for this contract consists of property rights arising from high-rise land plots with an area of 73,689 m² and low-rise land plots with an area of 10,170 m² within the Nam An Khanh New Urban Area project and the expansion of Zone B.

As at 31 December 2024, the payable capital contribution for this business cooperation contract is 900 billion VND.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

- (iii) As of 31 December 2024, the long-term payables related to business cooperation contracts include (continued):

- Business Cooperation Contract with a corporate counterparty dated 19 August 2024:

According to the contract signed on 19 August 2024, this partner contributes capital to cooperate and invest in the Company to carry out production and business activities at the high-rise land lots designated CT5, CT6, and the low-rise land lots designated TT60, TT61, TT72, TT74, which are part of the Nam An Khanh New Urban Area Project. The contributed capital will be deferred for 12 months from the date of the first contribution. Subsequent repayments will occur every 12 months, with each repayment being 25% of the actual contributed capital, and the final repayment will cover the remaining amount.

The benefits of the capital contribution include interest accrued from the contribution, which is calculated periodically and adjusted every three months, along with additional benefits.

The collateral for this contract is the rights to assets arising from the high-rise land lots designated HH5, CT5, CT6, with an area of 32,634 m², and the low-rise land lots designated TT127, TT129, TT131, TT156, TT80, TT81, with an area of 11,124 m², which are part of the Nam An Khanh New Urban Area Project and the extension of Zone B.

As of 31 December 2024, the payable capital contribution for this business cooperation contract is 629.32 billion VND.

- Business Cooperation Contract with a corporate counterparty dated 11 May 2024:

According to the contract dated on 11 May 2024, this partner contributes capital to cooperate and invest in the Company to carry out production and business activities at the high-rise and mixed-use land lots designated CT6, HH2C, and the low-rise land lots designated TT127, TT128, which are part of the Nam An Khanh New Urban Area Project. The contributed capital will be deferred for 12 months from the date of the first contribution. Subsequent repayments will occur every 12 months, with each repayment being 16.5% of the actual contributed capital, and the final repayment will cover the remaining amount.

The benefits of the capital contribution include interest accrued from the contribution, which is calculated periodically and adjusted every three months, along with additional benefits.

The collateral for this business cooperation contract is the rights to assets arising from the high-rise land lot designated HH2C, with an area of 49,147 m², which is part of the Nam An Khanh New Urban Area Project and the extension of Zone B.

As of 31 December 2024, the payable capital contribution for this business cooperation contract is 480 billion VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

21. OTHER PAYABLES (continued)

- (iv) According to the agreements on capital contributions for the Van La – Van Khe Urban Area project, the participating parties will invest, conduct business, and develop the project. Upon completion, the assets will be jointly managed by the parties in accordance with legal regulations, and the profits earned will be distributed among the participating parties according to the ratios specified in the contract. Accordingly, payments under this contract are recorded as payables rather than as customer prepayments.
- (v) According to Decision No. 4651/QĐ-UBND dated 26 August 2016, by the People's Committee of Hanoi City regarding the approval of planning and implementation of the investment project for the Academy of Policy and Development, the company is responsible for handing over land plot CQ within the expanded Nam An Khanh New Urban Area with an area of 50,876 m² to the People's Committee of Hanoi City to allocate to the Academy of Policy and Development for the construction project in accordance with Decision No. 136/QĐ-BKHĐT dated 5 February 2016, by the Ministry of Planning and Investment. As at 31 December 2024, the Company has received an advance compensation of VND 27.9 billion.
- (vi) According to Decision No. 20/2004/QĐ-UBND dated 19 February 2004 of the People's Committee of Hanoi City regarding the approval of detailed planning for the My Dinh – Me Tri Urban Area and Decision No. 5577/QĐ-UBND dated 15 December 2006 of the People's Committee of Hanoi City regarding the adjustment of certain land use indicators for the construction of the My Dinh – Me Tri Urban Area, the Company is responsible for synchronous investment in infrastructure under the planning and handover TH1 land lot for the construction of a high school. The company temporarily handed over TH1 land plot to Marie Curie Private High School on 28 June 2012. As at 31 December 2024, the Company has received an advance compensation of VND 10.9 billion.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

22. LOANS

		Beginning balance		Movement during the year		Ending balance	
		Balance	Payable amount	Increase	Decrease	Balance	Payables amount
Short-term							
Current portion of							
long-term loans from banks		899,095,000,000	899,095,000,000	148,380,000,000	(899,095,000,000)	148,380,000,000	148,380,000,000
Short-term loans from individuals		-	-	89,000,000,000	(40,000,000,000)	49,000,000,000	49,000,000,000
TOTAL		899,095,000,000	899,095,000,000	237,380,000,000	(939,095,000,000)	197,380,000,000	197,380,000,000
Long-term							
Long-term loans from banks		556,426,870,000	556,426,870,000	-	(148,380,000,000)	408,046,870,000	408,046,870,000
TOTAL		556,426,870,000	556,426,870,000	-	(148,380,000,000)	408,046,870,000	408,046,870,000

22.1 Long-term loans from banks

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

Bank	Ending balance (VND)	Principal and interest repayment term	Interest rate	Description of collateral
Military Commercial Joint Stock Bank (MB)	556,426,870,000	Principal repayments are made every three months, with the first repayment on 6 December 2024 and the final repayment on 6 December 2028.	The interest rate is 10% per annum until 6 December 2024. After that, the interest rate will be adjusted every three months.	Property rights arising from 17,175 m ² of low-rise land according to Decision No. 2797/QĐ-UBND dated 17 June 2011 of Hanoi People's Committee on the Nam An Khanh New Urban Area project.
TOTAL	556,426,870,000			

In which:

- Non-current portion	408,046,870,000
- Current portion	148,380,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

22. LOANS (continued)

22.2 Long-term loans from individuals

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

Bank	Ending balance (VND)	Principal and interest repayment term	Interest rate	Description of collateral
Nguyen Anh Quan	49,000,000,000	12 months from the disbursement date (10 July 2024). Interest will be settled upon contract termination	The interest rate is 11% per annum	Unsecured
TOTAL	49,000,000,000			

23. BONUS AND WELFARE FUND

	Currency: VND	
	Current year	Previous year
Beginning balance	93,404,631,832	94,707,262,030
Distribution for the year (Note 24)	251,299,361	547,725,345
Fund used during the year	(779,576,599)	(1,850,355,543)
Ending balance	92,876,354,594	93,404,631,832

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

24. OWNERS' EQUITY

24.1 Increase and decrease in owners' equity

Currency: VND

	Capital belonging to the shareholders of the parent company						Non-controlling interest	Total
	Share capital	Share premium	Treasury shares	Other owners' equity	Investment and development fund	Other funds belonging to owner's equity	Undistributed earnings	
Previous year								
Beginning balance	1,148,555,400,000	219,017,196,787	(61,161,904,650)	48,750,000,000	749,270,472,555	7,523,041,519	406,871,991,921	2,575,442,543,386
- Net profit for the year	-	-	-	-	-	-	185,337,121,512	183,765,581,553
- Distribution for bonus and welfare fund	-	-	-	-	-	-	(279,339,926)	(547,725,345)
- Dividends distributed to non-controlling shareholders	-	-	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-	-	-
Ending balance	1,148,555,400,000	219,017,196,787	(61,161,904,650)	48,750,000,000	749,270,472,555	7,523,041,519	595,590,949,684	2,761,586,575,771
Current year								
Beginning balance	1,148,555,400,000	219,017,196,787	(61,161,904,650)	48,750,000,000	749,270,472,555	7,523,041,519	595,590,949,684	2,761,586,575,771
- Net profit for the year	-	-	-	-	-	-	268,508,051,562	269,389,739,664
- Distribution for bonus and welfare fund (*)	-	-	-	-	-	-	(128,162,674)	(251,299,361)
- Dividends distributed to non-controlling shareholders (*)	-	-	-	-	-	-	-	-
- Other increases (**)	-	-	-	-	-	-	2,266,609,637	(36,112,300,000)
Ending balance	1,148,555,400,000	219,017,196,787	(61,161,904,650)	48,750,000,000	749,270,472,555	7,523,041,519	866,237,448,209	2,993,877,716,074

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

24. OWNERS' EQUITY (continued)

- (*) According to Resolution No.01/2024/NQ-ĐHĐCĐ dated 10 May 2024 by the General Meeting of Shareholders of SJ Service JSC, a subsidiary of the Company, this company has distributed for Bonus and welfare fund with an amount of VND 251,299,632 and also approved the payment of cash dividends with an amount of 1,500,000,000 VND from the after-tax profit of the year 2023 of this subsidiary, of which the cash dividend payment to non-controlling shareholders is 735,000,000 VND.
- (**) According to Resolution No. 108/NQ-CT-HĐQT dated 26 December 2023, on 3 January 2024, the Company completed the step-up acquisition of an additional 31.4% of shares in Sudico Hoa Binh Joint Stock Company from individual shareholders with a consideration of VND 36,112,300,000. As a result, the Company's voting rights and ownership interest in this subsidiary increased from 65% to 96.4%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

24. OWNERS'S EQUITY (continued)

24.2 Contributed charter capital

	Ending balance			Beginning balance		
	Total	Ordinary shares	Preference shares	Total	Ordinary shares	Preference shares
An Phat Investment and Service Trading Joint Stock Company	417,458,620,000	417,458,620,000	-	417,458,620,000	417,458,620,000	-
Other shareholders	731,096,780,000	731,096,780,000	-	731,096,780,000	731,096,780,000	-
Premium shares	219,017,196,787	219,017,196,787	-	219,017,196,787	219,017,196,787	-
Treasury shares	(61,161,904,650)	(61,161,904,650)	-	(61,161,904,650)	(61,161,904,650)	-
TOTAL	1,306,410,692,137	1,306,410,692,137	-	1,306,410,692,137	1,306,410,692,137	-

24.3 Capital transactions with owners and distribution of dividends, profits

	Currency: VND	
	Current year	Previous year
Contributed capital		
Beginning balance	1,148,555,400,000	1,148,555,400,000
Ending balance	1,148,555,400,000	1,148,555,400,000
Dividends declared	-	-
Dividends paid	212,937,958,000	-
<i>In which</i>		
Dividends paid by cash	212,937,958,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

24. OWNERS'S EQUITY (continued)

24.4 Shares

	<i>Quantity</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Issued shares	114,855,540	114,855,540
Ordinary shares	114,855,540	114,855,540
Treasury shares	958,060	958,060
Ordinary shares	958,060	958,060
Shares in circulation	113,897,480	113,897,480
Ordinary shares	113,897,480	113,897,480

The company's shares are listed on the Ho Chi Minh City Stock Exchange ("HOSE") under ticker symbol "SJS".

The par value of outstanding share is 10,000 VND (31 December 2023: 10,000 VND).

25. NON-CONTROLLING INTEREST

	<i>Currency: VND</i>
	<i>Amount</i>
As at 31 December 2024	
Contributed charter capital	2,110,300,000
Premium shares	117,250,000
Investment and development fund	2,326,996,666
Undistributed earnings	11,131,514,988
	15,686,061,654
For the year ended 31 December 2024	
Profit belongs to non-controlling shareholders	881,688,102
	881,688,102

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

26. REVENUES

26.1 Revenue from sale of goods and rendering of services

	Currency: VND	
	Current year	Previous year
Gross revenue	646,014,829,304	416,023,571,847
<i>In which:</i>		
Revenue from sales of real estate properties	564,510,493,504	334,461,452,804
Revenue from rendering of services	74,070,805,325	64,929,037,523
Revenue from leasing investment properties	7,433,530,475	12,346,341,520
Revenue from long-term rental recognised one time	-	4,286,740,000
Deductions	-	-
Net revenue	646,014,829,304	416,023,571,847
<i>In which:</i>		
Revenue from sales of real estate properties	564,510,493,504	334,461,452,804
Revenue from rendering of services	74,070,805,325	64,929,037,523
Revenue from leasing investment properties	7,433,530,475	12,346,341,520
Revenue from long-term rental recognised one time	-	4,286,740,000
<i>In which:</i>		
Sales to related parties (Note 32)	81,387,204,750	-
Sales to others	564,627,624,554	416,023,571,847

In previous years, the Company recorded one-time revenue for the entire long-term rental amount received in advance of the Kios unit on the 1st floor of CT4, CT5 building in My Dinh - Me Tri Urban Area in many periods which accounts for over 90% of the property's useful life, according to the accounting policy presented in Note 3.15. If revenue from leasing such Kiosks is allocated over the lease term, the impact on revenue, cost of sales and gross profit of the Company is as follow:

	Currency: VND			
	Current year		Previous year	
	Revenue recognized in full	Revenue is amortized over the lease term	Revenue recognized in full	Revenue is amortized over the lease term
Revenue from sale of goods and rendering of services	646,014,829,304	650,747,250,522	416,023,571,847	404,058,610,445
Cost of goods sold and services rendered	(209,298,963,958)	(209,470,207,800)	(228,830,861,296)	(228,263,404,818)
Gross profit from sale of goods and rendering of services	436,715,865,346	441,277,042,722	187,192,710,551	175,795,205,627

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

26. REVENUES (continued)

26.2 Finance income

	Currency: VND	
	Current year	Previous year
Interest on deposits and loans	3,189,442,881	5,167,820,043
Gain from disposal of investments (Note 17.1)	1,502,949,101	108,722,911,536
Interest income	383,625,000	-
TOTAL	5,076,016,982	113,890,731,579

27. COST OF GOODS SOLD AND SERVICES RENDERED

	Currency: VND	
	Current year	Previous year
Cost of sales of real estate properties	153,591,698,499	179,450,732,553
Cost of rendering of services	55,073,951,672	48,642,878,261
Cost of leasing investment properties	633,313,788	640,594,624
Cost of rental recognised one time	-	96,655,858
TOTAL	209,298,963,958	228,830,861,296

28. GENERAL AND ADMINISTRATIVE EXPENSES

	Currency: VND	
	Current year	Previous year
General and administrative expenses		
Provision expenses	28,817,878,721	487,856,383
Labour costs	19,867,068,655	27,855,921,368
Depreciation expenses	6,028,413,742	4,544,646,745
Expenses for external services	3,075,900,071	2,829,272,402
Professional service fees	790,000,000	790,000,000
Others	9,212,216,829	9,980,631,189
TOTAL	67,791,478,018	46,488,328,087

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

29. OTHER EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Other expenses		
Late payment interest for enforcement (*)	15,315,500,271	-
Other expenses	2,227,213,153	4,953,970,832
TOTAL	17,542,713,424	4,953,970,832

(*) This is the late payment interest amount according to Notice No. 580/TB-CCTHADS dated 17 July 2024 from the Civil Judgment Enforcement Sub-Department of Ngu Hanh Son District, Da Nang City, regarding the payment of late enforcement interest.

30. PRODUCTION AND OPERATING COSTS

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Change in value of inventories and long-term work-in-progress	263,423,516,860	661,958,326,015
Labour costs	41,473,107,604	46,776,890,385
Depreciation and amortisation	7,721,860,397	7,151,051,987
Expenses for external services	32,816,695,266	30,882,486,753
Expense of provisions	27,273,220,522	487,856,383
Others	16,030,794,930	7,761,636,194
TOTAL	388,739,195,579	755,018,247,717

31. CORPORATE INCOME TAX

The CIT rate applicable to the Group is 20% of taxable income.

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

31.1 CIT expense

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Current tax expense	96,227,889,152	66,580,131,275
Adjustment for under accrual of tax from prior years	-	4,963,681,625
Deferred tax income	(9,987,771,807)	(2,696,561,512)
TOTAL	86,240,117,345	68,847,251,388

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

31. CORPORATE INCOME TAX (continued)

31.1 CIT expense (continued)

Reconciliation between CIT expenses and the accounting profit multiplied by CIT rate is presented below:

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Accounting profit before tax	355,629,857,009	252,612,832,941
At CIT rate of 20% applicable to companies in the Group	71,125,971,402	50,522,566,588
<i>Adjustments for:</i>		
Adjustment related to Decree No. 132/2020/ND-CP	3,983,955,148	18,420,209,546
Adjustment for under accrual of tax from prior years	-	4,963,681,625
Deferred tax assets on unrecognized tax losses	(6,242,751)	1,605,999,130
Loss from associates	-	145,602,336
Provisions expenses not yet deductible expenses	5,476,356,181	-
Other non-deductible expenses	3,698,481,481	1,919,213,544
Adjustment for provision for investment in subsidiaries, associates on consolidated financial statements	2,262,629,038	(1,645,322,441)
Adjustment for income on consolidated financial statements arising from the sale of associates	(200,589,820)	(120,947,646)
Reversal of provisions that were excluded when calculating CIT expenses in previous years	-	(315,170,954)
Dividends received	(76,725,000)	-
Penalty for late payment of land use fees	319,597,433	-
Tax loss carried forward	(343,315,767)	(6,648,580,340)
CIT expenses	86,240,117,345	68,847,251,388

31.2 Current tax

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

31. CORPORATE INCOME TAX (continued)

31.3 Deferred tax

The following are the deferred tax assets recognised by the Group, and the movements thereon, during the current and previous years:

Currency: VND

	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Deferred tax assets				
Unrealized profit from interco transactions	13,551,094,514	9,795,481,073	4,366,191,607	3,355,595,095
Temporary differences related to provision for inventory obsolescence and doubtful debts	1,751,622,941	2,002,083,823	(250,460,882)	(45,849,679)
Provisional corporate income tax paid	6,625,926,585	715,049,803	5,910,876,782	(756,745,198)
Depreciation expense exceeding regulations	1,301,895,698	1,301,895,698	-	-
Temporary differences related to provision for severance indemnities	315,917,795	305,121,739	10,796,056	(13,240,488)
Others	279,743,333	329,375,089	(49,631,756)	156,801,782
	23,826,200,866	14,449,007,225		
Net deferred tax credit to consolidated income statement			9,987,771,807	2,696,561,512

31.4 Unrecognised deferred tax assets

Tax losses carried forward

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

Currency: VND

<i>Originating year</i>	<i>Can be utilized up to</i>	<i>Tax loss amount</i>	<i>Utilized up to 31 December 2024</i>	<i>Forfeited</i>	<i>Unutilized at 31 December 2024</i>
2020	2025	22,772,947	-	-	22,772,947
2021	2026	5,641,338,285	5,528,182,105	-	113,156,180
2022	2027	34,803,311,730	29,728,698,746	-	5,074,612,984
2023 (*)	2028	8,136,024,066	-	-	8,136,024,066
TOTAL		48,603,447,028	35,256,880,851	-	13,346,566,177

(*) Estimated tax loss as per the Company and subsidiaries' corporate income tax declaration has not been audited by the local tax authorities as of the date of these consolidated financial statements.

The Company and its subsidiaries have not recognized deferred tax assets for the accumulated losses mentioned above because most of these losses are from other business activities (outside of real estate transfer activities). Therefore, the Company and its subsidiaries cannot reliably estimate profits from these business activities in the future.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended**31. CORPORATE INCOME TAX (continued)****31.4 Unrecognised deferred tax assets (continued)*****Interest expense exceeds the prescribed threshold***

As guided by Decree 132/2020/NĐ-CP, the Group is entitled to carry forward interest expense exceeding the prescribed threshold that have not been deducted when calculating CIT for the current year ("non-deductible interest expenses") to the following year when determining the total deductible interest expenses of the following year. The subsequent period that the interest expense can be carried forward to will not exceed consecutive period of 05 years subsequent to the year in which the non-deductible interest expense incurred. At the consolidated balance sheet date, the Group has aggregated non-deductible interest expenses available as follows:

					Currency: VND	
Origin ating year	Can be used as deductible interest expense up to		Non-deductible interest expenses incurred	Non-deductible interest expense carried forward to following years by 31 December 2024	Forfeited	Non-deductible interest expense available to be carried forward as at 31 December 2024
2020	2025	(i)	5,720,538,030	-	-	5,720,538,030
2021	2026	(i)	19,215,194,875	-	-	19,215,194,875
2022	2027	(i)	69,112,643,809	-	-	69,112,643,809
2023	2028	(i)	92,101,047,728	-	-	92,101,047,728
2024	2029	(i)	18,721,970,108	-	-	18,721,970,108
TOTAL			204,871,394,550	-	-	204,871,394,550

- (i) Estimated non-deductible interest expense as per the Company and subsidiaries's corporate income tax declaration has not been audited by the local tax authorities as of the date of these consolidated financial statements.

No deferred tax assets were recognised by the Company and subsidiaries's because of the uncertainty in predicting whether this non-deductible interest expense will be carried forward in the remaining time limit or not.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Group during the year and as at 31 December 2024 is as follows:

<i>Related parties</i>	<i>Relationship</i>
An Phat Investment And Service Trading Joint Stock Company	Blockholder
SJ Tien Xuan One-member Limited Liability Company ("SJ Tien Xuan")	Subsidiary
Sudico Thang Long Limited Company ("Sudico Thang Long")	Subsidiary
SJ Service Joint Stock Company ("SJ Service")	Subsidiary
Middleland Sudico Joint Stock Company ("Sudico Mien Trung")	Subsidiary
Sudico Hoa Binh Joint Stock Company ("Sudico Hoa Binh")	Subsidiary
Sudico Development Investment and Building Materials Joint Stock Company	Subsidiary
Sudico Consulting Joint Stock Company ("Sudico Consulting")	Subsidiary
Sudico Construction Joint Stock Company	Associate until 25 April 2024
Mr. Bui Quang Bach	Chairman from 21 August 2024
Mr. Do Van Binh	Vice Chairman from 21 August 2024
Mr. Nguyen Phu Cuong	Member of the BoD
Mrs. Chu Thi Thu Huong	Member of the BoD
Mr. Phuong Xuan Thuy	Member of the BoD from 21 August 2024
Mr. Do Trong Quynh	General Director until 15 July 2024
Mr. Nguyen Viet Cuong	Acting General Director from 15 July 2024
Mr. Nguyen Tran Dung	Deputy General Director
Mr. Nguyen Cong Chinh	Deputy General Director
Mr. Tran Nhu Trung	Deputy General Director
Mr. Tran Oanh	Deputy General Director
Mr. Nguyen Duc Dien	Deputy General Director until 31 March 2024.
Mr. Nguyen Hai Ninh	Chief Financial Officer
Mr. Nguyen Minh Son	Head of Internal Audit Department

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties in current year and prior year were as follows:

<i>Currency: VND</i>				
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
Mr. Tran Anh Duc	General Director until 8 June 2023	Reimbursement of advance	-	9,992,000,000
Mr. Nguyen Cong Chinh	Deputy General Director	Revenue from real estate transfer	57,425,423,486	-
		Cash received from real estate transfer	53,464,505,316	-
		Advance	9,172,500,000	77,171,000,000
		Reimbursement of advance	5,141,679,927	81,976,000,000
		Financial support	18,869,825,406	-
		Interest support	1,882,151,953	-
Mr. Nguyen Viet Cuong	Acting General Director	Interest support	1,521,396,199	-
Mr. Nguyen Van Ngoc	Deputy General Director	Reimbursement of advance	-	1,076,700,000
Mr. Nguyen Minh Son	Head of Internal Audit Department	Revenue from real estate transfer	30,583,756,178	-
		Financial support	5,096,642,000	-
		Interest support	6,505,724,802	-
Mr. Nguyen Duc Dien	Deputy General Director until 31 March 2024	Advance	944,000,000	272,000,000
		Reimbursement of advance	944,000,000	577,000,000

Terms and conditions of transactions with related parties

Outstanding balances at 31 December 2024 are unsecured, interest free and will be settled in cash. For the year ended 31 December 2024, the Group has not made any provision for doubtful debts relating to amounts owed by related parties (31 December 2023: 0). This assessment is undertaken each financial year through the examination of the financial position of the related party and the market in which the related party operates.

On 20 April 2024, the Board of Directors of SJ Group Joint Stock Company approved the divestment of the Company and its subsidiaries (SJ Tien Xuan One member Limited Liability Company, Sudico Thang Long Limited Company) at SUDICO Construction Joint Stock Company with a transfer price of VND 10,500 per share. The total transfer value is VND 10.5 billion.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Currency: VND

Related parties	Relationship	Transactions	Ending balance	Beginning balance
Trade receivables (Note 7.1)				
Mr. Nguyen Phu Cuong	Member of BOD	Revenue from real estate transfer	2,920,164,637	2,920,164,646
Mr. Nguyen Cong Chinh	Deputy General Director	Revenue from real estate transfer	9,434,912,704	-
Mr. Nguyen Viet Cuong	Acting General Director from 15 July 2024	Revenue from real estate transfer	6,916,068,000	6,916,068,000
Mr. Nguyen Minh Son	Head of Internal Audit Department	Revenue from real estate transfer	1,956,288,262	-
Sudico Construction Joint Stock Company	Associate until 25 April 2024	Kiosk rental	-	131,040,000
			21,227,433,603	9,967,272,646
Other receivables (Note 9)				
Mr. Nguyen Cong Chinh	Deputy General Director	Advance	4,300,820,073	-
		Reimbursement of advance	18,869,825,406	-
Mr. Nguyen Minh Son	Head of Internal Audit Department	Advance	5,096,642,000	-
			33,408,967,406	-
Other short-term trade payables (Note 21)				
Members of the Board of Directors	Other related parties	Capital contribution to the Van La Van Khe project.	1,127,000,000	1,127,000,000
			1,127,000,000	1,127,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration of members of the Board of Directors and management :

Name	Position	Currency: VND	
		Remuneration	
		Current year	Previous year
Mr. Bui Quang Bach	Chairman from 21 August 2024	105,734,694	52,000,000
Mr. Do Van Binh	Vice Chairman from 21 August 2024	831,812,504	927,827,241
Mr. Phuong Xuan Thuy	Vice Chairman from 21 August 2024	97,000,000	52,000,000
Mr. Do Trong Quynh	General Director until 15 July 2024	424,076,512	297,435,559
Mr. Nguyen Viet Cuong	Acting General Director from 15 July 2024	248,135,731	-
Mr. Tran Anh Duc	General Director until 8 June 2023	-	376,647,124
Mr. Nguyen Phu Cuong	Member of the BoD	561,548,215	603,302,127
Mrs. Chu Thi Thu Huong	Member of the BoD	97,000,000	126,111,111
Mr. Nguyen Hai Duong	Member of the BoD until 16 March 2023	-	236,511,111
Mr. Duong Phu Nam	Member of the BoD until 16 March 2023	-	74,111,111
Mr. Nguyen Cong Chinh	Deputy General Director	530,629,987	500,520,655
Mr. Nguyen Tran Dung	Deputy General Director	528,543,962	500,520,655
Mr. Tran Oanh	Deputy General Director	519,973,564	397,554,126
Mr. Tran Nhu Trung	Deputy General Director	436,883,647	65,728,472
Mr. Nguyen Duc Dien	Deputy General Director until 31 March 2024	222,669,123	490,330,055
Mr. Bui Khac Vien	Deputy General Director until 2 August 2023	-	338,919,276
Mr. Tran Dinh Tru	Deputy General Director until 22 March 2023	-	23,499,583
Mr. Nguyen Van Ngoc	Deputy General Director until 21 August 2023	-	355,636,187
Mr. Nguyen Hai Ninh	Chief Financial Officer	496,100,689	217,043,734
TOTAL		5,100,108,628	5,635,698,127

Salary and operating expenses of Board of Supervision :

	Currency: VND	
	Current year	Previous year
Salary and operating expenses of Board of Supervision	216,000,000	289,999,999

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

33. EARNINGS PER SHARE

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

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year (Restated)</i>
Net profit after tax attributable to ordinary shareholders	268,508,051,562	185,337,121,512
Distribution to bonus and welfare fund (*)	-	(128,162,675)
Net profit attributable to ordinary shareholders adjusted for the effect of dilution	268,508,051,562	185,208,958,837
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings (loss) per share	113,897,480	113,897,480
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	113,897,480	113,897,480
Basic earnings per share	2,357	1,626
Diluted earnings per share	2,357	1,626

(*) The profit used to calculate earnings per share for the fiscal year ending 31 December 2024, has been adjusted compared to previously presented figures to reflect the allocation for the reward and welfare fund from the retained earnings of 2024 of SJ Services Joint Stock Company, according to Resolution No. 01/2024/NQ-DHĐCĐ dated May 10, 2024, of the General Meeting of Shareholders of this subsidiary, corresponding to 51% of the parent company's ownership.

Net profit used to compute earnings per share for the year 2024 was not adjusted for the allocation to bonus and welfare fund from 2024 profit as the resolution of the shareholders meeting on such distribution of profit for the current year is not yet available.

There have been no transactions involving ordinary shares or potential ordinary share transactions from the end of the accounting period to the date of preparation of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

34. COMMITMENTS AND CONTINGENCIES

Commitments related to real estate investment projects

My Dinh – Me Tri Urban Area Project

- ▶ According to Decision No.20/2004/QĐ-UBND dated 19 February 2004 by the People's Committee of Hanoi City on the approval of the detailed planning of the My Dinh – Me Tri Urban Area and Decision No.5577/QĐ-UBND dated 15 December 2006 by the People's Committee of Hanoi City on the adjustment of certain land use indicators for the construction of the My Dinh – Me Tri Urban Area, the Company and its subsidiaries are responsible for synchronously investing in technical infrastructure according to the planning and handing over TH1 and TH2 land lots for the construction of primary and secondary schools. The Company has temporarily handed over TH1 land lot to Marie Curie Private High School on 28 June 2012. In addition, the company has also temporarily handed over TH2 land lot to the People's Committee of Nam Tu Liem District for the construction of My Dinh 1 Primary and Secondary School according to Decision No.2066/QĐ-UBND dated 8 May 2015 by the Hanoi People's Committee. The pre-paid infrastructure development costs for land lots TH1 and TH2 of the My Dinh – Me Tri project mentioned above are expected to be reimbursed to the Company by the parties receiving the handover of these land lots.
- ▶ According to Official Letter No. 230/UBND-KT from the Hanoi People's Committee, the Company is assigned to carry out the construction and sale of apartments in unit 3 of the CT9 building, My Dinh - Me Tri Urban Area, and the profit earned must be remitted back to the State. The Company has provisionally calculated the profit to be remitted as VND 13.08 billion.
- ▶ According to Decision No. 20/2004/QĐ-UB dated 19 February 2004 by the Hanoi People's Committee regarding the approval of the detailed planning of the My Dinh – Me Tri Urban Area, and Decision No. 5577/QĐ-UBND dated 15 December 2006 by the Hanoi People's Committee on the adjustment of certain land use indicators for the construction of the My Dinh – Me Tri Urban Area, the Company is obligated to sign a land lease contract and pay the land rental fee for the land area used to construct the HH3 complex building in the My Dinh – Me Tri Urban Area.

However, as at 31 December 2024, the Company is still in the process of working with the Hanoi People's Committee and has not yet settled (1) the amount of compensation which the Company will receive from the land transfer; (2) the profit (from the sale of apartments) that must be remitted to the State Budget; and (3) the land rental fee for the aforementioned HH3 complex building area.

Nam An Khanh New Urban Area Project

- ▶ According to Decision No. 116/QĐ-UBND dated 5 January 2017 by the Hanoi People's Committee, the Company is required to reserve a land area of approximately 4,903 m², including institutional land and low-rise land to relocate the NBC Weapons Control Institute and the Family Area of the Chemical Command.
- ▶ According to Decision No. 4651/QĐ-UBND dated 26 August 2016 by the Hanoi People's Committee regarding the approval of the planning and implementation of the investment project for the construction of the Academy of Policy and Development, the Company has temporarily handed over the CQ land plot in the expanded Nam An Khanh New Urban Area, with an area of 50,876 m², to the Hanoi People's Committee and then transfer to the Academy of Policy and Development to carry out the construction, according to Decision No. 136/QĐ-BKHĐT dated 5 February 2016 by the Ministry of Planning and Investment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

34. COMMITMENTS AND CONTINGENCIES (continued)

Commitment to infrastructure investment

As at 31 December 2024, the Company and its subsidiaries have contracts related to the construction and development of real estate investment projects in the Nam An Khanh New Urban Area and the Southeastern Expansion Project – North Tran Hung Dao Residential Area, with a total amount of VND 851.9 billion (31 December 2023: VND 907.7 billion).

Operating lease commitment

The Company lets out office and kiosks under operating lease agreements. The future minimum rental receivables as at the balance sheet dates under the operating lease agreements is as follows:

	Currency: VND	
	Ending balance	Beginning balance
Less than 1 year	5,027,525,537	9,284,240,305
From 1-5 years	3,938,911,906	4,194,255,910
TOTAL	8,966,437,443	13,478,496,215

Operating lease commitment

The Company is currently leasing office under operating lease agreement. The future minimum rental payables as at the balance sheet date under the operating lease agreement is as follows:

	Currency: VND	
	Ending balance	Beginning balance
Less than 1 year	3,888,000,000	3,294,000,000
From 1-5 years	11,340,000,000	15,228,000,000
TOTAL	15,228,000,000	18,522,000,000

35. EVENTS AFTER THE BALANCE SHEET DATE

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

Hanoi, Vietnam

7 March 2025

Nguyen Thi Quynh
Preparer

Tran Viet Dung
Chief Accountant

Nguyen Hai Ninh
Chief Financial Officer

