

**Dat Xanh Group Joint Stock Company**

Interim separate financial statements

For the year ended 31 December 2024

## CONTENTS

	<i>Page</i>
General information	1
Report of management	2
Separate balance sheet	3
Separate income statement	7
Separate cash flow statement	8
Notes to the separate financial statements	10

## THE COMPANY

Dat Xanh Group Joint Stock Company (“the Company”) is a joint stock company established under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate (“BRC”) No. 0303104343 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 November 2007, as subsequently amended.

The Company’s shares were listed on the Ho Chi Minh City Stock Exchange (“HOSE”) in pursuant to Decision No. 161/QD-SGDHCM dated 14 December 2009.

The current principal activities of the Company are to construct and trade real estate properties, to provide real estate brokerage services and other services.

The Company’s registered head office is located at 2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

## BOARD OF DIRECTORS

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

Mr. Luong Ngoc Huy	Chairman	appointed on 3 July 2024
Mr. Luong Tri Thin	Member	resigned as Chairman on 3 July 2024
Mr. Bui Ngoc Duc	Member	
Mr. Ha Duc Hieu	Member	
Mr. Nguyen Pham Anh Tai	Independent	
	Member	

## AUDIT COMMITTEE

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

Mr. Nguyen Pham Anh Tai	Head
Mr. Ha Duc Hieu	Member

## MANAGEMENT

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

Mr. Bui Ngoc Duc	General Director	
Ms. Do Thi Thai	Deputy General Director	
Mr. Nguyen Truong Son	Deputy General Director	
Mr. Luong Ngoc Huy	Deputy General Director	appointed on 7 June 2024
Ms. Bui Thanh Thao	Chief accountant	

## LEGAL REPRESENTATIVE

The legal representatives of the Company during the year and at the date of this report is Mr. Bui Ngoc Duc.

## **MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS**

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

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

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

## **STATEMENT BY MANAGEMENT**

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2024 and of the separate results of its operations and its separate 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 separate financial statements.



For and on behalf of Management:

Bui Ngoc Duc  
General Director

Ho Chi Minh City, Vietnam

24 January 2025

DAT XANH GROUP JOINT STOCK COMPANY  
2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City

## INTERIM SEPARATE BALANCE SHEET

**Quarter IV 2024**  
**As at 31 December 2024**

Currency: VND

<i>ASSETS</i>	<i>Code</i>	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>2,755,794,135,182</b>	<b>2,634,491,844,526</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4.1</b>	<b>93,372,601,566</b>	<b>6,368,772,429</b>
1. Cash	111		33,372,601,566	6,368,772,429
2. Cash equivalents	112		60,000,000,000	-
<b>II. Short-term investment</b>	<b>120</b>		<b>230,000,000</b>	<b>230,000,000</b>
1. Held-to-maturity investments	123	4.2	230,000,000	230,000,000
<b>III. Current accounts receivable</b>	<b>130</b>		<b>862,766,523,287</b>	<b>979,748,415,916</b>
1. Short-term trade receivables	131	4.3	144,574,348,254	150,042,262,772
2. Short-term advances to suppliers	132	4.4	284,812,677,575	280,210,070,943
3. Other short-term receivables	136	4.5	646,538,476,073	764,448,474,716
4. Provision for doubtful short-term receivables	137		(213,158,978,615)	(214,952,392,515)
<b>IV. Inventory</b>	<b>140</b>	<b>4.6</b>	<b>1,795,712,568,898</b>	<b>1,646,260,396,953</b>
1. Inventories	141		1,795,712,568,898	1,646,260,396,953
<b>V. Other current assets</b>	<b>150</b>		<b>3,712,441,431</b>	<b>1,884,259,228</b>
1. Short-term prepaid expenses	151		1,022,300,668	1,062,577,750
2. Value-added tax deductible	152		2,690,140,763	821,681,478

## INTERIM SEPARATE BALANCE SHEET

Quarter IV 2024  
As at 31 December 2024

Currency: VND

<i>ASSETS</i>	<i>Code</i>	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>13,394,965,904,751</b>	<b>12,214,914,545,516</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>9,393,827,950</b>	<b>7,203,463,000</b>
1. Other long-term receivables	216		9,393,827,950	7,203,463,000
<b>II. Fixed assets</b>	<b>220</b>		<b>7,819,124,346</b>	<b>11,402,177,526</b>
1. Tangible fixed assets	221	4.7	1,968,194,014	3,390,856,636
- Historical cost	222		25,202,274,022	25,081,274,022
- Accumulated depreciation	223		(23,234,080,008)	(21,690,417,386)
2. Finance leased fixed assets	224		-	-
3. Intangible assets	227	4.8	5,850,930,332	8,011,320,890
- Historical cost	228		17,538,932,007	17,538,932,007
- Accumulated amortisation	229		(11,688,001,675)	(9,527,611,117)
<b>III. Investment properties</b>	<b>230</b>	<b>4.9</b>	<b>84,180,624,402</b>	<b>62,969,878,316</b>
- Historical cost	231		93,720,323,078	71,141,390,300
- Accumulated depreciation	232		(9,539,698,676)	(8,171,511,984)
<b>IV. Long-term asset in progress</b>	<b>240</b>		<b>60,315,222,413</b>	<b>24,544,134,137</b>
1. Construction in progress	242		60,315,222,413	24,544,134,137
<b>V. Long-term investments</b>	<b>250</b>		<b>13,150,627,278,060</b>	<b>12,031,842,980,009</b>
1. Investments in subsidiaries	251	4.10	13,161,192,308,699	12,042,692,308,699
2. Provision for long-term investments	254		(10,565,030,639)	(10,849,328,690)
<b>VI. Other long-term assets</b>	<b>260</b>		<b>82,629,827,580</b>	<b>76,951,912,528</b>
1. Long-term prepaid expenses	261	4.11	82,629,827,580	76,951,912,528
<b>TOTAL ASSETS</b>	<b>270</b>		<b>16,150,760,039,933</b>	<b>14,849,406,390,042</b>

DAT XANH GROUP JOINT STOCK COMPANY  
2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City

## INTERIM SEPARATE BALANCE SHEET

**Quarter IV 2024**  
**As at 31 December 2024**

Currency: VND

<i>RESOURCES</i>	<i>Code</i>	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<b>C. LIABILITIES</b>	<b>300</b>		<b>6,219,252,571,414</b>	<b>6,384,393,970,649</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1,334,843,681,099</b>	<b>5,823,054,890,213</b>
1. Short-term trade payables	311	4.12	84,907,486,091	94,178,062,751
2. Statutory obligations	313	4.13	112,110,708,365	237,692,352,666
3. Payables to employees	314		9,344,906,037	9,128,703,050
4. Short-term accrued expenses	315	4.14	43,135,310,070	49,211,544,571
5. Short-term unearned revenues	318	4.15	-	3,358,875
6. Other short-term payables	319	4.16	433,022,022,358	4,204,472,951,950
7. Short-term loans	320	4.17	599,845,936,785	1,178,417,455,263
8. Bonus and welfare fund	322		52,477,311,393	49,950,461,087
<b>II. Non-current liabilities</b>	<b>330</b>		<b>4,884,408,890,315</b>	<b>561,339,080,436</b>
1. Other long-term liabilities	337	4.16	3,928,198,428,416	361,654,296,336
2. Long-term loans	338	4.17	956,210,461,899	199,684,784,100

**DAT XANH GROUP JOINT STOCK COMPANY**  
2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City

## INTERIM SEPARATE BALANCE SHEET

**Quarter IV 2024**  
**As at 31 December 2024**

Currency: VND

<i>RESOURCES</i>	<i>Code</i>	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<b>D. OWNERS' EQUITY</b>	<b>400</b>		<b>9,931,507,468,519</b>	<b>8,465,012,419,393</b>
<b>I. Capital</b>	<b>410</b>		<b>9,931,507,468,519</b>	<b>8,465,012,419,393</b>
1. Share capital	411	4.18	7,224,509,210,000	6,117,790,020,000
- Shares with voting rights	411a		7,224,509,210,000	6,117,790,020,000
2. Share premium	412		283,153,338,806	80,398,440,806
3. Treasury shares	415		(2,500,560,000)	(2,500,560,000)
4. Investment and development fund	418		107,828,707,986	104,389,042,202
5. Undistributed earnings	421		2,318,516,771,727	2,164,935,476,385
- Undistributed earnings by the end of prior period	421a		2,066,336,311,925	2,051,122,156,664
- (Losses) undistributed earnings of current period	421b		252,180,459,802	113,813,319,721
<b>II. Other reserves and funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>	<b>440</b>		<b>16,150,760,039,933</b>	<b>14,849,406,390,042</b>

**PREPARER**

**TRUONG THI VAN ANH**

**CHIEF ACCOUNTANT**

**BUI THANH THAO**

24 January 2025  
**GENERAL DIRECTOR**

**BUI NGOC DUC**



DAT XANH GROUP JOINT STOCK COMPANY  
2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City

B02a – DN  
(Issued under Circular No.200/2014/TT-BTC  
Dated December 22, 2014  
of the Ministry of Finance)

## INTERIM SEPARATE INCOME STATEMENT QUARTER IV 2024

Currency: VND

ITEMS	Code	Notes	Quarter IV		Accumulate until Quarter IV	
			Year 2024	Year 2023	Year 2024	Year 2023
1. Revenues from sale of goods and rendering of services	01	5.1	3,341,944,561	1,912,001,762	89,503,575,774	37,332,127,250
2. Sales deductions	02		-	-	-	-
3. Net revenues from sale of goods and rendering of services	10		3,341,944,561	1,912,001,762	89,503,575,774	37,332,127,250
4. Cost of goods sold and services rendered	11	5.2	15,826,793,754	5,474,999,892	37,659,032,779	18,180,420,416
5. Gross profits from sale of goods and rendering of services	20		(12,484,849,193)	(3,562,998,130)	51,844,542,995	19,151,706,834
6. Finance income	21	5.3	1,324,005,107	158,790,687,529	404,739,391,110	367,511,933,786
7. Finance expenses	22	5.4	31,948,669,706	33,061,683,388	96,115,472,627	134,345,001,025
- In which: Interest expenses	23		25,663,257,524	33,735,326,264	83,024,550,012	136,605,467,273
8. Selling expenses	25	5.5	1,935,238,217	1,414,206,851	4,831,252,628	4,500,496,287
9. General and administrative expenses	26	5.5	19,481,572,493	25,184,498,375	68,693,738,300	90,067,831,769
10. Operating profit (loss)	30		(64,526,324,502)	95,567,300,785	286,943,470,550	157,750,311,539
11. Other income	31	5.6	112,031,423	(1,068,934,898)	310,259,471	1,952,567,889
12. Other expenses	32	5.6	(9,151,330,121)	5,506,687,849	35,073,270,219	36,689,904,690
13. Other profit (loss)	40		9,263,361,544	(6,575,622,747)	(34,763,010,748)	(34,737,336,801)
14. Accounting profit (loss) before tax	50		(55,262,962,958)	88,991,678,038	252,180,459,802	123,012,974,738
15. Current corporate income tax expenses	51		-	-	-	9,199,655,017
16. Deferred tax expenses	52		-	-	-	-
17. Net profit (loss) after tax	60		(55,262,962,958)	88,991,678,038	252,180,459,802	113,813,319,721

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

January 2025

TRUONG THI VAN ANH

BUI THANH THAO

BUI NGOC DUC

Các thuyết minh đính kèm là một bộ phận không tách rời của báo cáo tài chính riêng

## INTERIM SEPARATE CASH FLOW STATEMENT (INDIRECT METHOD) QUARTER IV 2024

Currency: VND

ITEMS	Code	Notes	Current year VND	Previous year VND
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Accounting (loss) profit before tax	01		252,180,459,802	123,012,974,738
2. Adjustments for:			(318,270,795,527)	(224,972,070,179)
Depreciation and amortisation of fixed assets and investment properties	02		5,072,239,872	5,049,673,709
Reversal of provisions	03		(2,077,711,951)	(1,475,619,158)
Exchange losses arising from revaluation of monetary items denominated in foreign currencies	04		189,782,000	168,272,500
Profits from investing activities	05		(404,739,391,110)	(366,651,839,144)
Borrowing costs and bond issuance costs	06		83,284,285,662	137,937,441,914
3. Operating (loss) profit before changes in working capital	08		(66,090,335,725)	(101,959,095,441)
Change in receivables	09		480,009,855	(328,452,985,060)
Change in inventories	10		(172,031,104,723)	(15,296,086,775)
Change in payables and other liabilities (excluding interest payable, corporate income tax)	11		(81,750,748,298)	291,292,272,378
Change in prepaid expenses	12		(5,637,637,970)	1,673,165,708
Interest paid	14		(226,748,587,331)	(54,246,146,845)
Corporate income tax paid	15		(140,661,324,486)	(18,803,877,403)
Other cash outflows for operating activities	17		(2,632,648,370)	(3,290,019,551)
Net cash flows used in operating activities	20		(695,072,377,048)	(229,082,772,989)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Purchase and construction of fixed assets and other long-term assets	21		(16,157,109,035)	(4,013,759,482)
Payments for investments in other entities	25		(1,118,500,000,000)	(1,120,000,000)
Proceeds from sale of investments in other entities/disposal of a subsidiary	26		-	183,211,771,983
Interest and dividends received	27		518,975,863,549	241,720,408,181
Net cash flows from investing activities	30		(615,681,245,486)	419,798,420,682

The accompanying notes are an integral part of the separate financial statements.

## INTERIM SEPARATE CASH FLOW STATEMENT QUARTER IV 2024

Currency: VND

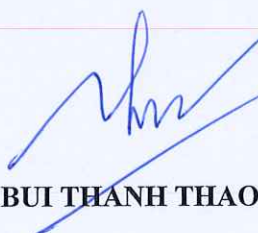
ITEMS	Code	Notes	Current year VND	Previous year VND
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Issuance of shares	31		1,220,063,028,000	-
Drawdown of borrowings	33	6.1	956,213,478,212	724,373,380,644
Repayment of borrowings	34	6.2	(778,519,054,541)	(1,068,125,211,158)
<i>Net cash used in financing activities</i>	<b>40</b>		<b>1,397,757,451,671</b>	<b>(343,751,830,514)</b>
<b>Net (decrease) increase in cash and cash equivalents for the period</b>	<b>50</b>		<b>87,003,829,137</b>	<b>(153,036,182,821)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>60</b>	<b>4.1</b>	<b>6,368,772,429</b>	<b>159,404,955,250</b>
<b>Cash and cash equivalents at end of period</b>	<b>70</b>	<b>4.1</b>	<b>93,372,601,566</b>	<b>6,368,772,429</b>

**PREPARER**



**TRUONG THI VAN ANH**

**CHIEF ACCOUNTANT**



**BUI THANH THAO**

January 2025  
**GENERAL DIRECTOR**



**BUI NGOC DUC**

## **NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

### **1. CORPORATE INFORMATION**

#### **1.1. Ownership structure**

Dat Xanh Group Joint Stock Company (“the Company”) is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate (“BRC”) No. 0303104343 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 November 2007, as subsequently amended.

The Company’s shares were listed on the Ho Chi Minh City Stock Exchange (“HOSE”) in accordance with Decision No. 161/QĐ-SGDHCM dated 14 December 2009.

The charter capital, as stated in the Business Registration Certificate of the Joint Stock Company No. 0303104343 dated 28 February 2024, is VND 7,224,509,210,000

The Company’s registered head office is located at 2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

#### **1.2. Principal activities**

The current principal activities of the Company are to provide trade real estate properties, real estate brokerage and other services.

#### **1.3. Normal operating cycle**

The normal operating cycle of the Company is within 12 months.

#### **1.4. Corporate structure**

<i>No</i>	<i>Company name</i>	<i>Principal activities</i>	<i>Effective interest (%)</i>	<i>Voting right (%)</i>
01.	Dat Xanh Real Estate Service Joint Stock Company (“DXS”)	Trade real estate	59.00	59.00
02.	Ha An Investment Trade Real Estate Joint Stock Company (“Ha An”)	Trade real estate	100.00	100.00
03.	Dat Xanh Tech One Member Company Limited	Information portal	100.00	100.00
04.	Dat Xanh Finance Company Limited	Trade real estate	100.00	100.00
05.	Athena Invest Company Limited	Trade real estate	100.00	100.00
06.	Patheon Holding Company Limited	Trade real estate	100.00	100.00
07.	DHG Investment Company Limited	Trade real estate	100.00	100.00
08.	Phuc Hung Phat Estate Investment Company Limited (“Phuc Hung Phat”)	Trade real estate	100.00	100.00
09.	Northern Green Land Real Estate and Services Joint Stock Company (“Dat Xanh Mien Bac”) <sup>(1)</sup>	Trade real estate, Real estate brokerage	37.46	63.50

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024  
 (Displayed in Vietnamese dong, except in cases where noted in another currency)  
 The accompanying Notes are an integral part of these Financial Statements

<i>No</i>	<i>Company name</i>	<i>Principal activities</i>	<i>Effective interest (%)</i>	<i>Voting right (%)</i>
10.	Regal Group Joint Stock Company ("Regal Group") <sup>(1)</sup>	Trade real estate, Real estate brokerage	32.45	55.00
11.	Cara Group Joint Stock Company ("Cara Group") <sup>(1)</sup>	Trade real estate, Real estate brokerage	35.99	61.00
12.	Vietnam Real Estate Technology Joint Stock Company (TERA) <sup>(1)</sup>	Information portal	30.08	50.99
13.	Nam Trung Bo Real Estate Development Joint Stock Company ("Dat Xanh Nam Trung Bo") <sup>(1)</sup>	Trade real estate, Real estate brokerage	41.89	71.00
14.	DXMD Vietnam Joint Stock Company ("Dat Xanh Mien Dong") <sup>(1)</sup>	Trade real estate, Real estate brokerage	35.99	61.00
15.	Ihouzz Technology Joint Stock Company ("Ihouzz") <sup>(1)</sup>	Information portal	31.58	53.54
16.	Tulip Real Estate Financial Services Corporation ("Tulip") <sup>(1)</sup>	Financial services	35.40	60.00
17.	Linkgroup Real Estate Corporation ("Linkgroup") <sup>(1)</sup>	Trade real estate, Real estate brokerage	47.48	80.47
18.	GPT Real Estate Joint Stock Company ("Dat Xanh Premium") <sup>(1)</sup>	Trade real estate, Real estate brokerage	34.81	59.00
19.	Tiptek Joint Stock Company ("Dat Xanh International") <sup>(1)</sup>	Trade real estate, Real estate brokerage	38.29	64.90
20.	Tay Nam Real Estate Service and Investment Joint Stock Company <sup>(1)</sup>	Trade real estate, Real estate brokerage	33.34	56.50
21.	Dat Xanh Commercial Joint Stock Company <sup>(1)</sup>	Trade real estate and service	41.30	70.00
22.	Viethomes Real Estate Joint Stock Company ("Viethomes") <sup>(2)</sup>	Trade real estate, Real estate brokerage	20.90	55.79
23.	S-Homes Group Real Estate Joint Stock Company ("S-Homes") <sup>(2)</sup>	Trade real estate, Real estate brokerage	32.59	87.00
24.	Bac Trung Bo Real Estate Joint Stock Company ("Bac Trung Bo Real Estate") <sup>(2)</sup>	Trade real estate, Real estate brokerage	19.11	51.00
25.	Duyen Hai Green Land Real Estate Joint Stock Company ("Dat Xanh Duyen Hai") <sup>(2)</sup>	Trade real estate, Real estate brokerage	19.11	51.00
26.	Asahi Japan Investment and Properties Management Service Joint Stock Company ("Asahi") <sup>(2)</sup>	Trade real estate, Real estate brokerage	19.11	51.00

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024

(Displayed in Vietnamese dong, except in cases where noted in another currency)

The accompanying Notes are an integral part of these Financial Statements

<i>No</i>	<i>Company name</i>	<i>Principal activities</i>	<i>Effective interest (%)</i>	<i>Voting right (%)</i>
27.	Bac Bo Real Estate Joint Stock Company (“Bac Bo Real Estate”) <sup>(2)</sup>	Trade real estate, Real estate brokerage	19.11	51.00
28.	Kinh Bac Real Estate Investment and Services Joint Company (“Kinh Bac”) <sup>(2)</sup>	Trade real estate, Real estate brokerage	31.09	83.00
29.	Hung Vuong Real Estate Investment and Services Joint Stock Company (“Hung Vuong”) <sup>(2)</sup>	Trade real estate, Real estate brokerage	20.33	54.26
30.	S-Advices Investment Consulting Joint Stock Company (“S-Advices”) <sup>(2)</sup>	Management consulting	36.71	98.00
31.	S-Media Consulting Company Limited (“S-Media”) <sup>(2)</sup>	Advertising	37.09	99.00
32.	Nha O Ngay Vietnam Company Limited (“Nha O Ngay”) <sup>(2)</sup>	Trade real estate and service	37.08	98.98
33.	S-O Farm Company Limited (“S-O Farm”) <sup>(2)</sup>	farming and livestock production	36.71	98.00
34.	S-Tech Technology Company Limited (“S-Tech”) <sup>(2)</sup>	Software	37.46	100.00
35.	DMH Real Estate Service Joint Stock Company <sup>(2)</sup>	Trade real estate	28.82	76.92
36.	Vietnam Smart City Joint Stock Company (“Dat Xanh Da Nang”) <sup>(3)</sup>	Trade real estate, Real estate brokerage	16.55	51.00
37.	Nam Mien Trung Real Estate Joint Stock Company (“Dat Xanh Nam Mien Trung”) <sup>(3)</sup>	Trade real estate, Real estate brokerage	16.77	51.68
38.	Smart City One Member Company Limited (“Smart City”) <sup>(3)</sup>	Trade real estate, Real estate brokerage	32.45	100.00
39.	Emerald Real Estate Development Joint Stock Company (“Dat Xanh Emerald”) <sup>(3)</sup>	Trade real estate, Real estate brokerage	16.55	51.00
40.	Quang Ngai Urban Development One Member Company Limited (“Dat Xanh Quang Ngai”) <sup>(3)</sup>	Trade real estate, Real estate brokerage	32.45	100.00
41.	Quang Binh Urban Development Limited Liability Company (“Dat Xanh Quang Binh”) <sup>(3)</sup>	Trade real estate, Real estate brokerage	32.45	100.00
42.	Regal Food Company Limited <sup>(3)</sup>	Trade food and provisions	32.45	100.00
43.	Regal Hotels&Resort One Member Company Limited <sup>(3)</sup>	Hotel	32.45	100.00
44.	Ha Thuan Hung Construction Trade Services Company Limited (“Ha Thuan Hung”) <sup>(4)</sup>	Construction	100.00	100.00

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024

(Displayed in Vietnamese dong, except in cases where noted in another currency)

The accompanying Notes are an integral part of these Financial Statements

<i>No</i>	<i>Company name</i>	<i>Principal activities</i>	<i>Effective interest (%)</i>	<i>Voting right (%)</i>
45.	Saigon Riverside Investment Company Limited (“Saigon Riverside”) <sup>(4)</sup>	Trade real estate	75.00	75.00
46.	Thang Long Investment Petrol Joint Stock Company (“Thang Long Petrol”) <sup>(4)</sup>	Trade real estate	100.00	100.00
47.	Charm & CI Viet Nam Company Limited (“Charm & CI”) <sup>(4)</sup>	Trade real estate	100.00	100.00
48.	Tay Nam Bo Real Estate Investment Joint Stock Company (“Tay Nam Bo Real Estate”) <sup>(4)</sup>	Trade real estate, Real estate brokerage	100.00	100.00
49.	Dong Nam Bo Real Estate Investment Joint Stock Company (“Dong Nam Bo Real Estate”) <sup>(4)</sup>	Trade real estate, Real estate brokerage	100.00	100.00
50.	Hoi An Invest Joint Stock Company (“Hoi An Invest”) <sup>(4)</sup>	Trade real estate	100.00	100.00
51.	Mien Dong Real Estate Investment Joint Stock Company (“Mien Dong Real Estate”) <sup>(4)</sup>	Trade real estate, Real estate brokerage	100.00	100.00
52.	Phuoc Son Investment Joint Stock Company (“Phuoc Son”) <sup>(4)</sup>	Trade real estate	100.00	100.00
53.	Diamond Tower Investment Joint Stock Company (“Diamond”) <sup>(4)</sup>	Trade real estate	100.00	100.00
54.	Ruby Tower Investment Joint Stock Company (“Ruby”) <sup>(4)</sup>	Trade real estate	100.00	100.00
55.	Ernerald Tower Investment Joint Stock Company <sup>(4)</sup>	Trade real estate	100.00	100.00
56.	Sapphire Tower Investment Joint Stock Company <sup>(4)</sup>	Trade real estate	100.00	100.00
57.	DAMC Joint Stock Company <sup>(4)</sup>	Trade real estate	100.00	100.00
58.	Can Tho Real Estate Joint Stock Company (“Can Tho Real Estate”) <sup>(5)</sup>	Trade real estate, Real estate brokerage	28.07	78.00
59.	Nam Mien Tay Real Estate Services Joint Stock Company (“Nam Mien Tay Real Estate”) <sup>(5)</sup>	Trade real estate, Real estate brokerage	18.35	51.00
60.	Bac Mien Tay Real Estate Joint Stock Company (“Bac Mien Tay Real Estate”) <sup>(5)</sup>	Trade real estate, Real estate brokerage	18.35	51.00
61.	Duyen Hai Mien Tay Real Estate Joint Stock Company (“Duyen Hai Mien Tay”) <sup>(5)</sup>	Trade real estate, Real estate brokerage	18.35	51.00
62.	Tay Nguyen Real Estate Joint Stock Company (“Tay Nguyen”) <sup>(6)</sup>	Trade real estate	21.36	51.00

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Displayed in Vietnamese dong, except in cases where noted in another currency)

The accompanying Notes are an integral part of these Financial Statements

No	Company name	Principal activities	Effective interest (%)	Voting right (%)
63.	Ecohome Real Estate Joint Stock Company (“Ecohome”) <sup>(7)</sup>	Trade real estate, Construction	47.48	100.00
64.	Linkland Investment Company Limited (“Linkland”) <sup>(7)</sup>	Trade real estate, Real estate brokerage	47.48	100.00
65.	Ngoc Le Investment Construction Company Limited (“Ngoc Le”) <sup>(7)</sup>	Construction	39.07	82.29
66.	Lifarm Agriculture Limited Company (“Lifarm”) <sup>(7)</sup>	Agriculture	47.48	100.00
67.	Propcom Joint Stock Company (“Propcom”) <sup>(8)</sup>	Information technology	31.27	99.00
68.	Linkhouse Mien Trung Real Estate Joint Stock Company (“Linkhouse Mien Trung”) <sup>(9)</sup>	Trade real estate, Real estate brokerage	12.35	51.00
69.	Linkhouse Real Estate Corporation (“Linkhouse”) <sup>(10)</sup>	Trade real estate, Real estate brokerage	24.21	51.00
70.	Nha Trang Petroleum Investment Joint Stock Company (“Nha Trang Petrol”) <sup>(11)</sup>	Trade real estate, Real estate brokerage	99.87	99.87
71.	Dong Nai Real Estate Joint Stock Company (“Dong Nai Real Estate”) <sup>(11)</sup>	Trade real estate	100.00	100.00
72.	Binh Phuoc Real Estate Investment Joint Stock Company (“Binh Phuoc”) <sup>(11)</sup>	Trade real estate	100.00	100.00
73.	Binh Thuan Real Estate Investment Joint Stock Company (“Binh Thuan”) <sup>(11)</sup>	Trade real estate	100.00	100.00
74.	Dong Nai Investment Joint Stock Company (“Dong Nai Investment”) <sup>(12)</sup>	Trade real estate	100.00	100.00
75.	Vicco Sai Gon Joint Stock Company (“Vicco Sai Gon”) <sup>(12)</sup>	Trade real estate	100.00	99.99
76.	Northern Real Estate Investment Joint Stock Company (“DXI”) <sup>(12)</sup>	Trade real estate	100.00	100.00
77.	DN Premium Investment and Services Joint Stock Company (“DN Premium”) <sup>(13)</sup>	Trade real estate	17.75	51.00
78.	City Invest Real Estate Joint Stock Company (“City Invest”) <sup>(14)</sup>	Trade real estate	19.79	55.00
79.	Vien Dong Land Investment Corporation (“Vidoland”) <sup>(15)</sup>	Trade real estate	100.00	100.00
80.	Ha An Land Real Estate Investment Company Limited (“Ha An Land”) <sup>(15)</sup>	Trade real estate, Real estate brokerage	100.00	100.00
81.	Asahi Luxstay Service Joint Stock Company <sup>(16)</sup>	Management consulting	16.11	51.00
82.	Viet Nhat Cares Trading and Services Joint Stock Company <sup>(16)</sup>	House cleaning	16.11	51.00

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024

(Displayed in Vietnamese dong, except in cases where noted in another currency)

The accompanying Notes are an integral part of these Financial Statements

---

- (1) The parent company holds an indirect ownership through DXS
- (2) The parent company holds an indirect ownership through Dat Xanh Mien Bac
- (3) The parent company holds an indirect ownership through Regal Group
- (4) The parent company holds an indirect ownership through Ha An
- (5) The parent company holds an indirect ownership through Cara Group
- (6) The parent company holds an indirect ownership through Nam Trung Bo
- (7) The parent company holds an indirect ownership through Linkgroup
- (8) The parent company holds an indirect ownership through Ihouzz
- (9) The parent company holds an indirect ownership through LinkHouse
- (10) The parent company holds an indirect ownership through Linkland
- (11) The parent company holds an indirect ownership through Ha Thuan Hung
- (12) The parent company holds an indirect ownership through Hoi An Invest
- (13) The parent company holds an indirect ownership through GPT Real Estate
- (14) The parent company holds an indirect ownership through DXMD Vietnam
- (15) The parent company holds an indirect ownership through Phuoc Son
- (16) The parent company holds an indirect ownership through Asahi Japan

## **NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

---

### **2. BASIS OF PREPARATION**

#### **2.1. Accounting standards and system**

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

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

#### **2.2. Applied accounting documentation system**

The separate financial statements are prepared in Vietnam Dong (“VND”) which is also the Company’s accounting currency. The Company’s applied accounting documentation system is the General Journal system.

#### **2.3. Fiscal year**

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

#### **2.4. Accounting currency**

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

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

---

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****3.1. Cash**

Cash and cash equivalents comprise cash on hand and cash in banks.

**3.2. Inventories***Inventory properties*

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

Cost includes:

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

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of inventory property recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

*Other inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

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

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

Merchandise	- cost of purchase on a specific identification basis
Tools and supplies	- cost of purchase on a weighted average basis

*Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories based on appropriate evidence of impairment available at the balance sheet date.

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

**3.3. Receivables**

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

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

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

**3.4. Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

**3.5. Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

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

**3.6. Depreciation and amortisation**

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

Means of transportation	5 - 10 years
Office equipment	3 - 6 years
Computer software, website	3 - 6 years
Others	3 - 6 years

**3.7. Investment properties**

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

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

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

## **NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024  
 (Displayed in Vietnamese dong, except in cases where noted in another currency)  
 The accompanying Notes are an integral part of these Financial Statements

Buildings and structures

30 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the separate 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 Company 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 separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the separate income statement over 2 to 3 years or recognised consistently with revenue:

- ▶ Tools and consumables with large value issued into construction and can be used for more than one year;
- ▶ Show houses; and
- ▶ Brokerage fee.

### **3.10. Investments**

#### *Investments in subsidiaries*

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

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

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

---

*Investment in an associate*

Investment in an associate over which the Company has significant influence are carried at cost.

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

*Investments in other entities*

Investments in other entities are stated at their acquisition costs.

*Provision of the investment*

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

Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

**3.11. Payables and accruals**

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

**3.12. Bonds**

Bonds with the convertible right into a fixed number of ordinary shares of the entity are separated into financial liability (a contractual arrangement to deliver cash or other financial assets) and equity instrument (a call option granting the holder the right, for a specified period of time) based on the terms of the contract.

Bonds that may be converted into an undetermined number of shares at maturity (depending on the market value of the shares at maturity) are accounted for as straight bonds.

**3.13. Treasury shares**

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

**3.14. Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval 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 Company maintains the following reserve funds which are appropriated from the Company'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 Company's expansion of its operation or of in-depth investment.

## **NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024

(Displayed in Vietnamese dong, except in cases where noted in another currency)

The accompanying Notes are an integral part of these Financial Statements

► *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 separate balance sheet.

### **3.15. Revenue recognition**

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

*Rendering of real estate brokerage and other services*

Revenue is recognised when services have been rendered and completed.

*Sale of apartments*

For apartments sold after completion of construction, the revenue and associated costs are recognised when the significant risks and rewards of ownership of the apartments have passed to the buyers.

*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 Company's entitlement as an investor to receive the dividend is established.

*Rental income*

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

### **3.16. Taxation**

*Current income tax*

Current income tax assets and liabilities for the current and prior year 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 balance sheet date.

Current income tax is charged or credited to the separate 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 Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

*Deferred tax*

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

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

## **NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024

(Displayed in Vietnamese dong, except in cases where noted in another currency)

The accompanying Notes are an integral part of these Financial Statements

- ▶ 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 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 and associates, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

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

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on the same taxable entity or when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

### **3.17. Related parties**

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

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

### 4. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Currency: VND

#### 4.1. Cash and cash equivalents

	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	328,846,633	296,426,557
Cash in banks	33,043,754,933	6,072,345,872
Cash equivalents (*)	60,000,000,000	-
<b>TOTAL</b>	<b>93,372,601,566</b>	<b>6,368,772,429</b>

(\*) Cash equivalents represent bank deposits with the original maturity of less than three (3) months which earn interest from 4.2 to 4.7% per annum.

#### 4.2. Held-to-maturity investments

Held-to-maturity investments represented term deposits in VND at Banks with original terms to maturity of more than 3 months and less than 12 months from their transaction dates.

	<i>Ending balance</i>	<i>Beginning balance</i>
Bank deposits	230,000,000	230,000,000
<b>TOTAL</b>	<b>230,000,000</b>	<b>230,000,000</b>

#### 4.3. Short-term trade receivables

	<i>Ending balance</i>	<i>Beginning balance</i>
Receivables from apartment buyers	102,910,258,200	105,511,741,257
Other customers	41,664,090,054	44,530,521,515
<b>TOTAL</b>	<b>144,574,348,254</b>	<b>150,042,262,772</b>
Provision for short-term trade receivables	(38,463,114,371)	(38,463,114,371)
<b>Net</b>	<b>106,111,233,883</b>	<b>111,579,148,401</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

### 4.4. Short-term advances to suppliers

	<i>Ending balance</i>	<i>Beginning balance</i>
Hydraulics Construction Corporation No. 4	91,490,048,921	91,490,048,921
Thang Long Group Corporation and Trading Joint Stock Company	47,385,634,545	47,385,634,545
Khang Hung Investment & Tourist Development Co., Ltd.	126,000,000,000	126,000,000,000
Other suppliers	19,936,994,109	15,334,387,477
<b>TOTAL</b>	<b>284,812,677,575</b>	<b>280,210,070,943</b>
Provision for short-term advances to suppliers	(92,330,063,921)	(92,330,063,921)
<b>Net</b>	<b>192,482,613,654</b>	<b>187,880,007,022</b>

### 4.5. Other short-term receivables

	<i>Ending balance</i>	<i>Beginning balance</i>
Deposits	39,562,349,323	39,533,324,823
Advances for investments	71,980,914,000	71,980,914,000
Advances to employees	9,088,037,228	8,644,669,270
Capital contributed in Business Corporation Contracts ("BCC")	135,646,377,826	136,646,377,826
Interest receivable	334,872,189	334,872,189
Dividend receivable	-	114,238,992,439
Deposit receivable	387,964,800,000	387,964,800,000
Others	1,947,085,507	5,104,524,169
<b>TOTAL</b>	<b>646,524,436,073</b>	<b>764,448,474,716</b>
Provision for other short-term receivables	(82,365,800,323)	(84,159,214,223)
<b>Net</b>	<b>564,158,635,750</b>	<b>680,289,260,493</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024  
(Displayed in Vietnamese dong, except in cases where noted in another currency)  
The accompanying Notes are an integral part of these Financial Statements

### 4.6. Inventories

	<i>Ending balance</i>	<i>Beginning balance</i>
Inventory properties in progress	1,772,297,351,019	1,596,195,029,930
Completed inventory properties	22,605,374,905	49,219,524,049
Merchandise	262,030,159	262,030,159
Tools and supplies	547,812,815	583,812,815
<b>TOTAL</b>	<b>1,795,712,568,898</b>	<b>1,646,260,396,953</b>
Provision for inventory devaluation	-	-
<b>Net</b>	<b>1,795,712,568,898</b>	<b>1,646,260,396,953</b>

### 4.7. Tangible fixed assets

	Means of transportation	Office equipment	Others	Total
<b>Cost:</b>				
Beginning balance	13,640,924,625	10,474,855,177	965,494,220	25,081,274,022
Purchases during the year	-	121,000,000	-	121,000,000
Ending balance	13,640,924,625	10,595,855,177	965,494,220	25,202,274,022
<b>Accumulated depreciation:</b>				
Beginning balance	(10,811,680,497)	(9,957,727,514)	(921,009,375)	(21,690,417,386)
Depreciation for the year	(1,140,776,883)	(364,424,884)	(38,460,855)	(1,543,662,622)
Ending balance	(11,952,457,380)	(10,322,152,398)	(959,470,230)	(23,234,080,008)
<b>Net carrying amount:</b>				
Beginning balance	2,829,244,128	517,127,663	44,484,845	3,390,856,636
Ending balance	<b>1,688,467,245</b>	<b>273,702,779</b>	<b>6,023,990</b>	<b>1,968,194,014</b>

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**

For the financial period from 01 January to 31 December 2024

(Displayed in Vietnamese dong, except in cases where noted in another currency)

The accompanying Notes are an integral part of these Financial Statements

**4.8. Intangible fixed assets**

	Computer software	Website	Others	Total
<b>Cost:</b>				
Beginning balance	16,165,031,402	1,063,166,005	310,734,600	17,538,932,007
Ending balance	16,165,031,402	1,063,166,005	310,734,600	17,538,932,007
<b>Accumulated amortisation:</b>				
Beginning balance	(8,244,835,514)	(972,041,003)	(310,734,600)	(9,527,611,117)
Amortisation for the year	(2,084,890,556)	(75,500,002)	-	(2,160,390,558)
Ending balance	(10,329,726,070)	(1,047,541,005)	(310,734,600)	(11,688,001,675)
<b>Net carrying amount:</b>				
Beginning balance	7,920,195,888	91,125,002	-	8,011,320,890
Ending balance	<b>5,835,305,332</b>	<b>15,625,000</b>	-	<b>5,850,930,332</b>

**4.9. Investment properties***Buildings and structures*

<b>Cost:</b>	
Beginning balance	71,141,390,300
Ending balance	93,720,323,078
<b>Accumulated depreciation:</b>	
Beginning balance	(8,171,511,984)
Depreciation for the year	(1,368,186,692)
Ending balance	(9,539,698,676)
<b>Net carrying amount:</b>	
Beginning balance	62,969,878,316
Ending balance	<b>84,180,624,402</b>



DAT XANH GROUP JOINT STOCK COMPANY  
2W Ung Van Khiem Street, Ward 25, Binh Thanh Dist, Ho Chi Minh City

B09a – DN  
(Issued under Circular No.200/2014/TT-BTC  
Dated December 22, 2014  
of the Ministry of Finance)

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 4.10. Investments in subsidiaries

Company name	Activity status	Ending balance		Beginning balance	
		% of interest	Cost of investment	% of interest	Cost of investment
Dat Xanh Real Estate Service Joint Stock Company ("DXS")	Operating	55.85	2,000,603,604,073	55.85	2,000,603,604,073
Ha An Investment Trade Real Estate Joint Stock Company ("Ha An")	Operating	99.99	10,095,488,704,626	99.99	8,976,988,704,626
Dat Xanh Tech One Member Company Limited ("Dat Xanh Tech")	Dissolution procedures	100	10,620,000,000	100	10,620,000,000
Athena Invest Company Limited ("Athena Invest")	Operating	100	1,130,000,000	100	1,130,000,000
Patheon Holding Company Limited ("Pathenon")	Operating	100	800,000,000	100	800,000,000
Dat Xanh Finance Company Limited ("Dat Xanh Finance")	Dissolution procedures	100	50,000,000	100	50,000,000
DHG Investment Company Limited ("DHG Investment")	Operating	85	297,500,000,000	85	297,500,000,000
Phuc Hung Phat Estate Investment Company Limited ("Phuc Hung Phat")	Operating	100	755,000,000,000	100	755,000,000,000
<b>TOTAL</b>			<b>13,161,192,308,699</b>		<b>12,042,692,308,699</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 4.11. Long-term prepaid expenses

	<i>Ending balance</i>	<i>Beginning balance</i>
Brokerage fee, show houses	80,591,371,301	75,363,011,101
Others	2,038,456,279	1,588,901,427
<b>TOTAL</b>	<b>82,629,827,580</b>	<b>76,951,912,528</b>

### 4.12. Short-term trade payables

	<i>Ending balance</i>	<i>Beginning balance</i>
Viet Nhat Construction And Interior Decoration Joint Stock Company	975,716,413	3,275,716,413
FPT Joint Stock Company	10,578,901,741	-
Vung Ben Construction Co., Ltd.	7,613,783,975	7,613,783,975
Vicco Saigon Joint Stock Company	-	9,310,421,958
Hung Long Phat Investment And Construction Joint Stock Company	6,500,000,000	6,500,000,000
Ihouzz Technology Joint Stock Company	-	6,724,860,861
Binh Dinh Construction Co., Ltd.	16,257,256,702	14,664,909,374
Phuoc Thanh Construction Joint Stock Company	1,801,989,684	1,801,989,684
Construction and Building Materials Joint Stock Company	-	9,353,579,030
Others	41,179,837,576	34,932,801,456
<b>TOTAL</b>	<b>84,907,486,091</b>	<b>94,178,062,751</b>

### 4.13. Statutory obligations

	<i>31 December 2023</i>	<i>Increase in year</i>	<i>Decrease in year</i>	<i>31 December 2024</i>
Value-added tax	33,055,488,088	6,582,253,572	144,703,403	39,493,038,257
Corporate income tax	161,761,696,699	-	140,661,324,486	21,100,372,213
Personal income tax	3,765,661,037	5,003,441,491	8,239,765,448	529,337,080
Others	39,109,506,842	12,761,192,938	882,738,965	50,987,960,815
<b>TOTAL</b>	<b>237,692,352,666</b>	<b>24,346,888,001</b>	<b>149,928,532,302</b>	<b>112,110,708,365</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 4.14. Short-term accrued expenses

	<i>Ending balance</i>	<i>Beginning balance</i>
Cost of construction projects	23,730,009,428	27,431,913,495
Loan interests	14,493,045,663	11,248,964,541
Others	4,920,454,979	10,530,666,535
<b>TOTAL</b>	<b>43,143,510,070</b>	<b>49,211,544,571</b>

### 4.15. Unearned revenue

	<i>Ending balance</i>	<i>Beginning balance</i>
Revenue from management fees	-	3,358,875
<b>TOTAL</b>	<b>-</b>	<b>3,358,875</b>

### 4.16. Other payables

	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>433,022,022,358</b>	<b>4,204,472,951,950</b>
Dividend payable	80,034,700	80,034,700
Investment payable	406,551,337	406,551,337
Received deposits for purchasing products from projects	625,387,336	625,387,336
Maintenance fee	9,976,544,940	12,878,622,263
Short-term deposit received	8,568,241,494	3,213,548,241,494
Received on behalf for project developers	2,987,297,527	5,507,404,363
Received capital contribution of BCC from related parties	7,366,596,913	7,366,596,913
Receivable on behalf of related parties	387,964,800,000	387,964,800,000
Others	15,046,568,111	576,095,313,544
<b>Long-term</b>	<b>3,928,198,428,416</b>	<b>361,654,296,336</b>
Long-term deposit received	3,807,077,389,000	1,477,389,000
Received capital contribution of BCC from related parties	121,121,039,416	360,176,907,336
<b>TOTAL</b>	<b>4,361,220,450,774</b>	<b>4,566,127,248,286</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 4.17. Loans

	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>599,845,936,785</b>	<b>1,178,417,455,263</b>
<i>Bonds (Note 4.17.1)</i>	199,842,920,472	47,898,400,722
<i>Loan from other party (Note 4.17.2)</i>	400,003,016,313	1,130,519,054,541
<b>Long-term</b>	<b>956,210,461,899</b>	<b>199,684,784,100</b>
<i>Loan from a bank (Note 4.17.3)</i>	956,210,461,899	-
<i>Bonds</i>	-	199,684,784,100
<b>TOTAL</b>	<b>1,556,056,398,684</b>	<b>1,378,102,239,363</b>

*Details of movement of loans are as follows:*

	<i>Current year</i>	<i>Previous year</i>
Beginning balance	1,378,102,239,363	1,927,836,741,132
Drawdown	986,333,302,904	724,393,380,644
Repayment of loans and bonds	(808,638,879,233)	(1,068,125,211,158)
Offset with receivables	-	(207,314,645,896)
Bond issuance cost	-	(20,000,000)
Issuance shares to convert bonds	259,735,650	1,331,974,641
<b>Ending balance</b>	<b>1,556,056,398,684</b>	<b>1,378,102,239,363</b>

*The loan balance as of December 31, 2024 includes the following contracts:*

#### 4.17.1 Short-term bonds

<i>Arrangement organization</i>	<i>Ending balance</i>	<i>Maturity date</i>	<i>Purpose</i>	<i>Description of collateral</i>
<b>Vietinbank Securities Joint Stock Company</b>				
<b>Date of issuance</b>	<b>200,000,000,000</b>	<b>31 December 2025</b>	<b>To finance working capitap</b>	<b>Mortgage</b>
<b>31 December 2021</b>				
Bond Issuance Costs	(632,545,455)			
Allocation of bond issuance cost	475,465,927			
<b>Total</b>	<b>199,842,920,472</b>			

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 4.17.2 Short-term loans from other party

<i>Other parties</i>	<i>Ending balance</i>	<i>Maturity date</i>	<i>Purpose</i>	<i>Description of collateral</i>
Ha An	400,000,000,000	1 August 2025	To finance working capital	Unsecured
VNDIRECT Securities Joint Stock Company	3,016,313	24 June 2025	To finance working capital	Unsecured
<b>Total</b>	<b>400,003,016,313</b>			

### 4.17.3 Long-term loans from a bank

<i>Bank</i>	<i>Ending balance</i>	<i>Maturity date</i>	<i>Purpose</i>	<i>Description of collateral</i>
Military Commercial Joint Stock Bank	156,210,461,899	From 10 April 2026 to 10 May 2030	Investment and development of CC1 and CC5 High-Rise Apartment Project in Nam Rach Chiec Residential Area, An Phu Ward, District 2, Ho Chi Minh City ("Gem Reverside Project")	Mortgage
Military Commercial Joint Stock Bank	800,000,000,000			
<b>Total</b>	<b>956,210,461,899</b>			



DAT XANH GROUP JOINT STOCK COMPANY  
2W Ung Van Khiem Street, Ward 25, Binh Thanh Dist, Ho Chi Minh City

B09a – DN  
(Issued under Circular No.200/2014/TT-BTC  
Dated December 22, 2014  
of the Ministry of Finance)

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

						Currency: VND
4.18. Owners' equity						Total
a. Movements in owners' equity						
	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	
<i>Previous year</i>						
<b>Beginning balance</b>	6,117,790,020,000	80,398,440,806	(2,500,560,000)	100,091,658,398	2,061,865,616,174	8,357,645,175,378
Investment and development fund	-	-	-	4,297,383,804	(4,297,383,804)	-
Bonus and welfare fund	-	-	-	-	(6,446,075,706)	(6,446,075,706)
Net profit for the year	-	-	-	-	113,813,319,721	113,813,319,721
<b>Ending balance</b>	6,117,790,020,000	80,398,440,806	(2,500,560,000)	104,389,042,202	2,164,935,476,385	8,465,012,419,393
<i>Current year</i>						
<b>Beginning balance</b>	6,117,790,020,000	80,398,440,806	(2,500,560,000)	104,389,042,202	2,164,935,476,385	8,465,012,419,393
Issuance of shares to existing shareholders	1,016,719,190,000	203,343,838,000	-	-	-	1,220,063,028,000
ESOP shares for employees	90,000,000,000	-	-	-	(90,000,000,000)	-
Share issuance costs	-	(588,940,000)	-	-	-	(588,940,000)
Investment and development fund	-	-	-	3,439,665,784	(3,439,665,784)	-
Bonus and welfare fund	-	-	-	-	(5,159,498,676)	(5,159,498,676)
Net profit for the year	-	-	-	-	252,180,459,802	252,180,459,802
<b>Ending balance</b>	7,224,509,210,000	283,153,338,806	(2,500,560,000)	107,828,707,986	2,318,516,771,727	9,931,507,468,519

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

**b. Capital transactions with owners**

	<i>Current year</i>	<i>Previous year</i>
<b><i>Contributed share capital</i></b>		
Beginning balance	6,117,790,020,000	6,117,790,020,000
Issuance of shares for existing shareholders	1,016,719,190,000	-
Issuance of shares under ESOP	90,000,000,000	-
Ending balance	<b>7,224,509,210,000</b>	<b>6,117,790,020,000</b>

**c. Ordinary shares**

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>Number of shares</i>	<i>Number of shares</i>
Shares authorised to be issued	722,450,921	611,779,002
Shares issued and fully paid		
<i>Ordinary shares</i>	722,450,921	611,779,002
Treasury shares		
<i>Ordinary shares</i>	(1,747,486)	(1,747,486)
Shares in circulation		
<i>Ordinary shares</i>	720,703,435	610,031,516
Par value of outstanding shares	10,000	10,000

**d. Corporate funds**

	<i>Ending balance</i>	<i>Beginning balance</i>
Investment and development fund	107,828,707,986	104,389,042,202

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

#### 5.1. Net revenue from sale of goods and rendering of services

	<i>Quarter IV</i> 2024	<i>Quarter IV</i> 2023	<i>Current year</i>	<i>Previous year</i>
<b>Gross revenue</b>	<b>3,341,944,561</b>	<b>1,912,001,762</b>	<b>89,503,575,774</b>	<b>37,332,127,250</b>
<i>In which:</i>				
Revenue from sale of apartments	-	(3,184,556,299)	4,987,682,957	139,779,610
Revenue from management services and leasing real estate	2,228,181,818	4,085,208,445	80,343,670,215	33,206,725,912
Revenue from investment properties	1,113,762,743	1,011,349,616	4,172,222,602	3,985,621,728
<b>Deductions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Sales Returns	-	-	-	-
<b>NET REVENUE</b>	<b>3,341,944,561</b>	<b>1,912,001,762</b>	<b>89,503,575,774</b>	<b>37,332,127,250</b>

#### 5.2. Costs of goods sold and services rendered

	<i>Quarter IV</i> 2024	<i>Quarter IV</i> 2023	<i>Current year</i>	<i>Previous year</i>
Cost of apartments	13,580,918,408	(1,695,215,988)	17,616,134,774	840,747,161
Cost of management services and leasing real estate	1,790,472,412	6,822,553,465	18,646,104,268	15,949,023,597
Cost of real estate development services	455,402,934	347,662,415	1,396,793,737	1,390,649,658
<b>TOTAL</b>	<b>15,826,793,754</b>	<b>5,474,999,892</b>	<b>37,659,032,779</b>	<b>18,180,420,416</b>

#### 5.3. Finance income

	<i>Quarter IV</i> 2024	<i>Quarter IV</i> 2023	<i>Current year</i>	<i>Previous year</i>
Interest income	1,324,005,107	390,953,569	3,336,769,260	1,919,475,078
Dividend income	-	158,399,733,960	401,402,621,850	359,039,396,976
Gain from disposal of investments	-	-	-	6,553,061,732
<b>TOTAL</b>	<b>1,324,005,107</b>	<b>158,790,687,529</b>	<b>404,739,391,110</b>	<b>367,511,933,786</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 5.4. Finance expenses

	<i>Quarter IV 2024</i>	<i>Quarter IV 2023</i>	<i>Current year</i>	<i>Previous year</i>
Interest expenses	25,663,257,524	33,735,326,264	83,024,550,012	136,605,467,273
Bond issuance cost	39,534,093	109,243,661	259,735,650	1,331,974,641
Revert provision for financial investments	(284,298,051)	(1,186,616,595)	(284,298,051)	(6,475,619,158)
Other finance expenses	6,530,176,140	403,730,059	13,115,485,016	2,883,178,270
<b>TOTAL</b>	<b>31,948,669,706</b>	<b>33,061,683,388</b>	<b>96,115,472,627</b>	<b>134,345,001,025</b>

### 5.5. Selling expenses and general and administrative expenses

	<i>Quarter IV 2024</i>	<i>Quarter IV 2023</i>	<i>Current year</i>	<i>Previous year</i>
<b>Selling expenses</b>	<b>1,935,238,217</b>	<b>1,414,206,851</b>	<b>4,831,252,628</b>	<b>4,500,496,287</b>
Labour cost	1,346,162,171	1,394,206,850	4,182,176,584	4,302,057,711
Brokerage fees	-	-	-	73,438,577
Advertising fees	330,500,001		330,500,001	
Depreciation and amortisation	20,000,000	20,000,000	79,999,998	79,999,998
Others	238,576,045	1	238,576,045	45,000,001
<b>General and administrative expenses</b>	<b>19,507,587,469</b>	<b>19,481,572,493</b>	<b>68,719,753,276</b>	<b>68,693,738,300</b>
Labour cost	14,877,771,700	15,344,436,043	49,320,260,170	60,904,957,305
Expense for external services	2,204,026,627	3,802,136,936	7,420,569,345	10,744,882,214
Depreciation and amortisation	1,145,308,068	3,210,891,810	5,893,973,873	7,124,747,374
Provision expenses	(1,793,413,900)	-	(1,793,413,900)	5,000,000,000
Others	3,047,879,998	2,827,033,586	7,852,348,812	6,293,244,876
<b>TOTAL</b>	<b>21,416,810,710</b>	<b>26,598,705,225</b>	<b>73,524,990,928</b>	<b>94,568,328,056</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 5.6. Other income and expenses

	<i>Quarter IV 2024</i>	<i>Quarter IV 2023</i>	<i>Current year</i>	<i>Previous year</i>
<b>Other income</b>	<b>112,031,423</b>	<b>(1,068,934,898)</b>	<b>310,259,471</b>	<b>1,952,567,889</b>
Income from contract compensation	111,710,328	(881,687,713)	151,319,289	1,844,753,281
Others	321,095	(187,247,185)	158,940,182	107,814,608
<b>Other expenses</b>	<b>(9,151,330,121)</b>	<b>5,506,687,849</b>	<b>35,073,270,219</b>	<b>36,689,904,690</b>
Penalties of liquidation contract	-	-	14,965,479,452	14,985,780,000
Tax penalty accrual	1,474,870,534	5,331,298,310	11,870,363,103	21,371,064,879
Others	(10,626,200,655)	175,389,539	8,237,427,664	333,059,811
<b>NET OTHER LOSS (PROFIT)</b>	<b>9,263,361,544</b>	<b>(6,575,622,747)</b>	<b>(34,763,010,748)</b>	<b>(34,737,336,801)</b>

## 6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CASH FLOW STATEMENT

### 6.1. Borrowings during the period

	<i>Current year</i>	<i>Previous year</i>
Drawdown of standard borrowings	956,213,478,212	724,373,380,644
Bond issuance cost	-	-
<b>TOTAL</b>	<b>956,213,478,212</b>	<b>724,373,380,644</b>

### 6.2. Principal repayments during the period

	<i>Current year</i>	<i>Previous year</i>
Repayment of standard borrowings	730,519,054,541	698,125,211,158
Repayment of bond principal	48,000,000,000	370,000,000,000
<b>TOTAL</b>	<b>778,519,054,541</b>	<b>1,068,125,211,158</b>

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

### 7. OTHER INFORMATION

#### 7.1. Transactions with related parties

In addition to the balances with related parties presented in other notes to the interim separate financial statements, the Company had significant transactions with related parties during the current and previous periods as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Current year</i>	<i>Previous year</i>
DXS	Subsidiary	Other receivables	-	1,000,000,000
		Collection of other receivables		
		Loan collection	-	18,725,000,000
Sai Gon Riverview		Loan interest	-	484,797,943
		Collect loan interest	-	2,275,000,000
Regal Group	Subsidiary	Revenue from BCC	-	13,901,106,227
		Receivable collection	-	62,275,465,896
Vicco Saigon	Subsidiary	Office rental	2,566,070,280	2,566,070,280
		Pay office rental	12,133,099,266	-
Dat Xanh Nam Trung Bo	Subsidiary	Receive back from BCC	1,000,000,000	3,000,000,000
Hoi An Invest	Subsidiary	Collect from transfer shares	-	166,496,340,000
		Transfer shares	-	166,496,340,000
		Borrowing repayment	-	207,275,000,000
		Penalty expense	-	14,985,780,000
		Payment for penalty expense	14,985,780,000	-
		Interest expense	-	3,539,510,892
		Pay interest expense	77,518,422,226	-
Thang Long Petrol	Subsidiary	Interest in joint ownership account	0	1,591,409,382
		Collect interest in joint ownership account	791,409,382	800,000,000
		Refund from BCC	112,489,220,930	-
	Subsidiary	Loan collection	-	2,268,934,820
Nha Trang Petrol		Collect loan interest	-	681,065,180
		Loan interest	-	41,142,481
Saigon Riverside	Subsidiary	Refund from BCC	-	350,308,642,030

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Current year</i>	<i>Previous year</i>
Ha An	Subsidiary	Capital contribution	1,118,500,000,000	-
		Clearing debts	168,174,471,054	47,000,000,000
		Borrowing	-	385,000,000,000
		Loan repayments	505,685,883,050	536,374,645,896
		Revenue from the sale of real estate products	4,987,682,957	-
		Revenue from rental	8,149,090,908	11,440,762,460
		Revenue from project development	70,800,000,000	-
		Collect service fees	90,572,032,257	64,845,806,451
		Dividend income	401,402,621,850	359,039,396,976
		Collect dividend income	515,639,094,289	244,802,924,537
		Collect deposit	454,765,000,000	-
		Pay interest expense	91,090,020,584	349,041,096
		Collect loan interest	-	349,041,096
		Interest expenses	32,341,713,738	71,840,815,481
		Collect capital	2,520,000	-
Phuoc Son	Subsidiary	Other payables	-	1,104,547,699
		Pay interest expense	64,800,000,000	-
		Clearing debts	150,750,000,000	-
DBFS	Subsidiary	Other payables	-	150,750,000,000
		Withdraw shares	-	75,499,980,000
Dat Xanh Tech	Subsidiary	Capital contribution	-	470,000,000
Athena Invest	Subsidiary	Capital contribution	-	490,000,000
Patheon Holdings	Subsidiary	Capital contribution	-	160,000,000
DXI	Subsidiary	Repayment of other payables	2,600,000,000	-
		Other payables	-	5,916,974,533
Ihouzz	Subsidiary	Software provision fee	831,148,431	5,098,730,861
		Pay software provision fee	7,556,009,292	-
		Other payables	10,000,000,000	-
		Repayment of other payables	10,000,000,000	-
Tulip	Subsidiary	Software provision fee	-	31,147,086
		Pay software provision fee	-	325,937,806
Diamond Tower	Subsidiary	Other payables	-	198,025,200,000
Ruby Tower	Subsidiary	Other payables	-	189,939,600,000

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 31 December 2024

(Expressed in VND, unless otherwise stated)

These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Current year</i>	<i>Previous year</i>
Dong Nai Real Estate	Subsidiary	Other payables	-	165,825,000,000
		Clearing debts	25,500,000,000	-
		Repayment of other payables	140,325,000,000	-
Mr. Luong Tri Tu	Related party	Collect from the sale of real estate products	702,768,948	500,000,000
		Collect from other receivables	1,793,413,900	1,390,000,000
Mr. Luong Tri Thin	Related party	Borrowing	30,000,000,000	150,000,000,000
		Pay interest expense	5,253,352,559	1,214,708,003
		Loan repayments	180,000,000,000	-
		Interest expense	3,119,826,966	3,348,233,598
Mr. Luong Ngoc Huy	Related party	Receiving deposit	20,000,000	-

Remuneration to members of the Board of Directors, Management and other members of managements:

	<i>Current year</i>	<i>Previous year</i>
General Director	4,125,957,500	2,775,746,516
Other Management Members	4,967,175,782	4,967,175,782
<b>TOTAL</b>	<b>10,246,913,164</b>	<b>12,650,371,604</b>

### 7.2. Events after the balance sheet date

There has been no significant event occurring after the interim balance sheet date which would require adjustments or disclosures to be made in the interim separate financial statements of the Company.

**PREPARER**

TRUONG THI VAN ANH

**CHIEF ACCOUNTANT**

BUI THANH THAO

24 January 2025  
**GENERAL DIRECTOR**

BUI NGOC DUC

