

HYDRAULICS CONSTRUCTION CORPORATION NO.4 - JSC

COMBINED FINANCIAL STATEMENTS
QUARTER 1/2025

CONTENTS

	Page
Statement of the Board of Management	2 - 3
Combined financial statements	
Combined balance sheet	4 - 5
Combined income statement	6
Combined cash flow statement	7
Notes to the combined financial statements	8 - 24

HYDRAULICS CONSTRUCTION CORPORATION NO.4 - JSC

No. 205A Nguyen Xi, Ward 26, Binh Thanh District,
Ho Chi Minh City

STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Hydraulics Construction Corporation No.4 - JSC (the "Corporation") presents this report together with the Corporation's combined financial statements for the accounting period from January 01, 2025 to March 31 2025.

Company

Hydraulics Construction Corporation No.4 - JSC.

Business Registration Certificate

No. 0300546537 issued by the Department of Planning and Investment of Ho Chi Minh City on December 03, 2008, and registered for the 8th amendment on December 19, 2023.

Head office

No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City, Viet Nam.

Board of Management

The members of the Board of Management during the year and as of the date of this report are as follows:

Mr. Nguyen Anh Kiet	Chairman	The resignation letter was submitted on April 18, 2025
Mr. Chu Quang Tuan	Vice Chairman	
Mr. Nguyen Xuan Hoa	Member	The resignation letter was submitted on January 01, 2025 The resignation letter was submitted on January 01, 2025 Withdrawal of the resignation letter dated April 18, 2025
Ms. Pham Thi Thuy Hang	Member	
Mr. Nguyen Dinh Quyen	Member	

Supervisory Board

The members of the Supervisory Board during the year and as of the date of this report are as follows:

Ms. Nguyen Thuy Ngoc	Chief Supervisor
Ms. Nguyen Ngoc Mai Trinh	Member
Mr. Giap Thanh Minh	Member

Board of General Director

The Board of General Director of the Corporation has managed the Corporation during the year and as of the date of this report, which includes:

Mr. Le Thanh Son	General Director	Dismissed on January 01, 2025
Mr. Nguyen Van Thac	Deputy General Director	
Mr. Chu Quang Tuan	Deputy General Director	
Mr. Nguyen Xuan Hoa	Deputy General Director	
Ms. Pham Thi Thuy Hang	Deputy General Director	
Ms. Mai Thi Hao	Chief Accountant	

HYDRAULICS CONSTRUCTION CORPORATION NO.4 - JSC

No. 205A Nguyen Xi, Ward 26, Binh Thanh District,
Ho Chi Minh City

Legal representative

The legal representative of the Corporation is Mr. Nguyen Anh Kiet - Chairman of the Board of Management. Mr. Le Thanh Son - General Director was authorized by Mr. Nguyen Anh Kiet to sign the combined financial statements of the Corporation for the accounting period from January 01, 2025 to March 31 2025, according to Power of Attorney No. 054a/UQ/TCT dated November 01, 2024.

Responsibilities of The Board of General Director for combined financial statements

The Board of General Directors of the Corporation is responsible for preparing the combined financial statements, which give a true and fair view of its financial position, its financial performance, and its cash flows of the Corporation during the period. In preparing these combined financial statements, the Board of General Directors 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 principles have been followed, or subject to any material departures that need disclosing and explaining in the combined financial statements;
- Prepare and present the combined financial statements in compliance with Vietnamese prevailing accounting standards, accounting system for enterprises and legal regulations relating to financial reporting;
- Prepare the combined financial statements as per the basis of the business continuity.

The Board of General Directors of the Corporation is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and that the combined financial statements comply with Vietnamese prevailing legal regulations relating to financial reporting. The Board of General Directors is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the combined financial statements have given a true and fair view of its financial position as at March 31, 2025, its financial performance, and its cash flows for the fiscal period ended on March 31, 2025 at the same day, in compliance with Vietnamese prevailing accounting standards, accounting system for enterprises and legal regulations relating to financial reporting.

Approve the combined financial statements

We, the Board of Management of Hydraulics Construction Corporation No.4 - JSC, Approve the combined financial statements for the period ended on March 31, 2025, of the Corporation

Ho Chi Minh City, April 26, 2025

On behalf of the Board of Management



Nguyen Anh Kiet

Ho Chi Minh City April 26, 2025

On behalf of the Board of General Director
General Director

Le Thanh Son



COMBINED BALANCE SHEET

As at March 31, 2025

Unit: VND

ITEMS	Code	Note	31/03/2025	01/01/2025
A. CURRENT ASSETS	100		70.433.467.617	68.969.577.712
I. Cash and cash equivalents	110		4.202.488.756	1.518.875.579
1. Cash	111	V.1	2.202.488.756	1.518.875.579
2. Cash equivalents	112		2.000.000.000	-
II. Short-term financial investments	120	V.2	283.787.895	656.702.635
1. Held- to- maturity investments	123		283.787.895	656.702.635
III. Short-term receivables	130		58.393.393.122	58.561.700.038
1. Short-term trade receivables	131	V.3	49.396.660.025	49.707.001.096
2. Short- term advances to suppliers	132	V.4	49.149.660.610	49.173.094.700
3. Other short- term receivables	136	V.5	56.657.731.596	56.492.263.351
4. Provision for short-term doubtful debts	137	V.6	(96.810.659.109)	(96.810.659.109)
IV. Inventories	140	V.7	527.660.100	527.660.100
1. Inventories	141		1.762.154.966	1.762.154.966
2. Provision for devaluation of inventories	149		(1.234.494.866)	(1.234.494.866)
V. Other short-term assets	150		7.026.137.744	7.704.639.360
1. Short-term prepayments	151	V.13	487.489.278	490.834.547
2. Value added tax deductibles	152		4.524.268.479	5.266.150.709
3. Taxes and other receivables from State budget	153	V.16	2.014.379.987	1.947.654.104
B. NON-CURRENT ASSETS	200		448.669.032.440	450.199.364.239
I. Long-term receivables	210		12.018.291.900	12.000.000.000
1. Other long- term receivables	216	V.5	12.018.291.900	12.000.000.000
II. Fixed assets	220		155.631.924.806	155.977.905.881
1. Tangible fixed assets	221	V.8	24.568.524.806	24.914.505.881
- Historical costs	222		64.807.830.231	64.807.830.231
- Accumulated depreciation	223		(40.239.305.425)	(39.893.324.350)
2. Intangible fixed assets	227	V.9	131.063.400.000	131.063.400.000
- Historical costs	228		131.063.400.000	131.063.400.000
III. Investment property	230	V.10	218.376.841.742	219.541.834.308
- Historical costs	231		249.481.078.202	249.083.052.956
- Accumulated depreciation	232		(31.104.236.460)	(29.541.218.648)
IV. Long-term assets in progress	240	V.11	21.776.148.946	21.776.148.946
1. Construction in progress	242		21.776.148.946	21.776.148.946
V. Long-term financial investments	250	V.12	40.620.000.000	40.620.000.000
1. Investments in subsidiaries	251		10.620.000.000	10.620.000.000
2. Invesments in joint- ventures, associates	252		-	-
3. Investments in other entities	253		30.000.000.000	30.000.000.000
VI. Other long-term assets	260		245.825.046	283.475.104
1. Long-term prepaid expenses	261	V.13	245.825.046	283.475.104
TOTAL ASSETS	270		519.102.500.057	519.168.941.951

COMBINED BALANCE SHEET

As at March 31, 2025

(Continued)

ITEMS	Code	Note	Unit: VND	
			31/03/2025	01/01/2025
C. LIABILITIES	300		343.030.299.351	344.708.648.555
I. Current liabilities	310		113.543.974.308	115.408.713.512
1. Short-term trade payables	311	V.14	73.120.958.896	73.204.981.052
2. Short-term advances from customers	312	V.15	4.045.100.846	4.033.064.064
3. Taxes and amounts payables to the State budget	313	V.16	1.882.041.400	874.799.813
4. Payable to employees	314		147.587.640	527.587.640
5. Short-term accrued expenses	315	V.17	12.548.739.502	12.550.170.954
6. Short-term unearned revenue	318		54.469.700	58.333.334
7. Other short-term payables	319	V.18	19.831.235.618	20.654.927.922
8. Short-term loans and financial leases	320	V.19	-	1.585.608.027
9. Bonus and welfare funds	322		1.913.840.706	1.919.240.706
II. Long-term liabilities	330		229.486.325.043	229.299.935.043
1. Long-term advances from customers	332	V.15	88.000.000.000	88.000.000.000
2. Other long-term payables	337	V.18	141.486.325.043	141.299.935.043
3. Long-term loans and financial leases	338	V.19	-	-
D. EQUITY	400		176.072.200.706	174.460.293.396
I. Owner's equity	410	V.20	176.072.200.706	174.460.293.396
1. Owner's contributed capital	411		160.083.380.000	160.083.380.000
- Ordinary shares carrying voting rights	411a		160.083.380.000	160.083.380.000
2. Share premiums	412		(2.740.000.000)	(2.740.000.000)
3. Treasury shares	415		(6.750.000.000)	(6.750.000.000)
4. Retained earnings	421		25.478.820.706	23.866.913.396
- Retained earnings accumulated to the end of the previous period	421a		23.866.913.396	22.687.500.876
- Retained earnings of the current year	421b		1.611.907.310	1.179.412.520
II. Other resources and funds	430		-	-
TOTAL RESOURCES	440		519.102.500.057	519.168.941.951

Note: Items with negative figures are shown in parentheses ().

Prepared by

Chief Accountant



Le Thi Hoa



Mai Thi Hao

Ho Chi Minh City, April 26, 2025

General Director



Le Thanh Son

COMBINED INCOME STATEMENT

The 1st Quarter of 2025

ITEMS	Code	Note	Quarter 1		Cumulative from the beginning of the year to the end of this quarter	Unit: VND
			Q1-2025	Q1-2024		
1. Revenue from sale of goods and rendering of services	01	VI.1	11.312.767.127	5.722.298.477	11.312.767.127	5.722.298.477
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services	10		11.312.767.127	5.722.298.477	11.312.767.127	5.722.298.477
4. Cost of goods sold	11	VI.2	6.853.168.292	3.944.628.376	6.853.168.292	3.944.628.376
5. Gross profit from sale of goods and rendering of services	20		4.459.598.835	1.777.670.101	4.459.598.835	1.777.670.101
6. Financial income	21	VI.3	(7.126.797)	590.624.934	(7.126.797)	590.624.934
7. Financial expenses	22	VI.4	2.804.077	1.240.649.423	2.804.077	1.240.649.423
- In which: interest expense	23		2.804.077	1.240.649.423	2.804.077	1.240.649.423
8. Selling expenses	25		-	-	-	-
9. General and administration expenses	26	VI.5	2.159.581.116	1.263.923.122	2.159.581.116	1.263.923.122
10. Operating profit	30		2.290.086.845	(136.277.510)	2.290.086.845	(136.277.510)
11. Other incomes	31	VI.6	62.297.293	2.206.484.699	62.297.293	2.206.484.699
12. Other expenses	32	VI.7	270.000.000	325.800	270.000.000	325.800
13. Other profit (loss)	40		(207.702.707)	2.206.158.899	(207.702.707)	2.206.158.899
14. Profit before tax	50		2.082.384.138	2.069.881.389	2.082.384.138	2.069.881.389
15. Current corporate income tax expense	51	VI.8	470.476.828	-	470.476.828	-
16. Net profit after tax	60		1.611.907.310	2.069.881.389	1.611.907.310	2.069.881.389

Prepared by

Le Thi Hoa

Le Thi Hoa

Chief Accountant

Mai Thi Hao

Mai Thi Hao

Ho Chi Minh City, April 26, 2025

General Director



COMBINED CASH FLOW STATEMENT

Under indirect method
From 01/01/2025 to 31/03/2025

Unit: VND

ITEMS	Code	Cumulative from the beginning of the year to the end of this quarter	
		Year 2025	Year 2024
I. Cash flows from operating activities			
1. Profit before tax	01	2.082.384.138	2.069.881.389
2. Adjustments for			
- Depreciation and amortization of fixed asset	02	1.908.998.887	1.958.101.848
- Provisions	03		(711.231.258)
- Foreign exchange (gain)/ loss arising from translating foreign currency items	04	-	-
- (Gain)/loss from investing activities	05	7.126.797	(2.649.884.192)
- Interest expense	06	2.804.077	1.240.649.423
3. Operating profit before movements in working capital	08	4.001.313.899	1.907.517.210
- (Increase)/ decrease in receivables	09	799.806.727	3.600.762.210
- (Increase)/ decrease in inventories	10	-	-
- Increase/(decrease) in payables	11	(238.907.591)	(252.178.170)
- (Increase)/ decrease in prepaid expenses	12	40.995.327	114.863.952
- Interest paid	14	(4.235.529)	(1.333.349.712)
- Corporate income tax paid	15	(289.197.712)	-
- Other expenses for business activities	17	(5.400.000)	(457.992.842)
Net cash flow from operating operations	20	4.304.375.121	3.579.622.648
II. Cash flows from investing activities			
1. Acquisition and construction of fixed assets and other long-term assets	21	(426.306.496)	-
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	-	2.550.000.000
3. Cash outflow for lending, buying debt instruments of other entities	23	-	(372.914.740)
4. Cash recovered from lending, selling debt instruments of other entities	24	-	-
5. Cash payment for equity investment in other entities	25	-	-
6. Cash recovered from equity investment in other entities	26	372.914.740	669.130.000
7. Interest earned, dividends and profits received	27	18.237.839	2.450.943
Net cash flow from investing activities	30	(35.153.917)	2.848.666.203
III. Cash flows from financing activities			
1. Proceeds from share issuance, receipt of capital contribution	31	-	-
2. Short-term and long term loans received	33	-	-
3. Repayment of borrowings	34	(1.585.608.027)	(35.126.510.401)
4. Dividends and profits paid	36	-	(4.996.800)
Net cash flow from financing activities	40	(1.585.608.027)	(35.131.507.201)
Net cash flow during the period	50	2.683.613.177	(28.703.218.350)
Cash and cash equivalents at the beginning of the year	60	1.518.875.579	30.977.181.080
The effect of foreign exchange rate changes	61	-	-
Cash and cash equivalents at the end of the year	70	4.202.488.756	2.273.962.730

Ho Chi Minh City, April 26, 2025

Prepared by

Chief Accountant

General Director

Le Thi Hoa

Mai Thi Hao

Le Thanh Son



NOTES TO THE COMBINED FINANCIAL STATEMENTS**As at March 31 2025****I. Operational characteristics of the enterprise****1. Forms of Ownership**

Hydraulics Construction Corporation No.4 - JSC.

The Business Registration Certificate No. 0300546537 issued by the Department of Planning and Investment of Ho Chi Minh City on December 03, 2008, and registered for the 8th amendment on December 19, 2023.

The Corporation's head office is located at No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City, Viet Nam.

The Corporation's charter capital: VND 160,083,380,000.

Total number of shares: 16,008,338 shares.

2. Main operating industry

According to the Business registration certificate, the business activities of the Corporation are:

- Manufacturing building materials from clay; Mechanical processing; Metal treatment and coating.
- Mining of stone, sand, gravel, clay; Other supporting services related to transportation.
- Wholesale of other materials and equipment for construction installation.
- Wholesale of specialized goods not classified elsewhere.
- Construction of public works; Construction of other civil engineering works.
- Specialized construction activities; Maintenance and repair of automobiles and other motor vehicles.
- Road freight transport; Higher education training.
- Real estate business, ownership, use rights, or leased land.
- Real estate consulting, brokerage, and land use rights auction.
- Architectural activities and related technical consulting; Technical testing and analysis.
- Labor supply and management; Tour operation; General support services.
- Installation of water supply, drainage, heating, and air-conditioning systems (excluding installation of refrigeration equipment (freezing, cold storage, ice machines, air conditioners, water coolers) using R22 refrigerant in seafood processing, and excluding mechanical processing, recycling waste, and electroplating at the headquarters).
- Installation of other building systems; Building completion works; Office headquarters activities.
- Leasing of motor vehicles.
- Manufacturing of metal components; Warehousing and storage of goods.
- Leasing of machinery, equipment, and other tangible items without operators.
- Private security activities; Safety system services.
- Electricity production (excluding transmission, control of national power systems, and construction, operation of multi-purpose hydropower, and nuclear power plants).
- Residential building construction; Non-residential building construction; Railway construction.
- Road construction; Demolition; Site preparation; Electrical system installation.

The main activities of the Corporation are the construction of irrigation works, dikes and dams, irrigation systems, hydraulic structures, hydropower plants, transportation roads, ports, and office leasing.

3. The Corporation's normal business period

The Corporation's normal business period is 12 months.

4. The characteristics of the Corporation's activities during the period that have an impact on the combined financial statements.

In quarter 1, 2025, the construction activities of the Corporation's old projects are nearing completion, primarily awaiting final acceptance and settlement. Revenue from construction activities on these projects is minimal, and there are no new ongoing construction projects to take over. The revenue is primarily derived from office leasing services.

5. Corporate Structure**Subsidiaries and affiliated units**

As at March 31, 2025, the Corporation has 05 branches with centralized accounting at the Corporation's headquarters, 01 branch with dependent accounting, and 03 subsidiaries, as follows:

Name	Address	Benefit Ratio	Voting rights ratio	Operational status
Branches				
Northern Branch - Hydraulics Construction Corporation No.4 - JSC	No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City			Operating
Central Branch - Hydraulics Construction Corporation No.4 - JSC	No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City			Operating
Southern Branch - Hydraulics Construction Corporation No.4 - JSC	No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City			Operating
Hydraulics Construction Corporation No.4 Branch - JSC - Construction and Real Estate Investment Enterprise	No. 34 Thuy Loi Street, Phuoc Long A Ward, Thu Duc City, Ho Chi Minh City.			Operating
Hydraulics Construction Corporation No.4 Branch - JSC - Xuan Minh Hydropower Construction Site	No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City			Operating
Hydraulics Construction Corporation No.4 Branch - JSC - Construction consulting company	No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City			Operating
Subsidiaries				
Hydraulic 4A Real Estate Investment JSC	No. 205 Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City	51.0%	51.0%	Operating
Hydraulic 4B Real Estate Investment JSC	No. 34 Thuy Loi Street, Phuoc Long A Ward, Thu Duc City, Ho Chi Minh City.	51.0%	51.0%	Operating
Hydraulic 414 Real Estate Investment JSC	No. 205A Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City	75.0%	75.0%	Operating

Total number of employees

As at 31/03/2025, the Corporation has 52 employees (as at 01/01/2025, has 55 employees).

6. Statement of ability to compare information on combined financial Statements

The combined financial statements of the Corporation are prepared to ensure comparability.

II. Accounting period and accounting monetary unit

Annual accounting period commences from 01 January and ends on 31 December each year.

Monetary unit used in accounting is Viet Nam Dong (National symbol is “đ”; International symbol is “VND”)

III. Accounting standards and Accounting system**1. Accounting System**

The Corporation applies the Vietnamese accounting system under circular No.200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance guiding the enterprise accounting regime and other amended and supplemented legal documents according to the State's regulations.

2. Declaration on compliance with accounting standards accounting system

The Corporation applies the Vietnam Accounting Standards and the Standards guidelines issued by the State. The financial statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of standards and prevailing applicable accounting system.

IV. Accounting policies**1. Accounting estimates**

The preparation of combined financial statements in accordance with Vietnamese accounting standards, regulations on accounting for enterprises and other regulations related to the preparation and the presentation of financial statements requires the Board of Directors to have estimates and assumptions affect the reported data on assets and liabilities and the presentation of contingent assets at the date of the financial statements, as well as the reported date on revenues and expenditures, fees during the operation period. Although accounting estimates are prepared by the management's knowledge, the actual numbers arising may differ from the estimates or assumptions set.

2. Foreign currency transactions

Foreign currency transactions during the period are converted into Vietnamese Dong at the actual exchange rate on the transaction date.

The actual exchange rate used to revalue monetary items denominated in foreign currencies at the financial statement date is determined based on the following principles:

- For items classified as assets: the buying exchange rate of the commercial bank where the Company regularly conducts transactions is applied.
- For foreign currency-denominated bank deposits: the buying exchange rate of the bank where the Company holds the foreign currency account is applied.
- For items classified as liabilities: the selling exchange rate of the commercial bank where the Company regularly conducts transactions is applied.

Actual exchange rate differences arising during the period and exchange rate differences from the revaluation of foreign currency-denominated monetary items at the financial statement date are recognized in the profit or loss for the period.

3. Principles of accounting for 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 less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

4. Principles of accounting for financial investments**Held to maturity investments**

Held to maturity investments include investments that the Company has the intention and ability to hold to maturity. Held to maturity investments are term deposits in bank.

Held to maturity investments are recognized starting from the acquisition date and are initially valued at purchase price and related expenses. Interest income from held to maturity investments after the acquisition date is recognized in the income statement on accrual basis. Interest earned before the Company holds is deducted from the original cost at the time of purchase. Held to maturity investment are stated at cost less provision for doubtful debts.

Provision for doubtful debts for held to maturity investments is made up in accordance with current accounting regulations.

Investment in subsidiaries

Subsidiaries are entities controlled by the Company. The control exists when the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Investments in associates

An associate is an enterprise in which the Company has significant influence and which is neither a subsidiary nor a joint venture of the Company. In the financial statements, investments in associates are accounted for under the equity method.

The company records its investment in the investee at cost. The investor recognizes income in its Income Statement only to the extent that it receives distributions from the accumulated net profits of the investee arising subsequent to the date of acquisition by the investor. Distributions received in excess of such profits are considered a recovery of investment and are recorded as a reduction of the cost of the investment.

The investments in subsidiaries, joint ventures, associates are presented in the Balance Sheet at cost minus allowance for impairment of investments (if any). Allowance for impairments of investment in subsidiaries, joint ventures, associates are created according to current accounting regulations.

Equity investments in other entities

Equity investments in other entities represent the investments in equity of other entities of the Company, but the Company has not control or joint control, or significant influence on the investee.

Equity investments in other entities are presented at cost minus provisions for impairment of investments.

5. Principles of accounting for receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debts.

6. Principles of accounting for inventories

The Corporation's inventories consist of assets purchased for production or for sale during the normal course of business.

Inventories are valued according to their original prices. Where the net realizable value is lower than the original price, they must be valued according to the net realizable value. The original price of inventories consists of the purchasing cost, processing cost and other directly-related costs incurred for having the inventories stored in the present place and conditions.

The cost of goods issued is determined using the specific identification method. The net realizable value is determined as the estimated selling price minus the estimated costs of completion and the marketing, selling, and distribution expenses incurred.

Method for Determining the Value of Work-in-Progress Products: Work-in-progress production costs are accumulated for each unfinished project or those not yet recognized as revenue.

Inventories are accounted for using the perpetual inventory method.

Provision for inventory devaluation is made at the end of the period for the difference between the original cost of inventories and their net realizable value, if the original cost is higher.

7. Principles of accounting for fixed assets and their depreciation**Principles of accounting for tangible and intangible fixed assets**

Tangible and intangible fixed assets are valued according to their original prices. During the using time, fixed assets are recorded at cost, accumulated depreciation (amortization) and net carrying amount;

Depreciation is calculated using the straight-line method, with the estimated useful life as follows:

<u>Asset types</u>	<u>Years</u>
Buildings and Structure	05 - 30
Machinery and equipment	05 - 10
Motor vehicles	06 - 08
Management tools	03 - 08

Intangible fixed assets consist of land use rights, all of which have an indefinite term; therefore, no depreciation is recognized.

8. Principles of accounting for recognition and depreciation of investment properties

Investment properties held for lease are recorded at historical cost, accumulated depreciation, and net book value, and are depreciated similarly to other fixed assets of the Corporation.

Investment properties held for appreciation are recorded at net value (historical cost minus any impairment losses). Impairment losses are recognized as cost of goods sold in the period incurred.

Upon disposal or sale of investment properties, the difference between the net proceeds from the sale and the net book value of the investment property is recognized in the income statement for the period.

A transfer from owner-occupied property to investment property occurs only when there is a change in use, such as when the owner ceases to use the asset and begins leasing it out or when the construction phase is completed. Conversely, a transfer from investment property to owner-occupied property or inventory occurs only when the owner begins using the property for its own operations.

9. Principles of accounting for recognizing construction in progress costs

Assets under construction for production, rental, management, or any other purpose are recognized at historical cost. This cost includes construction expenses, equipment costs, and other related costs in accordance with the Corporation's accounting policies. Construction in progress costs are only depreciated once the assets are completed and put into use.

10. Principles of accounting for prepayments

Prepaid expenses include actual costs incurred that relate to the operating results of multiple accounting periods. These expenses include high-value tools and instruments issued for use, repair costs, and other expenditures that are expected to provide future economic benefits to the Corporation.

These costs are capitalized as prepaid expenses and allocated to the income statement using the straight-line method in accordance with applicable accounting regulations.

11. Principles of accounting for payables

The classification of payables into trade payables, and other payables are made on the following principles:

- Trade payables consist of commercial payables arising from transactions of trading goods, services, and assets. Payables consist of expenses arising from the practice of importing through entrustment.
- Other payables are remaining payables that are not classified as trade payables, intercompany payables.

Payables are separately recorded for each creditor, according to the payment content, payment schedule, and type of currency.

Payables are classified as short-term debts when the remaining maturities of the payables are less than 12 months (shorter than the duration of a business cycle) at the time the financial statements are prepared. Other payables not classified as short-term debts are classified as long-term debts. When preparing the financial statements, payables are reclassified under this principle.

The Corporation will record a payable immediately when there is evidence that a loss is inevitable, in accordance with the precautionary principle.

Payables are not recorded at lower values to payment obligations.

Provision for payables are made at the time the financial statements are prepared in accordance with prevailing regulations.

12. Principles of accounting for loans

The value of each loan is recorded at the time of each corresponding disbursement and payment. Loans are recorded in detail and used to monitor each type of borrower, and lender; loan agreement; loan asset, loan term and loan currency.

When preparing the financial statements, foreign currency loans' balance is revalued at the selling exchange rate reported by the bank where the Corporation has the loan transaction.

13. Principles of accounting for and capitalizing borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard "Borrowing costs". Accordingly, borrowing costs directly attributed to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Incurred income from the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, interest expenses are capitalised even when the construction period is under 12 months. The capitalization rate used to determine the amount of borrowing costs eligible for capitalization in the accounting period is 0%.

14. Principles of accounting for accrued expenses

Accrued expenses reflect payable amounts for goods or services received from the seller or provided to the buyer but not yet be incurred due to lack of invoices or incomplete accounting records and documents. These expenses are accrued as operating cost in the accounting period in order to ensure no dramatic fluctuation in the operating cost as required by revenue and expense matching principle. When these costs are incurred, if there are any

discrepancies with the accrued amount, accountant will make additional accrual or record cost deduction at the value of the difference.

15. Principles of accounting for owner's equity

Principle of recognition of owner's contributed capital, treasury shares

The owner's equity is recorded at actual capital contribution of the owners.

Treasury shares are shares issued by the Corporation and subsequently repurchased. Treasury shares are recorded at their actual cost and presented on the balance sheet as a deduction from equity.

Principle of undistributed profit recognition

Retained earnings after tax represent the Company's profit from operations after deducting (-) adjustments due to the retrospective application of changes in accounting policies and the retrospective correction of material errors from previous years. Retained earnings after tax may be distributed to investors based on their capital contribution ratio, subject to approval by shareholders at the annual general meeting and after setting aside reserve funds in accordance with the Company's Charter and legal regulations.

16. Principles of accounting for revenue

Revenue from sales of products, finished goods

Revenue from sales of products, finished goods shall be recognized if it simultaneously meets the following five (5) conditions:

- The enterprise has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The enterprise no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover has been determined with relative certainty;
- The enterprise has gained or will gain economic benefits from the good sale transaction;
- It is possible to determine the costs related to the goods sale transaction.

Revenue from providing services

The revenue from providing services is recognized when the outcome of that transaction can be reliably determined. In case the provision of services involves several periods, revenue is recognized in the period according to the result of the completed on the day Balance sheet made in that period. The result of providing services is determined when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Identifying the completed work on the balance sheet date; and
- Identifying the costs incurred for the transaction and the cost to complete the transaction of providing that service.

Revenue from construction contracts

Where the outcome of a construction contract is estimated reliably and accepted by customers, revenue and costs are recognized by reference to the stage of completion of the contract activity in the period that is accepted by customers and stated in the relevant invoices.

Revenue from financial activities

Turnover arising from interests of bank deposits, interest from loan and other interests due to foreign exchange difference, is recognized based on bank's announcement about monthly interest of bank deposits, announcement on dividend payment and interests due to the change of foreign exchange rate of arising transactions relating to foreign currencies.

17. Principles of accounting for cost of goods sold

When revenue is recognized, the corresponding cost related to the creation of such revenue must be recognized. Costs corresponding to revenues include costs of the period in which revenues are created and costs of the previous periods or payable costs related to the revenues of such period.

18. Principles of financial expense recognition

The expenses recorded in the financial expenses include: Loans and borrowing costs and losses due to the changes of exchange rate of foreign currency related transactions, provisions for financial investments.

The above items are recorded according to the total arising in the period, not offset with financial income.

19. Principles of enterprise management cost accounting

Administration expenses reflect all general expenses of the company such as: salary and insurance of the company's managers, depreciation of fixed assets used for corporate management, land rental, license tax, provision for bad debts, services purchased from outside to serve the management of the Corporation.

20. Principles and method of recording current corporate tax expense

Current corporate income tax expense is calculated based on taxable income and income tax rate of current year.

The determination of the Corporation's income tax is based on the current tax regulation. However, these regulations change from time to time and the final determination of corporate income tax depends on the results of the tax authorities' tests.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

21. Earnings per share

Basic earnings per share (EPS) is calculated by dividing the net profit after tax attributable to the Company's common shareholders (after adjustments for allocations to the bonus and welfare fund) by the weighted average number of common shares outstanding during the year.

Diluted earnings per share (EPS) is calculated by dividing the net profit after tax attributable to the Company's common shareholders (after adjustments for allocations to the bonus and welfare fund) by the weighted average number of common shares outstanding during the year and the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common shares.

Earnings per share are presented by the Corporation in the consolidated financial statements.

22. Segment Information

A segment is a separately identifiable component of the Corporation that engages in the sale of goods or the provision of related services (business segment) or operates within a specific economic environment (geographical segment). Each of these segments is subject to different risks and derives distinct benefits compared to other segments. The Corporation's primary segment reporting format is based on business segments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Corporation's combined financial statements. The purpose is to help users of the combined financial statements gain a clear and comprehensive understanding of the Corporation's operational performance.

23. Related parties

Parties are considered to be related if one party has the ability, either directly or indirectly, to control the other party or influence significantly on the other party in making financial and operating decisions. Transactions with related parties are presented by the Company in the Notes to the combined financial statements.

V. Additional information to items presented in combined balance sheet

		Unit: VND	
		31/03/2025	01/01/2025
1. Cash and cash equivalents			
- Cash on hand		84.694.021	154.885.500
- Cash in banks demand deposits		2.117.794.735	1.363.990.079
- Cash Equivalents		2.000.000.000	
Total		4.202.488.756	1.518.875.579
2. Held- to- maturity investments			
Term deposit		283.787.895	656.702.635
Total		283.787.895	656.702.635
3. Short-term trade receivables			
- Management Board for Investment and Hydraulic Construction No. 7		3.236.559.000	3.236.559.000
- Management Board for Investment and Hydraulic Construction No. 1		3.250.441.000	3.250.441.000
- Project Management Board for Urban Development and Civil Construction Investment		19.828.289.838	19.828.289.838
- Management Board for Investment and Hydraulic Construction No. 4		10.332.671.000	10.332.671.000
- Other customers		12.748.699.187	13.059.040.258
Total		49.396.660.025	49.707.001.096
4. Short- term advances to suppliers			
- CAVICO Bridge & Tunnel Construction JSC		3.475.926.384	3.475.926.384
- Phuong Bao Tu One Member Limited Liability Company		6.798.659.941	6.798.659.941
- Other suppliers		38.875.074.285	38.898.508.375
Total		49.149.660.610	49.173.094.700
5. Other receivables			
		31/03/2025	01/01/2025
		Original cost	Provision
a) Short-term			
- Receivables from subcontracted contracts	56.657.731.596	(29.830.071.230)	56.492.263.351
- Advance receivables from construction branch offices	25.628.612.712	(20.255.632.878)	25.628.612.712
- Advance receivables from the general corporate office	22.565.324.505	(9.574.438.352)	22.575.521.565
- Receivables from investment capital	1.135.162.899		915.841.058
- reimbursement	7.290.000.000		7.290.000.000
- Interest receivables on deposits	-		25.364.636
- Deposits, guarantees	-		18.291.900
- Others	38.631.480		38.631.480
b, Long-term	12.018.291.900	-	12.000.000.000
- Deposits, guarantees	12.018.291.900	-	12.000.000.000
Total	68.676.023.496	(29.830.071.230)	68.492.263.351
6. Provision for short-term doubtful debts			
		31/03/2025	01/01/2025
		Original cost	Provision
a) Total value of overdue Receivables			
- Short-term trade receivables	29.078.583.018	(27.569.742.761)	29.078.583.018
- Short- term advances to suppliers	40.079.038.486	(39.410.845.118)	40.079.038.486
- Receivables from subcontracted contracts	20.255.632.878	(20.255.632.878)	20.255.632.878
- Advance receivables from construction branch offices	9.574.438.352	(9.574.438.352)	9.574.438.352
Total	98.987.692.734	(96.810.659.109)	98.987.692.734



7. Inventories	31/03/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
- Raw materials	1.533.222.054	(1.234.494.866)	1.533.222.054	(1.234.494.866)
- Work in progress	228.932.912	-	228.932.912	-
Total	1.762.154.966	(1.234.494.866)	1.762.154.966	(1.234.494.866)

8. Increase/decrease tangible fixed assets

Items	Factory Structure	Machinery equipment	Motor vehicles	Management Tools	Total
Historical costs					
Opening balance	50.755.717.118	13.433.445.584	354.502.453	264.165.076	64.807.830.231
Increase during the period	-	-	-	-	-
Decrease during the period	-	-	-	-	-
- Liquidation, sale	-	-	-	-	-
Closing balance	50.755.717.118	13.433.445.584	354.502.453	264.165.076	64.807.830.231
Accumulated depreciation					
Opening balance	26.313.898.804	12.960.758.017	354.502.453	264.165.076	39.893.324.350
Increase during the period	325.723.038	20.258.037	-	-	345.981.075
- Depreciation during the period	325.723.038	20.258.037			345.981.075
- Reclassification	-	-	-	-	-
Decrease during the period	-	-	-	-	-
Closing balance	26.639.621.842	12.981.016.054	354.502.453	264.165.076	40.239.305.425
Net book value					
Opening balance	24.441.818.314	472.687.567	-	-	24.914.505.881
Closing balance	24.116.095.276	452.429.530	-	-	24.568.524.806

9. Increase and decrease in intangible fixed asset

Items	Land use rights	Total
Historical costs		
Opening balance	131.063.400.000	131.063.400.000
Closing balance	131.063.400.000	131.063.400.000
Net book value		
Opening balance	131.063.400.000	131.063.400.000
Closing balance	131.063.400.000	131.063.400.000

Intangible fixed assets represent the value of land use rights at 34 Thuy Loi Street, Phuoc Long A Ward, District 9 (now Thu Duc City), Ho Chi Minh City, with an original cost of VND 131,063,400,000. The Corporation was allocated this land upon its equitization. Since the land use rights have an indefinite term, no depreciation is recorded .

10. Increase and decrease in investment properties

Items	Houses and land use rights	Total
Historical costs		
Opening balance	249.083.052.956	249.083.052.956
- Buildings and land assets	141.083.052.956	141.083.052.956
- Value of land use rights	108.000.000.000	108.000.000.000
Increase during the period	398.025.246	398.025.246
- Purchased during the period	398.025.246	398.025.246
Decrease during the period	-	-
Closing balance	249.481.078.202	249.481.078.202
Accumulated depreciation		
Opening balance	29.541.218.648	29.541.218.648
Increase during the period	1.563.017.812	1.563.017.812
- Depreciation during the period	1.563.017.812	1.563.017.812
Decrease during the period	-	-
Closing balance	31.104.236.460	31.104.236.460
Net book value		
Opening balance	219.541.834.308	219.541.834.308
Closing balance	218.376.841.742	218.376.841.742

Investment properties include: Office building for lease at 102 Nguyen Xi, Ward 26, Binh Thanh District, Ho Chi Minh City, and Office building for lease at 286-288 Nguyen Xi, Ward 13, Binh Thanh District, Ho Chi Minh City.

11. Construction in progress

	31/03/2025	01/01/2025
- Residential project at 34 Thuy Loi Street, Phuoc Long A Ward, District 9 (now Thu Duc City), Ho Chi Minh City.	21.776.148.946	21.776.148.946
Total	21.776.148.946	21.776.148.946

12. Long-term financial investments

	Original cost	Provision	Original cost	01/01/2025 Provision
a) Investments in subsidiaries	10.620.000.000	-	10.620.000.000	-
Hydraulic 4A Real Estate Investment JSC	3.060.000.000	-	3.060.000.000	-
Hydraulic 4B Real Estate Investment JSC	3.060.000.000	-	3.060.000.000	-
Hydraulic 414 Real Estate Investment JSC	4.500.000.000	-	4.500.000.000	-
b) Investments in other entities	30.000.000.000	-	30.000.000.000	-
Somo Vietnam Group JSC (4,41%)	30.000.000.000	-	30.000.000.000	-
Total	40.620.000.000	-	40.620.000.000	-

- As at January 01, 2025 and March 31, 2025 the Corporation has not assessed the fair value of financial investments due to the lack of specific guidance in current regulations on determining the fair value of financial investments. The fair value of these investments may differ from their carrying value.



13. Prepaid expenses		31/03/2025	01/01/2025
<i>a) Short-term</i>		487.489.278	490.834.547
Office maintenance and repair expenses		487.489.278	490.834.547
<i>b) Long-term</i>		245.825.046	283.475.104
Office maintenance and repair expenses		245.825.046	283.475.104
Total		733.314.324	774.309.651

14. Short-term trade payables		31/03/2025		01/01/2025	
	Value	Amount capable of debt repayment	Value	Amount capable of debt repayment	
<i>a) Other parties</i>	73.120.958.896	73.120.958.896	73.204.981.052	73.204.981.052	
- Hanoi TC Equipment JSC	5.195.757.210	5.195.757.210	5.195.757.210	5.195.757.210	
- Viet Uc Group JSC	6.186.367.926	6.186.367.926	6.186.367.926	6.186.367.926	
- Other suppliers	61.738.833.760	61.738.833.760	61.822.855.916	61.822.855.916	
Total	73.120.958.896	73.120.958.896	73.204.981.052	73.204.981.052	

15. Advances from customers		31/03/2025	01/01/2025
<i>a) Short-term</i>		4.045.100.846	4.033.064.064
- Dat Xanh Group JSC		3.495.048.921	3.495.048.921
- Other customers		550.051.925	538.015.143
<i>b) Long-term</i>		88.000.000.000	88.000.000.000
- Dat Xanh Group JSC		88.000.000.000	88.000.000.000
Total		92.045.100.846	92.033.064.064

16. Taxes and amounts payable/receivable from the State		01/01/2025	Payables in the period	Amount paid/offset during the period	31/03/2025
<i>a) Payable</i>		874.799.813	1.331.795.399	324.553.812	1.882.041.400
- Corporate income tax		289.197.712	470.476.828	289.197.712	470.476.828
- Personal income tax		23.356.100	-	23.356.100	-
- Resource tax		142.865.940	-	-	142.865.940
- Real estate tax, land rental		419.380.061	849.318.571	-	1.268.698.632
- Phí, lệ phí và các khoản phải nộp khác		-	12.000.000	12.000.000	-
Total		874.799.813	1.331.795.399	324.553.812	1.882.041.400
<i>b) Receivables</i>		1.947.654.104	(12.761.041)	53.964.842	2.014.379.987
- Valued added tax on domestic sales		1.897.125.566	-	-	1.897.125.566
- Personal income tax		31.037.367	(12.761.041)	53.964.842	97.763.250
- Other taxes		14.972.000	-	-	14.972.000
- Other Payables		4.519.171	-	-	4.519.171
Total		1.947.654.104	(12.761.041)	53.964.842	2.014.379.987



17. Short-term accrued expenses	31/03/2025	01/01/2025
<i>a) Short-term</i>	12.548.739.502	12.550.170.954
- Interest expenses	2.061.530.174	2.062.961.626
- Construction expenses and other expenses	10.487.209.328	10.487.209.328
Total	12.548.739.502	12.550.170.954
18. Other payables	31/03/2025	01/01/2025
<i>a) Short-term</i>	19.831.235.618	20.654.927.922
- Union funds, social insurance, health insurance, unemployment insurance	1.409.845.960	1.399.052.350
- Other payables	18.421.389.658	19.255.875.572
+ Dividend payables	2.422.872.964	2.422.872.964
+ Deposits received and escrow funds	898.350.000	868.350.000
+ Payables for contracted agreements	2.779.725.600	3.579.725.600
+ Other payables	12.320.441.094	12.384.927.008
<i>b) Long-term</i>	141.486.325.043	141.299.935.043
- Deposits received and escrow funds	6.262.925.043	6.076.535.043
- Land use fees payable to the State Budget ^(*)	131.063.400.000	131.063.400.000
- Hydraulic 414 Real Estate Investment JSC	4.160.000.000	4.160.000.000
Total	161.317.560.661	161.954.862.965

*The land use fees payable to the State Budget corresponding to the land at 34 Thuy Loi Street, Phuoc Long A Ward, District 9 (now Thu Duc City), Ho Chi Minh City (Note V.9) are temporarily recognized by the Corporation based on the enterprise valuation approval decision for equitization. These fees will be recalculated if the Corporation is officially allocated the land by the competent authority for the development of the residential project as the investor.

Currently, the Corporation continues to lease and pay annual land rental fees under Land Lease Contract No. 3240/HD-TNMT-QLSDD dated May 21, 2014, signed between the Ho Chi Minh City People's Committee and the Corporation for use as a warehouse and production facility until the land is handed over for the implementation of the residential project.

19. Loans and financial leases	31/03/2025		During the period		01/01/2025	
	Value	Amount capable of debt repayment	Increase	Decrease	Value	Amount capable of debt repayment
<i>a) Short-term</i>	-	-	-	1.585.608.027	1.585.608.027	1.585.608.027
- Short-term loans (*)	-	-	-	1.585.608.027	1.585.608.027	1.585.608.027
<i>b) Long-term</i>	-	-	-	-	-	-
Total	-	-	-	1.585.608.027	1.585.608.027	1.585.608.027
<i>The details of short-term loan balances are as follows:</i>				31/03/2025	01/01/2025	
- Vietcombank - Phu Nhuan Branch				-	1.585.608.027	
Total				-	1.585.608.027	

(*) Short-term loans from Vietcombank – Phu Nhuan Branch to finance the operations of the Corporation. As of January 10, 2025, the Corporation had fully repaid all these loans.

**20. Owner's equity***a) Table of comparison of fluctuations of equity*

Items	Owner's Contributed capital	Share premiums	Treasury shares	Undistributed after tax profit and funds	Total
Previous year's opening balance	160.083.380.000	-	(13.500.000.000)	22.687.500.876	169.270.880.876
Profit for the previous year	-			1.179.412.520	1.179.412.520
Increase in capital the previous year	-		6.750.000.000		6.750.000.000
Decrease in capital the previous year		(2.740.000.000)			(2.740.000.000)
Closing balance in last year's	160.083.380.000	(2.740.000.000)	(6.750.000.000)	23.866.913.396	174.460.293.396
Profit for the period	-			1.611.907.310	1.611.907.310
Increase in capital during the period	-	-	-	-	-
Decrease in capital during the period	-	-	-	-	-
Closing balance (End of the period)	160.083.380.000	(2.740.000.000)	(6.750.000.000)	25.478.820.706	176.072.200.706

b) Details of the owner's contributed capital

	31/03/2025	01/01/2025
- Capital contributions of shareholders	160.083.380.000	160.083.380.000
Total	160.083.380.000	160.083.380.000

c) Equity transactions with owners and distribution of dividends

	This period	Previous period
+ Owner's invested capital		
- Capital contributed at the beginning of the period	160.083.380.000	160.083.380.000
- Capital contributed at the end of the period	160.083.380.000	160.083.380.000
+ Dividends, profits shared	-	-

d) Shares

	31/03/2025	01/01/2025
Shares authorised to be issued to the public	16.008.338	16.008.338
Number of shares sold to public	16.008.338	16.008.338
- Common shares	16.008.338	16.008.338
Number of shares to be redeemed	675.000	675.000
- Common shares	675.000	675.000
Shares are currently traded	15.333.338	15.333.338
- Common shares	15.333.338	15.333.338

Par value of outstanding shares is 10,000 VND/1 share

21. Items off the combined balance sheet

	31/03/2025	01/01/2025
a) Foreign currencies		
- USD	39,18	39,18

VI. Additional information to the items presented in the combined income statement

		Quarter 1		Cumulative from the beginning of the year to the end of this quarter	
		Q 1 - 2025	Q1- 2024	Year 2025	Year 2024
1.	Total sales of goods and services				
-	Revenue from service provision	11.312.767.127	5.722.298.477	11.312.767.127	5.722.298.477
-	Revenue from construction contracts	-	-	-	-
	Total	11.312.767.127	5.722.298.477	11.312.767.127	5.722.298.477
2.	Cost of goods sold				
-	Cost of service provision	6.853.168.292	3.944.628.376	6.853.168.292	3.944.628.376
-	Cost of construction contract	-	-	-	-
	Total	6.853.168.292	3.944.628.376	6.853.168.292	3.944.628.376
3.	Financial income				
-	Deposit interest	(7.126.797)	2.450.943	(7.126.797)	2.450.943
-	Gain on sale of financial investments	-	588.173.991	-	588.173.991
	Total	(7.126.797)	590.624.934	(7.126.797)	590.624.934
4.	Financial expenses				
-	Interest expenses	2.804.077	1.240.649.423	2.804.077	1.240.649.423
	Total	2.804.077	1.240.649.423	2.804.077	1.240.649.423
5.	General and administration expenses				
-	Expenses of administrative staffs	989.005.016	1.321.177.334	989.005.016	1.321.177.334
-	Recognition provision for doubtful debts	-	(711.321.258)	-	(711.321.258)
-	Others expenses	1.170.576.100	654.067.046	1.170.576.100	654.067.046
	Total	2.159.581.116	1.263.923.122	2.159.581.116	1.263.923.122



6. Others income	Q 1 - 2025	Q1- 2024	Year 2025	Year 2024
- Income from disposal of fixed assets	-	2.059.259.258	-	2.059.259.258
- Others income	62.297.293	147.225.441	62.297.293	147.225.441
Total	62.297.293	2.206.484.699	62.297.293	2.206.484.699
7. Others expenses	Q 1 - 2025	Q1- 2024	Year 2025	Year 2024
- Others expenses	270.000.000	325.800	270.000.000	325.800
Total	270.000.000	325.800	270.000.000	325.800
8. Current corporate income tax expense	Q 1 - 2025	Q1- 2024	Year 2025	Year 2024
a. Total profit before tax	2.082.384.138	2.069.881.389	2.082.384.138	2.069.881.389
b. Adjustments increase (+), decrease (-) taxable profits	270.000.000	(2.069.881.389)	270.000.000	(2.069.881.389)
c.Profits for corporate income tax calculation	2.352.384.138	-	2.352.384.138	-
d. Current corporate income tax rate	20%	20%	20%	20%
e.Current corporate income tax expense	470.476.828	-	470.476.828	-

VIII Other information
1. Events occurring after the balance sheet date

There are no important events occurred after the balance sheet date require correction or disclosure in the financial statements.

2. Related parties information

Related parties	Relation
- Hydraulic 4A Real Estate Investment JSC	Subsidiary
- Hydraulic 4B Real Estate Investment JSC	Subsidiary
- Hydraulic 414 Real Estate Investment JSC	Subsidiary
- Song Moc Investment JSC	Having the same key management members
- Somo Gold JSC	Having the same key management members

In the period, the Corporation had significant transactions with related parties as follows

Unit: VND

Sales of goods and services	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
- Hydraulic 4A Real Estate Investment JSC	-	32.513.700
- Song Moc Investment JSC	48.396.742	-
- Somo Gold JSC	88.897.637	-

Main balances with related party to the balance sheet date are as follow:

Unit: VND

Short-term trade receivables	31/03/2025	01/01/2025
- Hydraulic 4A Real Estate Investment JSC	169.561.199	169.561.199
Advance payments to Suppliers	31/03/2025	01/01/2025
- Hydraulic 4B Real Estate Investment JSC	1.463.215.639	1.463.215.639
Other receivables	31/03/2025	01/01/2025
- Hydraulic 4A Real Estate Investment JSC	7.290.000.000	7.290.000.000
Other long- term payables	31/03/2025	01/01/2025
- Hydraulic 414 Real Estate Investment JSC	4.160.000.000	4.160.000.000

3. Comparative information

The comparative figures are based on the combined financial statements of the Corporation for the first quarter of 2024, ending on March 31, 2024. The combined financial statements for the fiscal year ended December 31, 2024, have been audited by Vietnam Auditing and Valuation Company Limited (AVA).

Ho Chi Minh City, April 26, 2025

Prepared by

Chief Accountant

General Director



Le Thi Hoa



Mai Thi Hao



Le Thanh Son