

## Appendix IV- ANNUAL REPORT

(Promulgated with the Circular No 96/2020/TT-BTC on 16/11/2020 of the Minister of Finance)

**URBAN DEVELOPMENT AND  
CONSTRUCTION CORPORATION**

No.: 134 /BC-UDEC.HCNS

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

Vung Tau, April 18, 2025

## ANNUAL REPORT 2024

### I. GENERAL INFORMATION

#### 1. General information

Trading name : CÔNG TY CỔ PHẦN XÂY DỰNG VÀ PHÁT TRIỂN  
ĐÔ THỊ TỈNH BÀ RỊA – VŨNG TÀU

Abbreviated name : UDEC

Stock code : UDC

English name : URBAN DEVELOPMENT AND CONSTRUCTION  
CORPORATION

Logo :



Charter capital : VND 350,000,000,000

Owner's investment capital : VND 350,000,000,000

Address : 37, 3/2 Street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province

Telephone : 0254. 3859 617

Fax : 0254. 3859 618

Email : [udec-brvt@udec.com.vn](mailto:udec-brvt@udec.com.vn)

Business Registration : No. 3500101308 issued by the Department of Planning  
Certificate No and Investment of Ba Ria - Vung Tau Province for the  
first time on 17/8/2009, registered for the 9th change on  
15/7/2024.

#### ◆ Formation and development process

- The predecessor of Urban Development and Construction Corporation was Con Dao Construction and Installation Service Enterprise.

- On 15/11/1991, according to Decision No. 114/QĐ.UB of the People's Committee of Ba Ria - Vung Tau province, Con Dao Construction and Installation Service Enterprise was established.

- On 22/06/1995, Con Dao Construction and Installation Service Enterprise was transformed into Ba Ria-Vung Tau Urban Investment and Development Company according to Decision No. 388/QĐ.UBT of the People's Committee of Ba Ria - Vung Tau province.

- On 16/08/1996, the Company was renamed Ba Ria - Vung Tau Urban Construction and Development Joint Stock Company under Decision No. 469/QĐ.UBT of the People's Committee of Ba Ria - Vung Tau province.

- On 05/6/2007, to implement the equitization roadmap for state-owned enterprises, the People's Committee of Ba Ria - Vung Tau province issued Decision No. 2008/QĐ.UBND on the establishment of the Steering Committee for equitization of Ba Ria - Vung Tau Urban Construction and Development Joint Stock Company.

- By 2008, after carrying out the work to serve the equitization, on 27/6/2008, the People's Committee of Ba Ria - Vung Tau province issued Decision No. 2141/QĐ-UBND on determining the enterprise value for equitization of Ba Ria - Vung Tau Urban Construction and Development Joint Stock Company

- Ba Ria – Vung Tau Urban Development and Construction Company conducted its initial public offering (IPO) through a share auction.

- On 17/8/2009, the Company officially transformed into a joint stock company model under the name of Urban Development and Construction Corporation (UDEC).

- On 05/7/2010, Urban Development and Construction Corporation officially listed shares on the Ho Chi Minh City stock exchange.

- On 23/05/2023, Urban Development and Construction Corporation traded on the UPCoM stock exchange of the Hanoi Stock Exchange.

## 2. Business lines and areas

#### ◆ Business lines

- ✓ Construction
  - + Civil and industrial works;
  - + Technical infrastructure and transport works;
  - + Port and irrigation works.
- ✓ Production and construction
  - + Hot mix asphalt,
  - + Cement concrete,
  - + All kinds of concrete culverts and concrete components.
- ✓ Real estate business investment
  - + Real estate transactions;
  - + Buying, selling, and leasing real estate
- ✓ Project development
  - + Real estate projects;
  - + Tourism projects;
  - + Seaport and logistics projects.
- ✓ Hotel and tourism business
  - + Hotels, restaurants;
  - + Tourist travel.

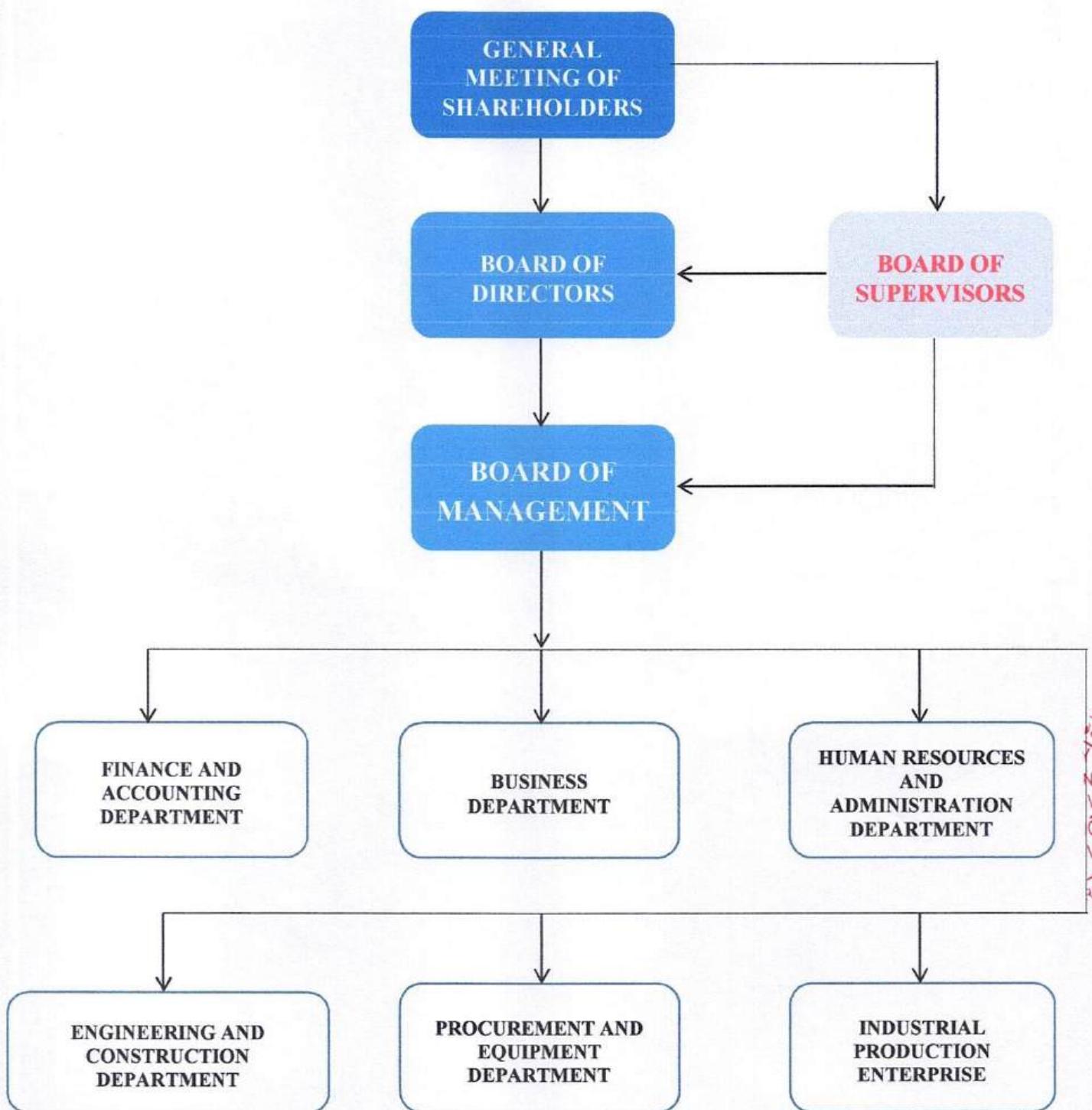
◆ Main business area in Ba Ria - Vung Tau province and South Central provinces and cities.

### **3. Information on the management model, business organization and management apparatus**

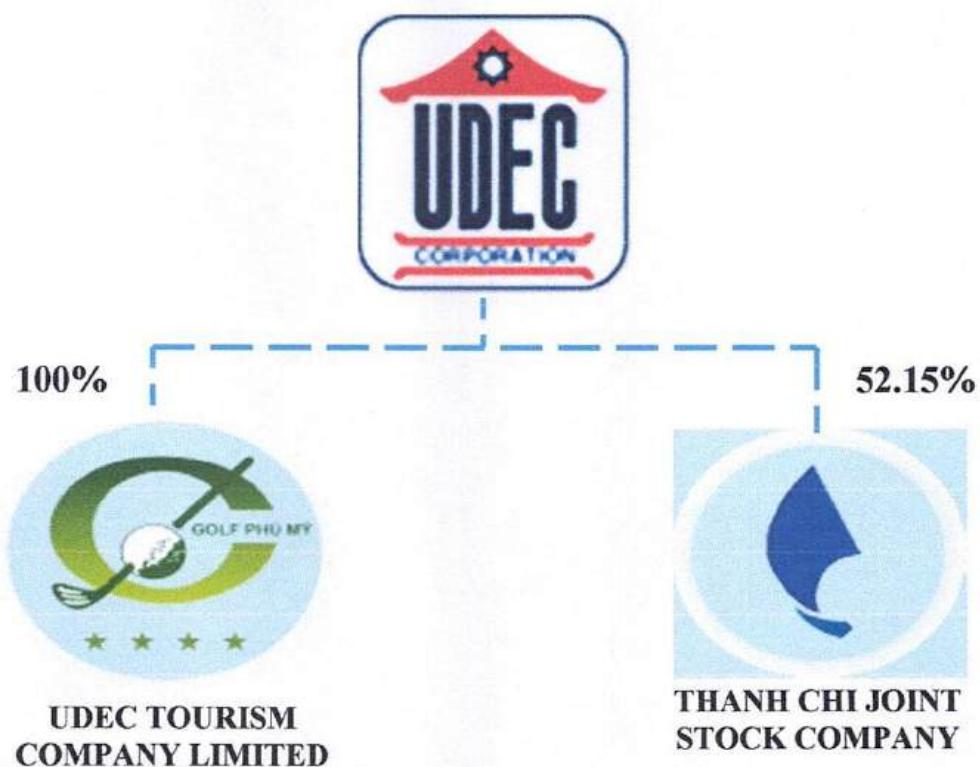
◆ Governance model: According to point a, Clause 1, Article 137 of the Law on Enterprise 2020.

“General Meeting of Shareholders, Board of Directors, Board of Supervisors and Director or General Director. In case the joint stock company has less than 11 shareholders and the shareholders are organizations owning less than 50% of the total shares of the company, it is not mandatory to have a Board of Supervisors.”

Management apparatus structure



- Company's subsidiaries, affiliated companies



#### 4. Development orientation

- The Company's main objectives

- Continue to stabilize production and business, improve labor productivity and increase revenue, profits, and improve income for employees.
- Focus resources on personnel and finance to build the Industrial Production Enterprise into a spearhead unit of the Company in the field of producing hot mix asphalt concrete, cement-stabilized stone, cement concrete and precast concrete components in Ba Ria - Vung Tau province.
- Seek business opportunities in new fields such as providing construction materials and logistic services.
- Promote the advantages of the Company's subsidiaries to contribute to the overall development of the parent company.
- Continue to implement the state capital divestment at the enterprise.

- Medium and long-term development strategy

- Continue the construction of contracted projects according to the set schedule, closely monitor each project, and ensure construction capital for the projects.

cement-stabilized stone, etc., in the province, implementing a policy of short-term investment for long-term gains.

- Update bidding information on projects to participate in construction bidding; seek new projects and work to increase revenue targets.

## 5. Risks

### ◆ Legal risk

- Our country's current system of legal documents is not yet complete, and the application of law to reality still faces difficulties. In addition, there are still many complex and overlapping regulations. The Company's operations are subject to the adjustment of many legal documents such as: Law on Enterprise, Law on Land, Law on Construction, Law on Bidding, Law Real Estate business, etc.

- The adjustment and supplementation of legal documents in the above fields are still inconsistent and unstable, causing difficulties in application, thereby affecting the Company's operations to some extent.

### ◆ Risk of fluctuations in listed share prices

The listing of the Company's UDC shares on the Vietnamese stock market brings great benefits to the Company in widely promoting and affirming its brand and attracting investment capital from domestic and foreign investors.

Besides, the increase or decrease in share prices on the stock market is inevitable.

In addition to the production and business operations of the listed company, the supply and demand of shares, socio-economic situation, changes in securities laws, investor psychology, etc. are the main factors affecting share prices. Fluctuations in share prices may affect the Company's brand, value, and customer sentiment.

### ◆ Other risks

The Company's production and business activities are affected by other risks such as: Risks due to fluctuations in raw material prices, the impact of political and social changes in the world, war, epidemics, financial crises, etc. These risks may directly or indirectly affect the Company's business operations and cannot be prevented.

## II. OPERATING SITUATION IN THE YEAR

### 1. Production and business situation

#### ◆ Results of production and business activities in the year

In 2024, UDEC Company's total revenue reached VND 344.09 billion, an increase of 347.98% compared to the same period in 2023 and reaching 95.45% compared to the 2024 plan. Revenue in 2024 from the parent company's business activities accounted for 98.50% of total revenue. The Company's subsidiaries, Thanh Chi Joint Stock Company and UDEC Tourism Company Limited., had revenues of VND 6.67 billion and VND

11.89 billion, respectively. The low revenue of the two Company's subsidiaries is due to the restructuring of production and business activities and the reorganization of the organizational structure of the parent company in order to optimize profits.

The total profit before tax of UDEC Company in 2024 is VND -43.18 billion, not reaching the 2024 plan; Of which, the profit before tax of the parent company is VND -22.82 billion and that of the two Company's subsidiaries is VND -21.18 billion.

#### ❖ Implementation status compared to the plan

The main revenue of UDEC Company in 2024 comes from construction and installation operating activities, producing hot mix asphalt, and real estate business, accounting for 93% of the company's total revenue.

##### a) Construction and installation operating activities:

In 2024, revenue from construction and installation operating activities increased by 431% compared to the same period in 2023 and reached 75% of the 2024 plan.

The projects that UDEC Company implemented during the year include:

- ✓ Dong National Highway 56 Resettlement Apartment Building, Ba Ria City with a revenue of VND 69 billion;
- ✓ The Resort and Entertainment Complex Project at the Paradise Residential Area – Parasol Zone – Nikko Sub-area (Phase 20 and Phase 21) in Cam Ranh City, with a revenue of VND 74 billion;
- ✓ The project of leveling the infrastructure of Thi Vai International Port phase 2, in Phu My Town with a revenue of VND 5 billion.

Revenue from construction and installation operating activities is lower than planned because the Company has not met the requirements in the bidding documents.

Gross profit from construction and installation operating activities in 2024 is VND 7.77 billion, reaching 81% of the 2024 plan.

The gross profit margin on revenue from construction and installation operating activities is 5%, a significant improvement compared to the 4% of the 2024 plan and -18% in 2023.

##### b) Production of hot mix asphalt, cement concrete and centrifugal concrete culverts operating activities:

Revenue in 2024 reached VND 83.64 billion, an increase of 268% over the same period and an increase of 261% compared to the 2024 plan, in which revenue mainly came from the production of hot mix asphalt operating activities.

Revenue from the production of hot mix asphalt and cement concrete operating activities tends to develop well, with the main market in Xuyen Moc, Chau Duc, and Phu My. Along with that, the return of old customers is a good sign.

Gross profit from hot mix asphalt production operating activities in 2024 is VND -2.71 billion, not achieving the 2024 plan of VND 1.43 billion.

The gross profit margin on revenue from hot mix asphalt production is -3%, an improvement compared to -14% in 2023 but still far from the 2024 plan target of 4%.

Although the gross profit margin did not reach the plan, it contributed to supporting cash flow for construction and installation operating activities, while regaining the trust of old customers.

c) Real estate business operating activities:

- Real estate revenue in 2024 reached VND 80.1 billion, an increase of 118% compared to the 2024 plan, mainly from the transfer of land plots in Nam Quoc Lo 51, Ba Ria City. The transfer of this land plot contributed to a significant reduction in losses when the Company had to make provisions and high interest expenses.

- Revenue from property leasing reached VND 4.63 billion, equal to 54% compared to the same period and an increase of 116% compared to the 2024 plan. This revenue mainly comes from the lease of Golf Phu My Hotel (renamed Phu My Harbour Hotel). The Company determined that leasing this property to Taisei Vietnam Company Limited contributed to reducing investment costs and, through the Management and Operation partner with the international Altara brand, increased opportunities to find new investors for this project.

d) Business operating activities of subsidiaries:

➤ Thanh Chi Joint Stock Company

Revenue in 2024 reached VND 6.67 billion, equal to 24% compared to the 2024 plan. Revenue mainly comes from warehouse business operating activities, at the same time, the exploitation of building materials is temporarily suspended due to the decision of the People's Committee of Ba Ria – Vung Tau to close the stone mine, leading to the temporary suspension of the brick factory due to the lack of input materials.

In addition, the Board of Management of Thanh Chi Joint Stock Company advocates rearranging the company's operations and organization in the coming time, focusing on the main activity of leasing warehouses and logistics services in Phu My Town.

The gross profit of Thanh Chi Joint Stock Company is VND -17.12 billion due to depreciation costs from machinery and equipment for material exploitation and annual land lease costs payable for warehouse business operations in Phu My I Industrial Park.

➤ UDEC Tourism Company Limited

Revenue in 2024 reached VND 11.89 billion, equivalent to 74% compared to the same period last year and 128% of the planned target. During the year, the company's revenue mainly came from the operation of the Phu My Golf Hotel until the end of May 2024 and from leasing premises.

Revenue in 2024 reached VND 11.89 billion, equivalent to 74% compared to the same period last year and 128% of the planned target. During the year, the company's revenue mainly came from the operation of the Phu My Golf Hotel until the end of May 2024 and from leasing premises.

The profit before tax of UDEC Tourism Company Limited is VND -4.06 billion due to the depreciation of assets, which is the Golf Phu My hotel.

## 2. Organization and personnel

### List of the company's Board of Management

#### 1. Mr. Tran Thai Hoa - Chairman of the Board of Directors



Born in 1971, Vietnamese nationality.

He has been a Board of Directors' member of the company from August, 2009 to now.

Qualification: Bachelor's degree in accounting.

Work experience:

- From 9/1991 – 6/1995, worked in the accounting department of Con Dao Construction Service Enterprise;
- From 07/1995 – 10/2000, worked in the accounting department of Ba Ria - Vung Tau Urban Construction and Development Company;
- From 11/2000 – 06/2003, was appointed Deputy Head of the accounting department of Ba Ria - Vung Tau Urban Construction and Development Company;
- From 07/2003 – 08/2009, was appointed Chief Accountant of the Company;
- From 09/2009 – 05/2011, was appointed Chief Accountant of Urban Development and Construction Corporation;
- From 06/2011 – 12/2016, was appointed Deputy General Director of the Company;
- From January, 2017 to now, he has been appointed as Chairman of the Board of Directors of the company.



#### 2 Mr. Mai Ngoc Dinh - Board of Directors' member – General Director



Born in 1980, Vietnamese nationality.

He has been a Board of Directors' member since 01/07/2024 to now.

Qualification: Master of Business Administration.

Work experience:

- 2003: Worked at Mee Kwang Company;

- 2004 to 2005: Worked at 4 Oranges Company, in charge of project Marketing;
- 2006 to 2007: Worked at Gia Thinh Corporation in Ho Chi Minh City;
- 2009 to 2014: Worked at International Development Investment Corporation in Ho Chi Minh City;
- 2012 to 2014: Worked at Kenda Corporation in Ho Chi Minh City;
- 2015 to 2016: Worked at BR-VT Real Estate Construction Investment Corporation;
- 2017 to September, 2023: Worked at Thai Son Investment Construction And Housing Business Joint Stock Company;
- 2021 to September, 2023: Worked at PIGGOLD Construction Development Investment Corporation;
- From 20/11/2023 to 01/07/2024, held the position of Deputy General Director of the company.
- From 02/07/2024 to present, holds the position of General Director of the company.

### 3 Mr. Ho Thanh Con - Board of Directors' members – Deputy General Director



Born in 1971, Vietnamese nationality

He has been a Board of Directors' members since August, 2009.

**Qualification: Construction Engineer**

**Work experience:**

- From August, 1996 – 08/2005 worked at the Technical Department of Ba Ria – Vung Tau Urban Development and Construction Company;
- From August, 2005 – 03/2007 was the Director of the Bridge and Road Enterprise directly under the Company;
- From March, 2007 – 08/2009, appointed as Deputy Director of Ba Ria – Vung Tau Urban Development and Construction Company;
- From September, 2009 – 02/2013, appointed as Deputy General Director of Urban Development and Construction Corporation;
- From March, 2013 to July 01, 2024, was the General Director of the Company;
- From July 02, 2024, holds the position of Deputy General Director of the company.

#### 4. Vo Thanh Tai - Board of Directors' members – Deputy General Director



Born in 1975, Vietnamese nationality.

He has been a Board of Directors' members since August, 2009.

**Qualification: Major in Business Administration**

**Work experience:**

- From March, 1997 to 07/2003, worked at the Investment Department of Ba Ria – Vung Tau Urban Development and Construction Company;
- From August, 2003 to June, 2006, appointed as Deputy Head of the Planning - Business Department of the Company;
- From July, 2006 to August, 2009, appointed as Head of the Planning - Business Department of the Company;
- From September, 2009 to October, 2016, appointed as Head of the Planning - Business Department of Urban Development and Construction Corporation;
- From November, 2016 to present, has been appointed as Deputy General Director of the Company.

#### 5. Ho Kien Cuong - Board of Directors' members



Born in 1968, Vietnamese nationality.

He has been a Board of Directors' members since June, 2022.

**Qualification: Bachelor of Business Administration, Bachelor of Oriental Studies, Hotel and Restaurant Management.**

**Work experience:**

- June, 1991 to April, 1993: administrative staff at the Map Enterprise, Da Lat city, Lam Dong province;
- From May, 1993 to September, 1997: receptionist at Hong Phuoc Hotel, Da Lat city, Lam Dong province;
- From October 1997 to April 2004: worked at Golf 2 Hotel, a branch of the Construction and Urban Development Company of Ba Ria – Vung Tau province, holding the positions of receptionist, assistant supervisor, deputy supervisor, and hotel supervisor;
- From May 2004 to July 2006: worked at the Branch of the Construction and Urban Development Company of Ba Ria – Vung Tau province in Da Lat as Deputy Director;
- From August 2006 to July 2008: worked at Vietnam Golf Tourism JSC, as Deputy

Director, Director;

- From August 2008 to December 2014: worked at Vietnam Golf Tourism JSC, and was appointed as Deputy General Director, General Director and was an Independent members of the Board of Directors of Vietnam Golf Tourism JSC;
- From January 2015 to July 2015: worked at Thanh Thanh Cong Tourist JSC as General Director;
- From November 2015 to October 2017: worked at the Urban Development and Corporation Corporation as Head of Equipment and Materials Department;
- From November 2017 to August 01, 2024, worked at UDEC Tourism Company Limited. as the company's Director.

## 6. Tong Thanh Hai - Independent members of the Board of Directors



Born in 1977, Vietnamese nationality.

He has been an Independent members of the Board of Directors from June 2022 to date.

**Qualification: Lawyer, Master of Economics.**

**Work experience:**

- 2001 – 2005: worked at Techcombank, Chohung Vina Bank.
- 2006 – 2016: Worked at Dac Thien Nhan Auction Co.,Ltd;
- 2007 to date: working at Pham Viet Co., Ltd., collaborating lawyer at Kim Thanh One Member Limited Liability Law Company.
- **Current Position:**
- Chairman of the Members' Council, legal representative of Pham Viet Co., Ltd.;
- Chairman of the Board of Directors, legal representative of Credit Assets Corporation;
- Chairman of the Board of Directors, legal representative of CPVN Investment JSC.

## 7. Le Vy Thuy - Chief Accountant



Born in 1975, Vietnamese nationality.

**Qualification: Bachelor's Degree in Accounting**

**Work experience:**

- From November 1999 to August 2003: worked in the accounting department of the Construction and Urban Development Company of Ba Ria – Vung tau province;
- From September 2003 to August 2009: appointed as Deputy Head of Accounting - Finance Department of the Company;



- From September 2009 to May 2011: appointed as Deputy Head of Accounting - Finance Department of the Construction and Urban Development and Construction Corporation;
- From June 2011 to now, holding the Position of Chief Accountant of the Company.

❖ Number of employees and related policies for employees.

➤ **Number of employees, average salary of employees in 2024**

As of 31/12/2024, the total number of office employees of the Company is 83, an increase of 17 people compared to 2023 (excluding construction workers at construction sites and workers at subsidiaries).

Including:

- ✓ University and postgraduate level : 48 people, accounting for 58.0%
- ✓ College level : 05 people, accounting for 6.0%
- ✓ Intermediate level : 03 people, accounting for 4.0%
- ✓ Skilled workers : 14 people, accounting for 17.0%
- ✓ Unskilled workers : 13 people, accounting for 16.0%
- ✓ Average income of employees : 11,700,000 VND/person/month

➤ **Labor policies to ensure the health, safety and welfare of employees**

- Fully implement the provisions of law on labor safety, social insurance, health insurance, and unemployment insurance.
- Develop a competitive salary and bonus system, constantly improving other welfare programs for employees

➤ **Employee training activities**

- Continuously monitor and evaluate the working ability of employees, and plan training suitable to their capacity and specialized work.
- Support funding and study time.
- Arrange jobs that match new expertise, and support employees to promote their abilities and advance their careers

### 3. Financial situation

#### Financial situation

Unit: VND Billion

| INDICATOR                                    | 2023    | 2024    | %<br>INCREASE/<br>DECREASE |
|--|---------|---------|----------------------------|
| <b>Total asset value</b>                     | 869.36  | 854.58  | 98%                        |
| <b>Net revenue</b>                           | 96.01   | 344.09  | 358%                       |
| <b>Profit from business activities</b>       | (67.39) | (34.40) | 51%                        |
| <b>Other profit</b>                          | (9.94)  | (8.78)  | 88%                        |
| <b>Profit before tax</b>                     | (77.33) | (43.18) | 56%                        |
| <b>Profit after tax</b>                      | (79.70) | (46.69) | 59%                        |
| <b>Percentage of profit paid as dividend</b> | -       | -       | -                          |

#### Key financial indicators

| INDICATOR   | 2023  | 2024  |
|---|-------|-------|
| <b>Solvency indicators</b>  |       |       |
| <b>Current ratio</b><br>Current asset/ Current liabilities              | 0.880 | 0.825 |
| <b>Quick ratio</b><br>(Current asset - Inventories)/Current liabilities | 0.283 | 0.379 |
| <b>Capital structure indicators</b>                                     |       |       |
| <b>Percentage: Debt / Total assets</b>                                  | 0.718 | 0.768 |

| INDICATOR  | 2023   | 2024   |
|--|--------|--------|
| Percentage: Debt / Equity                                    | 2.543  | 3.302  |
| <b>Operating performance indicators</b>                      |        |        |
| Inventory turnover   | 0.386  | 1.295  |
| Cost of goods sold/ Average Inventories                      |        |        |
| Net revenue/ Total assets                                    | 0.110  | 0.403  |
| <b>Profitability indicators</b>                              |        |        |
| Percentage: Profit after tax/ Net revenue                    | (0.83) | (0.14) |
| Percentage: Profit after tax/Equity                          | (0.32) | (0.24) |
| Percentage: Profit after tax/Total assets                    | (0.09) | (0.05) |
| Percentage: Net profit from business activities/ Net revenue | (0.70) | (0.10) |

#### 4. Shareholder structure, changes in owner's investment capital

##### Shares

| Shares   | 31/12/2024 | 01/01/2024 |
|--|------------|------------|
| Number of common shares issued                 | 35,000,000 | 35,000,000 |
| Number of shares repurchased (treasury shares) | 294,000    | 294,000    |
| Number of shares outstanding                   | 34,706,000 | 34,706,000 |

##### Shareholder structure

| No. | Category        | Number of shares | Percentage % | Number of shareholders |
|-----|-----------------|------------------|--------------|------------------------|
| 1   | Treasury shares | 294,000          | 0.84%        | 1                      |
| 2   | Domestic        | 30,112,920       | 86.04%       | 766                    |

| No.          | Category       | Number of shares  | Percentage %   | Number of shareholders |
|--------------|----------------|-------------------|----------------|------------------------|
| 2.1          | Organization   | 24,220,018        | 69.20%         | 8                      |
| 2.2          | Individual     | 5,892,902         | 16.84%         | 758                    |
| <b>3</b>     | <b>Foreign</b> | <b>4,593,080</b>  | <b>13.12%</b>  | <b>31</b>              |
| 3.1          | Organization   | 3,040,130         | 8.69%          | 8                      |
| 3.2          | Individual     | 1,552,950         | 4.44%          | 23                     |
| <b>Total</b> |                | <b>35,000,000</b> | <b>100.00%</b> | <b>798</b>             |

Including:

➤ State shareholders:

- The People's Committee of Ba Ria - Vung Tau province, accounting for 67.69% of the charter capital.

➤ Other major shareholders owning 5% or more of the share capital:

- NH Investment & Securities Co., Ltd, accounting for 5.88% of the charter capital.

#### ◆ **Status of changes in owner's investment capital**

The company has not had any issuances of share capital increases since listing shares on the stock exchange, including public offerings, private placements, bond conversions, warrant conversions, issuance of bonus shares, and payment of dividends in shares.

◆ **Treasury stock transactions:** None

◆ **Other securities:** None

### 5. Report on the company's environmental and social impact

#### 5.1 - *Management of raw and other materials*

- Prioritizing the use of new, environmentally friendly, and easy-to-use products such as roofing sheets, tiles, and natural heat-resistant paints.

- Applying new techniques in construction and execution to reduce construction time and adverse environmental impacts (dust, noise), and enhance safety levels in the event of natural disasters or fires.

#### 5.2 - *Energy consumption*

- Saving electricity consumption compared to the set norms in construction items.

- The company always focuses on and prioritizes the use of advanced application designs in the use of natural energy; Intelligent energy systems help customers and employees feel more comfortable; Energy-saving lighting systems, applying control measures according to the number of people in the room (key cards, motion sensors, control by photoresistors, applying intelligent temperature management systems).

- Encouraging and supporting research and initiatives on energy saving and environmentally friendly design.

### *5.3 - Water consumption:*

The level of water consumption mainly comes from construction and production activities at the company's projects based on the criteria of rational use and cost reduction at the projects is:

- Saving the amount of water used compared to the norm;

- Building a standard water treatment system, operating automatically in all the Company's projects.

### *5.4 - Compliance with environmental protection laws*

- Compliance with the law in protecting the environment, using local labor to reduce wastewater, and building sanitary facilities at construction sites to ensure public hygiene.

- The activities of "Ensuring occupational safety and health" are always of concern to the Board of Management and the grassroots Trade Union. The Company regularly organizes propaganda campaigns on environmental protection and occupational safety and health. The working conditions and environment of workers are constantly improved. Workers are trained periodically in occupational safety and health and all strictly comply with the Company's regulations.

- Expenditures on emissions and wastewater are periodically monitored and always meet regulations. The consumption of water, energy, and other natural resources is also regularly monitored, supervised, and evaluated to promptly remedy incidents and propose improvement solutions.

- Limiting noise levels and emissions, dust during transportation of materials, construction, and stipulating specific operating hours to ensure the health and living safety of nearby residents. Ensuring waste collection procedures and preserving raw materials so as not to affect the external environment.

- Using energy-saving products, taking advantage of natural energy sources, focusing on accompanying utility projects, and increasing the area of clean space to serve the public needs of residents in the surrounding areas such as parks and public toilets.

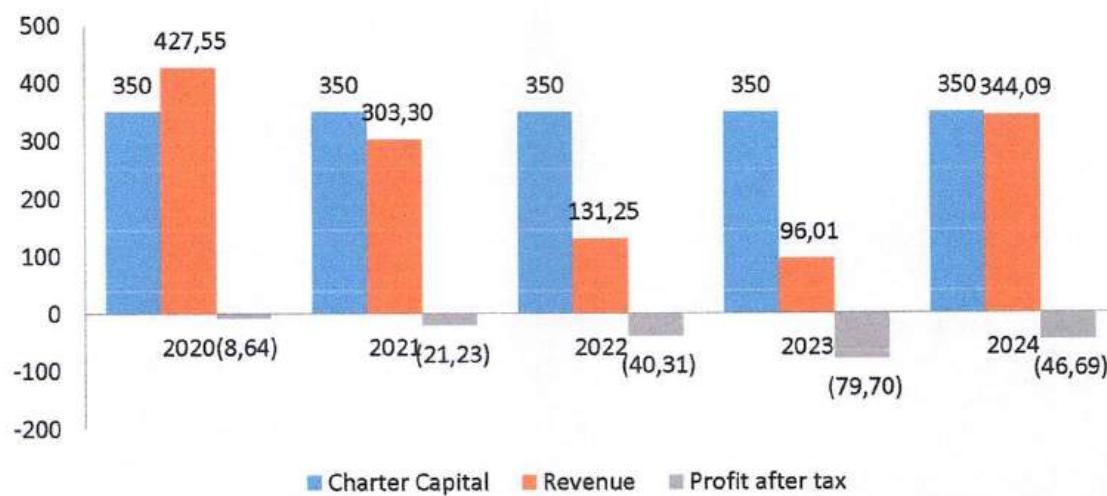
- Actively participating in and supporting environmental protection movements launched by departments and agencies.

- Actively participating in and supporting environmental protection movements launched by departments and agencies.

- Selecting reputable contractors to ensure construction safety, environmental sanitation, and compliance with regulations on noise reduction for areas adjacent to construction sites.

### III. REPORT AND ASSESSMENT OF THE BOARD OF MANAGEMENT

#### 1. Evaluating the results of production and business activities



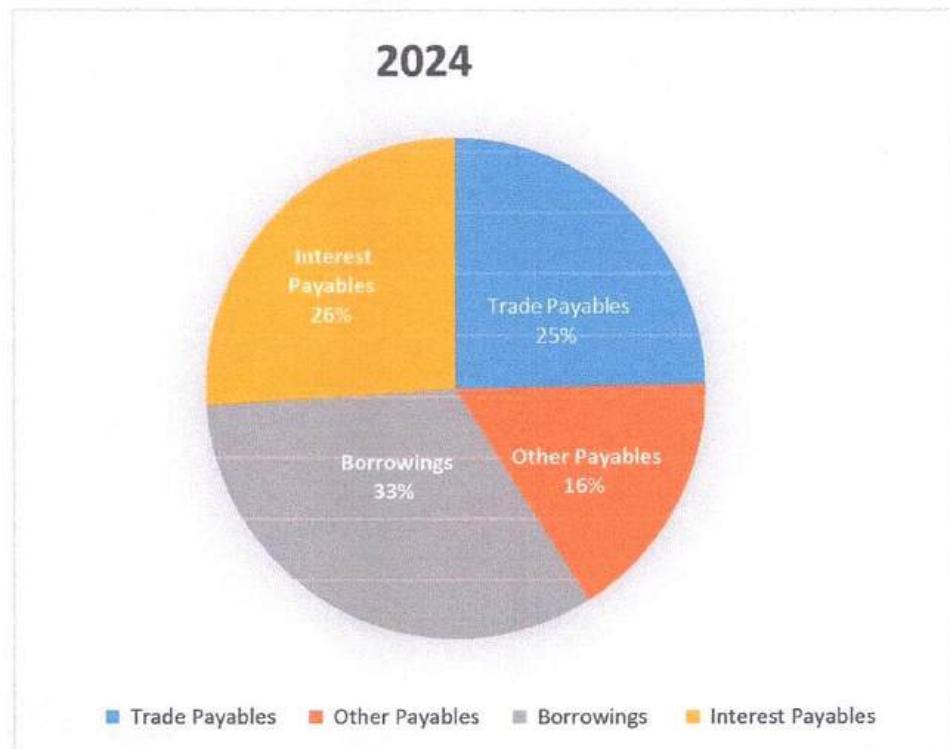
#### 2. Financial situation

##### 2.1 - Asset situation



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## 2.2 - Liabilities situation



- Total liabilities as of 31/12/2024 amounted to VND 655.91 billion, an increase of VND 31.91 billion compared to the beginning of the year. Of which, short-term liabilities increased by VND 55.06 billion, while long-term liabilities decreased by VND 23.15 billion.
- Loan principal as of 31/12/2024 was VND 215.91 billion, a decrease of VND 22.68 billion compared to the beginning of the year, mainly due to a reduction in loans from individuals.
- Loan interest payable as of 31/12/2024 was VND 170.75 billion, an increase of VND 28.89 billion compared to the beginning of the year. Compared to the interest expenses incurred during the year of VND 30.9 billion, the company only paid approximately VND 2.9 billion in interest expenses during the year.
- Overdue liabilities as of 31/12/2024 were VND 246.93 billion, an increase of VND 43.85 billion compared to the beginning of the year, due to cash flow difficulties that prevented the company from settling its due obligations.
- The debt-to-equity ratio as of 31/12/2024 was 3.3, representing a 29% increase from 2.54 at the beginning of the year.

### 3. Business plan for 2025

| No.        | Indicator                            | 2025 Plan     | 2024 Actual    | Percentage Plan 2025/Actual 2024 |
|------------|--------------------------------------|---------------|----------------|----------------------------------|
| <b>I</b>   | <b>Total revenue</b>                 | <b>14.65</b>  | <b>6.67</b>    | <b>219.71%</b>                   |
| 1          | Parent revenue                       | 3.42          | 11.89          | 28.76%                           |
| 2          | Subsidiary revenue                   | (3.69)        | (13.56)        | 27.21%                           |
| 2.1        | <i>Thanh Chi Joint Stock Company</i> |               | (43.18)        |                                  |
| 2.2        | <i>UDEC Tourism Company Limited</i>  | 1.46          | (22.82)        | -6.39%                           |
| 3          | Internal revenue elimination         | (0.25)        | (21.18)        | 1.20%                            |
| <b>II</b>  | <b>Profit before tax</b>             | <b>0.60</b>   | <b>(17.12)</b> | <b>-</b>                         |
| 1          | Parent Profit before tax             | (0.86)        | (4.06)         | -                                |
| 2          | Subsidiaries Profit before tax       | -             | 0.83           | -                                |
| 2.1        | <i>Thanh Chi Joint Stock Company</i> |               | (46.69)        |                                  |
| 2.2        | <i>UDEC Tourism Company Limited</i>  | 14.65         | 6.67           | 219.71%                          |
| <b>III</b> | <b>Exclusion of internal profits</b> | <b>3.42</b>   | <b>11.89</b>   | <b>28.76%</b>                    |
| <b>IV</b>  | <b>Profit after tax</b>              | <b>(3.69)</b> | <b>(13.56)</b> | <b>27.21%</b>                    |

### 4. Explanation from the Director regarding the audit opinion

#### ♦ Regarding outstanding production and business costs and bad debts:

The value of outstanding production and business costs awaiting settlement in the audit's qualified opinion is due to the company still having several constructed projects with incurred changes in volume and unit prices of materials and labor compared to the contract, but not yet confirmed for payment by the investor, leading to the company not yet transferring the corresponding costs.

In 2024, the Company conducted an assessment and made provisions for certain outstanding production and business costs of these projects with a total amount of VND

billion. However, due to many difficulties in the assessment, there are still some projects with outstanding production and business costs that have not been assessed in a timely manner, leading to the auditor continuing to express a qualified opinion on these unassessed amounts.

Similarly, for outstanding receivables, in 2024, the company made a provision of VND 20.2 billion; however, there are still some unprovisioned receivables amounting to VND 1.93 billion, leading to the auditor issuing a qualified opinion. The Company will continue to carry out the necessary procedures to assess the recoverability of outstanding production and business costs of the projects and outstanding receivables as soon as possible.

**✚ Regarding corporate income tax expenses from real estate transfer activities**

In 2024, the Company generated revenue from real estate transfer activities. Due to the lack of consensus between the Company and the auditor in determining and allocating costs for real estate transfer activities, the auditor issued a qualified opinion. The Company is undertaking the necessary procedures to explain and work with the tax authorities regarding the corporate income tax arising from this real estate transfer activity.

**✚ Regarding overdue interest on debts payable to the Enterprise Arrangement Support Fund**

Currently, the company has debts payable to the Enterprise Arrangement and Development Support Fund for equitization of VND 39.5 billion and dividends payable for the years 2009, 2010, 2011, 2012 of VND 25.7 billion, which are being recorded as payables on the financial statements as of 31/12/2024. However, the overdue interest related to this debt has not been recorded on the financial statements because:

In the State Audit Office of Regional XIII's Audit Result Notice No. 257/TB-KTNN regional XIII dated September 05, 2019, the State Audit Office recommended that the People's Committee of Ba Ria - Vung Tau province determine the late payment interest for the state capital portion increased from the time of determining the enterprise value to the time of officially converting into a joint stock company and dividends divided from the state's capital in the years 2009, 2010, 2011, 2012 that the unit has not yet paid to the Enterprise Arrangement and Development Support Fund, and handle the late payment interest above when determining the enterprise value for state capital divestment according to the Prime Minister's Decision 1232/QD-TTg dated 17/08/2017 and the People's Committee of Ba Ria - Vung Tau province's Plan No. 110/KH-UBND dated 11/10/2017. As of the date of preparing the financial statements, the Company has not yet received guidance or direction from competent authorities on implementing procedures for determining the enterprise value for state capital divestment at the Company. The Company will record overdue interest when specific guidance is received from the competent authority.

**✚ Regarding the audit's emphasis on significant doubt about the Company's ability to continue as a going concern.**

The company's operating activities in 2024 have seen many positive changes. The company has signed many new contracts, thereby significantly improving the company's revenue compared to the same period last year. In addition, the company was approved by the People's Committee of Ba Ria - Vung Tau province for the restructuring project in official document No.10602/UBND-VP on 30/07/2024 and assigned the state capital representative at the company to participate in voting to approve the company's restructuring project for the 2021-2025 period at the company's General Meeting of Shareholders.

#### **IV. ASSESSMENT OF THE BOARD OF DIRECTORS ON THE COMPANY'S PERFORMANCE**

##### **1. Assessment of the Board of Directors on the company's operating aspects, including assessments related to environmental and social responsibilities.**

With the assigned tasks of the members of the Board of Directors, the Board of Directors has met and decided on important issues in the production strategy, organizational structure of the company to suit the scale and actual conditions, and appointed company titles as prescribed.

##### **2. Assessment of the Board of Directors on the performance of the company's Board of Management**

- Monitoring and supervising the Board of Management to implement the Resolutions and documents according to the set instructions;
- Attending and providing opinions in the expanded meetings of the company's Board of Management.
- Coordinating with the Board of Supervisors to organize inspections and supervise the production and business activities and management of the Company;
- Setting out goals and key tasks in each production and business cycle and requesting the Board of Management to implement them at weekly/monthly periodic meetings.

##### **3. Plans and orientations of the Board of Directors**

Based on the Resolution of the 2024 Annual General Meeting of Shareholders on 01/07/2024.

#### **V. CORPORATE GOVERNANCE**

##### **1. Board of Directors**

- a) Members and structure of the Board of Directors

| No. | Board of Directors' members | Position  | Ownership ratio of voting shares |
|-----|-----------------------------|---|----------------------------------|
| 1   | Mr. Tran Thai Hoa           | - Chairman of Board of Directors  | 0.012%                           |
| 2   | Mr. Mai Ngoc Dinh           | - Board of Directors' members;<br>- General Director;<br>- Chairman of the Board of Members of UDEC Tourism Company Limited;<br>- Board of Directors' members of Thanh Chi Joint Stock Company.             | 0%                               |
| 3   | Mr. Ho Thanh Con            | - Board of Directors' members;<br>- Deputy General Director;<br>- Chairman of the Board of Directors of Thanh Chi Joint Stock Company;<br>- Member of the Board of Members of UDEC Tourism Company Limited. | 0.003%                           |
| 4   | Mr. Vo Thanh Tai            | - Board of Directors' members;<br>- Deputy General Director;<br>- Head of the Board of Supervisors of Thanh Chi Joint Stock Company.  | 0.032%                           |
| 5   | Mr. Ho Kien Cuong           | - Non-executive Board of Directors' members   | 0%                               |
| 6   | Mr. Tong Thanh Hai          | - Independent members of the Board of Directors   | 0%                               |

**b) Subcommittees of the Board of Directors: None**

**c) Activities of the Board of Directors**

In 2024, the Company overcame difficulties and challenges due to the impact of the market economy, maintained operations, and stabilized production. Although the profit has not reached the set plan, it has shown an effort of the collective Board of Directors in management and administration. In 2024, the Board of Directors approved the following important contents:

| No.       | Resolution/ Decision No. | Date      | Content  | Approval rate |
|-----------|--------------------------|-----------|--|---------------|
| <b>I</b>  | <b>RESOLUTION</b>        |           |  |               |
| 1         | 01/NQ.HĐQT-UDEC          | 18/3/2024 | Promulgating the Regulation on Information Disclosure of Ba Ria – Vung Tau Urban Development and Construction Joint Stock Company.   | 100%          |
| 2         | 02/NQ.HĐQT-UDEC          | 08/5/2024 | Extending the time for holding the 2024 Annual General Meeting of Shareholders.  | 100%          |
| 3         | 03/NQ.HĐQT-UDEC          | 13/5/2024 | Approving the plan to organize the 2024 Annual General Meeting of Shareholders.  | 100%          |
| 4         | 04/NQ.HĐQT-UDEC          | 01/7/2024 | <ul style="list-style-type: none"> <li>- Dismissal of Mr. Ho Thanh Con from the position of General Director;</li> <li>- Appointing Mr. Mai Ngoc Dinh to the position of General Director;</li> <li>- Appointing Mr. Ho Thanh Con to the position of Deputy General Director.</li> </ul>                   | 100%          |
| 5         | 05/NQ.HĐQT-UDEC          | 16/7/2024 | Unanimously selecting an auditing/reviewing unit for the 2024 financial statements.  | 100%          |
| <b>II</b> | <b>DECISION</b>          |           |  |               |
| 1         | 01/QĐ.HĐQT-UDEC          | 02/7/2024 | Decision on relieving Mr. Ho Thanh Con from the position of General Director of the company.   |               |
| 2         | 02/QĐ.HĐQT-UDEC          | 02/7/2024 | Decision on appointing Mr. Mai Ngoc Dinh to the position of General Director.  |               |
| 3         | 03/QĐ.HĐQT-UDEC          | 02/7/2024 | Decision on appointing Mr. Ho Thanh Con to the position of Deputy General Director.  |               |
| 4         | 04/QĐ.HĐQT-UDEC          | 12/7/2024 | <p>Decision on:</p> <ul style="list-style-type: none"> <li>- Appointing capital representatives at Thanh Chi Joint Stock Company;</li> <li>- Appointing personnel to participate in the Board of Directors and Board of Supervisors of Thanh Chi Joint Stock Company for the term of 2021-2026.</li> </ul> |               |

| No. | Resolution/ Decision No.            | Date      | Content   | Approval rate |
|-----|-------------------------------------|-----------|---|---------------|
| 5   | 05/QĐ.HĐQT-UDEC                     | 30/7/2024 | Decision on terminating the membership of the Board of Members of UDEC Tourism Company. for the term of 2021 – 2026 from 01/8/2024, for:<br>- Mr. Tran Thai Hoa;<br>- Mr. Ho Kien Cuong;<br>- Mr. Vo Thanh Tai. |               |
| 6   | 06/Decision.Board of Directors-UDEC | 30/7/2024 | Decision regarding:<br>- Appointing a member to the Board of Members of UDEC Tourism Company Limited;<br>- Appointing a representative to manage the Company's capital at UDEC Tourism Company Limited.         |               |
| 7   | 07/Decision.Board of Directors-UDEC | 30/7/2024 | Decision on appointing Mr. Mai Ngoc Dinh as Chairman of the Board of Members of UDEC Tourism Company Limited.   |               |
| 8   | 08/Decision.Board of Directors-UDEC | 30/7/2024 | Decision approving the dismissal of Mr. Ho Kien Cuong from the position of Director of UDEC Tourism Company Limited from 01/8/2024.   |               |
| 9   | 09/Decision.Board of Directors-UDEC | 30/7/2024 | Decision approving the appointment of Mr. Cao Van Long as Director of UDEC Tourism Company Limited from 01/8/2024.  |               |

**d) Performance evaluation of independent members of the Board of Directors**

- The activities of the Board of Directors in 2024 comply with the company's Charter, Corporate Governance Regulations and legal regulations.
- All members of the Board of Directors have complied with the regulations in attending meetings of the Board of Directors, discussing and voting independently and objectively on the basis of ensuring the highest interests of the company.
- The Board of Directors has fully performed the representative function of the Owner in supervising, proposing effective solutions, and promptly supporting the Board of Management in the process of operating the company in an appropriate direction and promptly directing to ensure the effective use of resources to achieve the targets assigned by the General Meeting of Shareholders, based on compliance with the provisions of law and the company's Charter.

- In addition to performing the function of managing and supervising the administration of the Board of Management, the Board of Directors has closely coordinated with the Board of Management to find solutions to remove difficulties in production and business in 2024.

e) List of Board of Directors members with corporate governance training certificates: None

## 2. Board of Supervisors

a) Members and structure of the Board of Supervisors

| No. | Member of the Board of Supervisors | Position          | Percentage of ownership of voting shares |
|-----|------------------------------------|-------------------|--|
| 1   | Mr. Le Thanh Nghi                  | Head of the Board | 0.001%                                   |
| 2   | Ms. Nguyen Thi Mai Huong           | Member            | 0%                                       |
| 3   | Mrs. Tran Thi Kim Anh              | Member            | 0%                                       |

b) Activities of the Board of Supervisors

- In 2024, the Board of Supervisors attended the meetings of the Board of Directors as per invitations.

- Supervise the performance results of the Board of Directors as assigned in accordance with the provisions of the Law on Enterprise, relevant laws, and strictly implement the contents of the Resolution of the 2024 Annual General Meeting of Shareholders and the company's Charter.

- Supervise the implementation results of the Resolutions, Decisions of the Board of Directors assigned to the Board of Management of the company in accordance with the provisions of the Law on Enterprise, relevant laws and the company's Charter.

## 3. Transactions, remuneration and benefits of the Board of Directors, the Board of Management and the Board of Supervisors/Audit Committee

| No.                                 | Name          | Position                                     | income<br>(Million<br>VND/year) |
|-------------------------------------|---------------|--|---------------------------------|
| <b>I Board of Directors' salary</b> |               |  |                                 |
| 1                                   | Tran Thai Hoa | Deductive Chairman of the Board of Directors | 417.280                         |

| No.        | Name                                      | Position                | income<br>(Million<br>VND/year) |
|------------|---|-------------------------|---------------------------------|
|            |   |                         |                                 |
| <b>II</b>  | <b>Board of Directors' remuneration</b>   |                         |                                 |
| 1          | Mai Ngoc Dinh                             | Member                  | 0                               |
| 2          | Ho Thanh Con                              | Member                  | 0                               |
| 3          | Vo Thanh Tai                              | Member                  | 0                               |
| 4          | Ho Kien Cuong                             | Member                  | 0                               |
| 5          | Tong Thanh Hai                            | Member                  | 0                               |
|            |   |                         |                                 |
| <b>III</b> | <b>Board of Management's salary</b>       |                         |                                 |
| 1          | Mai Ngoc Dinh                             | General Director        | 340.081                         |
| 2          | Ho Thanh Con                              | Deputy General Director | 338.239                         |
| 3          | Vo Thanh Tai                              | Deputy General Director | 314.200                         |
| 4          | Le Vy Thuy                                | Chief Accountant        | 262.840                         |
|            |   |                         |                                 |
| <b>IV</b>  | <b>Board of Supervisors' remuneration</b> |                         |                                 |
| 1          | Le Thanh Nghi                             | Head of the Board       | 218.320                         |
| 2          | Nguyen Thi Mai Huong                      | Member                  | 149.458                         |
| 3          | Tran Thi Kim Anh                          | Member                  | 0                               |

## VI. FINANCIAL STATEMENTS

### 1. Audit opinion

#### *Auditors' Opinion*

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the Consolidated Financial Statements give a true and fair view, in all material respects, of the financial position of Urban Development and Construction Corporation as at 31 December 2024, its operating results and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Consolidated Financial Statements.

#### *Emphasis of Matter*

As of 31 December 2024, the Corporation has accumulated losses (Code 421) of VND 188.49 billion, short-term liabilities (Code 310) of VND 542.98 billion, exceeding short-term assets (Code 100) of VND 95.06 billion; outstanding debts and overdue loans

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amounting to VND 246.93 billion. These events indicate the existence of material uncertainties that cast significant doubt on the Company's ability to continue as a going concern. However, the Company's consolidated financial statements for the fiscal year ending 31 December 2024 are still presented based on the assumption of continuous operations for the reasons stated in Note 1.

## 2. Audited financial statements

The company has completed the Audited Financial Statements for 2024 on 30/03/2025 and posted it on the company's website.

To view the full contents of the 2024 Financial Statements of Urban Development and Construction Corporation, shareholders and investors are welcome to visit the Company's website [www.udec.com.vn](http://www.udec.com.vn), section Investor Relations.

*Attachment:*

- + *Balance sheet;*
- + *Income statement;*
- + *Cash flow statement;*

**Recipients:**

- As above;
- Board of Directors;
- Boar of Managment;
- Archive AD, HR - AD.

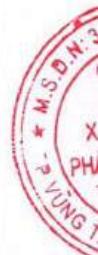
**GENERAL DIRECTOR**



**MAI NGOC DINH**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
*As at 31 December 2024*

| Code ASSETS  | Note     | 31/12/2024             | 01/01/2024<br>(adjusted) |
|--|----------|------------------------|--------------------------|
|  |          | VND                    | VND                      |
| <b>100 A. CURRENT ASSETS</b>                         |          | <b>447,924,382,557</b> | <b>429,590,988,360</b>   |
| <b>110 I. Cash and cash equivalents</b>              | <b>3</b> | <b>30,453,699,673</b>  | <b>10,174,138,301</b>    |
| 111 1. Cash  |          | 18,413,699,673         | 8,497,078,301            |
| 112 2. Cash equivalents                              |          | 12,040,000,000         | 1,677,060,000            |
| <b>120 II. Short-term investments</b>                | <b>4</b> | <b>-</b>               | <b>400,000,000</b>       |
| 123 1. Held-to-maturity investments                  |          | -                      | 400,000,000              |
| <b>130 III. Short-term receivables</b>               |          | <b>162,607,048,154</b> | <b>104,451,014,005</b>   |
| 131 1. Short-term trade receivables                  | 5        | 124,562,386,208        | 73,324,850,475           |
| 132 2. Short-term prepayments to suppliers           | 6        | 41,679,258,744         | 15,208,748,931           |
| 136 3. Other short-term receivables                  | 7        | 49,976,385,521         | 49,386,703,585           |
| 137 4. Provision for short-term doubtful debts       |          | (53,613,142,703)       | (33,469,288,986)         |
| 139 5. Shortage of assets awaiting resolution        |          | 2,160,384              | -                        |
| <b>140 IV. Inventories</b>                           | <b>9</b> | <b>242,216,689,591</b> | <b>291,635,666,387</b>   |
| 141 1. Inventories                                   |          | 280,282,939,617        | 291,635,666,387          |
| 149 2. Provision for devaluation of inventories      |          | (38,066,250,026)       | -                        |
| <b>150 V. Other short-term assets</b>                |          | <b>12,646,945,139</b>  | <b>22,930,169,667</b>    |
| 151 1. Short-term prepaid expenses                   | 10       | 219,099,678            | 40,710,263               |
| 152 2. Deductible VAT                                |          | 1,855,926,275          | 1,890,607,517            |
| 153 3. Taxes and other receivables from State budget | 17       | 10,571,919,186         | 20,998,851,887           |



**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**As at 31 December 2024**  
**(Continued)**

|            |   |                        |                        |
|------------|---|------------------------|------------------------|
| <b>200</b> | <b>B. NON-CURRENT ASSETS</b>            | <b>406,658,958,570</b> | <b>439,776,002,017</b> |
| <b>210</b> | <b>I. Long-term receivables</b>         | <b>7,738,102,649</b>   | <b>7,716,127,649</b>   |
| 216        | 1. Long-term loan receivable            | 7                      | 7,738,102,649          |
| <b>220</b> | <b>II. Fixed assets</b>                 | <b>73,212,907,085</b>  | <b>379,146,326,777</b> |
| 221        | 1. Tangible fixed assets                | 11                     | 57,625,079,370         |
| 222        | - <i>Historical cost</i>                |                        | 184,562,950,590        |
| 223        | - <i>Accumulated depreciation</i>       |                        | (126,937,871,220)      |
| 227        | 2. Intangible fixed assets              | 12                     | 15,587,827,715         |
| 228        | - <i>Historical cost</i>                |                        | 21,936,411,764         |
| 229        | - <i>Accumulated amortization</i>       |                        | (6,348,584,049)        |
| <b>230</b> | <b>III. Investment properties</b>       | <b>312,650,997,911</b> | <b>36,085,577,733</b>  |
| 231        | - <i>Historical cost</i>                |                        | 451,709,045,270        |
| 232        | - <i>Accumulated amortization</i>       |                        | (139,058,047,359)      |
| <b>240</b> | <b>IV. Long-term assets in progress</b> | <b>11,348,891,958</b>  | <b>12,159,806,020</b>  |
| 241        | 1. Long-term work in progress           |                        | 5,747,044,531          |
| 242        | 2. Construction in progress             |                        | 5,601,847,427          |
| <b>250</b> | <b>V. Long-term investments</b>         | <b>17,699</b>          | <b>17,699</b>          |
| 253        | 1. Equity investments in other entities |                        | 17,699                 |
| <b>260</b> | <b>VI. Other long-term assets</b>       | <b>1,708,041,268</b>   | <b>4,668,146,139</b>   |
| 261        | 1. Long-term prepaid expenses           | 10                     | 1,708,041,268          |
| <b>270</b> | <b>TOTAL ASSETS</b>                     | <b>854,583,341,127</b> | <b>869,366,990,377</b> |

CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
As at 31 December 2024  
(Continued)

| Code | CAPITAL  | Note | 31/12/2024        | 01/01/2024        |
|------|--|------|-------------------|-------------------|
|      |  |      | VND               | VND               |
| 300  | <b>C. LIABILITIES</b>                                  |      | 655,915,306,728   | 624,005,616,217   |
| 310  | <b>I. Current liabilities</b>                          |      | 542,981,804,604   | 487,921,787,315   |
| 311  | 1. Short-term trade payables                           | 15   | 89,779,015,395    | 88,540,728,421    |
| 312  | 2. Short-term prepayments from customers               | 16   | 16,992,500,938    | 14,885,787,854    |
| 313  | 3. Taxes and other payables to State budget            | 17   | 14,816,844,780    | 10,889,625,992    |
| 314  | 4. Payables to employees                               |      | 6,673,066,004     | 7,259,343,457     |
| 315  | 5. Short-term accrued expenses                         | 18   | 8,664,032,205     | 14,807,210,646    |
| 319  | 6. Other short-term payables                           | 19   | 233,942,695,623   | 176,741,012,974   |
| 320  | 7. Short-term borrowings and finance lease liabilities | 20   | 172,113,649,659   | 174,798,077,971   |
| 330  | <b>II. Non-current liabilities</b>                     |      | 112,933,502,124   | 136,083,828,902   |
| 337  | 1. Other long-term payables                            | 19   | 55,132,993,153    | 58,448,710,684    |
| 338  | 2. Long-term borrowings and finance lease liabilities  | 20   | 43,800,508,971    | 63,800,508,971    |
| 341  | 3. Deferred income tax liabilities                     | 32   | 14,000,000,000    | 13,834,609,247    |
| 400  | <b>D. OWNER'S EQUITY</b>                               |      | 198,668,034,399   | 245,361,374,160   |
| 410  | <b>I. Owner's equity</b>                               | 21   | 198,668,034,399   | 245,361,374,160   |
| 411  | 1. Contributed capital                                 |      | 350,000,000,000   | 350,000,000,000   |
| 411a | - Ordinary shares with voting rights                   |      | 350,000,000,000   | 350,000,000,000   |
| 412  | 2. Share Premium                                       |      | 2,035,658,847     | 2,035,658,847     |
| 415  | 3. Treasury shares                                     |      | (1,686,409,906)   | (1,686,409,906)   |
| 418  | 4. Development and investment funds                    |      | 16,710,322,535    | 16,710,322,535    |
| 420  | 5. Other reserves                                      |      | 2,626,918,076     | 2,626,918,076     |
| 421  | 6. Retained earnings                                   |      | (188,494,544,237) | (149,994,972,737) |
| 421a | - Retained earnings accumulated to previous year       |      | (149,994,972,737) | (76,522,321,576)  |
| 421b | - Retained earnings of the current year                |      | (38,499,571,500)  | (73,472,651,161)  |
| 429  | 7. Non - Controlling Interests                         |      | 17,476,089,084    | 25,669,857,345    |
| 440  | <b>TOTAL CAPITAL</b>                                   |      | 854,583,341,127   | 869,366,990,377   |

Van Cong Duc  
Preparer

Le Vy Thuy  
Chief Accountant



Mai Ngoc Dinh  
General Director  
Vung Tau, 30 March 2025

CONSOLIDATED STATEMENT OF INCOME  
Year 2024

| Code ITEMS   | Note | Year 2024        |     | Year 2023<br>(adjusted)<br>VND |
|--|------|------------------|-----|--------------------------------|
|  |      | VND              | VND |                                |
| 01 1. Revenue from sales of goods and rendering of services      | 23   | 344,087,811,289  |     | 96,009,407,022                 |
| 10 2. Net revenue from sales of goods and rendering of services  |      | 344,087,811,289  |     | 96,009,407,022                 |
| 11 3. Cost of goods sold   | 24   | 313,576,974,593  |     | 112,581,786,649                |
| 20 4. Gross profit from sales of goods and rendering of services |      | 30,510,836,696   |     | (16,572,379,627)               |
| 21 5. Financial income   | 25   | 262,446,878      |     | 694,630,671                    |
| 22 6. Financial expense  | 26   | 30,988,796,448   |     | 30,843,024,752                 |
| 23    In which: Interest expense                                 |      | 30,988,796,448   |     | 30,093,024,752                 |
| 25 7. Selling expense  | 27   | 1,222,604,940    |     | 2,596,419,732                  |
| 26 8. General and administrative expenses                        | 28   | 32,961,342,869   |     | 18,071,789,741                 |
| 30 9. Net profit from operating activities                       |      | (34,399,460,683) |     | (67,388,983,181)               |
| 31 10. Other income  | 29   | 2,390,764,579    |     | 758,983,842                    |
| 32 11. Other expenses  | 30   | 11,172,847,947   |     | 10,695,326,620                 |
| 40 12. Other profit  |      | (8,782,083,368)  |     | (9,936,342,778)                |
| 50 13. Total net profit before tax                               |      | (43,181,544,051) |     | (77,325,325,959)               |
| 51 14. Current corporate income tax expense                      | 31   | 3,346,404,957    |     | 440,000                        |
| 52 15. Deferred corporate income tax expense                     | 32   | 165,390,753      |     | 2,378,138,535                  |
| 60 16. Profit after corporate income tax                         |      | (46,693,339,761) |     | (79,703,904,494)               |
| 61 17. Profit after tax attributable to owners of the parent     |      | (38,499,571,500) |     | (73,472,651,161)               |
| 62 18. Profit after tax attributable to non-controlling interest |      | (8,193,768,261)  |     | (6,231,253,333)                |
| 70 19. Basic earnings per share                                  | 33   | (1,109)          |     | (2,117)                        |

Van Cong Duc  
Preparer

Le Vy Thuy  
Chief Accountant



Mai Ngoc Dinh  
General Director  
Vung Tau, 30 March 2025

CONSOLIDATED STATEMENT OF CASH FLOWS  
Year 2024  
(Indirect method)

| Code   | ITEMS   | Note | Year 2024        | Year 2023<br>(adjusted) |
|--|---|------|------------------|-------------------------|
|  |   |      | VND              | VND                     |
| <b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>   |   |      |                  |                         |
| 01   | 1. Profit before tax  |      | (43,181,544,051) | (77,325,325,959)        |
|  | 2. Adjustment for:  |      |                  |                         |
| 02   | - Depreciation and amortization of fixed assets and investment properties |      | 22,475,311,328   | 23,353,666,641          |
| 03   | - Provisions  |      | 58,210,103,743   | 2,369,512,857           |
| 05   | - Gains / losses from investment  |      | (73,373,923,681) | 271,722,060             |
| 06   | - Interest expense  |      | 30,988,796,448   | 30,093,024,752          |
| 08   | 3. Operating profit before changes in working capital                     |      | (4,881,256,213)  | (21,237,399,649)        |
| 09   | - Increase or decrease in receivables                                     |      | (67,860,248,923) | 22,659,955,542          |
| 10   | - Increase or decrease in inventories                                     |      | 12,163,640,832   | (13,058,718,110)        |
| 11   | - Increase or decrease in payables  |      | 23,128,328,002   | (18,414,961,869)        |
| 12   | - Increase or decrease in prepaid expenses                                |      | 2,781,715,456    | 1,336,050,390           |
| 14   | - Interest paid   |      | (2,102,641,275)  | 6,030,552,669           |
| 15   | - Corporate income tax paid   |      | (932,160,062)    | (141,966,179)           |
| 17   | - Other payments on operating activities                                  |      | -                | (1,496,250)             |
| 20   | <b>Net cash flow from operating activities</b>                            |      | (37,702,622,183) | (22,827,983,456)        |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>  |   |      |                  |                         |
| 22   | 1. Proceeds from disposals of fixed assets and other long-term assets     |      | 80,004,164,989   | 1,489,164,981           |
| 24   | 2. Collection of loans and resale of debt instrument of other entities    |      | 400,000,000      | -                       |
| 27   | 3. Interest and dividend received   |      | 262,446,878      | 694,630,671             |
| 30   | <b>Net cash flow from investing activities</b>                            |      | 80,666,611,867   | 2,183,795,652           |
| <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b> |   |      |                  |                         |
| 33   | 1. Proceeds from borrowings   |      | 50,209,436,808   | 58,524,785,433          |
| 34   | 2. Repayment of principal   |      | (72,893,865,120) | (42,044,701,069)        |
| 40   | <b>Net cash flow from financing activities</b>                            |      | (22,684,428,312) | 16,480,084,364          |
| 50   | <b>Net cash flows in the year</b>   |      | 20,279,561,372   | (4,164,103,440)         |
| 60   | <b>Cash and cash equivalents at the beginning of the year</b>             |      | 10,174,138,301   | 14,338,241,741          |
| 70   | <b>Cash and cash equivalents at the end of the year</b>                   | 3    | 30,453,699,673   | 10,174,138,301          |

Van Cong Duc  
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Chief Accountant



Mai Ngoc Dinh  
General Director  
Vung Tau, 30 March 2025